

5408

RECEIVED 21711111

East Richmond

FILE NO.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: SASAKI, ChoetsuHOME ADDRESS: Dyke Rd., East Richmond, B. C.REGISTRATION NUMBER 08452 SEX: Male AGE: 25OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: "Self"MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION ⁽¹⁾ Dyke Rd., East Richmond, B. C.Municipality of Richmond, No. 100349E., Roll No 14511, Lot 3Sec. 1, Block N: 4, R.W. 4, Map 4193, District of New Westminster.(2) ~~142013E.~~ 142013E., Roll No 1544, Lot 9, Block S.E. of CN,Sec. 25-36, B.N. 5, R.W. 4, Map 571, adjacent property (3)No. ~~142013E.~~ 142013E., Roll 1545, Lot 10, Block S.E. of C.N. Sec. 25 36Block N. 5, R.W. 4, Map 571 (on Gilley and Boundary Rd., Richmond, B.C.)2. BUILDINGS AND OTHER IMPROVEMENTS: None on (1) and (2)but on a shack on property (3)3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) total taxes (1), (2) & (3) \$44.95\$44.95 paid 1941, payable, Richmond, Town Hall, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None6. OCCUPANCY AND LEASES (If vacant so state) (1) 100349E leased to James Lee,Salters St., Queensborough, New Westminster, B. C. with 5 acres ofhis Shusei Sasaki (father) for the total sum of \$300.00 yearlyto be paid to K. K. Reed, Agents, New Westminster, B. C.(2) vacant (3) occupied by a Chinese man freely.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registrar's Office.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN (1) 5 1/2 acres black current leased
with the land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dyke Rd., East Richmond, B. C.
Living with parents.
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED;

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK-IN TRADE AND PERSONAL EFFECTS: L-Kodak Eastman (folding) Ser. # 138412-A, in custody R.C.M.P.

*Handed to
D. J. Smith
for owner
Aug 4/43*

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None 1-dog

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 22nd day of April 1942

A. McArthur
Witness

(Signature)

Charles F. Smith

FOR DEPARTMENTAL USE

P.D. 25/1/43
INFORMATION FROM R.C.M.P.

DATE Aug. 27/43

Our File No. 5408

Full Name SASAKI, Choetsu (George)
(Surname in Block Letters)

Registration No. 08452 Male - Female
(Check) Age Jan. 13, 1917

Former Address Dyke Rd., E. Richmond, B. C.
480 Kennedy St., Winnipeg, Manitoba

Date Evacuated June 18/42 Naturalized - Canadian-Born - National
(Check)

Present Address Keele, B. C. 545 Notre Dame Ave, Winnipeg, Man.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother Take - #08400 Name of Father Shusai #08401

Names of Children under 16 _____

Tested by CM Registered with Custodian yes
(Yes or No)

Additional Information 18 acres in 2 lots Farmer. Camera #433

REAL PROPERTY SUMMARY

August 16, 1946

Japanese Name: Choetsu (George) SASAKI Reg. No. 08452 File No. 5408

Catalog No. Part of Director, The Veterans' Land Act, First Offer

Property Address: Gilley and Boundary Road, Richmond, B. C.

Legal Description: All those portions of Lots 9 and 10, Section 25 and 36, Block 5 North, Range 4 West, Map 571 lying to the south and east of the Right of Way of the Canadian Northern Pacific Railway Company as shown on Sketch deposited No. 2226, Municipality of Richmond, District of New Westminster

Classification: Lot 9 - vacant land
Lot 10 - dwelling

Assessed Value:	Land	Improvements:	Taxes:
	Lot 9 - \$607.00	Lot 9 -	Lot 9 - \$ 5.24 (1942)
	Lot 10 - \$610.00	Lot 10 - \$660.00	Lot 10 - \$22.71 (1942)

Title: Registered in the name of George Choetsu SASAKI

Encumbrances: None registered and no indication of any registered

Vesting Order No. 25032 - date - December 1, 1942

History of Administration: In his declaration of April 22, 1942, Choetsu SASAKI stated that he appointed K. K. Reid, New Westminster, B. C., agent of his property. The Custodian's agent, Mr. Mather, in his report of May 6, 1942 recommended that the property be handed to K. K. Reid Ltd., to act as agent for the Custodian.

SASAKI entered into a duration lease agreement on May 9, 1942 with a Chinaman, Lowe Wo, the terms being from February 10, 1942 for the duration of the war. Consideration being \$25.00 annually; \$15.00 payable on January 31, 1942 which SASAKI acknowledged and the remaining sum of \$10.00 payable on the following July 31st. Lowe Wo abandoned this property before the termination of his lease and the remaining sum of \$10.00 was never collected from him. From the ledger account it appears that The Director entered into a lease arrangement of their own with a Mr. H. Brinntges and \$12.00 was collected for rent from August 12 to December 12, 1943 for this property by the Custodian. This money was turned back to the Director on an adjustment credit allowed to them.

Sold: To the Director, The Veterans' Land Act for \$1,114.00.
Approval of Advisory Committee - June 1, 1943.
Date of adjustment, January 1, 1943
Title No. 165938/E in the name of The Director, The Veterans' Land Act dated January 17, 1944.
A complete statement forwarded to SASAKI on April 15, 1944.

- Page 2 -

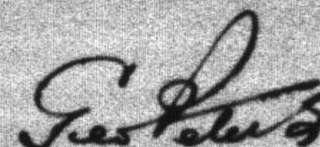
REAL PROPERTY SUMMARY

August 16, 1946

Japanese Name: Choetsu (George) SASAKI Reg. No. 08452 File No. 5408

Sold: A cheque in the amount of \$1823.00 representing the net proceeds of the sale of the two properties mentioned on this file was forwarded to SASAKI on June 12, 1945.

The above summary is certified
to be in accordance with the
information on file:



George Peters,
Administration Department

GPshbe

Japanese Name: Choetsu (George) SASAKI Reg. No. 08452 File No. 5408 10
Catalog No. Part of Director, The Veterans' Land Act, First Offer
Property Address: Dyke Road, East Richmond, B. C.
Legal Description: Lot 3 of Section 1, Block 4 North, Range 4 West,
Map 4193, Municipality of Richmond, District of New Westminster

Classification: shacks

Assessed Value: Land: Improvements: Taxes: Appraisal:
\$486.00 \$400.00 \$16.89

Title: Registered in the name of George Choetsu SASAKI

Encumbrances: None registered and no indication of any unregistered
Vesting Order No. 25032 - date - December 1, 1942

History of Administration: In his declaration of April 22, 1942, Choetsu SASAKI states that he appointed K. K. Reid, New Westminster, B. C. agents of his property. The Custodian's agent, Mr. Mather, in his report of May 6, 1942 recommended that the property be handed to K. K. Reid Ltd., to act as agent for the Custodian.

SASAKI entered into a duration lease with James Lee on Feb. 10, 1942 for the sum of \$112.50 which SASAKI acknowledged as received for 1942 and the terms were \$56.25 payable on Jan. 31 and July in each and every year during the term of this lease. The Secretary of State entered into a lease on June 3, 1943 with Nancy Bell for the consideration of \$1.00 and 10% of the certified gross crop proceeds at the end of the crop season.

Sold: To The Director, The Veterans' Land Act for \$747.00
Approval of Advisory Committee - June 1, 1943

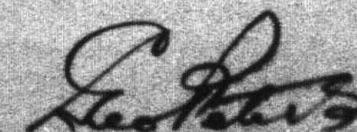
Date of adjustment, January 1, 1943

Title No. 165937/E in the name of The Director, The Veterans' Land Act dated January 17, 1944.

A complete statement forwarded to SASAKI on April 15, 1944.

A cheque in the amount of \$1823.00 representing the net proceeds of the sale of the two properties mentioned on this file was forwarded to SASAKI on June 12, 1945.

The above summary is certified to be in accordance with the information on file:



George Peters,
Administration Department

GP:hbc

August 16, 1946

26th July, 1948.

REAL PROPERTY CLAIM

CLAIMANT

George Choetsu SASAKI

Regn No 08452

CLAIM

(A)

All those ptms of Lots 9 & 10, Sec 25 & 36, B5N/4W
Map 571 lying to the S & E of Right Of Way of Cdn.
Northern Pacific Rly Co shown on Sketch 2226
Mun. of Richmond, D.N.W.

and

(B)

Lot 3 of Sec 1 B4N/4W Map 4193, Mun. of Richmond, D.N.W.

CLAIM

Est. Value as per Claims	\$4,000.00	\$1,200.00
	Land & buildings	3560.
	Cstn cr	1861.
	ALLEGED LOSS	1699.

REFERENCES

HISTORY

NOTE: Sasaki's claim notes "Parcel 2 - excepting building which belongs to Shigeji KAMACHI".

Evidently the a/m Kamachi built a house on another Japanese property, never bothered to request information from the Custodian in re the administration of same -- thereby giving the Custodian knowledge of the house -- and only upon Kamachi claiming on same before the Commission was it known to this office that the house actually existed. To date of this summary it was considered (even by the Commission) that this house was located on Lot 4 of Sec 1 etc, land belonging to George Choetsu SASAKI's father, and in an attempt to find out more particulars in re its location the Commissioner adjourned the proceedings to the second sitting at Lillooet. No further information on Kamachi's claim file is available and it would appear that the claim was withdrawn at time of the second sitting.

Nothing appears on Sasaki's (G.C.) file in regard to any house or shed belonging to anyone other than himself, and it is only the notation on the Claim Form which prompted the above. In view of the scarcity of information on pertinent files it is requested that all information which G.C. Sasaki can give would be welcome.

(A) Ptm of Lots 9 & 10 etc

C/E #50604 d/2 Dec 42 notes Vesting, otherwise clear title to Claimant.

RP.1

RP.2

Assessment 1942:	Land (9)	207.	TAXES	5.24
	Imp (9)	Nil		
	Land (10)	610.	"	22.71
	Imp (10)	660.		

RP.3

RP.4

RP.5

Appraised VLA 15 Jul 42 \$1100.

Sold to VLA as at 1 Jan 43 \$1114.00

Real Property Summary of Administration d/16 Aug 46 herewith.

RP.6

RP.7

RP.8

RP.9

RP.10

C/E #50603 d/2 Dec 42 notes Vesting, otherwise clear title to Claimant.

Assessed 1943: Land \$486 Imp. \$ 400. Total \$886. Taxes \$16.8

Appraised VLA 14 Jul 42 \$900.

Sold VLA as at 1 Jan 43 \$747.00

Real Property Summary of Administration d/16 Aug 46 herewith.

JC/..

RPL.

Sasaki letter 19/4/45 states "...I release you (Cstn) from any claims whatsoever with respect to above property"

5408

Registration Number 08452

George
SASAKI, Choetsu

Dyke Rd., East Richmond, B. C.

LOCATION AND NATURE OF PROPERTY

1. Lot 3, Sec. 1, Block 4 North,
Range 4 West, Map 4193, Dist. of
New Westminster. C of T #100349E.

X 2. Lot 4, Sec. 1, Block 4 North,
Range 4 West, Map 4193, Dist. of
New Westminster. C of T #100349E.

3. Lots 9 and 10, Sec. 1, Block 4 North,
Range 4 West, Map 4193, Dist. of
New Westminster. C of T #100349E.

Sushar Sasaki

G. Sasaki

maybe George Choetsu Sasaki

OWNERSHIP

Lots 3 and 4 apparently consist together,
of 5 acres. Lot 3 is the property of the above Choetsu Sasaki. Lot 4 is the property of his son, Sushar Sasaki. 5963
Lots 9 and 10 are owned by George C. Sasaki and apparently
should not be a part of this report.

LAND AND BUILDINGS

The house is a 6 room frame, shingle roof
building, built on posts, in a fair condition. Stands on
Parcel 3 above described.

not registered

TAXES

Taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities and apparently has
no personal property.

RECOMMENDATION

Parcel 3 is apparently the property of George C.
Sasaki and not of the above Choetsu Sasaki. It should be
dealt with under a report from the owner. Sasaki has
discussed the lease of Parcels 1 and 2 with K. K. Reid Ltd.,
Real Estate Agents of New Westminster and informed that
he was going to arrange for them to look after collections
for him, but has not yet reported to them. I would
recommend that these properties be handed to the above
K. K. Reid Ltd., to act as Agents for the Custodian.

May 6, 1942.

A. Matheson

Farm Appraisal Report

Parcel I
File No. JL 509

Land Description All those parts of lots 9 and 10 of Sec. 36, Blk. 5 N., R. 4 W.,
lying south and east of C.N.R. R/Way, Lwp 571, Sk. 2226.
Containing 4.54 Acres

Owner's Name SARAKI, Geo. Chas. Post Office Address Queensborough, N.C.

Nearest Rail Point New Westminster, N.C. Distance 1 1/2 miles

Market Town New Westminster, N.C. Distance "

Church (give denomination) New Westminster, all denominations Distance "

Nearest School Local public school Distance 1 mile

State how property was identified: Map location, corner posts. EXHIBIT No. 913-3
DATE Sept 15/48
FILED BY [Signature]

Roads: State whether property has access to main road, the kind of road and its condition.

Has direct access to Dyke Road, fair gravel road.

Is this district a good one? Fairly good, industrial and truck farming.

Employment opportunity Good, New Westminster industries.

Predominating Nationality and religion: Mixed nationals.

Describe Fencing and its condition: Fenced on east and south. Value \$

Water supply: from shallow well. Value \$

Electricity: Power line not yet extended to this area.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	2 old dilapidated shacks						of no value.
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

BC/655-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.54	level <i>4.54 AC</i>	cl. 1m. 12" to 18"	clay	black currants potatoes oats	250.00	1135.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

4.54 Total value of Land \$ 1135.00
Total added by buildings to value of farm \$

Total fruit trees add to value of farm (for use in orchard districts only) \$
Total value of farm \$ 1135.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Farm in poor condition run to sod and weeds, except that potatoes have been kept clean. No one in residence.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Suitable for bush, cane fruits and truck farming.

Noxious weeds: Chickweed, sour grass, wire grass and some Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Corporation of Richmond
Ass'd Land - \$817.00
Imp. - 660.00
\$1477.00 - Taxes, 1942, \$27.95
Dyking and Drainage taxes included in the above.

Date: July 14, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 13th day of July, 1942.

Inspector's Signature

"D. DODDING"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: This is a small holding on the dyked land about 2 miles west of New Westminster. Land is of good type and apparently in a good state of fertility although it shows indications of neglect at the present time. It directly adjoins a Chinese truck farm which is in a very high state of cultivation.

The only buildings are two old dilapidated shacks of no value.

The young black currant plantation is in healthy condition but is now badly overgrown with grass, and some are showing the effects of being choked down; if this grass becomes established into sod it will be difficult to eradicate and will be detrimental to the bushes.

EXHIBIT No.

DATE _____

FILED BY

With 913-3

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

REMARKS: re general lie of land, fertility of soil, etc.

Low lying land in the Richmond dyking and draining area. Draining is assisted by a pumping system when necessary.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax. Pumping charges fluctuate from 15¢ per acre.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

[illegible]

Amount fruit trees add to value of farm \$

Diagram of Property

all those parts of lots 9 & 10 of Sec. 36
 Blk. 5N. R. 4W, lying South & East
 of E.N.P. Rly Co. Right of Way.
 Sketch 2226 Map - 571. - 4.5-4 ac

George Choetsu Sasaki.

Scale - 200' = 1"

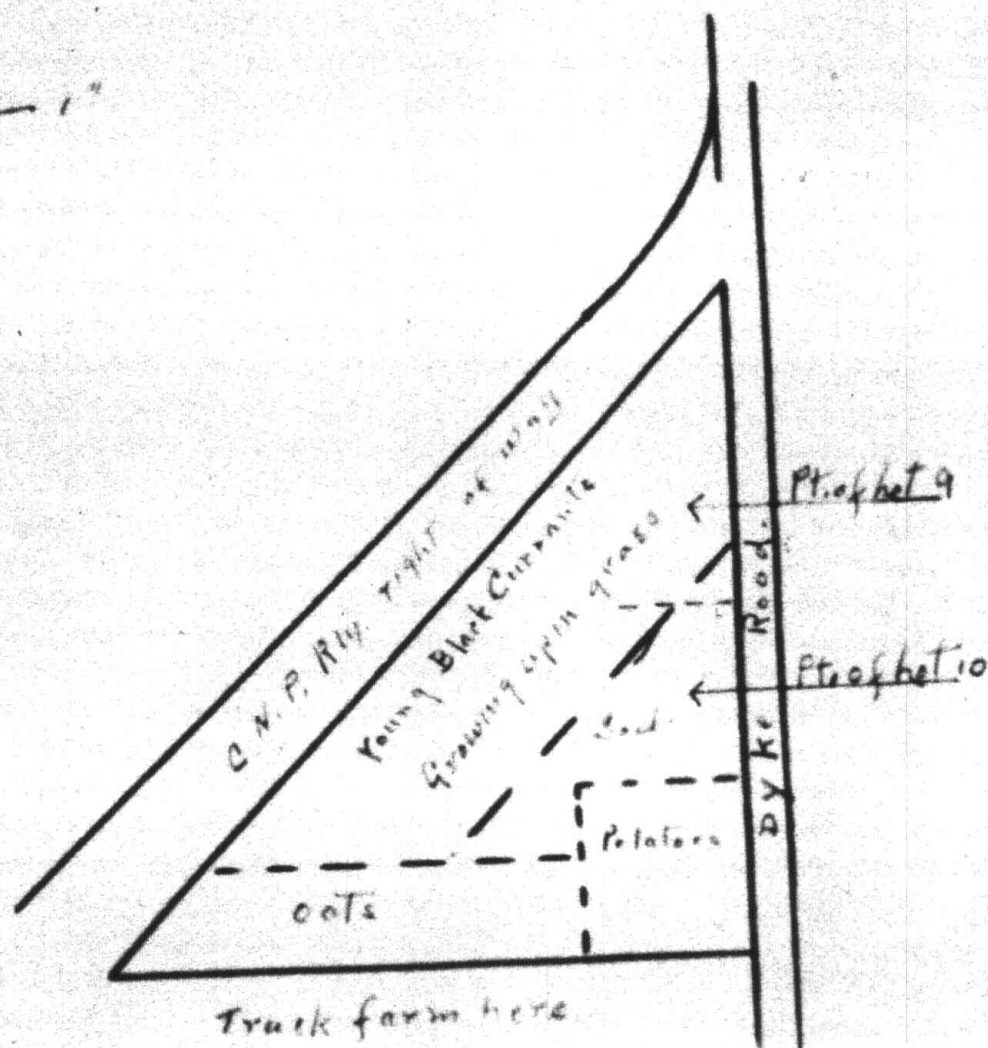


EXHIBIT No.

DATE

FILED BY

1769/3-3
 W. L. 9/13/3



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1100.00

Date 15th July, 1942

"I. T. BARNET"

District Superintendent.

Farm Appraisal Report

Parcel 2

File No. **JL-503**

Land Description **Lot 3 of Frac. of Sec. 1, Blk. 4, N., R. 4, W., Map 4193.**

Containing **3** Acres

Owner's Name **SASAKI, Choetsu** Post Office Address **Queensborough, B.C.**

Nearest Rail Point **New Westminster, B.C.** Distance **2 1/2** miles

Market Town " " " Distance **2 1/2** "

Church (give denomination) **New Westminster-all denominations** Distance **2 1/2** "

Nearest School **Local Public School** Distance **1/2** "

State how property was identified: **Map location - corner posts**

EXHIBIT NO. **913-4**
DATE **Sept. 15/68**
FILED BY **C. L. ...**

Roads: State whether property has access to main road, the kind of road and its condition.

Has direct access to Dyke Road, fair, gravel.

Is this district a good one? **Fairly good; Industrial and specialized farming.**

Employment opportunity **Good- New Westminster, Industries and shipping.**

Predominating Nationality and religion: **Very mixed Nationals**

Describe Fencing and its condition: **No fencing.** Value \$

Water supply: **From Municipal Water mains.** Value \$

Electricity - power lines not yet to this area.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Frame	1 st.	Shgl.	20	Wood posts	Poor	75.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ **75.00**

Total Value Buildings add to farm \$ **50.00**

Is dwelling habitable without repairs? **Barely** If not what is your approximate estimate of cost to make it habitable? **Needs new building.**

Describe the basement and chimneys: **No basement; stove pipe chimney.**

No. rooms downstairs? **1** Upstairs? **-** How finished **Wood.**

Are buildings painted? **Yes.** Condition of paint **Poor.**

Distance from nearest bush **Adjacent to light bush.**

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.74	Level 2.74 AC	Clay loam, 18" to 20"	Clay	Mainly in bush fruit	250.00	685.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
	/					
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
	/					
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.26	Outside of dyke, poor building site on river front. 26			Suitable for small boat anchorage -	100.00	26.00

03.00 ac Total value of Land \$ 711.00

Total added by buildings to value of farm \$ 50.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$ 761.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Property operated by tenant. Land appears quite productive, but land could be in a better state of cultivation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for bush, cane or truck crops.

Noxious weeds:

Sour weed; chick weed; small milk weed, & numerous lesser weeds.
Few serious weeds noticed.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Corporation of Richmond - Taxes, 1942 - \$16.90.
Land - \$486.00 (Taxes included dyking
Assessed-Imp. - \$400.00 & drainage).

Domestic water - \$2.00 per month, plus 50¢ per head
of stock - when kept.

Date: July 11, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 10 day of July 1942.

Inspector's Signature "D. DODDING"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

JL-503 - C. SASAKI

Farm Appraisal ReportRemarks:

This is low-lying land of productive quality; it is well drained and protected by substantial dyke. The soil is of good type and appears to be in a good state of fertility.

In this section of the Island the original survey was made before the dykes were constructed and ownership maintains to the water frontage. The narrow margin of land between the dyke and water line is used for the building site; in this instance the shack is of poor type and poorly constructed.

The property is operated in conjunction with Lot 4, which adjoins on the East. These two lots, 3 and 4, are rented in conjunction to Lee Fong for \$300.00. Time of lease to expire December 31st, 1942.

EXHIBIT No.

DATE

With 913-4

FILED BY

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Low lying land within the Richmond draining and dyking system; drainage is assisted by pumping system when needed.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax; pumping charges fluctuate from 15¢ per acre.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

Black currants	-	2.43 acres	\$
Potatoes	-	.20 "	\$
Corn	-	.11 "	\$
		2.74	
Outside of Dyke	-	.26 approx.	\$
		3.00 acres	\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

lot 3 of Frac Sec 1. Blk 4 N. R 4 W. - Map 4193
Choetsu Sasaki

--- Can. Nor. Pac. Right of W. ---

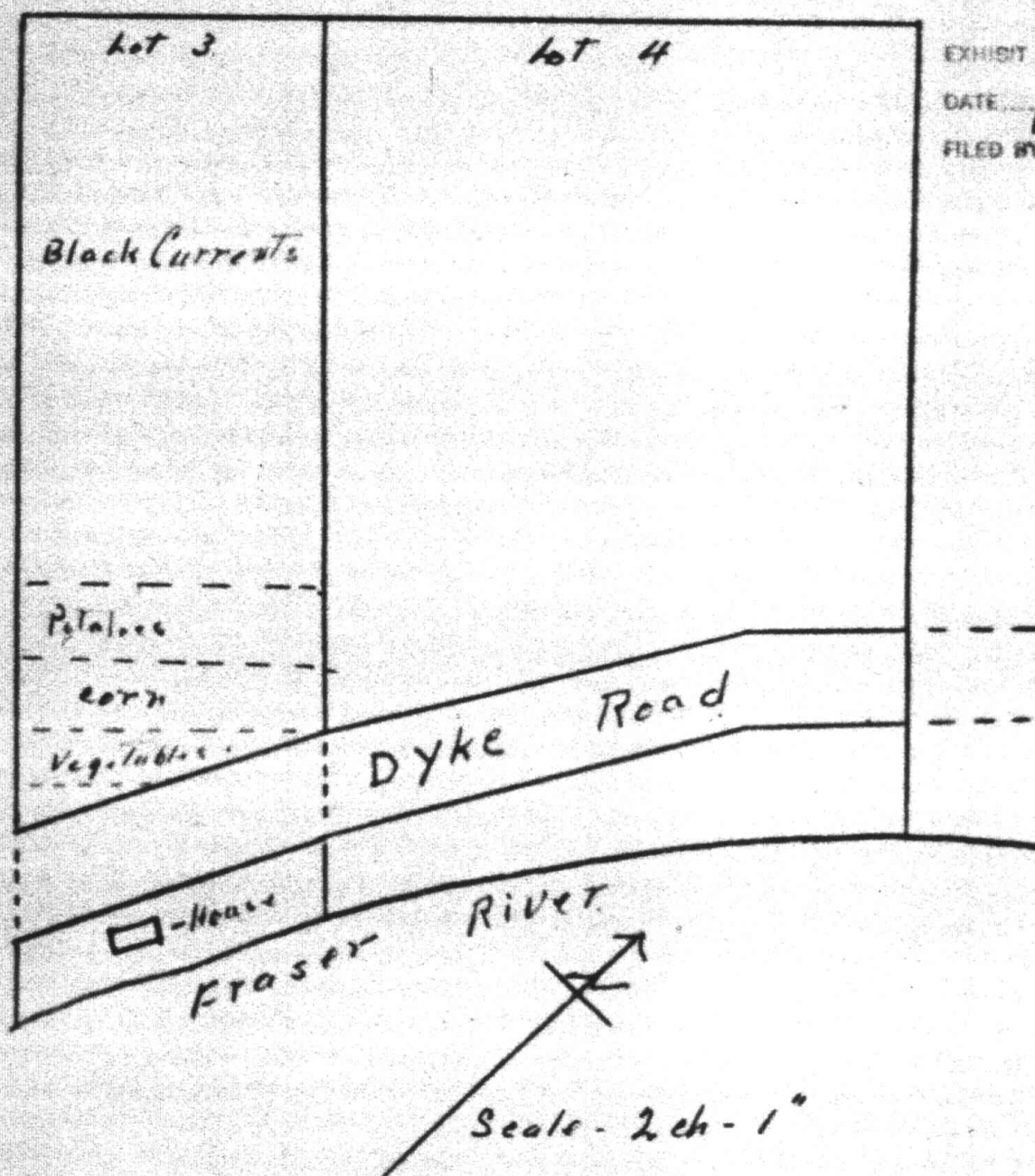


EXHIBIT No.

DATE

With 913-11

FILED BY

Following careful review of this appraisal report, it is my opinion that the present
value is \$ 900.00

Date 14th July 19 42.

"I.T. BARNET"

District Superintendent.

545 Lake Dancy Ave.
Timber Lake.
April 19/45.

The Secretary of State.
Office of the Custodian
Vancouver B.C.

EXHIBITION SECTION	
APR 21 1945	
FILE NO.	5408
RECEIVED	✓
REFERRED	Melson

Dear Sir:-

Re. - Proceeds from Sale of property described
as - All that portion of Lot 9 and 10, Sec 25,
and 36, Block 5 N. Range 4 T. Twp 571
lying to the south & east of Canadian
Northern Pacific Railway Co. right of way
in the Municipality of R. Chumby,
District of New Westminster, C. of B. 50604

I have received the statement of sale of
above property at (\$1111.00) Eleven hundred and Eleven
dollars and hereby request you to release to me
this amount and I release you from any claims
whatsoever with respect to above property.

EXHIBIT NO. 913-2
FILE # - 5408 DATE Sept. 15/45
REQ. # 08452. FILLED BY Crown
Yours Truly
H. E. Drouin

File No. 5408

Name: SABAKI, Choetsu

Date: 3rd of June 1943.

Lessor: The Secretary of State of Canada

Lessee: Nancy Bell

Property Land: That Portion of Lot 3 of Section 1, Block 4
North, Range 4 East, lying inside the Dyke,
Map No. 4193.

Consideration: One Dollar (\$1.00). The Lessee herein covenants
to pay to the Lessor 10% of the certified gross
crop proceeds at the end of the crop season.

Buildings: House - rented to Mr. Tschke.

Terms: From the 31st of March, 1943, to 31st of October, 1943.

Memo: The above property Leased to James Lee for duration.
Lease on file. Reservation of space for chattels is
contained in Lease and not listed.

GP:EB

34

This Indenture

TRIPLICATE
Made in duplicate the **NINTH** day of **MAY** in the year of Our
Lord one thousand nine hundred and **FORTY-TWO**

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: **C. SASAKI FARMER OF DYKE RD. EAST RICHMOND (P.O.
BOX 655 NEW WESTMINSTER B.C.) IN THE MUNICIPALITY OF
RICHMOND, PROVINCE OF BRITISH COLUMBIA**

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

**JAMES LEE FARMER OF 1246 salter STREET CITY OF
NEW WESTMINSTER, BRITISH COLUMBIA**

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators
and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and
being in the **MUNICIPALITY OF RICHMOND, IN THE PROVINCE OF BRITISH
COLUMBIA, MORE PARTICULARLY KNOWN AND DESCRIBED AS:
LOT THREE(S) SEC. 1 (ONE) BLOCK N. 4 (FOUR) RANGE WEST
4(FOUR) MAP 4195 EXCLUDING THAT PORTION ~~OF~~ BETWEEN THE
DYKE ROAD AND ANNACIS SLOUGH**

IN THE DISTRICT OF NEW WESTMINSTER

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be
erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and
appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the Tenth DAY OF FEBRUARY
thousand nine hundred and FORTY-TWO TO DECEMBER 31ST FOLLOWING ^{one}
term of THE TERMINATION OF THE WAR ^{for the}
thence ensuing.

Yielding during the said term therefor the rent of ~~ONE HUNDRED AND TWELVE AND 60/100 (112.50) DOLLARS ANNUALLY~~ ^{112.50}
ON FEBRUARY 10th 1942; THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED
of lawful money of Canada, payable on the following days and times that is to say: LEDGED

THE SUM OF (112.50) -- ONE HUNDRED AND TWELVE AND
FIFTY-SIX DOLLARS AND TWENTY-FIVE PAYABLE ON THE
31ST DAY OF JANUARY AND JULY IN EACH AND EVERY YEAR
DURING THE TERM OF THIS LEASE.

the first payment to be made on the 10TH day of FEBRUARY, 19 42

That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates
for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair ac-
cording to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current **YEARLY** rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness

Street Address

City or Town

Occupation

H. Carter
Quincy D.C.

C. Parker
James Lee

File No. 5408

August 15, 1946

PERSONAL PROPERTY SUMMARY

Re: Mr. Choetsu SASAKI
Reg. No. 08452

Chattels:

In his declaration to the Custodian dated April 23, 1942, Choetsu SASAKI declared no chattels in the protected area nor are any chattels revealed on file.

Specified
Articles:

In his declaration to the Custodian, Choetsu SASAKI declared Kodak Eastman "Folding" camera, serial No. 138412, which he surrendered to the Royal Canadian Mounted Police on March 10, 1942. This was released to the B. C. Security Commission on May 4, 1943 for shipment to Choetsu SASAKI

No property interests other than those mentioned are to be found on the file.

The above summary is certified
to be in accordance with the
information on file:

hbc

G. Peters
George Peters,
Administration Department

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

No. 133

HEADQUARTERS File No.

SUB DIVN. & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. C. I. B.

DATE April 27th, 1943

Re: SASAKI, Choluta, Winnipeg, Manitoba.

(Name of File)

On March 10th, 1941 P. R. Jefferson Gt.

(Date)

(Member's Name)

Came into possession of the following described goods by: Handed over by owner.

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Kodak Eastman "Folding" camera Serial #138412

J. R. #08452

REMARKS: Handed over to the B. C. Security Commission, Vancouver, B. C.

(State briefly disposition)

DATE May 1th, 1943

Sgd.

(Signature of Recipient or Witness)

P. E. DeBrisay

CERTIFIED CORRECT

P. R. Jefferson Gt.

(Signature of Member)

P. R. Jefferson Reg. No. 10559

MEMORANDUM

July 29, 1943

To: File 5408

From: Specified Articles Department

Re: SASAKI, Choetsu - Reg. 08452

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAMERA	Kodak Eastman Folding # 138412 A. Released to B. C. Security Commission May 4/43.	No value.

Shiff

File No. 5408

April 24, 1945

MEMORANDUM
RE CHATTELS.

Re: George Choetsu SASAKI

The only article the above party declared was a Kodak Eastman Camera, which as per memorandum of July 29, 1943 is stated to be of no value. (It was released to the B.C. Security Commission who shipped same to SASAKI.

GDM/GH

File No. 5408

August 15, 1946

Re: Mr. Choetsu SASAKI
Reg. No. 08452

LIABILITY SUMMARY

There are no claims revealed on this file against
Mr. Choetsu SASAKI.

The above summary is certified
to be in accordance with the
information on file:

G. Peters
George Peters,
Administration Department

5408 - Choetsu Sasaki.
5963.- Shusai Sasaki.
- Geo. C. Sasaki.

June 2nd, 1942.

Messrs. K. K. Reid Ltd.,
740 Columbia Street,
New Westminster, B. C.

Dear Sirs:-

Thank you for your letter of May 19th.
The plot of land you refer to, namely Lot 4, is owned
as you state by Shusai Sasaki, but this is not the
piece of property we referred to in ours of the 16th
ultimo, which was Lot 3 and owned by Choetsu Sasaki.
Has this later property also been leased by Mr. James
Lee, if not what is the present position regarding
same?

In Mr. J. D. Mather's report on this
matter he referred to a third parcel of land as follows:

"Lots 9 and 10, Sec. 1, Block 4 North, Range
4 West, Map 4193, Dist. of New Westminster, C.
of T #100349E."

Mr. Mather stated this was the property
of George C. Sasaki. We have no information at all re-
garding this piece of land and shall be glad if you will
investigate how this stands at present.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:MMc.

COMMERCIAL UNION ASSURANCE COMPANY LIMITED



BRANCH OFFICE, BRITISH COLUMBIA AND ALBERTA
301-307 ROYAL TRUST BUILDING
626 WEST PENDER STREET
VANCOUVER, B. C.
JOHN ANDERSON, MANAGER

Donet
? file 5963
K. K. REID

RESIDENT AGENT
NEW WESTMINSTER, B. C.

June 15, 1942.

OFFICE OF THE CUSTODIAN

RECEIVED
JUN 16 1942

5408
Mr. R. P. Alexander,
Assistant Manager,
Japanese Evacuation Section
Department of the Secretary of State
office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir;

This will acknowledge receipt of
your letter of the Second instant referring to
Lot 3 of Section 1, Block 4 North Range 4 West,
Map 413.

Choetsu Sasaki
renter @ \$112.50?
rent for 1300 ft. 2 lots
This property we understand was
leased to Mr. James Lee by the owner, Choetsu
Sasaki. Inasmuch as the lease was drawn by the
owner we did not have any record of it other
than at the time of drawing the lease for
Lot 4. He informs me that James Lee was paying
\$300 for the two parcels which made the rent for
Lot 4 for \$187.50 as stated in the lease.

Shusai Sasaki
awaits further letter
We expect Shusai Sasaki to leave us
all particulars of his property before he leaves
the Coast and as soon as we have any further
information would be glad to advise you.

Yours very truly,

K. K. REID LIMITED

Per *K. K. Reid*

KKR/P



5408 and 5963

October 16, 1942.

Messrs. E. K. Reid,
740 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Choetsu SASAKI, 5408, & Shusai SASAKI, 5963.

With reference to your letter of the 15th of June, we regret that owing to our file on this matter not having been "brought forward" we have not written you earlier on this matter. We now understand that Lot 3 of Section 1, Blk. 4 North Range 4 West, Map 413, owned by Choetsu Sasaki, was leased to Mr. James Lee for \$112.50 per annum, and that Lot 4, owned by Shusai Sasaki was also leased to Mr. Lee for \$187.50, making in all \$300.00 per annum for the two lots. If we are wrong in this kindly correct us. Was this money paid to the Sasaki and can you advise us when the next payment is due?

In our letter to you of the 2nd of June, we referred to a third parcel of land as follows:

"Lots 9 and 10, Sec. 1, Block 4 North, Range 4 West, Map 4193, Dist. of New Westminster, C. of T #100349E."

We have received the enclosed tax notice (which kindly return), which refers to lot 9, and we are under the impression that this lot and possibly lot 10 are owned by Choetsu Sasaki, and that the reference to George C. Sasaki is an error. If you can throw any light on one or the other of these lots 9 and 10, we shall be much obliged.

Yours truly,

P. Doust,
Administration Department.

PD:BT

P. S. Will you please advise us if taxes for 1942 have been paid on Lots 3 and 4 mentioned above.

Encl.

Lancet

British and Canadian Underwriters

of Norwich, England.

E. M. WHITLEY
GENERAL MANAGER
T. JAMES, C. A.
SECRETARY

ISSUING POLICIES OF THE NORWICH UNION FIRE INSURANCE SOCIETY LIMITED

F. W. LAMONT
C. C. PAULL
ASSISTANT MANAGERS

K. K. REID LIMITED
RESIDENT AGENTS

PHONE:
NEW WESTMINSTER 367

File No. 5408 and
5963

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

740 COLUMBIA STREET

NEW WESTMINSTER, B. C.

October 21, 1942.

Mr. P. Douet,
Administration Department
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir;

re: Choetsu Sasaki and
Shusai Sasaki

Replying to your letter of the 16th instant we have checked with James Lee, the tenant of Lots 3 and 4 of Section 1, Block 4 North, Range 4 West, Map 4193, and find the lease is as stated in your letter, \$300.00 per annum for the two lots.

The lease of Lot 3 is payable \$56.25 semi annually on January 31st and July 31st, and Lot 4 is payable \$93.75 semi annually on the same dates.

In discussing this with the Chinaman we find that he is not anxious to continue the lease next year and is desirous of securing George Sasaki's address so that he can write him in this connection. From what we can gather he did not have very good luck with the crop this year and lost money on the lease. He also informs us that the rent has been paid up-to-date.

In checking with the Land Registry Office we find that Lots 9 and 10, Section 1, Block 4 North, Range 4 West, Map 3537, which apparently is the property referred to in your letter, is under Title No. 128930-E and is in the name of Icheyo Sato.

P.T.O.

*Indubitably
George Choetsu Sasaki*

5963 - not to Green.

Incorrect description.

*11430
1873
30800*

(2) cont.

We are, therefore, enclosing the Tax Notice you forwarded to us and on inquiry from the Municipality of Richmond have been informed that these taxes have been paid to December 31, 1942.

In checking over Map 4193 in the Land Registry Office we find this particular plan includes only Lots 1, 2, 3, and 4, while the above map referred to in connection with Lots 9 and 10, which by the way, are water-front lots, also shows Icheyo Sato as owner of Lots 3, 4, 7 to 10, 13 and 14. We do not understand how the Tax Notice could have been made to George Sasaki unless there is an unregistered deed.

We have also been informed by the Municipality of Richmond that Lots 3 and 4, as per the description covered under the lease to James Lee, that the taxes have been paid on this property to the end of December, 1942.

We trust this information may be of some assistance to you.

Yours very truly,

K. K. REID LIMITED

Per 

KKR/P
6664.

done

British and Canadian Underwriters

of Norwich, England.

E. M. WHITLEY
GENERAL MANAGER
T. JAMES, C. A.
SECRETARY

ISSUING POLICIES OF THE NORWICH UNION FIRE INSURANCE SOCIETY LIMITED

F. W. LAMONT
G. C. PAULL
ASSISTANT MANAGERS

K. K. REID LIMITED
RESIDENT AGENTS

PHONE:
NEW WESTMINSTER 367

File No. 5408

OFFICE OF THE CUSTODIAN
INTERNAL SECTION

RECEIVED
OCT 31 1942

740 COLUMBIA STREET

NEW WESTMINSTER, B. C.

October 30, 1942.

Mr. P. Douet,
Administration Department,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir;

re: Choetsu Sasaki

Replying to your letter of the 23rd instant, it is quite true that according to our letter of June 15th we had been advised by George Sasaki that he was going to leave all particulars of his father's property with us but apparently he left very suddenly and did not have time to call at the office.

However, in checking up these two leases we find that Lot 3, the lease is for \$112.50 annual rent with \$56.25 payable on January 31st and July 31st in each year until December 31st following the termination of the war, the Lessor being C. Sasaki. Lot 4 is for the amount of \$197.50 annually for the same term as Lot 3, the rent being payable \$93.75 on January and July in each year, the Lessor, Shusa Sasaki. We were informed by George Sasaki that the rent had been paid for the present year.

We trust this information will be of assistance to you.

Yours very truly,

K. K. REID LIMITED

Per *K. K. Reid*

With K. K. R.
Copy to Sasaki for
copy to Case 4 also
Lot 9 & 10 referred to
by him and in report
are inaccurately described.
Should be Lot 9 & 10 if
Block SE. 1/4 CR Section
25/36 Block 5 N. Range 7 W
map 571

5408.

January 26, 1943.

Mr. George Choetsu SASAKI,
Registration No. 08452,
480 Kennedy Street,
Winnipeg, Manitoba.

Dear Sir:


In your "JP" form declaration to the Custodian you declared a property described as Lots 9 and 10 of Section 25 and 36, Block 5 North, Range 4 West, Map 571 lying to the South and East of the right of way of the Canadian Northern Pacific Railway Co. as shown on Sketch no. 2226 in the Municipality of Richmond and we would like to have a description of these properties from you.

You state that Lot 9 is vacant and we would like to know if this property is rentable or not and whether it was under cultivation or not. Your declaration states that Lot 10 was occupied by a Chinese man freely--does this mean that he was to have this property rent-free?

We know that there are buildings on this property and we would like to have your description of them. We would also like to know what your intentions are with regard to the payment of the 1943 taxes on the above properties.

Thanking you in anticipation of your reply, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

*list the properties
and send them*

March 15, 1943.

K. K. Reid Limited,
740 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: George Choetsu SASAKI,
Lessor.

We have had some previous correspondence in this matter and would now like to clarify the whole situation.

There are two properties which are as follows:

1. Part of Lots 9 & 10 in Sections 25 & 36,
Blk. 5 N., Range 4 West, Map 571, lying S.E.
of C.N.R. Sketch 2226.
2. Lot 3 of Sec. 1, Blk 4 N., Range 4 W.,
Map 4193.

Property No. 1 was leased to Lowe Wo, but we have no record of the terms. Mr. Sasaki writes stating that the Lease is in the possession of ourselves or J. D. Mather. We have not this Lease and are asking Mr. Mather if he has it. Lowe Wo will no doubt have a copy and, in case Mr. Mather has not, it would be desirable that you see Lowe Wo - getting confirmation of the terms and also of the fact that he is continuing cultivation of the land. Sasaki describes the buildings as being negligible, but revenue was coming from the land and this should be continued.

Property No. 2 was leased to James Lee for \$112.50 per year. (Lee also leased Lot 4, owned by Shusai SASAKI, our File No. 5963, but at this writing we are clearing the George Choetsu SASAKI matter. Should you deal with Lot 4 and Shusai SASAKI, please write separately.) It appears that the rent for 1942 was paid, but that one-half of the 1943 rent was due on January 31st. We have no record on file of any payment. Will you please look into these matters at an early time and report to us at once?

- 2 -

As suggested, it will be in order also to look into the Shusai SASAKI lease to Lee, reporting on that separately.

If you can take copies of these leases from the tenants, it would be convenient, as our records are inadequate.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

J. D. MATHER

EVACUATION SECTION	
Rec'd	MAR 16 1943
File No.	5408
Ans.	
Referred	<i>Russell</i>

315 METROPOLITAN BUILDING

VANCOUVER, B. C.

March 16th, 1943.

The Custodian of Enemy Property
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Attention Mr. P. H. Russell

Re: Choetsu (George) Sasaki
Your file #5408

I beg to acknowledge receipt
of your letter of the 15th inst.

Please find enclosed copies of
leases from the above to James Lee and Lowe Wo.
These leases should have accompanied my report
and I regret oversight in not forwarding them
at that time.

Yours truly

J. D. Mather

*Will K. Reed
Lerner*

March 19, 1943.

K. K. Reid Limited,
730 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: George Choetsu SASAKI,
Lessor.

We wrote to you on March 15th.

We now have received copies of the Leases. The general terms are as follows:

(1) The Lease to Lee is from February 10th to December 31st and thereafter for the duration of the war at the rate of \$112.50 annually, payable on the 31st day of January and July in each year.

The 1942 rent is paid. It appears that \$56.25 should have been paid on January 31st this year. Please collect this item.

(2) The Lease to Lowe Wo is from February 10th to December 31st, 1942, and so on from year to year for the duration of the war at a rate of \$25.00 per year.

The Lease sets out that \$15.00 was payable last year, but it is not clear that the \$10.00, which was due on July 31st, was paid. In addition, there should have been \$15.00 paid on January 31st, 1943 and \$10.00 further is to be paid on July 31st. Please look into these matters and write us on the situation.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

British and Canadian Underwriters of Norwich, England.

E.M. WHITLEY
GENERAL MANAGER
T. JAMES, C.A.
SECRETARY

ISSUING POLICIES OF THE NORWICH UNION FIRE INSURANCE SOCIETY LIMITED

F. W. LAMONT
C. C. PAULL
ASSISTANT MANAGERS

K. K. REID LIMITED
RESIDENT AGENTS

PHONE 1
NEW WESTMINSTER 367

740 COLUMBIA STREET

NEW WESTMINSTER, B. C.

March 22, 1943.

Mr. P. H. Russell,
Administration Department,
Japanese Evacuation Section,
Royal Bank Building,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	MAR 24 1943
File No.	6408
Ans.	W. L.
Referred	W. L.

Dear Sir;

re: George Choetsu Sasaki
Lessor - File No. 5408

We have to hand your letter of March 15 and 19th in regard to certain leases re the above named.

First - The property known as Lot 3 of Section 1, Block 4 North, Range 3 West, Map 4193 under lease to James Lee, may we advise that we have been informed by James Lee that he has left the property and so is giving up the lease.

Second - The property known as part of Lots 9 and 10, in Sections 25 and 36, Block 5 North, Range 4 West, Map 571 lying S.E. of C.N.R., sketch 2226 under lease to Lowe Wo, we are not acquainted with this lease, the first we knew of it was through your letter of March 15.

The first opportunity we have to check this up we will do so, it is not always easy to locate these Chinese.

Yours very truly,

K. K. REID LIMITED

Per

[Signature]

545 Lake Drive.
Pittsburg, Kan.
Jan 23, 1944.

Mr. F. S. Phelps
Office of the Custodian
506 Royal Bank Bldg.

EVACUATION SECTION

Rec'd FEB 23 1944

File No. 5408

Ans.

Referred Peters

Dear Sirs:—

Re:— Sale of Rural Properties, File
No. 5408. Described as:—

- ① Roll - 4511 - Lot 3 - Dec. 1 - Block L. 4 -
Range T. 4. - Map 4193 - Richmond Municipality.
- ② Roll 1544 - Lot 9 - Block, South-East of
C. & N. R. right-of-way. Dec. 25-36 - Block L. 5 -
Range T. 4 - Map 571 - Richmond Municipality.
- ③ Roll 1545 - Lot 10 - Block, South-East of
C. & N. R. right-of-way. Dec. 25-36 - Block
L. 5 - Range T. 4 - Map 571 - Richmond Municipality.

As requested in your letter of October 8/43
I have delayed inquiries regarding prices,
terms, etc. of properties described as above.
I am sure you are by now in a position
to supply me full & complete particulars
of the transaction.

Furthermore may I state that upon
completion of the transaction, I prefer.

and expect the proceeds to be made-
available to me in cash and not in
credit as mentioned in your letter

Also advise me which parcel or
parcels of land described above are
included in the deal

Yours Truly.

George Choctaw Smith.

5408

February 25th, 1944.

Mr. Choetsu George SASAKI,
Registration No. 08452,
Kaslo, B. C.

Dear Sir:

We are in receipt of your letter of January 23rd 1944, with reference to your property in Richmond Municipality.

As we advised you in October last, a large number of properties were sold to the Director, Veterans' Land Act, the sale being made effective as of January 1st 1943. Under this agreement the rentals for the year of 1943 will, therefore, accrue to the purchasers and they also will assume responsibility for payment of 1943 taxes.

The gross amount realized on the sale of Lot 3, Section 1, Block 4, Range 4 West, Map 4193 was \$747.00. On Lots 9 and 10 of Section 25 and 36, Block 5, Range 4 West, Map 571, line south and east of Canadian National Railway right-of-way the gross amount realized was \$11400.00.

A statement will be forwarded to you in due course showing any deductions which may be necessary in connection with completing this bill.

Yours truly,

Geo. Peters,
Administration Department.

GP/HS



EVACUATION SECTION	
Rec'd	JUN 8 1945
File No.	5408
Ans.	
Referred	<i>[Signature]</i>

Peters

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
June 7th 1945

Dept of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr W.J. Johnston

Dear Sir,

Re George Choetsu SASAKI #08452
Custodian File #5408

We are in receipt of a letter from our Winnipeg Welfare Officer with a request that the sum of \$1111.00 be forwarded to the above named man. Mr Sasaki states that he applied for his funds about a month ago.

We note from our records that we approved the release of \$1853.00 to this man on one of your printed forms dated April 24th last, and at the same time we advised you that this man was now residing in Winnipeg.

Mr Sasaki is anxious to obtain his funds at an early date, and we shall feel obliged if you will give this matter your kind attention.

Yours truly,

M.L. Brown

M.L. Brown
Office Manager.

480 Kennedy Street,
Winnipeg, Manitoba.
January 31, 1943.

EVACUATION SECTION

Rec'd FEB 4 1943

File No. 5408

Ans.

Referred

Mr. G. H. Peers,
Office of The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

In reply to your inquiry as of January 26th regarding property declared to the Custodian (File 5408) described as (Lot 9 and 10, Section 25 and 36, Block 5 North, Range 4 W. Map 571) lying to south and east of Canadian Northern Railway Co. right of way, I wish to state Lots 9 and 10 under cultivation at time of declaration, are lots adjoining one another, therefore covered by one lease, lessee being Lowe Wo of Richmond. For your information, there was definitely no rent-free arrangement for above property, or for any other property registered in my name.

The buildings on this property are merely shacks and hog pens of little value, now utilized by Lowe Wo. I am sure you are in a better position to investigate the present condition of these buildings than I.

In regard to 1943 taxes for property (Lot 9 and 10), another property described as: Lot 3, Section 1, Block North 4, Range West 4, Map 4193, which I own, declared to you in the name Choetsu Sasaki is leased to a James Lee, the net rental of which after deducting taxes is sufficiently ample to cover taxes of property described as Lot 9 and 10 etc.

For further particulars pertaining to lease terms, please refer to the Statutory Lease forms, made in Triplicate, the originals of which are in the possession of Mr. J. D. Mathers or yourself.

Thanking you for your kind inquiry and trusting you will give this matter your detailed attention, I remain

Yours truly,

G. C. Sasaki
G. C. Sasaki

5408

June 12, 1945.

Mr. Choetsu George SASAKI,
Reg. No. 03452,
545 Notre Dame Ave.,
Winnipeg, Manitoba.

Dear Sir:

As requested by you, enclosed find cheque for \$1823.00 being the balance of your account with the Custodian. This sum represents proceeds from sale of your two Steveston properties as already advised, less \$2.00 paid out for Certificates of Encumbrance and \$30.00 for legal fees in connection with these sales.

Your file shows that the camera you declared was handed over to the B. C. Security Commission in May, 1942 and subsequently shipped to you. Would you therefore, please acknowledge the enclosed cheque and at the same time confirm that this accounts for all your real and personal property in the protected area.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS
encl.

CASE NO. 912

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE PROPERTY CLAIMS COMMISSION(SUB-COMMISSION)

BEFORE

(THE HONOURABLE MR. JUSTICE A.G. DUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OFGEORGE GOROSU SASAKIPROCEEDINGS AT HEARINGAPPEARANCES:F.M. YING, Esq., Appearing for the
Dominion GovernmentS.M. CHERNIAK, Esq., Appearing for the
Claimant.

G.H.B. UPTON, Esq., Official Interpreter.

MARK H. PRANGE, Esq., Official Reporter.

G.C. Sasaki.

GEORGE CHOETSU SASAKI, the Claimant herein,
being first duly sworn testified as
follows:

MR. CHENWICK: Your Honour, this claim consists of
two pieces of real property. In the claim for
parcel 1 I ask leave to amend it to show a
value of \$1,800.00; Custodian's sale price
\$1,114.00, and the loss on parcel 1, \$686.00.
As to parcel 2 the value is to be shown at
\$1,800.00; the Custodian's sale price \$747.00
and the loss \$753.00. The total loss on both
properties is therefore \$1,139.00. I would
also like to mention, for the record, Your
Honour, that parcel 2 had on it a house, that
is a building which belonged to one Shigeji
Kamachi who now resides in Kamloops B.C.. Mr.
Kamachi has made a claim before the Commissioner
for his building and Mr. Sasaki, the Claimant,
forwarded to Mr. Kamachi - and I understand Mr.
Kamachi has filed it at the hearing - a letter
to the effect that Mr. Sasaki recognizes the
fact that this building belonged to Kamachi and
indicated there that he was not making a claim
for the Kamachi building but that his claim, to
be presented today is for the land and Sasaki's
own building. I understand the Commissioner
heard the claim for Kamachi's building. This
is also borne out by the claim itself, Your
Honour, which specifically states 'Excepting
thereout the building on the West Side of the
lot which belongs to Shigeji Kamachi, Kamloops, B.C.

240
G.G. Sasaki,
In Chief.

or the value of \$1,500.00 excluded whatever value
Kamachi's house had.

Q Now Mr. Sasaki, I show you two typewritten
statements referring to each parcel of land,
were these prepared in accordance with your
instructions to me? A Yes.

Q Are these your signatures?

A Yes.

Q Do you swear the contents to be true to the
best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respec-
tively, Your Honour, the Real Estate Statement
as to Parcel 1 and the Real Estate Statement as
to parcel 2, both identified by the claimant.

(REAL ESTATE STATEMENT, PARCEL 1

EXHIBIT 1.)

(REAL ESTATE STATEMENT, PARCEL 2

EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I
tender the S.S.B. Appraisal on Parcel 1, which
is part of lots 9 and 10, as Exhibit 3 and
S.S.B. Appraisal on Parcel 2, as Exhibit 4.

(APPRAISAL ON PARCEL 1, EXHIBIT 3.)

(APPRAISAL ON PARCEL 2, EXHIBIT 4.)

MR. CHERNIAK: I think I will just write on these
two parcels, Your Honour, Parcel 1 and parcel
2 to show to which they refer.

THE COMMISSIONER: Yes.

MR. FERG: Lots 9 and 10 is Parcel 1 Mr. Cherniak?

3.
G.G. Sasaki.
In Chief.

MR. CHESWICK: Yes, and lot 3 is Parcel 2.

Referring now to Parcel 1, Your Honour, you will note that the Claimant sets out that this property consisting of four and a half acres, all of which was cleared, was purchased by the claimant's father and was given to him.

Q Mr. Sasaki, Parcel 1 is lots 9 and 10?

A That is right.

Q Do you know how much your father paid for this property when he bought it?

A I can't tell you but I would say in the vicinity of \$800.00

Q Have you any idea when it was he bought it?

A That would be - oh - 1930, 37 or 38; that I can't say accurately either.

Q It is a triangular piece of property?

A Yes.

Q It fronts on the Dyke road and is out by the Canadian National Railway?

20 A It is enclosed by the C.N.R. right-of-way, the Gilley Road and the Bondy Road.

Q Is it not on Dyke road?

A No.

Q According to the S.S.E. Appraisal it has direct access to the Dyke Road?

A No, that is a mistake, the Dyke road and the Bondy Road comes to a Junction right at the River.

Q So actually you can get on the Dyke Road without any trouble? A This is the Gilley Road

G.C. Sacchi,
In Chief.

here, and the Dyke Road runs about a hundred yards over here.

Q The Bonney Road is what is shown as the Dyke Road in the Appraisal? A Yes.

Q Is the Bonney Road a fairly good road?

A Yes, gravel.

Q Where they say Dyke Road they should say Bonney Road, that is the only mistake in the appraisal?

A Yes.

19

MR. CHERNIAK: The Claimant shows the crop he had on the property when he left and states that when he took the property over it was all cleared but not cultivated. The Claimant himself cleared it and planted it.

Q When your father purchased the property for what you think was \$200.00 was it cleared then?

A It was cleared.

Q It had been cleared when he bought it?

A Yes.

20

Q And he would have paid somewhere under \$200.00 an acre for it? A Yes, something like that.

Q Now, there are two shacks on this property, you say they were fairly poor but habitable?

A Yes.

Q They were rented to a bachelor by you?

A Yes.

MR. CHERNIAK: The S.S.B. Appraisal indicates that this property is two and a half miles from New Westminster, having direct access to a road,

21

G.C. Sasaki,
In Chief.

10 which was a fair gravel road. The District is fairly good, industrial and truck farming. The property is shown by the appraiser himself as being worth \$250.00 an acre. The land is of a good type and apparently in a good state of fertility. The young black currant plantation is in healthy condition but is now badly overgrown with grass and some are showing the effects of being choked down; if this grass becomes established into seed it will be difficult to eradicate it and will be detrimental to the bushes. Page 2 of Exhibit 3 indicates the assessed value of this property as being land \$617.00, improvements \$660.00, total \$1,477.00.

20 As to Parcel 2, Your Honour, this property was purchased, according to Exhibit 2, in 1931 from Wang Gin for \$1,200.00, at which time it was all cleared. There were no buildings on it. The Claimant sets out that he cultivated the land which consisted of three acres and he built a house on it in 1935 at an estimated cost of \$300.00. Again, may I repeat, Sir, that this house is not the house that belonged to Kanachi. The Claimant sets out that the description of the house does not conform to his as his was smaller and newer and there is no mention of the house of Shigeji Kanachi which was west of his and on the same lot, but for which he is not claiming.

30 THE COMMISSIONER: Are you suggesting that there might be some confusion between his house and

G.C. Sasaki.
In Chief.

Kamachi's house?

MR. CHERNIAK:

Q That is correct is it Mr. Sasaki, the description is 24 x 30, one storey, shingle, 20 years old.

A Yes, except for the 20 years old

Q And you say yours is about 18 x 30, which is six feet smaller?

A Was the first one the description of Mr. Kamachi's?

A I don't know whose they are talking about, they are speaking of a house 24 x 30, 20 years old, and you say your house was 18 x 30 and only seven years old? A Yes.

Q What about Kamachi's? A The reason I don't believe that is the description of Kamachi's is that describes a one room building while Kamachi's is definitely of three or four rooms.

Q Yes, that is true, number of rooms downstairs, 14 would you say Kamachi's house was bigger or smaller than yours? A Definitely bigger.

Q Was it newer than yours or older?

A I would say three or four years old.

Q In any event you are not sure of the house they are referring to? A Yes.

THE COMMISSIONER: That might be cleared up if you showed him a diagram and location of the house.

MR. CHERNIAK:

Q It says the condition of the paint is poor, was your house painted? A Yes.

Q And Kamachi's house was not painted?

7.
G.C. Sasaki.
In Chief.

A No.

Q Your house had been painted when?

A About the time it was built.

Q Around 1958? A Yes.

Q Was it in poor condition on the house, the paint job? A You mean the paint?

Q I mean the paint, was that in poor condition?

A Yes, it could stand another coat, it was ready for another coat.

10

Q What about the house, was it in poor condition or poor repair? A No.

Q They ask questions here 'Is the dwelling habitable without repairs?' and the answer is 'Barely, needs new building; would you agree with that that this building was not good and you would need a new one? A It was not intended to be lived in, there was no installation for a toilet.

Q Could that be installed or would you have to tear it down and build another house?

20

A No.

Q I show you a plan of lot 3 and 4, your house was on lot 3 and it shows the Dyke Road and the house fronting on the Fraser River?

A Yes.

Q This house is almost in the centre of the lot; where, actually, was your house?

A The diagram shows the house across the Dyke road?

Q That is right; whereabouts was your house?

A Right bordering lots 3 and 4

Q It would come away eastwards from here, East and

G.C. Sasaki.
In Chief.

North? A Yes.

Q And would be right near the boundary of Lot 4?

A Yes.

Q Where was Kanachi's? A On the extreme
other end, right at the West end of the lot.

Q So actually, the location of this house is not
quite right as far as you are concerned?

A Yes.

THE COMMISSIONER: Is there a house on there
belonging to someone else?

THE WITNESS: Not unless it was built after I left.

MR. CHERNIACK:

Q There is one house on the right side, as we are
looking at this diagram and one on the left?

A That is right.

MR. CHERNIACK: In any event, Your Honour, whatever
building the Appraiser did happen to see on that
property he says the value of it is \$75.00 and
he adds \$50.00 to the value of the land, making
the total value of the land and buildings
\$761.00. Mr. Barnett the District Superintendent,
estimates the value at \$900.00, that is on page
4 of Exhibit 4. Actually, the sale was for
\$477.00. The assessment as shown on this is
land \$486.00, Improvements \$400.00 and the total
would be \$886.00. The appraiser's comment on
page 3 says 'This is low-lying land of productive
quality; it is well drained and protected by
substantial dyke. The soil is of good type and
appears to be in a good state of fertility.'

G.C. Sasaki.
Ct-Exam.

MR. CHERNIAK: That is all Your Honour, thank you.

MR. FERG: It is submitted, Your Honour that both these parcels of land, parcel number 1 and 2 were sold at their fair market value.

CROSS-EXAMINED BY MR. FERG:

Q You haven't had an independent valuation made of this property? A No.

Q Now, you wrote a letter to the Custodian in April of 1945 - I will show you the letter - is that your signature?

A That is right.

Q And you mention here - perhaps I better file the letter as an Exhibit Your Honour.

(LETTER, EXHIBIT B.)

Q Now this letter reads as follows: It is addressed to The Secretary of State, Office of the Custodian, Vancouver, B.C., and is dated at Winnipeg, Manitoba, April 19th, 1945 'Dear Sir, Re - Proceeds from sales of property described - ' and you give the description of the property - 'I have received the statement of sales of above property at (\$1,111.00) Eleven hundred and eleven dollars and hereby request you to release to me this amount and I release you from any claims whatsoever with respect to above property. Yours truly' Does that mean what it says?

A As far as lots 9 and 10 are concerned

Q It refers to lots 9 and 10 and you will release the Commission from any further claims with respect to that property?

A Yes.

G.C. Sasaki.
 Or-Exam.
 Re-Exam.

Q Did you ever offer this property for sale?

A Not 9 and 10.

Q Did you ever offer 5 for sale, that is parcel 5?

A It was never offered for sale.

MR. FERG: That is all, Your Honour.

RE-EXAMINED BY MR. CHERNIACK:

Q Mr. Sasaki, when you sent that letter saying you released the Custodian did you consider that \$1,111.00 or \$1,114.00 was the fair market value of the land?

A I thought it was close to being fair but, however, I still thought it was insufficient.

Q You are claiming \$1,500.00, do you contend that that figure would be closer?

A Yes.

MR. CHERNIACK: That letter is to be taken exactly as it is read; the claimant isn't suing the Custodian, not making any claim on the Custodian, he is only setting out that the fair market value was \$1,500.00 and that this Commission has been appointed to determine what is the fair market value and the actual sale price and it is our submission that that difference is \$386.00 in this case. These claims are only presented because the Government has seen fit to have them presented. This is not an action against the Custodian and our submission to the Commissioner will be that he treat this parcel

G. G. Sasaki.
Re-Exam.

1 as he treats all other parcels in determining what was the fair market value at date of sale.

(PROCEEDINGS ADJOURNED SINCE DEE)

Certified to be a true and accurate transcript.

Mark H. Pearson
(MARK H. PEARSON)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 11 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

H. G. Purdy
(SUB-COMMISSIONER)

Defence Brief
George Choetsu SASAKI

WINNIPEG
15 Sept. 48
V.L.A.

File No. 5408

Case No. 913 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

Parcel 1. \$1500.00 Trans. 2 line 6 \$1135.00

\$1114.00

Witness: D. Dodding, Appraiser. ✓

See Trans. 10 line 17 et seq.
regarding the claim for this lot
"Parcel 1".

Submission: Sold for fair
market value.

2. Real Property Claim

Appraised at

Sold for

Parcel 2. \$1500.00

\$761.00

\$747.00

Witness: D. Dodding, Appraiser.

Submission: Sold for fair market
value.

See Trans. 2 line 9 et seq. regarding
a building on this lot belonging to
Shigeji KAMACHI, Kamloops, B.C., who
made a separate claim to the
Commission for the building.
See also Memo on this file dated
26 July 48 headed "Real Property
Claim".

RWN/mm

Name of Claimant **SASAKI, George Chester**Case **913**

Custodian File

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1114.747.	299.44732.70				299.44732.70
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1092.14

5408

October 17th, 1950.

Mr. Geo. Ghoetsu SASAKI,
442 Talbot Ave.,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 913

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,032.14.

Cheque in your favour is enclosed for \$ 970.44
and we have paid the Co-Operative Committee .. \$ 61.70
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.