

Name of Claimant

SAKAMOTO, Tadayoshi

Case 1037

Custodian File

1110

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
12000,00	600.00 12.50									612.50
<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		
						% of Total	Amount	% of Total	Amount	% of Total
<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 CHATTELS</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			
							% of Total	Amount	% of Total	Amount
TOTAL RECOMMENDATION										612.50

CASE NO: 1037.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TADAYOSHI SAKAMOTO.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Toronto, Ontario,

May 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TADAYOSHI SAKAMOTO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

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T. Sakamoto,
In Chief.

MR. BEST: Can we have No. 56, my lord, Sakamoto?

THE COMMISSIONER: I have that struck off as withdrawn.

MR. BEST: I am afraid there must be some mistake.

MR. HUNTER: I think it was put on again, or they meant to. I don't know whether they formally applied, but I was spoken to about it, and they said their client wished to go ahead with it.

TADAYOSHI SAKAMOTO, the claimant herein,
being first duly sworn, testified
as follows:

10 DIRECT EXAMINATION BY MR. BEST:

Q Mr. Sakamoto, is that your signature?

A Yes, sir.

Q And was that form prepared upon your instructions?

A Yes.

Q The contents thereof are true, are they?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

20 Q Mr. Sakamoto, I understand that your claim is for a block of stores and buildings, designated in your claim as a hotel at the corner of East Cordova Street and Jackson Avenue in Vancouver, is that correct?

A: That is correct, yes.

MR. BEST: It is a fairly complete claim, my lord, but if my friend would like to put in the appraisal, perhaps we can proceed with it.

30 MR. HUNTER: I tender the appraisal of Johnson, Reeve & Watson, dated the 2nd of August, 1943. They appraise the value of this property at \$10,000.00.

T. Sakamoto,
In Chief.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. BEST: Q: Now, Mr. Sakamoto, in the appraisal of Johnson, Reeve & Watson made of your premises in August, 1943, they state that the building is 32 years old. I notice that you just bought the building in 1939. Do you know yourself how old the building was?

A Well I don't know exactly. I think about 1912 it was built. That is what I think.

10 Q That is, to the best of your knowledge?

A Yes.

Q You just received the information obviously from someone else? A: Yes.

Q What did you do about fire insurance on this building, Mr. Sakamoto? I notice that the appraisal shows \$100.00 for fire insurance and glass insurance. Did you pay a premium of approximately that amount or more or less per year?

A Three years carried the insurance for \$100.00.

20 Q \$100.00 every three years you paid?

A Yes, except the plate glass.

Q How much did you pay for the plate glass insurance?

THE COMMISSIONER: Well I am not much concerned with that item.

A I don't remember.

MR. BEST: It is just that there is an obvious error in the appraisal.

MR. HUNTER: The insurance was for \$10,000.00.

MR. BEST: Q: There is a further item in the appraisal,

30 Mr. Sakamoto, "Allow for vacancies in shops, \$130."

T. Sakamoto,
In Chief.
Discussion.

You have said in your claim, I believe, that there never have been any vacancies in the stores in recent years, and no reason to expect such. You only owned this building about 3 years prior to evacuation?

A: Yes.

Q Had you had any vacancies in the stores prior to that time?

A: No.

Q There is just one other thing that is not very clear, Mr. Sakamoto. You say in your claim that you bought this property from a man who owed, was it \$1400.00 in taxes? Now, is the situation this, that you did not buy it at a tax sale? You didn't buy it from the City of Vancouver?

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A: Not the tax sale. I paid for the full bill.

Q It was a private sale to you before the tax sale.

THE COMMISSIONER: That is quite clear from your statement.

MR. BEST: All right, my lord.

MR. HUNTER: It is submitted, my lord, this property was sold for its fair market value.

20 Q I produce two photographs, Mr. Sakamoto. Are they photographs of the building for which you are making claim?

A: Yes, that is right.

MR. HUNTER: I would file these two together as Exhibit 3, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

MR. HUNTER: This property was advertised under catalogue No. 57. In response to the advertisement only one tender was received, from J. Con, who offered \$12,000.00. This was approved and accepted and it was sold to him as of August 12th, 1943, for that

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T. Sakamoto,
Discussion.

= amount, that is for \$12,000.00. It appears to be
entirely a question of value, my lord. There are
no questions.

THE COMMISSIONER: That is all, thank you, Mr. Sakamoto.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and
accurate transcript of the proceedings herein.

J. P. Horrobin

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"T.P. HORROBIN"
Official Reporter.

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CASE NO:

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 3, 1948.

IN THE MATTER OF THE CLAIM OF

PADAYOSHI SAKAMOTO

PROCEEDINGS AT HEARING.

Original.

MR. BREWIN: My lord, I am instructed by this claimant that he wishes to withdraw the claim.

THE COMMISSIONER: I am always glad to hear that kind of application.

MR. BREWIN: There will not be very many of those.

THE COMMISSIONER: Very well, Claim No. 56 on this list of cases is withdrawn.

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I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

A. Gl. Veitch

"A. GL VEITCH"
Official Reporter.

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DEC - 2 1947

Case 1037

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

[Signature]

11110
Toronto

5-5

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME SAKAMOTO TADAYOSHI (RCMP) Reg. No. 01201
(Print) Surname Given Name

(2) Pre-Evacuation Address 306 JACKSON AVE., VANCOUVER, B.C.

(3) Present Address 22 ALBEMARLE AVE., TORONTO 6, ONT

(4) REAL ESTATE

(a) Street Address (if any) 306 JACKSON AVE., VANCOUVER, B.C.
City or Municipality, Province Best

(b) Legal description (lot number, block number, section number, etc.)

LOT 1 2 2 EX SOUTH 61 FEET
BLOCK 58, D.L. 181 2 196
GROUP 1, N.W.D. PLAN 196

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
- (ii) Residence Type of business HOTEL
- (iii) Business
- (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$
- (ii) Buildings - - - - - \$
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 16,000.
- (v) Amount at which Custodian sold property and credited your account - - - \$ 12,000.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4,000.

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

(e) Itemized description of personal property which is the subject of the claim:

- 1. _____ Estimated Value \$ _____
- 2. _____ Estimated Value \$ _____
- 3. _____ Estimated Value \$ _____
- 4. _____ Estimated Value \$ _____
- 5. _____ Estimated Value \$ _____
- 6. _____ Estimated Value \$ _____
- 7. _____ Estimated Value \$ _____
- 8. _____ Estimated Value \$ _____
- 9. _____ Estimated Value \$ _____
- 10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 4,000.-

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no No

Toronto, Ontario

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

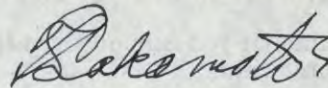
DOMINION OF CANADA)
County of York)
TO WIT:)

I, Tadayoshi Sakamoto of Toronto of the City in the County of York

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 22, day of November)
A.D. 1947. R.A. Best)



A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Sakamoto, T.
(Claimant's Name)

REAL ESTATE
(Other than farm)

01201
Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Hotel

3 Stores &
42 Rooms

Brick

Hotel &
Shops

50 x 61

1939

1st Nov
1939.

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Commercial

\$11,200.

Redecorated all rooms and hallways
in 1941 at cost of \$350.
Redecorated stores--1941--\$150.
Roof repairs and gutters--1941--\$150.
New hot water jacket--1941--\$126.
New boiler--June--1942--\$1150.

\$16,000.

Comments re upkeep of premises:

Claimant managed business himself and kept the whole premises in good repair. Did some painting and minor repairs himself. Upon evacuation the marble on the walls of the hallway was not loose but there were two cracks in it only. We never had any trouble with water pipes and pressure was always adequate. The basement under the sidewalk provides skylights which light the basement and provide a coal chute.

Comments re Appraiser's report not covered above:

Corner store was rented for \$2750.
Other two stores rented for \$4500.
\$72.50

Upstairs hotel business rented to a Chinaman for \$125. the 1st ~~of~~ year.
\$135. the 2nd year.

\$72.50
\$135.00
\$207.50

EXHIBIT No. 1037-1
DATE 12 May 1948
FILED BY R. a. Best

The former owners could not keep the property up and owed three years taxes amounting to over \$1400, when they were threatened with a tax sale and sold to ~~me~~ me very cheaply at \$11,200.

Once the property was put in reasonable repair as it was in 1941, it should not be necessary to spend \$250. per year for repairs; if so, the allowance for depreciation should be reduced.

1943 Assessment--\$14,560.

There have never been any vacancies in the stores in recent years and there is no reason to anticipate such. The allowances of \$105. for collections should not be made since the collections could always be made personally from 3 or 4 tenants.

Investment income would come nearer to \$1570. than \$850.
Capitalizing that at even 8% would place the value at \$19,625.

Sakamoto

Signature

12 May 1948

J.W.G.Hunter

JOHNSON, REEVE and WATSON

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

2nd August 1943.

The Custodian's Office,
Vancouver, B. C.
File No. 11110
Dear Sir,

Catalogue No.57
Lots 1 and 2 except Sth, 61 feet Block 58
D.L. 196
500-508 East Cordova Street
306 Jackson Avenue

We have inspected this property and beg to report as follows:-

Location Central district of industries and dwellings.
Land 50' x 61' at the south east cover of Cordova Street and Jackson Avenue.

Building 4 storey and basement brick building covering the whole site, with 3 shops on the Cordova Street frontage and entrance to rooming house on Jackson Avenue, known as the Vandall Block, There are 42 rooms on the upper floors each with wash basin, tiled bathroom and separate w.c., ~~tiled shower-bathroom with marble screens, w.e.,~~ tiled shower bathroom with marble screens w.c. and basin. The entrance lobby has tiled floor marble dado and stairs with iron balustrade and tiled walls. Part of the basement formerly sublet. Hot water heating plant.

Condition The building is 32 years old, erected 1911, and shows considerable depreciation and some settlement. The marble on the walls needs re-setting being loose and out of line. The stair treads are worn and chipped and some cracked. The plumbing is old and worn and the water pressure is very low indicating that the pipes may be corroded. The rooms and halls need re-conditioning which the tenant has begun to do. Two of the shops are used temporarily as dwellings and all of them need redecorating and painting. The basement premises are in bad condition. The basement extends under the sidewalks which probably caused a substantial cost from which no benefit is derived and involves an annual rent of \$30. to the City and a guarantee of indemnity for accidents to the public.

Rents are stated to be (monthly):-

corner store	\$25.		
2nd store	20.		
3rd store	15.		
Rooms on lease	115		
Total	<u>\$175</u>	yearly	\$2,100

Expenses Estimated as follows:-

Taxes	\$385.48		
Water rates, paid by tenant			
Sidewalk area rent	30.		
Heating by tenant			
Fire & Glass insurance	100.		
Repairs	250.		
Collections	105.		
	<u>\$870.00</u>		
			870
			<u>\$1,230</u>
Allow for vacancies in shops			130
Surplus for interest and depreciation			1,100
<u>Income</u> Depreciation			250
Investment income			<u>\$ 850.</u>

City Assessment \$14,560 (Land \$860 Building \$13,700)

Appraisal Taking into consideration the depreciated condition of the building and the need for initial capital expenditure for rehabilitation, we are of the opinion that the fair market value of this property is \$10,000.

Yours faithfully,
JOHNSON, REEVE & WATSON
per D.W.Reeve

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
June 22nd 1948

RP

1A

FILE 11110

SAKAMOTO

500 E. Cordova St.

26th Feb. 43



EXHIBIT No. 1037-3
DATE 12 May 1948
FILED BY J. W. G. Hunter

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B

SAKAMOTO, Tadayoshi
306 Jackson St., Vancouver, B.C.
Evac. File 11110



Picture Taken May 3, 1943