Name of Claimant SAKAMOTO, Kojiro Case 735

Custodian File 5969

REAL PROPERTY												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% there-of	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		
					2051.							1747.62

PERSONAL PROPERTY								
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
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	

MISCELLANEOUS CHATTELS								
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
60.00	10.70		46%	140.00				50.00
		3.21			60.40			67.61

TOTAL RECOMMENDATION	1865.23

1540

CASE NO. 735.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

September 30th, 1948.

IN THE MATTER OF THE CLAIM OF

KOJIRO SAKAMOTO.

PROCEEDINGS AT HEARING.

Original

CASE NO. 735.

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 R. M. EDMANSON, SUB-COMMISSIONER)

10 Lethbridge, Alberta,

September 30th, 1948.

IN THE MATTER OF THE CLAIM OF

KOJIRO SAKAMOTO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE Esq., K.C.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 735, Kojiro Sakamoto.

KOJIRO SAKAMOTO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Sakamoto, I show you a form of summary of evidence containing descriptions of your land and the improvements, and your personal property, and the value and so on. Is that your signature (indicating)?

10 A Yes.

Q Was this form prepared by you in my office with the help of an interpreter? A: Yes.

Q Are the statements made by you in this form true statements regarding your land and the improvements on it, and the value of it? A: Yes.

Q And are the statements regarding your personal property and the value of it true statements?

A Yes.

Q Now, your land was at Pitt Meadows?

20 A Yes, Pitt Meadows.

Q And it was about ten acres? A: Yes.

Q Now, I believe you bought that for $1000.00?

A Yes.

Q And it was then just bushland, not cleared?

A Yes, all bush.

Q And you cleared it and you planted part of it to strawberries, gooseberries, asparagus and 100 fruit trees? A: Yes.

Q That cost you $2950.00? A: Yes.

30 Q And then you put on quite a few buildings, two

houses and some more buildings, and that cost you $8000.00? A: Yes.

Q The whole thing cost you $11950.00?

A Yes.

Q But you only valued it at the time of your evacuation at $9600.00? A: Yes.

Q The Custodian, or first, Was that a fair value of this property of yours at Pitt Meadows at the time that you were evacuated? A: Yes, it was.

10 Q The Custodian sold it for $2051.00, do you know that? A: I think the $51.00 was for some household goods.

Q Oh, I see. You think the Custodian sold it for $2000.00? A: Yes.

Q Was that anything like a fair price?

A No, I don't think so. I asked the Custodian not to sell it.

THE SUB-COMMISSIONER: You have $2074.00 received from the Custodian in the proof of claim.

20 MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: How is that explained? Why is it $2074.00?

MR. VIRTUE: I will look that up, sir, and see how that is arrived at in a minute.

Q And this is the statement of your personal property. Did you actually leave this personal property behind when you were evacuated?

A No, they were all left behind.

Q All right, thank you. I will put that in as an

30 exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now, I show you a picture. Will you look at that picture?

A That is my house.

Q That is your house on the Pitt Meadows property?

A Yes.

Q Do you know when that picture was taken, about? It is marked "1937" on the back?

A Yes.

10 Q About 1937? A: Yes, about 1937.

Q Was your property in as good repair as that when you were evacuated in 1942, or better, or worse?

A It was just about the same as in the picture.

Q Had you kept it in repair? A: Well, it didn't need any repairing because it was a new house.

Q It was a new house?

A Yes.

Q I believe you built it in 1934?

A Yes.

20 Q And attached to this photograph is a long list of the lumber and the cost of the lumber and so on that went into the different buildings. Is that a true list? A: Yes, it is a true list.

MR. VIRTUE: These are fastened together pretty permanently, and they can go in as one exhibit, or two, just as you wish.

THE SUB-COMMISSIONER: Make it one.

(DOCUMENTS MARKED EXHIBIT NO. 2).

MR. RICE: One is the photograph and the other is the

30 lumber, is it?

MR. VIRTUE: Yes, all pinned together.

Q Now, I show you a Deed made by Henry Hoy and Stuart Campbell in your favour made the 10th of January, 1923 of this land for $1000.00; is that the agreement by which you bought this land?

A Yes.

MR. VIRTUE: I will offer that as the next exhibit, sir.

(DEED MARKED EXHIBIT NO. 3).

MR. VIRTUE: I will show my learned friend this letter (indicating) to save asking the witness about it.

10

MR. RICE: Yes.

MR. VIRTUE: I put in a letter, sir, from the Custodian, dated June 3rd, 1943, showing that the Custodian has renewed the fire insurance on the dwelling for $1500.00 and on the contents $500.00 as of that date.

THE SUB-COMMISSIONER: That is to the claimant?

MR. VIRTUE: Sir?

THE SUB-COMMISSIONER: Written to the claimant?

20

MR. RICE: Yes, your Honour.

(LETTER MARKED EXHIBIT NO. 4).

MR. VIRTUE: Would my learned friend let me see from the Custodian's file a document headed "Report on Evacuated Japanese Property", dated February 24th, 1942.

(Document to Mr. Virtue)

I will also put this in, sir, from my learned friend's file. It shows the property with ten acres cleared, with five acres in straws, one gooseberries, one asparagus, and 30 fruit trees.

30

And this is why I refer to it, "No. of Rooms: 9. Condition: Good." And then they give the name ofthe lessee, and then this remark which has to do with the chattels, "The basement of the old house where all the chattels are stored has been broken into," and attached is a list of chattels.

(DOCUMENTS MARKED EXHIBIT NO. 5).

MR. VIRTUE: Thank you.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were sold at their fair market value. Included in the analysis are two items that were abandoned, and if the Custodian is held responsible for in any manner for those articles, I submit the claim made to the same is exorbitant.

I wish to tender as exhibits the following documents: Farm appraisal report respecting the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 6).

MR. RICE: Assessment notice for the year 1943 as submitted by the Corporation of the District of Pitt Meadows, valuing the improvements $2500.00 and the land $1200.00.

(ASSESSMENT MARKED EXHIBIT NO. 7).

MR. RICE: An analysis of real estate claim showing the assessed value, the claimant's value, the appraisal and sale.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. RICE: Analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. RICE: A real property summary.

(SUMMARY MARKED EXHIBIT NO. 10).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form apparently completed by you on the 25th of April, 1942 (indicating); will you look at that document and tell me if it bears your signature? A: Yes.

10 Q That is your J.P. form? A: Yes.

(J.P. FORM MARKED EXHIBIT NO. 11).

MR. RICE: Q: I show you a proof of claim form, apparently completed by you on the 17th of November, 1947; will you look at that document and tell me if that bears your signature?

A Yes, that is my signature.

MR. RICE: I tender it as an exhibit, the proof of claim form of the claimant completed on the 17th of November, 1947.

20 (PROOF OF CLAIM MARKED EXHIBIT NO. 12).

MR. RICE: Q: I show you a letter dated June 1st, 1944, apparently written by you or for you from Taber, Alberta, to the Custodian. Will you just look at that and tell me if you wrote that letter, or had it written for you?

A That isn't my signature.

MR. VIRTUE: Perhaps if my learned friend will show me the letter I can get to the bottom of it very quickly.

30 MR. RICE: Yes. It is a letter written either by him

or for him to the Custodian.

MR. VIRTUE: This is written for him by the son. We will admit that it was written for him.

MR. RICE: Q: This letter was written for you by your son? A: I think so.

Q Under your instructions? A: Yes, I think so.

MR. RICE: I will read the letter, your Honour, if I may.

"Have received your letter informing me of the sale of my property in B.C. Upon scanning the form I see that the sale of the land was $2051.00. I think that this price is not satisfactory. That piece of land is worth about $5000.00 at least. I have been offered $3500.00 a number of times before and if I had known that it would be sold inspite of us not giving consent I am sorry I never sold it myself before evacuating. The price you gave is not enough for the buildings on the said property. We paid $1000.00 or $100.00 per acre when we bought it as bushland. It takes about about $200.00 per acre to clear and the buildings on said property would cost about $2500.00, so it would bring the value of said property with all the fruit trees and all to about $6000.00. So you have not appraised the property right and I wish that you will pay us more for it than what we have been notified."

I will read the rest of the letter if it is your desire to do so. All I am putting it in for is that the figures are somewhat in variance when the

claimant valued the property when he wrote that letter and when he swore today what the fair value of the same was.

(LETTER MARKED EXHIBIT NO. 13).

THE SUB-COMMISSIONER: Evidently the land was sold for $2051.00. What I am thinking of is this: They say $2074.00 in their proof of claim, but evidently it is $2051.00.

MR. VIRTUE: I think probably that is correct.

10 MR.RICE: I have submitted a statement to show what it actually sold for.

THE SUB-COMMISSIONER: This is the proof of claim actually filed by the claimant.

MR. VIRTUE: That may say what he got.

THE SUB-COMMISSIONER: That is what it says he got for the land. His statement is larger than their statement.

MR. VIRTUE: Yes.

MR. RICE: There are probably deductions for completing

20 the sale.

MR. VIRTUE: Just a moment, sir. I think I have a statement here that will clear that up.

MR. RICE: There is a statement on file there.

MR. VIRTUE: I see what it is. It was sold, according to Mr. Shears's statement, for $2051.00, and then he got the unexpired insurance premium of $26.48, which put it up to $2077.48, and then a deduction of $3.00 for registration fee. I can put this in, if you wish.

THE SUB-COMMISSIONER: Oh, no; that is fine.

30 MR. RICE: There is a summary there, your Honour.

Q Before you were evacuated you leased your property to Mrs. Annie Knowlson?

A Yes, I did.

Q Mrs. Knowlson complains that you were to keep the place free of weeds until she moved on or took possession? A: No, there was no arrangement about the weeds.

Q Well, you made the lease with Mrs. Knowlson on April 15th, did you not? A: Yes.

10 Q And she didn't move on to the place until April 28th?

A Yes, on the 28th.

Q Did she not claim that you had cut the rhubarb; even on the day that she moved on you were cutting rhubarb? A: No, I did not.

Q You didn't cut any rhubarb? A: No, I didn't.

Q Or any member of your family cut any?

MR. VIRTUE: Well, I don't wish to interfere in any way with my learned friend, but it seems to me, with a view to saving time, we are getting fearfully

20 far afield. What this can have to do with the fair market value of the property when it was sold, whether he cut some rhubarb before he was evacuated, I don't know. If there is any connection, I can't see it.

THE SUB-COMMISSIONER: Except as to credibility.

MR. RICE: Apparently Mrs. Knowlson filed a claim with the Custodian which goes to the amount of the claim.

MR. VIRTUE: Supposing she did. Let us assume everything that my learned friend thinks about this, would that

30 have anything to do with the fair market value of

this property when it was sold a year or two later? I mean, there might be some claim on file in the Custodian's office, but that has nothing to do with it.

THE SUB-COMMISSIONER: Now, this is the time to find out if there is a deduction to be made when he is here.

MR. RICE: If my learned friend objects to my cross-examination of his client in this manner, I will quit.

MR. VIRTUE: That will surely be a matter later of hearing the evidence of Mrs. Knowlson and this man, but it certainly wouldn't enable your Honour to decide that question at all.

THE SUB-COMMISSIONER: I am not deciding anything at all; I am only getting the evidence.

MR. VIRTUE: I am only trying to save time. If my learned friend wants to go that far afield, of course that is his business.

MR. RICE: The Custodian can hold it up and have a separate issue over it, if need be.

Q In your claim, I take it, that is 5 brooder stoves? It is marked "stone" in there. There is no such item as a brooder stone, is there?

MR. VIRTUE: I think that would be a fair guess that it is a stenographic error. They do make them once in awhile I find.

MR. RICE: Apparently there is another stenographic error; it shows price paid as $35.00 and is now valued at $85.00.

MR. VIRTUE: Well, that may have been the price paid each, I don't know.

MR. RICE: Well, it is your claim. This is the summary of evidence that has been so carefully prepared and sworn to be true in all details.

MR. VIRTUE: I want to say something about these summaries. This method of presenting evidence was laid down by the Commission as quite early in the proceedings the Commissioner arrived at the conclusion that if we put these witnesses in the box and questioned them about every item before the Commissioner and the Sub-Commissioners that it wouldn't take three years to get through these proceedings, it would take more like fifteen years. And it was, therefore, agreed by the Commissioner, and by various counsel at his request, that this method of filing the evidence beforehand be adopted, getting it ready beforehand and then presenting the written statement, and that method was laid down by the Commissioner. Now, I am not saying that in the way of anything except giving him the credit for it, because it would be or would have been a deadly and interminable thing to repeat it here. I think my learned friend understands that, why these statements are prepared, and I am quite free to admit that there will be stenographic and clerical errors in them.

MR. RICE: All right. I take it it is up to my learned friend to straighten it up. All I am trying to do is to find out what the real meaning is.

THE SUB-COMMISSIONER: Thus far, Mr. Virtue, we have followed in this claim the line or course of action that you suggested that Mr. Justice Bird laid down. All Mr. Rice is doing is taking some of these items and testing them as to correctness.

MR. VIRTUE: That is quite all right. But my learned friend knows as well as I do how these claims are prepared, and when he starts saying how these were prepared under oath and "here is an obvious mis-
10 statement in them" or words to that effect, that is something else.

MR. RICE: That doesn't answer the question I have asked regarding the brooder stove. Go ahead.

MR. VIRTUE: Now, I am going to ask my learned friend to put the statement in the witness's hand so that he will have some idea of what the question is.

THE SUB-COMMISSIONER: $35.00 paid, $85.00 valuation; I am wondering whether it should be reversed.

A The price paid is shown here and these are for one
20 brooder stove, at least, five brooder stoves at $35.00 each, and the present value, $85.00, is what I am claiming for the five.

MR. RICE: Q: I see. Well, then, you have got four incubators that you valued at $25.00, the price paid is $25.00 and $75.00, and your value is $200.00?

THE SUB-COMMISSIONER: That is the second one.

MR. RICE: Q: My land, can't he answer that question without too much talk?

A This is also the same. The one priced at $25.00
30 was a used incubator; the other three were new and

I paid $75.00 each for them.

Q Those stoves, or incubators, at least, were all oil burners, were they not?

A Yes, oil.

Q I believe they were discarded, the oil burners, the oil burning incubators?

A Yes.

Q And the farm tools, what farm tools did you own that you paid $150.00 for?

10 A The various farming utensils such as plows, hoes, and a sledge hammer, a cable, blocks and such things.

Q I see.

THE SUB-COMMISSIONER: Block and cable, I suppose he means.

MR. RICE: Q: Do you mean a block and cable?

A Yes, it is for removing stumps.

Q How much did that cost? A: The price is all marked down on the list. I haven't got it myself.

Q There is no price marked down; it says, "Farm tools,

20 $150.00." I am trying to get at what the farm tools consisted of other than their value or what you paid for them?

A Well, the block would be about $15.00 in value, and the cable about perhaps $50.00.

Q Did you buy them new? A: Yes, they were new.

Q And that is what you paid for them, $50.00 for the cable and $15.00 for the block?

A Yes.

Q All right.

30

RE DIRECT EXAMINATION BY MR. VIRTUE:

Q I just want to ask you one question or two. About these four incubators, you remember the four incubators? A: Yes.

Q You said three of them were new?

A Three were new.

Q How long before you were evacuated did you buy them?

A Well...

MR. RICE: ...1935, according to the record.

10 A About three or four years before I evacuated.

MR. VIRTUE: Q: Now, were you still using them up to the time you were evacuated?

A Yes, I was using them.

MR. RICE: He couldn't use them if they were new.

MR. VIRTUE: Q: Did you throw them away?

A No, I left them there.

Q Did you ever throw any of your incubators away, these new incubators? A: Oh, I don't think so.

THE SUB-COMMISSIONER: What is the answer?

20 A I wasn't there so that I don't know, but I don't think so.

MR. VIRTUE: You weren't there, but you don't think so.

A No.

THE SUB-COMMISSIONER: The point that Mr. Rice made, that a certain type of incubator is not used any longer and it happened to be the kind that he was using, an oil incubator.

MR. VIRTUE: That is all I am trying to clear up, that he didn't thrown them away, that he was using

30 them up to the time that he was evacuated. That

is the point I want to make.

THE SUB-COMMISSIONER: Q: When did you make th at list? Referring t o Exhibit 2? A: I think it was in 1932.

Q In 1932? A: Yes.

THE SUB-COMMISSIONER: I don't know, Mr. Virtue, whether you understood that to be a list of the lumber that went into the house. I see it refers to a number of buildings.

10 MR. VIRTUE: You see what, sir?

THE SUB-COMMISSIONER: I understood his direct examination to be that this was the lumber that went into his house only.

MR. VIRTUE: No, it was a number of buildings. They are all listed separately. Some went into the house, and some went into the b rooder houses and so on.

MR. RICE: I will point out, your Honour, on the lumber, that the list was prepared in 1932 and the house wasn't built until 1934.

20 THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: I want to clear that up. That is pretty obvious.

MR. RICE: Or did he mean 1942?

MR. VIRTUE: Show him the lists of lumber and so on, the approximate price of the house built in 1934, and ask him when these lists were made up, the lists of lumber? A: The various lists?

Q Yes, the various lists were made up?

THE SUB-COMMISSIONER: Just a minute, Mrs. Handford. If

30 you just ask him, or repeat the question that Mr. Virtue asked and then repeat what he says I think

it will save some time. Mr. Virtue wanted to know when he wrote out those lists.

A Well, I am asking him that.

Q Just tell him to answer that one question.

A In 1932 I wrote this list of approximate price of lumber, and the one house built in 1934.

MR. VIRTUE: Q: When did he say that he wrote it?

A In 1932.

Q Ask him who actually wrote out that list, did he or did his son?

A My son wrote it.

Q All right, you stand down, I am going to produce the son.

THE SUB-COMMISSIONER: You see, Mr. Virtue, there is the very criticism I have in mind of this method of bringing this evidence out. You put into the hands of the man a document, and the majority of these people cannot speak English like you or I, and you say, "Is this true?" and they say, "Yes," and errors unquestionably enter into this thing, and when you are faced with the payment of thousands of dollars you have got to know something about it.

MR. VIRTUE: But what I asked him, when I put the list in his hands, "Is this the list of the material that went into the buildings?"

THE SUB-COMMISSIONER: Of course, my remarks are applicable to the question of summaries as well.

MR. VIRTUE: I quite realize, sir, and everybody concerned realizes, that it is a sort of rough-and-ready way of getting this evidence.

THE SUB-COMMISSIONER: It is mighty rough and it is very ready; that is all I can say about it.

MR. VIRTUE: All I wish to say about that is, if anybody wants this evidence to go in in the regular way and has three years to spend hearing it, it can be put in that way.

THE SUB-COMMISSIONER: Well, that is the basis, of course, of Mr. Rice's approach, to find out something about the credibility of the witness.

MR. VIRTUE: I quite realize that my learned friend has to cross-examine on these items and try to get to the bottom of some of these items. The only thing is, the Commission is responsible for this method, and counsel appearing before it, and I am rather glad that it is being done in this way, but at the same time it is a method that has been arrived at in an extraordinary set of circumstances to meet a practical problem.

THE SUB-COMMISSIONER: Yes, I know; and the very potential results of the investigation is something that makes it all the more important. However, go ahead. I am not the one that is going to decide it.

MR. VIRTUE: In addition to that, I want to say this, sir: In a great many of these cases we could bring two or three witnesses to corroborate the evidence of the claimant, but Mr. Justice Bird ruled long before the evidence started that it would not be necessary to bring any corroborative evidence, and we have his ruling to that effect. But in this particular case I want to call the

son. If the claimant will stand down for a minute I want to call the son.

THE SUB-COMMISSIONER: Yes, go ahead.

(Witness aside)

MASAHIRO SAKAMOTO, a witness for claimant, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

10 Q Now, you speak English? A: Yes.

Q And you are the son of Kojiro Sakamoto who just gave evidence a moment ago?

A Yes.

Q And I show you Exhibit 2 containing a long list of lumber and prices with the headings of the different buildings? A: Yes.

Q Who drew that list? A: I did.

Q On behalf of your father? A: Yes.

Q When did you prepare it? A: Just before I

20 brought it into your office; was it May? I think it was.

Q Just this year? A: Yes.

Q And in preparing this list, what lumber prices did you use as guides? A: I just used the proper prices of the lumber then, just took a guess at it.

Q In what year? A: In the year we built the house, 1934.

Q In the year you built the house and the other

30 buildings? A: Yes.

Q In other words, as far as you can remember or could ascertain, you took lumber prices as they existed at the time that the buildings were built?

A Yes.

Q And you prepared the list? A: Yes.

Q All right.

THE SUB-COMMISSIONER: Any questions, Mr. Rice?

MR. RICE: Yes, one or two.

10 CROSS EXAMINATION BY MR. RICE:

Q That list that you prepared then, did you have a book or any records of what went into the house?

A No, just approximately what went into the house. I am a carpenter by trade.

Q So that you are just guessing then or were when you prepared that list, both as to the quantity and the prices? A: Yes, it might have been more or it might have been less, but I think it is more.

20 THE SUB-COMMISSIONER: All right, that is fine, thanks.

MR. VIRTUE: I want to call attention, sir, to the farm appraisal report put in as an exhibit. Under the question, "Roads: Property has direct access to Bonson Road." "Is this district a good one? Fairly good, co-operative marketing." "Employment opportunity: Fair, 2 sawmills, brick-yard, peat plant." Over on the second page, "Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

30 Farm occupied by tenant, land in good condition

and well kept." "Noxious weeds: No serious weed condition." Over on the third page, "This is quite a good property and fully developed. However, the soil is a sandy loam over gravel and has apparently suffered either from leaching or from excessive use of chemical fertilizer."

Down at the bottom he gives a list of approximately eight acres of various kinds of crops, and also adds, "Also 70 mixed old fruit trees around house and buildings," and there is no value whatsoever given to that planting. And I call attention to page 4, the superintendent gives the value of the whole property at $1200.00, although it is assessed for $3700.00. I won't make any comments about that at this stage. That is all, thank you, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

"S.R.HOWARD" Official Reporter.

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

SUB-COMMISSIONER.

ACKNOWLEDGED
Case No. 735.
NOV 27 1947

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Leth

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: Kojiro Sakamoto

   Registration No. 14130

2. Claimant's address at the time of his evacuation from the protected area:

   Box155, Pitt Meadows,B.C..

3. Claimant's present address:

   Box 483, Taber, Alta..

4. Claim relating to real property:

   (a) Street address of real property: Bonson Road, Pitt Meadows,B.C.

   (b) Legal description of property:

   Lot 5 of a 50 acre portion of lot 282, group 1, Map 3546,District of New Westminster,C. of E.52485.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

10 acre of land 6 acre in small fruits and balance as range for poultry of which 1500 laying hens and 1500 pullets kept each year.

(d) Title or interest held by Claimant in the real property:

Land free of all claim
Title for said land in possession of claimant.

(e) Fair market value of real property at date of sale:

(I) Land— $ ----------$ 3500.00

(II) Buildings— $ 1--8rooms house completely finished---- 2700.00
1 - 5 room " for hired help---------- 1000.00
3 poultry house,20x80, 20x100,20x30,---------- --- 1200.00
5 brooder house,garage,woodshed,---------- 1200.00
Total value of real property $9600.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

Recieved from Custodian for land------$2074.00
$ Amount of loss----------$2526.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Personal ~~property~~ - property left on farm with the knowledge of Custodian. Full list of things left was handed to Custodian

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

All property left in the basement of house that was converted i into an incubator room
All small article was boxed,
4 incubator & 5brooder stoves left as was.

(c) In whose care was property left by the Claimant at date of evacuation?

In care of the Custodian

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

2 kitchen range, furniture, farm tools.	$300.00
4 incubators in working order	175.00
5 coal burning brooder	125.00
Total	$ 600.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

Recieved for furniture& farm tools	$36.28
Incubator & brooder stove not sold to date	$563.72
Amount~~of~~ of loss	~~$563.72~~ $563.72

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 17th day of ~~October~~ November, A.D. 1947.

Kojiro Sakamoto

Lawson Sanderson

Witness to Signature of Claimant.

Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Kojiro Sakamoto
(Full Name of Claimant)

of Box 483 TABER, ALTA. Labourer
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Recieved from Custodian for sale of land $ 2074.00
Furniture & Farm Tools 36.28
Total $2110.28
Of which still at office of Custodian of balance at $139.49

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber
in the Province of Alberta,
this 17th day of November
A.D. 1947.

Kojiro Sakamoto

Samson Sanderson
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

Kojiro Sakamoto
by # 14130.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 96

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Kojiro SAKAMOTO

EXHIBIT No. 735-1
DATE Sept. 30/48
FILED BY A.S. Virtue

2. Registration Number: 14130

3. Present Address: Box 483, Taber, Alta.

4. Address Prior To Evacuation: Box 15, Pitt Meadow, B. C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot Five (5) of a Fifty (50) acre portion of Lot two (2) hundred and Eight-two (282) Group one (1) Map 3546, in the District of New Westminster, Municipality of Pitt Meadows

(a) Nearest Post Office adjacent to land. Pitt Meadows

(b) Number of acres: 10 acres

(c) When purchased: April 4, 1919

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bush and stumps land

No buildings

(e) Purchase Price ..... $ 1000.00

6. IMPROVEMENTS:

(a)	Clearing 10 acres at $150.00 per acre	$	1500.00	
	Powder		1000.00	
(b)	Fencing and poultry run	$	450.00	
(c)	Tillage 7 acres titled	$		
(d)	Drainage	$		
(e)	Weed Eradication	$		
(f)	Planting 4½ acres strawberries	$		
	1 acres gooseberries			
(g)	1 acres asparagus	$		
	100 fruit trees			
(h)		$		
	Total	$	2950.00	$ 2950.00
	Carried Forward	$		$ 3950.00

Brought forward $ 3950.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
8 room house	28 x 36	1934	2000.00	1200.00	3200.00
5 room house for labour	20 x 30	1937	500.00	900.00	1400.00
poultry house	20 x 80	1932	700.00	1000.00	1700.00
poultry house	20 x 100	1936	~~1000~~		
poultry house	20 x 30	1930			
5 brooder house					
garage			700.00	1000.00	1700.00
woodshed					

Total Cost of Buildings $8000.00 8000.00

Total Cost of Land and All Improvements ..... $ 11950.00

Fair Market Value ..... $ 9600.00

Sold by Custodian for ..... $ 2051.00

Loss Claimed on Parcel 1 ..... $ 7549.00

8. Assessment for 1942:

Land ..... $

Improvements .... $

Total ..... $

9. Appraisal or Valuation (by Custodian):

Lands	$ 589.00
Improvements	$1500.00
Total	$2089.00

10. Rental Value per Year: $375.00 (see lease)

11. Fire Insurance on Buildings:

(List amount on each building):

on dwelling	$1,500.00	North West Fire Insurance company
	$	
	$	
	$	

12. Documents in Support:

(a) Photographs: of house

(b) Deeds H.Hay & S. Campbell to Kojiro Sakamoto
Title # 50123 E

(c) Agreements to Purchase

(d) Leases Sakamoto to Annie Knowlson April 15, 1942

(e) Insurance Policies # 193979 with North West Fire Insurance Company

(f) Correspondence

(g)

(h)

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
5 brooder stone	1934-36	$ 35.00	$ 85.00	
4 incubators	1935	25.00 75.00	200.00	1 used and 3 new
pipes, founts, metal feeder, wire, etc.	1934-37	85.00	15.00	
2 Kitchen range	1930-33	25.&35.	25.00	
1 buffit	1935	35.00	15.00	
3 roll lenoleum	1940	30.00	15.00	
1 rubber tired trailer	1937	50.00	15.00	
2 level	1936-35	8.00	5.00	
1 set encyclopedia	1940	60.00	35.00	
120 Japanese & Canadian records	1932-41	125.00	40.00	
1 gramaphone	1935	40.00	15.00	
1 Budhist temple	1939	75.00	30.00	
1 set chinaware etc.	1939	25.00	15.00	
Festival dolls etc.	1937-41	50.00	25.00	
4 Bedstead	1935-41	25.00	10.00	
1 Heater	1938	7.50	5.00	
pump well & pipes	1930	125.00	25.00	
Farm tools	1925	150.00	25.00	
		TOTAL	$ 600.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.
Furniture & farm tools			$ 36.28

Total: $ 36.28

Total Claim for Personal Property ..... $ 600.00

Deduct Payments from Custodian ..... $ 36.28

Net Loss on Personal Property ..... $ 563.72

I Certify the above to be True and Correct.

Chas. H. Veile
Witness

K. Sakamoto
Signature of Claimant.

KOJIRO SAKAMOTO

approximate price of material when house built in 1934.

Size 28 x 36 6 ft porch.

950' 2x8 - 30' floor joist	@ $25. per M.	$23.25
30 bags cement.	@ .85¢ per bag	25.50
1900' 2x8 - 14 cedar.	@ 35 - M.	66.50
600' 8x8 - 7 - porch.	@ 35 - M.	21.00
4000' 2x4	@ 30 -	120.00
200 2x8 floor brace.	@ 35 - -	7.00
2000' 2x6 ceiling joist + rafter.	@ 35. - -	70.00
1000 2x4 for porch.	@ 30. - -	30.00
5000 shiplap	@ 25 - -	125.00
1800 sheathing 1x6 common.	@ 25 - -	45.00
2200 1/2" V joint ceiling	@ 45 - -	99.00
4000 3/4 - - walls + partition	@ 50	200.00
2200 3/4 edgegrain flooring	@ 55.	120.00
1200 10" cedar siding	@ 65.	78.00
1000 trims, barge etc.	@ 45.	45.00
25 square shingle	@ 4.50 per square.	112.50
20 double light windows special	@ 5.	100.00
9 6 light sash + 4 light each.	@ 3.	27.00
frames + casing 29 window	@ 2.50.	72.50
10 inside door	@ $4 average.	40.00
1 front door frame from trim.	@ 10	10.00
Locks + hinges 11 door.	@ 2 per door.	22.00
2 stairs material.		25.00
papers nails etc.		125.00
120' gutter, porch trim etc.		50.00
inside varnish etc.		50.00
outside paint, stain.		100.00
basement equipped as dining + kitchen.		150.00
22 ft brick chimney. 22250 bricks	@ $4 per 100.	$100.00
labour + lime.	$2 per ft.	44.00
Carpenter wages 120 days	@ $5 per day.	600.00
2 men common. 280 -	@ $3.00 per day.	480.00
	total	$3193.25

approximate cost. $3193.25
2700.00
$493.25
33
$526.25
Claim.
Disposition

approximate cost of material in 1937.
when house was built. 1½ storey.
Size. 20 x 30 with full basement.

40 bags cement.	@ .85¢ per bag.	$34.00
600' 6x6 beam & post.	@ $35 per M.	21.00
900 2x8 floor joist	@ 40 " M.	36.00
4000' shiplap.	@ 25 " "	100.00
2000 1x6 flooring.	@ 30 " "	60.00
1200 1x6 shiplap partition walls	30 " "	36.00
1500 1x4 V joint	@ 35 " "	52.50
2000 2x4 stud & rafter.	@ 40	120.00
25 sq shingles.	@ 4	100.00
1000 outside trim etc & gutter.		50.00
1200 cedar siding	@ 50	60.00
4 doors locks & trim jamb.	@ 8	32.00
6 window frame & trim	@ 6	36.00
Tank for rainwater		25.00
Labour 2 men 100 days @ 3 per day.		600.00
chimney 20 ft 2000 bricks		77.00
basement fixed as incubator room.		70.00
nails building paper etc.		50.00
2 stairs material		25.00
Total		1584.50
Claim		1000.
approximate loss		$584.50

5 brooder houses 14 x 14 shingled sides.

approximate value

850 ft shiplap	30	$25.50
700 " 2x4	25	$17.50
300 " sheathing	20	6.00
9 sq shingle	2.50	22.50
250 ft shiplap floor	20	7.50
300 " flooring	40	12.00
wire windows feed hopper		10.00
nails & paper		15.00
labour 2 men 7 days @ $7 per day		49.00
Total		$165.00

5 houses cost 165 x 5 = ~~$825~~ $825

cedar posts & poultry netting for 2 acre land $125

1 garage 20 x 14 $150

1 woodshed 20 x 30

1500 ft 2 x 4 @	25	= $37.50
2100 " shiplap	30	= 63.00
800 sheathing	25	= 20.00
shingle 9 sq @	$3 per square	27.00
nails & ulé		30.00
posts & rough 6 x 6		25.00
Labour 2 men 10 days @ 7.		70.00
Total		$272.50

1 barn 30 x 50 shake. 250.00

2 packing shed. 100.00

Total $1722.50

Claim 1200

Loss as depreciation $522.50

PERS. PROP. K. SAKAMOTO

1

5 brooder stove	25 piece.	$125
4 incubator	$70	280
pipes, fronts, metal feeders wire etc		60
Total.		$465
Claim.		300
Loss as depreciation		$165

2 kitchen range	$20	$40.00
1 buffet.		35.00
3 roll linoleum	10	30.00
1 rubber tired trailer		50.00
2 level.		5.00
1 set encyclopedia		56.00
120 Japanese and Canadian records cost		125.00
gramophone		25.00
1 budhist temple		50.00
chinaware 1 set and etc.		25.00
festival dolls + toys etc.		40.00
Farm tools		50.00
Total.		$431.00
Bedsteads		15.00
Heater.		5.00
pump.		35.00
		$86.00
Claim.		300.00
Loss		186.00

and etc.

1

10 acre land cash.		$1000
~~clearing~~		~~2500~~
plowing & harrowing 6 acres.		36.00.
4 acre strawberries plants 7000 per acre @ 5 M.		140.00
labour and fertilizer 2 ton.		150.00.
1 acre gooseberries 2600 bush 5 per 100.		130.00.
1 " asparagus.		150.00.
100 fruit trees all bearing @ 5 per tree		500.00.
1 acre rhubarb.		100.00.
Clearing .. 1 acre = 12 powder @ 8 plus fuse & caps	$96	
Labour. 50 days @ $3 =	150	
etc	4	
Total for 1 acre	$250.	
Per acre = 9		2500.
Total		$4706.00
claim		$3500
Loss		$1206.

3 poultry house built in 20 X 80 built 1932
20 X 100 1936
20 X 30 1930

20X80	2000 shiplap	@ 30 M	$60.00
	1500 # 1X4 sheathing	20 M	30.00
	22 sq shingle	3 per sq.	66.00
4 ft ~~posh~~ high from ground	2200 flooring	45 M	99.00
	2100 2X4 studs rafter	30 M	63.00
	2000 1X12 partition & nest.	35 M	70.00
	cedar posh. poultry fencing for yard.		30.00
	wire netting feed hopper		25.00
	Feed room 10 x 20 same bldg.		25.00
	2 men labour 25 days @ $7.00 per day		175.00
	500 rough 1x6 enclose bottom. $25.		12.50
	Total		$655.50

	2600 shiplap	$25 per M.	$91.00
20X100.	1700 1X4 sheathing	25 " M.	42.50
	30 sq shingles	3 per M	120.00
	2700 flooring	45 " M	121.50
	2500 2X4 Studs & rafter	30 " M	75.00
	2200 1X12	35	70.00
	1000 6X6 cedar & posh.	30	30.00
	400 rough 1x6.	20.	8.00
	wire netting - feed hoppers, troughs,		40.00
	2 men labour 30 days @ $8 per day		240.00
	cedar posh, poultry fencing etc.		50.00
	Total		$907.50

	900 shiplap	@ 25	$22.50
	800 1X4 sheathing	20	16.00
20.X30.	750 shiplap floor.	25	18.75
	500 1X12 nest's partition	@30	15.00
	9 sq shingle	2.75 sq.	24.75
		Total	97.00

carried over	$97.00
posh & poultry fencing	25.00
nails + etc	15.00
labour 2 men 15 days @ 6	90.00
Total	$227.00

Total cost of 3 house.

			nails
20 x 80	655.50	plus	25.
20 x 100	907.50		30.
20 x 30	227		
Total	$1790.00		
nails	55		
	1845.00		
Total			
Claim	1200		
Depreciation Loss	$645.		

EXHIBIT No. 735-2
DATE Sept 30 /48
FILLED BY
A. S. Vurtue

G 21 M 10 FORM NO. 1

This Indenture,

Made in duplicate the tenth day of January in the year of our Lord one thousand nine hundred and twenty-three

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN Henry Hoy and ~~XXXXX~~ Stuart Campbell, Executors and Trustees under the Last Will and Testament of Lewis Francis Bonson, late of the City of New Westminster, British Columbia, deceased

State Full Name Address and Occupation

(hereinafter called the Grantor,)

AND

Kogiro Sakamoto, of Pitt Meadows, in the Province of British Columbia, Fruit Grower

State Full Name Address and Occupation

(hereinafter called the Grantee)

EXHIBIT No. 735-3
DATE Sept 30 1948
FILED BY Col Virtue

WITNESSETH that in consideration of and for the sum of one thousand (1000)

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the District of New Westminster, Province of British Columbia, and known and described as Lot five (5) in the subdivision of afifty (50) acre portion of Lot 282, Group 1, New Westminster District according to the registered map or pln of the said subdivision deposited in the Land Registry Office at the City of New Westminster in the said Province and numbered

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said G
lands.

AND the said G

WHEREVER
strued as meanin
parties hereto so

IN WITNESS

SIGNED, SEA
IN T

State Full Name
Address and
Occupation

I HEREBY
at

to me that
name
the same voluntarily,

NOTE—WI

ghts, easements and
hereof, held or en-
and demand of the

nd for his and their
mitations, provisoes,

y the said ~~lands to~~
ee shall have quiet

~~further~~ assurances

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

C.S.C. T. Olivert Campbell

J. H. Hoy

State Full Name
Address and
Occupation

FOR MAKER

I HEREBY CERTIFY that on the day of 19 at in the of (whose identity has been proved by the evidence on oath of who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part and that he know the contents thereof, and that he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgement is personally known to the officer taking the same, strike out the words in brackets.

July 10 Interest 25.00
Paid G G Borden

Jan - 11/24 Interest 25.00
Paid G G Borden

July 17 Interest 25.00
Paid G G Borden

Dated Jany 10th 19 23

H. Hoy
&
S. Capbell

TO

K. Sekamoto

FORM No. 1

Deed of Land

SITUATE IN

Pitt Meadows Municipality

Lot 5

Block sub of 50 acre portion of

D. L. 282, Gp 1, N. W. D.

Rose, Cowan & Latta, Ltd., Legal Form Printers, Vancouver and Prince Rupert, B.C.

DECLARATION OF WITNESS

I,
of the of in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN before me at
in the Province of British Columbia, this
day of 192

FOR ATTORNEY

I HEREBY CERTIFY that on the day of 19
at in the of
(whose identity has been proved by the evidence on oath who is) personally known to me, appeared before me
of
and acknowledged to me that he is the person who subscribed the name of
to the annexed Instrument as the maker thereof, that the said
is the same person mentioned in the said Instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said Instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this day
of in the year of our Lord one thousand
nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgement is personally known to the officer taking the same, strike out the words in brackets

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 5969

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

June 3rd, 1943

Mr. Kojiro SAKAMOTO,
Registration No.14130,
TABER, Alberta.

Dear Sir:

Re: North West Fire
Policy #210082

The above numbered policy has been issued to cover for $1500.00 on dwelling and $500.00 on contents situate on your property described as Lot 5, NE part of Lot 282, Twp.9, on the West side Bonson Road, Municipality of Pitt Meadows, B.C. This is a renewal of Policy No.193979 formerly carried by yourself.

The premium for three years, amounting to $32.00, is being paid to the Insurance Company and charged to your account.

Yours very truly,

S.M.Gibson
Insurance Department

SMG:KT

EXHIBIT No. 735-4
DATE Sept 30/48
FILED BY A. G. Virtue

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: PITT MEADOWS Date: Feb. 24 th. 1943

NAME: SAKAMOTO, Kojiro REGISTRATION NO. 14130

ADDRESS: 53 Bonson Rd. Pitt Meadows, B.C.

PROPERTY: 10 acres cleared

ACREAGE:

KIND OF CROPS: Straws Goose Asps Fruit Trees
APPROXIMATE ACREAGE OF EACH: 5 1 1 30

HOUSE: 1½ Storey VACANT: OCCUPIED: Yes

DESCRIPTION: Frame ROOF: Shingle

SIZE: 26 x 50 NO. OF ROOMS: 9

CONDITION: Good

OTHER BUILDINGS: House 26 x 34, Woodshed 16 x 18 & 12 x 16, Bath hse. 9 x 20
Chicken houses 18 x 102 & 18 x 80, Barn 36 x 40, Packing shed 12x 14.
1 Chicken house 16 x 24 fallen in on account of snow.

NAME OF LESSEE OR RENTOR: Frank RACY

TERMS: $ 150.00 as from Sept. 42.

WATER: Well ON: OFF:

LIGHT: Electric ON: Yes OFF:

REMARKS: The roof of one chicken house has caved in on account of snow.

The basement of the old house where all the chattels are stored has been broken into.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST

EXHIBIT No. 735-5
DATE Sept 30/48
FILED BY Ad. Virtue

Signed:

R. M. Anderson

Feb 24/43

INVENTORY OF CHA TTELS BELONGING

TO

SAKAMOTO, Kojiro # 14130

IN HOUSE

16 Blinds
1 Bed complete & extra spring
2 Homemade tables
1 Kitchen range
Old lino. on two floors

BASEMENT

1 Enamel sink
1 Old kitchen range
1 Homemade table & 2 benches
1 Fruit cupboard
1 Tank spray
2 Egg crates
3 Pails
1 Old grind stone

OLD HOUSE

UPSTAIRS
2 Beds complete & 2 Bedsteads
3 Bunks
1 Food cooler
1 Homemade round table
1 Medicine cabinet
1 Gallon crock fountain

IN BASEMENT LOCKED ROOM

1 Gramaphone & shrine crated
1 Jubilee & 3 Charter incubators
4 Coal brooders complete
3 Beds complete & mattresses only 2 mattress 1 - remaining rats
~~4~~ 3 Rolls lino.
4 Boxes & 3 cartons sealed
~~5~~ 3 Kitchen chairs
1 Leather couch
1 Box & 1 carton dishes
2 Suitcases
1 Carton of lamp chimneys only 1 chimney
Quantity of garden tools
1 Writing desk
1 Large cabinet
3 Egg crates
4 Chick shipping cartons
~~5~~ 3 Gas lanterns , 3 oil lamps, & 1 small oil lantern
2 Wire wheels & 1 iron pot
Quantity of brooder pipe & 1 Box magazines

IN BARN

10 Egg crates
3 Chick cartons
Quantity of berry wire
Quantity of ½" cable

IN BASEMENT OF OLD HOUSE

85 Picker's trays

OUTSIDE

1 Clothesline
1 Radio aerial

APPRAISAL VALUE: $120.00

SIGNED Parker

SIGNED R. M. Anderson

BC-509-P
BC-2783-A

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL 385

Land Description Lot 5 of a 50 ac. portion of lot 282, Gp.1, N.W.D., Map 3546.
(House 63, Bonson Road)

Containing 10 Acres

Owner's Name SAKAMOTO, Kodiro Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. Distance 1 mile

Market Town New Westminster, also local facilities Distance 14 miles

Church (give denomination) Pitt Meadows, Anglican & United Distance 1 mile

Nearest School Pitt Meadows Distance 1 mile.

State how property was identified: Map location and corner posts.

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

Property has direct access to Bonson Road.

Is this district a good one? Fairly good, co-operative marketing.

Employment opportunity Fair, 2 sawmills, brick yard, peat plant.

Predominating Nationality and religion: Immediate owners Japanese.

Describe Fencing and its condition: Fenced on East and South Value $

Water supply: No water, use deep well 10 ' on next property. Value $
Electricity:- Not available for ¼ mile.

EXHIBIT No. 135-b
DATE Sept 30/48
FILED BY Gra Rice

BUILDINGS ON FARM - Not used.

5569

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#1 HOUSE	24x36	frame	2 st.	shgl	18	conc.	poor	1000.00
#2 House	21x30	"	1½ "	"	20	wood	"	400.00
[illegible] house	20x85	"	1 "	"	20	"	"	200.00
" BARN "	20x100	"	1 "	"	20	"	"	250.00
Shed	20x40	frame & posts	1	shk.	20	"	"	40.00
BARN	x							
Garage	15x18	"	1 st.	shgl	10	"	"	25.00
GRANARY	x							
Brooder hse.	12x15	"	1 "	"	15	"	"	10.00
" "	12x15	"	1 "	"	15	"	"	10.00
" "	12x15	"	1 "	"	15	"	"	10.00
" "	12x15	"	1 "	"	15	"	"	10.00
" "	12x15	"	1 "	"	15	"	"	10.00

Total present day value $ 1965.00

Total Value Buildings add to farm $ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Roof of house leaks badly; brick chimney is in very dangerous condition.

$

Describe the basement and chimneys: Full cement basement, brick chimney on wood block in basement.

No. rooms downstairs? 6 Upstairs? 3 How finished V-joint finish.

Are buildings painted? Dwelling only. Condition of paint Fairly good.

Distance from nearst bush Approx. 100 yards.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.80	level	sand loam 15" to 20"	gravelly	Mixed small fruits.	60.00	588.00

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	
.20	ravine	scrub	5.00	1.00

Total value of Land $ 589.00

Total added by buildings to value of farm $ 1500.00

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

Total value of farm $ 2089.00

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

Farm occupied by tenant, land in good condition and well kept.

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

Suitable for small fruits and poultry.

Noxious weeds: No serious weed condition.

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

Pitt Meadows Municipality.
Improvements $2500.00
Land 1200.00
$3700.00 Taxes, 1942 - $38.33

Date: June 26/42.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 25th day of June, 1942.

Inspector's Signature

"D. DODDING"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This is quite a good property and fully developed. However, the soil is a sandy loam over gravel and has apparently suffered either from leaching or from excessive use of chemical fertilizer.

The buildings are the main drawback, the poultry houses are old and poor structures at best. The second house is old and poorly built. The brick chimney in this house is set on a 4-foot wood block that is rotting and sinking on one side; a decided kink in the chimney indicates a collapse in the near future.

The main dwelling leaks badly through the roof, apparently due to faulty placement of the shingles. The brick chimney here is also set in a wood block, it is not built in alignment, is constructed so badly that smoke escapes between the bricks. This is the poorest and most dangerous chimney I have ever seen.

The property is rented for this year to G. Knowlson for $300.00 with occupation of the house until April next.

(FOR ORCHARD LANDS ONLY)

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

Nil.

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
Strawberries, poor	4.86 acs.	$
Peas	.35	
Red Currants	.32	$
Rhubarb	.79	
Asparagus	.82	$
Gooseberries	.71	
Potatoes	.27	$
Yards and buildings	1.68	
	9.80 acs.	$
Ravine	.20	
	10.00 acs.	$
Also 70 mixed old fruit trees around house and buildings.		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Lot 5 of a 50.ac.pt. of Lot 282. Gp 1. N.W.D. Map 3546. Kodiro Sakamoto

Scale - 200' - 1"

Following careful review of this appraisal report, it is my opinion that the present value is $ 1200.00

Date 29th June, 1942.

"I.T. BARNET"

District Superintendent.

EXHIBIT NO. 735 - 7
DATE Sept.30/48
FILED BY G.E.A.Rice

The Corporation of the District of Pitt Meadows

( )
( )
(Kojiro Sakamoto)
(Pitt Meadows, B.C.)
( )

NOTICE OF ASSESSMENT
MUNICIPAL HALL, PITT MEADOWS, B.C.

Roll No.	Block	North Range One East Subdivision	Township Sec.	Acres	Value of Improvements	Value of Land
53	Lot 5 Lot 282	N.E. Part Map 3546		10.00	$2500.	$1200.

TAKE NOTICE that you are assessed as below specified for the year 1943. If you deem yourself improperly assessed, you or your agent must notify me in writing at least TEN DAYS previous to the first meeting of the Court of Revision, which will be held in the MUNICIPAL HALL, PITT MEADOWS,B.C., on the 8th day of February, 1943, at 10 a.m.

SECTION 234 OF THE MUNICIPAL ACT READS AS FOLLOWS:

234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

DEC 26 1942

W.T.A.THOMPSON, Assessor,
Pitt Meadows, B.C.

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

Nov. 5/48

mukandlee
E.L.

File No.
5969

ANALYSIS OF
CLAIM

June 14, 1948
REAL PROPERTY
SECTION

Kojiro SAKAMOTO,
Reg. No. 14130

EXHIBIT No. 735 - 8
DATE Sept.30/48
FILED BY
G.E.A.Rice

REAL PROPERTY,
Bonson Road, Pitt Meadows, B.C.
known as
Lot 5 of a 50 acre portion of
Lot 282 Map 3546
Municipality of Pitt Meadows, B.C.

Re Director Veterans Land Act.

Kojiro SAKAMOTO makes claim for
(Gross) as follows,

Land -	3500.00	
Improvements,		
1-8 room house	2700.00	
1-5 room "	1000.00	
3 Poultry Houses	1200.00	
5 Brooder Houses garage, woodshed	1200.00	9600.00

Sale price (Gross) 2051.00

	Assessed Value	Claimant's value	S.S.B. Appraisal	V.L.A. Purchase Price
Land -	1200.00	3500.00	589.00	
Improvements -	2500.00	6100.00	1500.00	
	$3700.00	9600.00	2089.00	$2051.00

RECAP:

Gross amount of claim - -	$9600.00
" " " sale	2051.00

"B.R.Dusenbury"

B.R. Dusenbury
Office of the Custodian.

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

Nov.5/48

M Wanstall

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5969 EXHIBIT No.

NAME Kojiro SAKAMOTO

REG. No. 14130

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 25/42 EVACUATION May 6/42	TAKEN BY Custodian DATE Feb. 24/43			AUCTION	TENDER &c		
"The following to be left in declarant's home in basement - 4 incubators, 4 brooders, stoves, gramaphone, carpets, stoves, (heater 2 kitchen stoves,) and household furnishings for 5 room house and farming implements A.Knowlson, Pitt Meadows,B.C. will have custody of the above named property."	IN HOUSE 16 Blinds 1 Bed complete & extra spring, 2 Homemade tables 1 Kitchen range Old lino. on two floors,	"In care of Custodian" Personal Property as follows:- 2 Kitchen range, Furniture, farm tools etc.	300.00	6.00	Gas lanterns		
	BASEMENT 1 Enamel sink 1 Old kitchen range 1 Homemade table & 2 benches, 1 Fruit cupboard 1 Tank spray 2 Egg crates 3 pails 1 Old grind stone			2.70	Tools		
				11.00	2 Saws		
				4.00	3 rolls linoleum		
				2.00	2 beds		
				1.00	4 chairs		
				2.00	Cabinet		
				.25	Homemade table		
	OLD HOUSE Upstairs 2 Beds complete & 2 bedsteads, 3 Bunks 1 Food cooler, 1 Homemade round table 1 Medicine cabinet, 1 Gallon crock fountain,			1.25	Wheel		
				1.50	Occasional table		
				1.50	Couch		
				11.80	Sundry Equipment,		
				$ 45.00			
		4 Incubators in working order	175.00				
	IN BASEMENT LOCKED ROOM 1 Gramaphone & shrine crated, 1 Jubilee & 3 Charter incubators, 4 Coal brooders complete 3 beds complete & mattresses, 4 rolls lino 4 boxes & 3 cartons sealed, 5 kitchen chairs 1 Leather couch 1 Box & 1 carton dishes, 2 suitcases, 1 carton of lamp chimneys, Quantity of garden tools, 1 Writing desk 1 Large cabinet, 3 Egg crates, 4 Chick shipping cartons, 5 Gas lanterns, 3 oil & 1 small oil lantern 2 wire wheels & 1 iron pot, Quantity of brooder pipe, & 1 box Magazines,	5 Brooder stoves coal burning	125.00				
		Total Claim Personal Property -	$ 600.00				
		RECAP:					
		Japanese claim	300.00	not itemized hence cannot reconcile figure			
				Chattels sold grossed - 45.00 as shown			
				2 Kitchen ranges mentioned in claim were and "not accounted for"- one ma			
		" "	175.00	Abandoned as indicated above.			
		" "	125.00				
		Total Claim Personal Property -	$ 600.00				
	IN BARN 10 Egg crates, 3 Chick cartons (over)						

No. 5969 EXHIBIT No. _____ CASE No. _____

No. 14130 VENUE LETHBRIDGE

SALES ON	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
6.00	Gas lanterns					Two kitchen ranges were inventoried and not accounted for, one marked "N.G."		
2.70	Tools							All Chattels as inventoried were given an appraised value of $120.00.
1.00	2 Saws							
4.00	3 rolls linoleum							Stored at Buddhist Temple, Haney, B.C. as memo Dec. 3/43-
2.00	2 beds							
1.00	4 chairs							2 Bamboo Swords 5 boxes (ctns) 7 boxes (wooden) 1 tin box(misc. papers)
2.00	Cabinet							
.25	Homemade table							
1.25	Wheel							These were ordered shipped to SAKAMOTO at his request to Taber, Alberta as per memo June 20/44.
1.50	Occasional table							
1.50	Couch							
1.80	Sundry Equipment,							
6.00								
					175.00 X			X Custodian Inventory Feb/43 shows 1 Jubilee and 3 Charter Incubators,
					125.00 XX			XX Custodian Inventory Feb./43 shows 4 coal brooders complete.

X &XX- Custodian letter Sept. 29/44 to Kojiro SAKAMOTO states ."We have found that there is no demand for the coal-oil heated incubator and brooders, one or two of them having been sold for a few dollars apiece and at the moment we are of the opinion that it is not worthwhile paying cartage to remove them from the farms.
Perhaps you would care to discuss with the B.C. Security Commission the matter of removing these to the Interior for use but, of course, you would have to expect a heavy cartage and freight bill".

emized hence cannot reconcile figures

ls sold grossed - 45.00 as shown above.

hen ranges mentioned in claim were inventoried by Custodian and "not accounted for"- one marked "N.G."

oned as indicated above.

EXHIBIT No. 735-9
DATE Sept 30/48
FILED BY Era Rice

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5969 EXHIBIT No.

NAME Kojiro SAKAMOTO

REG. No. 14130

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION Apr.25/42 EVACUATION May 6/42	TAKEN BY Custodian DATE Feb. 24/43					
	IN BARN continued Quantity of berry wire Quantity of ½" cable IN BASEMENT OF OLD HOUSE 85 Picker's trays OUTSIDE 1 Clothesline 1 Radio Aerial					

5969

14130

EXHIBIT No.

CASE No.

VENUE

ES								
TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS

REAL PROPERTY SUMMARY

File 5969

V.L.A. B.C. 509-P

JAPANESE NAME: Kojiro SAKAMOTO - - Reg. No. 14130.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 53 Bonson Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot 5 of a 50 acre portion of Lot 282 Group 1 Map 3546 Municipality of Pitt Meadows, D.N.W.

EXHIBIT NO. 735 - 10

TITLE: In the name of Kodiro SAKAMOTO.

DATE Sept. 30/48

ENCUMBRANCE: Vesting 24212, 30th June 1942.

FILED BY G.E.A.Rice

ASSESSED VALUE: 1943 - 10 acres.
Land $1200.00
Improvements $2500.00 Total $3700.00 Taxes $32.42.

CLASSIFICATION: Berry and fruit farm. Inspector reported February 24th, 1943, farm all cleared with 5 acres strawberries, 1 acre gooseberries, 1 acre asparagus, 30 fruit trees and with a 1½ storey frame house 26 x 50, 9 rooms, good condition and house 26 x 34, woodshed 16 x 18 and 12 x 16, bath house 9 x 20, chicken houses 18 x 102 and 18 x 80, barn 36 x 40, packing shed 12 x 14, 1 chicken house 16 x 24 in poor condition. Occupied at the date of inspection by Frank RACEY.

HISTORY OF ADMINISTRATION: Leased by Kojiro SAKAMOTO on the 15th April 1942 to Annie KNOWLSON for 10 months from the 1st April 1942, with option to extend for 1943, $375.00, paid to the owner. This lease was cancelled by the lessee on the 5th August 1942.

Leased on the 11th December 1942, Secretary of State to Frank RACEY from the 1st September 1942 to the 31st August 1943 For $150.00 payable on the 15th July 1943. This lease was handed to The Director The Veterans' Land Act on the 22nd July 1943. In respect to the first lease to Mrs. KNOWLSON, there is a considerable correspondence on file in reference to a claim made by her of $115.15 for labor supplied by the Pacific Co-operative Union in cleaning up the property when she took possession. Mrs. KNOWLSON claims that at the time the lease was drawn, Kojiro SAKAMOTO was ill and his son, Masahiro SAKAMOTO signed the lease on behalf of his father and that he verbally promised to clear the land if he were permitted to occupy the house until he should be evacuated. There is no copy of the lease on file and the extract does not show who signed the documents. Mr. Shimek confirms Mrs. KNOWLSON'S statement that Masahiro SAKAMOTO promised to clean the land. This Masahiro denies. This claim of $115.15 was charged by the Pacific Co-operative Union against the Co-operative shares held by Kojiro SAKAMOTO. The Custodian notified the Pacific Co-operative Union on the 12th May 1943, that this charge was not to be paid to Mrs. KNOWLSON without consent of the Custodian or of Kojiro SAKAMOTO. No settlement of this claim appears to have been arrived at.

SOLD: To The Director The Veterans' Land Act for $2051.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kojiro SAKAMOTO, sale price $2051.00 plus refund of insurance $31.28, total $2082.28; less insurance $32.00, Certificate of Encumbrance $1.00, registration fee $3.00, legal feel$15.00, total $51.00. Net amount released $2031.28.

TITLE: Included in C. of T. 166108-E and payment of consideration included in cheque to the Custodian dated January 12th, 1944.

PROTEST: Under date of June 1st, 1944, Kojiro SAKAMOTO writes in part as follows:- "That piece of land is worth about $5000.00 at cash. I have been offered $3500.00 a number of times before and if I had known that it would be sold in spite of us not giving consent I am sorry I never sold it myself before evacuating. The price you gave is not enough for the buildings on said property. We paid $1000.00 or100 per acre when we bought it as bush land. It takes about $200 per acre to clear and the buildings on said property would cost about $2500 so it would bring the value of said property with all the fruit trees and all to about six thousand. $6000.00.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED March 25th, 1946.

IM:ML "Ian Macpherson"

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

Nov.5/48 M Eustace

FORM "JP"

FILE No. 5969

Hammond

OFFICE OF THE CUSTODIAN

EXHIBIT NO. 735 - 11

DATE Sept.30/48

JAPANESE SECTION

FILED BY G.E.A.Rice

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: SAKAMOTO Kojiro

HOME ADDRESS: Bonson Rd., Pitt Meadows, B.C.

REGISTRATION NUMBER 14130 SEX: Male AGE: 61

OCCUPATION: 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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yumi "File 5764 No claims on chattels indicated. June 2/48 D. "

ADDRESS OF WIFE OR HUSBAND: Bonson Rd., Pitt Meadows, B.C.

NAMES OF ANY LIVING CHILDREN: Masahiro (M), Shizako (F), Horoji (M), Yoshio (M), Hideo (M).

ADDRESS OF CHILDREN: Bonson Rd., Pitt Meadows, B.C.

AGE OF CHILDREN: 28, 26, 21, 19, 17.

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

1. LOCATION AND DESCRIPTION: 10 acres - Bonson Rd., Pitt Meadows, B.C. Lot 5 of N.E. part of Lot 282 - Title no. unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room house, 5 room house, 2 chicken houses, barn, garage, 3 packing sheds, 4 brooder houses.

3. INSURANCE (Give particulars; state where policies are) Tanaka Fire Insurance Agency, for $2,000.00 on dwelling and furniture. Policy in owner's possession.

4. TAXES (Amount and where payable) $32.21 municipality of Pitt Meadows, B.C. 1942 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Mrs. A. Knowlson, Barnet, B.C. has leased above described land for the duration of the war. $300.00 will be paid for ~~rental of land~~ "1942 CWN" and house and $10.00 an acre thereafter.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN 3½ acres of currants, 1 acre of gooseberries, 1 acre rhubarb, 1 acre of asparagus, -100 fruit trees.

"Mrs.A. Knowlson, Barnet, bought crop for $300. Cash $150; balance due Sept.1942.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See Section 2, Page 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

The following to be left in declarant's home in basement - 4 incubators, 4 brooder, stoves, gramaphone, carpets, stoves (heater 2 kitchen stoves), and household furnishings for 5 room house and farming implements A. Knowlson, Pitt Meadows, B.C. will have custody of the above named property.

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

None

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

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $500.00 with Tanaka Fire Insurance Agency on declarant's household furnishings.

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)

"Mrs. A. Knowlson, Barnet, $150 ~~None~~ for crop sold." "PAID"

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

15 shares of Pacific Co-operative Union @ $10.00 per share -

33 unredeemable shares of Pacific Co-operative Union - @ $10.00 per share
In owner's possession.

8. BANK ACCOUNTS: In owner's possession. None

9. LIFE INSURANCE: Pacific Mutual Benefit - for $1,375 - Ben.Yumi -$30. ann. p
Family Ben. Society - for $2,500.00 Ben. wife Yumi - $30.00
Manufacturer's Life for $1,000.00 - Ben. wife - Yumi - $51.00 annual premium
Policies in owner's possession.

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 25th day of April 1942.

(Signature) "K. Sakamoto"

"F.H.Williams"
Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Nov.6/48 M Lane

ADDITIONAL REGISTRATION

SAKAMOTO, Kojiro

P.O. Box 15,
55 Bonson Rd., Pitt Meadows.

Land and house leased to Mrs. A. Knowlson, Pt. Moody, who has now vacated the house. Prospective tenants are now in touch with the S.S.B. re-renting the property.

The above information given by SAKAMOTO, Kenneth Yoshio, Reg. No. 14202.

Family now in Taber, Alta.

SIGNED "K.Y. Sakamoto"
.....

WITNESS: "F.I.Williams"

735 - 12
EXHIBIT No.
DATE Sept.30/48
FILED BY G.E.A.Rice

Proof of Claim

NOV 27 1947

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C.3737; and

"JL 385
BC 509P 2783A
Env.37"

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese race under said Orders-in-Council.

---

1. Name of Claimant in full: Kojiro Sakamoto

   Registration No. 14130

2. Claimant's address at the time of his evacuation from the protected area:

   Box 15 Pitt Meadows, B.C..

3. Claimant's present address:

   Box 483 , Taber, Alta..

4. Claim relating to real property:

   (a) Street address of real property: Bonson Road, Pitt Meadows, B.C.

   (b) Legal description of property:

   Lot5 of a 50 acre portion of Lot 282, Group 1, Map 3546, District of New Westminster, C. of E. 52485.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

10 acre of land 6 acre in small fruit and balance as range for poultry of which 1500 laying hens and 1500 pullets kept each year.

(d) Title or interest held by Claimant in the real property:

Land free of all claim
Title for said land in possession of claimant.

(e) Fair market value of real property at date of sale:

(I) Land	$ ----------	$ 3500.00	
(II) Buildings-	$ 1--8 room house completely finished -	2700.00	
	1--5 " " for hired help-------	1000.00	
	3 poultry houses 20x80, 20x100,20x30 ----------	1200.00	
	5 brooder house, garge, woodshed,----------	1200.00	
	Total value of real property ----------		$9600.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ Recieved from Custodian for land ----------		$2074.00
Amount of loss ---$~~2000~~-------$~~7526.00~~-		
	7526.00	

5. Claims relating to personal property, etc.
(a) Location at which property was left by Claimant at date of evacuation:

Personal property left on farm with the knowledge of the CUSTODIAN. Full list of things left was handed to CUSTODIAN.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

All property left in the basement of house that was converted into an incubator room.
All small article was boxed.
4 incubator & 5 brooder stoves as was

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) In whose care was property left by the Claimant at date of evacuation?

In care of the CUSTODIAN.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

2 kitchen range , furniture, farm tools, etc.--------	$300.00
4 incubator in working order ----------	175.00
5 brooder stoves coal burning ----------	125.00
Total	600.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

Recieved for furniture & farm tools	$ 36.28	
incubator &brooder stove not sold to date		
Amount of loss----------		563.72

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this seventeenth day of ~~October~~ November A.D. 1947.

"Lawson Sanderson"
Witness to Signature of Claimant.

"Kojiro Sakamoto"
Signature of Claimant.

VIRTUE & RUSSELL, Barristers,Lethbridge.

STATUTORY DECLARATION

I, Kojiro Sakamoto
(Full Name of Claimant)

of Box 483, Taber, ALTA.. Labourer
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Recieved from Custodian for sale of land	$2074.00
Sale of furniture & farm tools	36.28
Total	$2110.28

Of which ~~$139.49~~ $139.49 Balance is left at the office of Custodian

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber)
in the Province of Alberta,)
this 17th day of November)
A.D. 1947.)
"Lawson Sanderson")
A Commissioner for Oaths in and for the Province of Alberta.)

"Kojiro Sakamoto"

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

Nov. 5/48

M. Lanstall
E.L.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapted 99 of the Revised
Statutes of Canada, 1927, and

IN THE MATTER OF a Commission
appointed to inquire into and report upon
the claims of persons of the Japanese Race
under said Orders-in-Council.

PROOF OF CLAIM

Kojiro Sakamoto

Reg. # 14130

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

File # 5969

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EXHIBIT
DATE Sept.30/48
FILED BY G.E.A.Rice

Taber, Alta.

June 1 1944.

Dear Sir.

Have recieved your letter informing me of the sale of my property in B.C. Upon scanning the form I see that the sale of the land was $2051.00. I think that this price is not satisfactory. That piece of land is worth about $5000. at least. I have been offered $3500. a number of times before and if I had known that it would be sold in spite of us not giving consent I am sorry I never sold it myself before evacuating. The price you gave is not enough for the buildings on said property. We paid $1000. dollars or $100. per acre when we bought it as bush land. It takes about $200. per acre to clear and the buildings on said property would cost about $2500. so it would bring the value of said property with all the fruit trees and all to about six thousand $6000.00. So you have not appraised the property right and I wish that you will pay us more for it than what we have been notified. I do not know how you have assessed my property but I am not satisfied with what you have told us regarding this matter.

In the same letter you have stated that the proceeds from the auction sale amounted to $36.28. I do not know what you have sold but I had left there (5 coal burning brooder 4 (540 egg) size incubators and complete line of feeders and

founts for baby chick raising. These article alone is worth many times ~~what~~ the amount of $36.28. Please inform us what you have sold and what has happened to the rest of the articles left behind.

Last Sept. I sent a form together with the sum of fifteen dollars for some articles that I wanted sent out to me. We never heard anything about it so I wrote you in May but so far I have not recieved any answer. What is the cause of the delay. Please send those articles asked for as soon as possible.

Lastly I wish to point out that I will be glad if you will send along another $1500. for the price of my land. I will be satisfied if I recieve $3500. which I consider is fair price. Also can I recieve this money deposited to my credit at you office in one lump sum if I so wish it.

Thanking you for your trouble, I remain,

Yours truly,

K. Sakamoto 14130

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

Nov.6/48

M Wanotee
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