

Name of Claimant

SAKAKI, Tetsuma

Case 124

Custodian File

10105

<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
2800					98.		189.11			189.11 500.00
<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 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			
700.00	350.00	105.00	50%	45.00	22.50					127.50
<b>TOTAL RECOMMENDATION</b>										<b>816.61</b>

CASE NO: 124

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF

TETSUMA SAKAKI

PROCEEDINGS-AT HEARING

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

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

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Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF  
TETSUMA SAKAKI

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the  
Dominion Government.

A.E. COBUS, Esq.,

appearing for the  
Claimant.

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 J.R. COLLEY, Esq.,
Secretary to Kamloops  
Sub-Commission.

G.MJR. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

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T. Sakaki  
Discussion  
In Chief

MR. COBUS: The claim of Sakaki, Tetsuma, No. 117 on the list.

TETSUMA SAKAKI, the Claimant herein, being first duly sworn, testified as follows:

MR. COBUS: I would ask to amend the claim for realty, your honour. There are two parcels of land for which a claim is being made. The parcel described as No. 1 remains at a value of \$900.00, but the parcel described as No. 2 is reduced to \$4,250.00. There is credit to the Custodian on parcel 1 of \$98.00, on parcel 2, \$2800.00. the net claim for realty becomes \$2,252.00.

With respect to the claim for personalty, we are asking to amend certain of the valuations. Item No. 1, a Kerrick Car Cleaner, becomes \$700.00. Item No. 2, a tire spreader, becomes \$60.00. Item No. 3, the showcase, remains at \$45.00. The total estimated value for the personalty is \$805.00. There is credit to the Custodian with respect to two items -- the car cleaner, \$350.00; the tire spreader, \$4.00: total credit, \$354.00. The net claim for personalty is \$451.00.

The total claim herein is \$2,703.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the property described as parcel 1, the Maple Ridge land holding. Did you instruct Mr. Leckie

T. Sakaki  
In Chief

to prepare that statement for you and is that  
your signature? A: Yes.

Q: Are the statements contained therein true to  
the best of your knowledge and recollection?

A: That is right.

MR. COBUS: I would ask to file the statement, your  
honour, as exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Farm  
10 Appraisal Report?

THE WITNESS: Excuse me, how much is the amount you  
put in there for the showcase?

MR. COBUS: \$45.00.

THE WITNESS: Oh, I thought you said \$4500.00.

MR. COBUS: Q: The parcel No. 1, witness, was located  
about 1 mile from Hammond, B.C., is that correct?

A: Yes.

MR. COBUS: I would ask to file the Farm Appraisal  
Report on behalf of my learned friend.

20 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to the statement concerning  
parcel No. 1, your honour, the claimant describes  
the parcel as being about two acres in extent.  
He purchased the property in 1936 at a cost  
price of \$400.00. One acre of the two acres was  
cleared when bought. He has made no improvements  
on the property save the clearing of one acre of  
the two acre portion in 1936 and '37 at a cost of  
\$150.00. He estimates the value at the date of  
30 sale to be \$900.00.

T. Sakaki  
In Chief

Concerning the appraisal made on the property which has been filed, the claimant says that the appraiser has under-estimated his acreage. He understood that he had  $2\frac{1}{2}$  acres and that there were approximately two acres left after he sold half an acre to a Mr. Owen. He says that this one-half acre which he sold to Mr. Owen was sold for \$600.00 in 1938 and that a beer parlour had been erected on that land. He cleared all the stumps off the acre which he cleared, and the acre which was cleared when he bought it had no stumps on it. He admits there may have been some bush come back after the clearing he did in 1936 and 1937. He considers a valuation of \$100.00 to be much below a fair value for the land. He points out that the land is in a very good district, located on the Lougheed highway about a mile from Hammond, that it would be very well adapted to a small holding for a small fruit farm, small fruits and vegetables. It is situated on the main highway to Mission and Harrison Hot Springs. It had been his intention had he not been evacuated to erect his home and a garage on that property, next to the Maple Ridge Hotel which had been built on the half-acre which he sold. He believes that this land was worth at least \$900.00 when sold for \$98.00.

Would my learned friend admit that the property which is the subject of this claim was valued at \$225.00 in 1942?

T. Sakaki  
In Chief

MR. KENNEDY: I will so admit.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the real estate described as parcel No. 2, located at No. 6 Nanaimo Street, Vancouver. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

10 A: Yes.

MR. COBUS: I file the statement concerning parcel No. 2 as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

THE WITNESS: I found the exact date I bought the land No. 1 was the year 1938. I thought it was 1936.

MR. COBUS: Your honour, my witness instructs me that the date given as the date of purchase in his statement concerning parcel No. 1, which is  
20 Exhibit No. 1, should read 1938 instead of 1936. He instructs me as well that parcel No. 2 in the statement headed "Parcel 2, Vancouver Property," should read under "when purchased," 1939.

THE WITNESS: Yes.

MR. COBUS: I would ask my learned friend to amend that date on the copy of the statement he has.

Referring to the statement, your honour, the realty was a residence located at No. 6 Nanaimo street, Vancouver, consisting of a one and  
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T. Sakaki  
In Chief

a half storey house with four rooms, a sunroom, and a bathroom downstairs, two bedrooms and a sleeping porch upstairs. There was a tiled sink, toilet and tub in the bathroom, and laundry tubs, fireplace and french doors installed.

It was heated by a hot air heating unit. It was purchased at a cost price of \$2800.00. In 1939, at a cost of \$300.00, he built a sunroom on the lower floor eight feet by eleven feet.

10 In 1939 he re-painted the outside at a cost of \$180.00, and in 1939 he erected new fences partly board, wire fence in front, at a cost of \$50.00. All ordinary repairs were done on the property as required.

He estimates the value of the property at the date of sale to be \$4250.00.

His comments with respect to the appraisor's report are to the effect that when he was evacuated, the bathroom basin was in good shape, that  
20 the vendor informed him when he bought the property in 1938 -- which should be 1939 -- that the house and garage were just ten years old. The garage doors were in good condition when he was evacuated as well as the fence. He believes that the valuation of \$2800.00 in July 1943 was much lower than a fair market value at that time. He rented the property in February, 1942, for a term of two years to a neighbour, Jack Healy, whom he knew very well, the arrangement being that Healy  
30 would put in a relative of his, that is, Healy's,



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as tenant who would look after his property. The rent, therefore, was fixed at a nominal amount of \$10.00. He says that had he desired to rent indiscriminately, he is satisfied that he could have obtained \$40.00 per month. His wife, Hisayo Sakaki, and the claimant herein were the owners of this property as joint tenants. He considers that the property would be worth at least \$4250.00 when sold by the Custodian for \$2800.00 in September, 1943. He concludes by saying that he was able to purchase at a very reasonable price because the owner wanted all cash at the time. He thinks that the property had appreciated in value by late 1943 and the demand for property had increased by that time.

I would ask my learned friend to produce any appraisals which he has on the property described as parcel No. 2 in Vancouver.

(Handed to Mr. Cobus)

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I have what purports to be an appraisal on the property described as Parcel No. 2 in this claim, made by Johnson, Reeve and Watson, Vancouver, dated the 19th of July, 1943. I file it on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 4)

MR. COBUS: Would my learned friend admit that the assessment in 1942 was \$2875.00?

MR. KENNEDY: Yes, I will so admit.

MR. COBUS: Q: Witness, I produce to you a letter signed by J. Healy. A: Yes.

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T. Sakaki  
In Chief

Q: At No. 10, North Nanaimo Street, Vancouver,  
B.C., and dated January 4, 1948, addressed to  
Mr. Sam T. Sakaki at Chase, B.C. Was that  
letter received by you? A: Yes.

Q: And do you recognize the signature of J. Healy?

A: Yes.

MR. COBUS: I would ask to file this letter, your  
honour, as the next exhibit. The letter is a  
letter from J. Healy to the claimant herein, giv-  
ing information as to the number of times that the  
property for which the claim is being made had  
changed hands since the claimant was evacuated.

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(LETTER MARKED EXHIBIT NO. 5)

Q: Now, witness, I produce to you a statement con-  
cerning the personal chattels for which you are  
claiming. Did you instruct Mr. Leckie to prepare  
that statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the  
best of your knowledge and recollection?

20

A: Yes.

MR. COBUS: I would ask to file that statement as the  
next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6)

MR. COBUS: Three items are claimed in exactly the same  
order as was detailed on the claim form it-  
self. The amended values are shown in the final  
column of the form. The first two items, that  
is, the car cleaner and the tire spreader, were  
sold by the Custodian at auction for \$350.00 and

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T. Sakaki  
In Chief

\$4.00 respectively. The showcase, which is item No. 3, was left in the basement of his home at No. 6 Nanaimo Street, Vancouver. Concerning Item No. 3 he says that the counter display cabinet shipped to him on May 4, 1943 by the Custodian was duly received, but he points out that this was a small upright cabinet to be placed on top of a showcase. He says that Mr. Russell, who was his lawyer and agent, declared the showcase for which he is now claiming and which is described above. He has allowed depreciation on the three articles claimed.

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Q: Witness, have you a receipt for the Kerrick Car Cleaner in your possession?

THE INTERPRETER: A: I ought to have it and I know I have it, and I looked for it, but it was packed in a case and I couldn't get at it.

Q: From whom did you purchase this Kerrick Car Cleaner?

20 A: MacKenzie, White and Dunsmuir, Limited, in Vancouver.

Q: How much did you pay for this car cleaner?

A: I paid nearly \$800.00.

MR. COBUS: Your witness.

MR. KENNEDY: Your honour, the submission of the Custodian in respect to the real estate referred to in this claim will be that the same was sold after appraisals had been duly made by qualified appraisors, and a fair price was obtained.

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As regards the chattels, the submission of the

T. Sakaki  
In Chief  
Cross exam.

Custodian will be that fair prices were obtained in respect to all articles disposed of, and that the remainder have been accounted for to the claimant.

CROSS EXAMINATION BY MR. KENNEDY:

10 Q: Witness, I produce to you two documents, one purporting to be a lease dated the 24th of February, 1942, which is a copy of a lease made between you and your wife and one Jack Healy. Have you got the original of that document?

THE INTERPRETER: Is that a lease of the ground or house?

MR. KENNEDY: Yes, Nanaimo Street.

A: This, too, I should have, but I couldn't get at the case.

Q: You did enter into a lease with Mr. Healy in February, 1942?

A: Yes.

20 Q: I produce a further document purporting to be a Power of Attorney granted from yourself and your wife to Mr. J.A. Russell, K.C. Have you got the original of that document?

A: I don't remember receiving it.

MR. KENNEDY: I would ask to file those two documents.

30 MR. COBUS: I would object to the filing of the lease, your honour. I am assuming that nothing has been admitted as to the contents of it. It is a copy and it is an unsigned copy. The witness has merely said that he thought he had the original lease in his possession, but that he was unable to

discover it. I hardly think it is a proper document to file.

THE COMMISSIONER: Well, does he want to file the copy?

MR. KENNEDY: Have you the original?

MR. COBUS: I haven't the original. The witness has declared that he thinks he has it in his possession. The witness has already declared, your honour, that he did enter into a lease with this Jack Healy for a term of two years at a nominal rental of \$10.00. That much we have admitted. It seems to me there is very little point in filing the lease.

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MR. KENNEDY: I won't press the matter of the lease.

THE COMMISSIONER: If there is anything else in that copy that you want him to admit, you can ask him about it.

MR. KENNEDY: No, your honour, there is nothing; it is just the usual lease.

20

Q: Do you remember, witness, signing a Power of Attorney together with your wife to Mr. J.A. Russell?

A: Yes, I do.

Q: Were all of your personal property chattels stored at the Nanaimo Street house? A: Yes.

Q: The rent was \$10.00 per month? A: Yes.

Q: How did you come to rent the house to Mr. Healy at such a low figure as \$10.00 a month?

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THE WITNESS: A: Well, I know Mr. Healy very well, he was just my next door neighbour, and all I wanted was just for him to look after my house, so I let him have it at a cheaper rate.

Q: I suppose you thought he would look after your interests a bit better than the usual tenant that you would get who would be a stranger?

A: Yes, that is right.

Q: Is Mr. Healy a pretty good friend of yours?

A: Yes.

MR. KENNEDY: That is all.

10 MR. COBUS: I would ask my learned friend to produce any appraisals which were made on the Kerrick Car Cleaner for which a claim is being made. If he hasn't such an appraisal in his file, would my learned friend undertake to produce such appraisals as may have been made?

MR. KENNEDY: Yes, your honour.

MR. COBUS: Would my learned friend advise me if any tenders were called for by advertisement concerning this car cleaner? Would my friend give me a similar undertaking with respect to such tenders if they were made?

20 MR. KENNEDY: I think there is something on that. No, we don't appear to have that information on either of those two points on the file at the moment.

MR. COBUS: Would my learned friend admit that the J.P. forms of the witness and his wife were made in 1942, that of the witness on the 27th day of May, and that of his wife, H. Sakaki, on the same day?

MR. KENNEDY: I will so admit.

30 MR. COBUS: Would my learned friend advise the date of the Power of Attorney to Mr. Russell, which is on his file?

MR. KENNEDY: The date of the Power of Attorney appears to be the 27th of May, 1942.

No further questions, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*Gordon Hambleton*

G. Hambleton  
Official Reporter

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I hereby certify that the foregoing transcript purports to be a true and accurate record of the evidence adduced before me.

*J.R. Archibald*  
J.R. Archibald,  
Sub-Commissioner

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CASE No. 124

NOV 27 1947

NOTIFIED APR 15 1948

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

MAY 17 1948

*Pamela  
May 17/48*

10105

*Kambara*

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

(1) NAME SAKAKI TETSUMA (RCMP) Reg. No. 03525  
(Print) Surname Given Name

(2) Pre-Evacuation Address 6 N. Nanaimo Street, Vancouver, B. C.

(3) Present Address P. O. Box 48, Chase, B. C.

(4) REAL ESTATE #1. Port Hammond, B. C.

(a) Street Address (if any) #2. 6 N. Nanaimo Street, Vancouver, B. C.  
City or Municipality, Province

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

#1. Lot three (3) of lot "A" of lot two hundred seventy-eight (278)

#2. Blk. No. 18. Lot No. 8--D.L. T.H.S.L.

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

(i) ~~Farm~~ #1. LAND  
(ii) Residence Type of business  
(iii) ~~Business~~ #2. RESIDENCE  
(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.)..... #1. Sole Owner

#2. Joint Tenant (with wife--Sakaki Hisayo)

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

(i) Land - - - - - \$ 900

(ii) Buildings and Lot - - - - - \$ 6000

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ - - - #1. #2.

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 900 #1. \$ 6000 4250

(v) Amount at which Custodian sold property and credited your account - - - \$ 95 #1. \$ 2660 2800

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 805 #1. \$ 3340 1450

TOTAL LOSS ..... \$4145

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation  
At Residence (6 N. Nanaimo Street, Vancouver, B. C.)

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House (Basement)

(c) How stored or packed at time of evacuation

KERRICK CAR CLEANER--was packed ready for shipment. TIRE SPREADER & SHOWCASE were not packed (had no time to pack) (over)

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(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")

Custodian

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

1.	FOLLOWING PROPERTY SOLD BY CUSTODIAN	Estimated Value \$	750
2.	1. Kerrick Car Cleaner.....\$350	Estimated Value \$	75 750
3.	2. Tire Spreader.....\$ 4	Estimated Value \$	45 75
4.	3. Showcase--"unrecognized" by Custodian.	Estimated Value \$	45
5.	I was not notified as sold or what.	Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 415

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) - - - - - \$ 4661

(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

Kamloops, B. C.

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 Yale )  
TO WIT: )

I, Tetsuma Sakaki of the Town  
of Cran in the Province of British Columbia

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 Town )  
of Cran )  
in the Province of British )  
Columbia )  
this 25 day of November )

T. Sakaki

A.D. 1947

[Signature] Commissioner &c. Notary Public in and for the Province of British Columbia

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.

T. SAKAKI  
(Claimant's Name)

Parcel 1  
Date of Purchase

REAL ESTATE  
(Farm Land)

Maple Ridge land holding

03525  
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared <i>none</i>							
Cultivated not planted <i>about 2 ac about 2 ac</i>		1936	M. Matsui	400 <sup>00</sup>			
Cultivated and <i>not</i> in crop							
List Crops <i>nil</i>							

*1 acre of the 2 acres cleared when bought.*

*none - \$400.00*  
1247  
EXHIBIT No. 1247  
DATE MAY 17 1948  
FILED BY M. Colono

Total .....

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
<i>cleared one acre (of 2 acre portion) in 1936-1937 - hired labor - cost</i>		<i>150<sup>00</sup></i>

BUILDINGS	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
<i>none</i>								

Comments re Appraisal - I believe the appraiser has underestimated my acreage - ~~I understood~~ I understood that I had 2 acres and 2 ac (approximately) left after I sold the 2 acre portion to Mr Owen. I sold this 2 acre (cleared) to Mr Owen for 600<sup>00</sup> in 1936, who erected a beer parlor on it. I cleared all of the stumps of the 2 ac I cleared and the 2 ac cleared when I bought had no stumps left - there may have been some brush some grass. Comments re Appraiser's report not covered by above information: The appraiser in 1936-1937 - I consider the valuation at 100<sup>00</sup> to be much below a fair value for this land.

Comment This land is in a very good district, located on Loughborough way about a mile from Hammond. It would be very well adapted as a small holding for small fruit, vegetables. The situation is on the main highway to Milan and Huron that Springs - and it was my intention had I not been succeeded to sell my home and a garage there, near to the Maple Ridge Hotel which had been built on the 2 ac I sold for the corner of Loughborough Rd and 2nd Ave. I believe the land was at least worth 70<sup>00</sup> when sold for 400<sup>00</sup>.

T. Sakaki  
SIGNATURE

# Farm Appraisal Report

EXHIBIT No. 124-2  
DATE MAY 17 1948  
FILED BY Mr. Colino

File No. JL 103

Land Description Lot 3 of Lot "A", D.L. 278, Gp. 1, Map 1179, N.W.D.

Containing 1.106 ac. more or less Acres

Owner's Name SAKAKI, Tetsuna Post Office Address Hammond, D.C.

Nearest Rail Point Hammond on C.P.R. Distance 1 mile

Market Town Hammond 1 mile, New Westminster, 16 miles Distance

Church (give denomination) All denominations Distance 1 mile

Nearest School Hammond 1 mile, Haney 3 miles Distance

State how property was identified: Regat. Plan, Road & survey stakes.

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

Good access and has approx. 280' frontage on Lougheed Highway at North.

Is this district a good one? Yes, closely settled small holdings.

Employment opportunity Fairly good.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: Old wire at North and South only-- Value \$ negligible

Water supply: Adequate supply obtainable at 12' to 14' Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	No buildings.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric light available to property from highway along north boundary.

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs? 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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1.106	level or hillocky	light or black sd. loam 6"- 8"	hard-pan	clear, scrub bush and some hidden stumps	40.00	100.00
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	

Total value of Land \$ 100.00

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 \$ 100.00

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

Unoccupied land. Fairly open scrub, hardhack and small willow with odd hidden stumps.

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

Homesite and subsistence in vegetables, etc. for a pensioner or locally employed veteran.

Noxious weeds:

Light scrub and clean at present.

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

1942 Taxes:- \$6.32  
Munic. of Maple Ridge.

Date: May 16th, 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 11th day of May 19 42

Inspector's Signature

"J.D. PATTERSON"

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

# Farm Appraisal Report

Remarks: A small homesite which in my opinion is worth \$100.00 since it is fairly well located, although the soil is a somewhat thin loam on hardpan.

### (FOR ORCHARD LANDS ONLY)

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

Level or hilly land lying south of Lougheed Highway and adjoining Maple Ridge Hotel and Beer Parlour. Light wet loam soil about 6" to 8" deep on hardpan and below average fertility.

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

### 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

Nil.

\$

\$

\$

\$

\$

\$

\$

\$

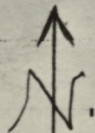
\$

Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_

Power Line Road.

Diagram of Property



K. Kusana property  
E 1/2 of "B" D.L. 278, Map 1179.

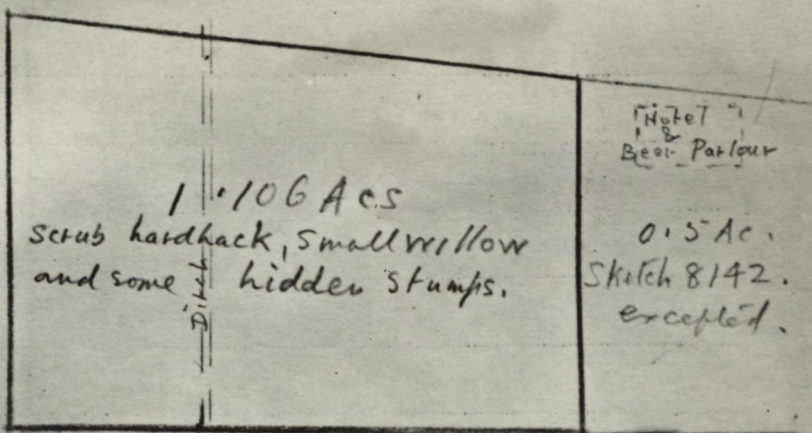
N. Teramura property  
W 1/2 of "B", D.L. 278, Map 1179.

Scale 100' = 1 inch

Outlined in Red: T. Sukali property.  
Lot 3 of Lot "A" D.L. 278, G1. Map 1179. N.W.D.  
cont'g 1.106 Acs. more or less.

Longhood

Highway



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

value is \$ 100.00

Date 20th May, 19 42

"I.T. BARNET"  
District Superintendent.

T. SAKAKI.  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

Parcel II - Vancouver property

03525  
7124-3

Reg. No.

EXHIBIT No. MAY 17 1948

DATE... FILED BY Mr. Colus

When Purchased Date of Purchase

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
# 6 Nanaimo St. N. Vancouver 24' x 34' with sun room 4' x 11' and garage 12' x 17'	1 1/2 story house - 4 rooms, sun room and bathroom (down stairs); 2 bedrooms and sleeping porch (up stairs); toilet and tub	Frame (drop siding); concrete foundation; full basement with concrete floor - covered with asbestos shingles - prepared for flooring	Residence	33' x 120'	1938	

Type of Locality  
at NE Cor Dundas and Nanaimo North - nice quiet end suburban residential area - mostly Occidental

Cost Price  
little in bath  
Improvements made by Claimant  
 ① Built sun room on lower floor (8' x 11') - bottom siding - glass and frame window - floor on new window frames on front upstairs - hard car - roller and bought materials in 1939 - cost approx 300.00  
 ② Complete outside repair - painting in 1939 - hard paint - 150.00 (including garage) (board) (wire in front)  
 ③ Erected new fence - 1939 - wrought iron - cost about 50.00  
 Garage (on property when I bought) in frame (drop siding) - concrete floor - covered roof (asbestos shingles) - sliding walls

Estimated Value Date of Sale  
\$4250.00

Comments re upkeep of premises:  
all ordinary repairs were done as required

Comments re Appraiser's report not covered above:

when I libo, the bathroom down was in good shape. the vendor informed me when I bought in 1938 that the house and garage were just 10 years old. the garage door was in good condition when I was subletted. The building was also in good shape. I believe the valuation at 2500.00 (in July 1943) to be much below a fair value.

Comment I rented my property on Feb 1942 - term 2 yrs - to a neighbor Jack Healy, whom I knew very well. the arrangement being that Healy would put in a sublet of his at Leighton who would be responsible and loan after the property. I therefore leased a nominal rental of 10.00 only. although had I desired to rent indiscriminately at the market I am satisfied I could have obtained 40.00 per month. My wife Theresa Sakaki and my self were the owners of this property as joint tenants. I consider that the property would be worth at least \$4250.00 when sold by the Custodian for 2500.00 in Sept 1943 - I bought it very reasonably because I paid all such all down wanted more if sublet was at me. also he needed the money. also property has appreciated by late 1943 and demand has increased.

T. Sakaki  
SIGNATURE

JOHNSON, REEVE AND WATSON  
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

EXHIBIT No. 124-4  
MAY 17 1948  
FILED BY *McCollum*

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.  
19th July, 1943.

The Custodian's Office,  
Vancouver, B.C.

File Nos. 10106/10105

Dear Sir: Catalogue No. 151  
Lot 8 Block 18 Hastings Townsite  
6 Nanaimo Street North

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

Location Popular east end suburban district.  
Land 33' x 120' at North east corner of Dundas Street enclosed but fences need repairs.  
Buildings (1) 1½ storey frame house 25' x 34' with Sun room 8' x 11'. Concrete foundation, siding walls, Duroid roof laid over shingles. 1st floor, 4 rooms and sun room, fireplace, french doors, tiled sink, bath room. 2nd floor, 2 bedrooms and sleeping porch. Basement concrete floor, tubs, hot air furnace.  
Condition Fair. Front steps need rebuilding. Basin in bathroom worn out. 20 years old.  
(2) Garage 12' x 17' concrete floor, siding walls. Duroid roof over shingles, doors need repairs.  
Rent \$10. per month (very low)  
City  
Assessment \$2,875 (Land \$525 Building \$2,350)  
Taxes \$103.13 (Local improvement charge included \$18.13)  
Appraisal We are of the opinion that the market value of this property is \$2,800.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *DW Reeve*



Vancouver B.C.

Jay, 4<sup>th</sup> 1948

EXHIBIT No. 124-5

DATE MAY 17 1948

FILED BY

Mr. Colman

Mrs Sam. J. Sakabe,  
Chase B.C.

Dear Friend,

Thanks for your xmas card & letter  
Received, glad to hear you are all well every  
body here is pretty good except some slight-colds  
that is going around. one of the sons & family is  
up near White Horse Alaska on the Ry went up last  
April they like it & doing good his wifes father  
is Boss on the section. Regarding your house sale  
since the Custodian sold it, it has been sold four  
times. the party that bought it from the Custodian at  
\$2,800 lived in it for a while & gave it one coat  
of paint. I think he got \$3,900 & the 3<sup>rd</sup> party a  
widow woman sold it to the people in it now  
for \$5,300 prices went sky high, it cost a lot to  
build now unless you do the carpenter work your  
self \$1.40 pr hr. Lumber & material is high price  
now. I don't think he would sell I understand he  
owns some Apartment houses renting he does not  
work lot of new houses being built but all high  
prices. our nabor on north side sold this last summer  
I see Japanese claim case comes up soon. so far  
having a mild winter. Happy new to you all,  
Mrs Healy's father died last July  
age 90,  
Yours very Truly  
J. Healy  
Vancouver B.C. 104 Main St.

T. SAKAKI.  
(Claimant's Name)

PERSONAL CHATTELS

03525  
Reg. No.

EXHIBIT No. 124-6  
DATE MAY 17 1948  
FILED BY m. Colman

	Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
①	1 Kenon Car cleaner (steam car washer)	about 1940	new	paid McKersie white + Danmuri Ltd - about \$400.00	Very good	700.00
②	1 Tire Spreader.	about 1930	new	cost 125.00	fair - lightly used -	<del>50.00</del> 60.00
③	1 Show Case - (glass top & sides bottom wood - - about 6' long 2 1/2' wide and 3 1/2' high.)	about 1930	new	Factory made to order - cost - 85.00	quite good.	45.00 <u>\$805.00</u>

Description of Storage of Goods: The first two items claimed were sold by the Custodian at auction for 350.00 and 4.00 respectively. The show case was kept in the basement of my home at #6 Nanaimo St. Vancouver -

General Statement as to Chattels not Described above:  
all items claimed for are listed above -

Additional Comments, if any: The counter display cabinet shipped to me May 4/1948 by the Custodian was duly received. This was a small upright cabinet to be placed on top of a lead counter in show case of Russell, who was my lawyer and agent, declared the show case for which I am now claiming and which is described above. I have allowed for depreciation on the three articles claimed. T. Sakaki

SIGNATURE