

<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
		275.00								226.25
				13.75 12.50						
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<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			
50.00	26.00								7.80	
		7.80							7.80	
TOTAL RECOMMENDATION									234.05	

CASE NO: 812.

JAPANESE PROPERTY CLAIMS COMMISSION

Moose Jaw, Saskatchewan,

April 8th, 1948.

IN THE MATTER OF THE CLAIM OF
TOYOKUMA SAKATA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 812.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Moose Jaw, Saskatchewan,
 April 8th, 1948.

IN THE MATTER OF THE CLAIM OF
TOYOKUMA SAKATA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
P.G. MAKAROFF, Esq.,K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
H.M. LANGFIELD, Esq.,	Official Reporter.

30

T. Sakata,
In Chief.

THE SECRETARY: Case 812, Toyokuma Sakata.

TOYOKUMA SAKATA, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

THE COMMISSIONER: Has this man filed two claims?

MR. MAKAROFF: Should be just one. I think perhaps it
was amended.

THE SECRETARY: One is an amendment of the other.

THE COMMISSIONER: Oh, is that it? Yes, there are two
10 of them filed.

MR. MAKAROFF: One on the 14th, and the other on the
27th of November.

MR. HUNTER: The amendment, my lord, to increase value
by a thousand dollars.

MR. MAKAROFF: I think he is claiming for goodwill, is he?

DIRECT EXAMINATION BY MR. MAKAROFF:

Q You are Toyokuma Sakata? A: Yes.

Q And you live here in Moose Jaw?
20 Swift Current. A: No, in

Q In Swift Current? A: Yes.

Q What do you do there? A: I stay
in daughter's place.

Q You stay at your daughter's place?

A Yes.

Q And at the time of your evacuation you were living
at Cranbrook, British Columbia?

A Yes.

Q And what did you have there? A: Chickens.

30 Q What were you doing?

T. Sakata,
In Chief.

- A A chicken farmer.
- Q And it had three lots? A: Yes.
- Q Is that right? A: Yes.
- Q And how far out? A: About $3\frac{1}{2}$
miles from the town.
- Q How many acres? A: About $11\frac{3}{4}$
acres.
- Q When did you buy it? A: About 9 and
10 -- 1920. I can't remember that.
- 10 Q But around about 1920? A: Yes.
- Q Do you remember how much you paid for it?
- A I paid about \$50.00 an acre.
- Q For how many acres? A: $11\frac{3}{4}$ acres.
- Q $11\frac{3}{4}$ acres? A: Yes.
- Q And were there any improvements on it, any of it
cleared? A: No, just
a little bushland.
- Q Bushland? A: Yes.
- Q Now, did you make improvements on the land? What
20 did you do to the land? A: I cleared
the land.
- Q How many acres cleared? A: About 7
acres.
- Q About 7 acres? A: Yes.
- Q How much did that cost you? A: Oh, I
cleared about 50 or 75 dollars an acre to clear.
- Q Maybe I should speed this up in the usual way by
filing the statement.

THE COMMISSIONER: All right.

30 MR. MAKAROFF: Q: I show you a document, a real estate (farm

T. Sakata,
In Chief.

land); Whose signature is that?

A My signature.

Q And this contains a statement of the value of your farm when you bought it?

A Yes.

Q And the improvements you made after purchasing it?

A Yes.

Q And also by way of buildings?

A Yes.

10 Q And also you put a fence and a well on it?

A Yes.

Q Now are the costs and prices there true and correct to the best of your knowledge, information and belief?

A: If anything they are on the cheap side.

Q If anything, on the cheap side? A: Yes.

Q All right; I will file this.

(STATEMENT MARKED EXHIBIT NO. 1).

20 Q Then when you evacuated did you leave anybody on the farm?

A: I think there is somebody living there. I don't know, no.

Q Who put him there? A: I don't know.

Q The Custodian, was he advised? Did you tell the Custodian that you had some property there?

A Long time ago Commission told me.

Q I can't hear you. A: I told the British Columbia Security Commission that I would sell the land for \$1500.00.

30 Q Did you leave some chattels in a house there and on

T. Sakata,
In Chief.

the farm?
there.

A: I left a little furniture

Q I show you a personal statement here entitled
"personal chattels". Is that your signature?

A Yes.

Q And this was compiled from your instructions?

A Yes, this was prepared.

Q On your information by your lawyer?

A Yes.

10 Q And is the list here an accurate list and are the
prices paid fair prices, to the best of your informa-
tion, judgment and belief?

A I think those prices are fair.

Q I will file that.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Where were these goods left? A: I left them
in the house and had them locked up.

Q And have you been back there since?

A No.

20 Q And do you know what has been done with the
property? A: I don't.

Q Did you receive a cheque from the Custodian or on
his behalf? A: I received a cheque.

Q For how much? A: Just a little over \$200.00.

Q \$231.92, was it, to be exact?

A Yes.

Q And what did you do with that?

A It was not satisfactory and so I returned it.

30 Q A perusal of your file -- I am addressing my
learned friend, my lord, -- would indicate that that

T. Sakata,
In Chief.

was appraised by a party by the name of John E. Kennedy of Cranbrook at \$275.00, who had a client for that property and I understand that the same gentleman sold that property at that figure.

THE COMMISSONER: Have you any information, Mr. Hunter?

MR. HUNTER: The property was advertised in the usual way, my lord, and only one tender was received.

THE COMMISSIONER: Yes, but it was a fact that that purchaser was represented by the man Kennedy who
10 made the original offer?

MR. HUNTER: I don't know. I don't know where my learned friend got that from the file.

MR. MAKAROFF: It is in your documents there. I saw it last night. I am not exactly clear that it was sold by this -- the letter is February 27th, 1945.

MR. HUNTER: Yes.

MR. MAKAROFF: John Kennedy writes on this that the land and improvements are worth \$275.00. And then there is an assessment, a letter of assessment or valuation by the same party, July 26th, 1944.
20 That is six months earlier. He evaluated that land at \$75.00 and the improvements at \$200.00, and then in February, the following year, he wrote saying he had a client at that price,,and saying it was sold. I have not the date of sale, but it was sold to Kathleen Stefinuk. Could you find that?

THE COMMISSIONER: I am surprised to find this man was evacuated from Cranbrook at all.

MR. HUNTER: I did not know that that was in the
30 protected area, unless he was an alien.

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In Chief.

THE COMMISSIONER: That must be the explanation. Of course there must be some explanation made when the Government comes to put in its defence.

MR. MAKAROFF: I think you must have an explanation of the disposition of those two radios.

MR. HUNTER: Yes.

MR. MAKAROFF: I would like to check by this.

THE COMMISSIONER: What am I to take this claim to be for? \$2500.00 on the real estate established in his Exhibit 1, or \$2675.00?

MR. MAKAROFF: Yes, \$585.00. And the land, improvements, subsequent thereto, was \$750.00. And then the buildings, apart from the improvements of land, amounted to \$1340.00.

THE COMMISSIONER: Yes, but in his claim all he asks is a valuation of \$2500.00.

MR. MAKAROFF: For the land.

THE COMMISSIONER: For the land. And this is a second shot at it.

20 MR. MAKAROFF: This is the second? This is the third.

THE COMMISSIONER: What I want to know is what you are asking.

MR. MAKAROFF: That is in the latest statement.

THE COMMISSIONER: Then I take it you desire amendment to increase the valuation as shown now from \$2500.00 to \$2675.00?

MR. MAKAROFF: I so ask, my lord. And then there were just the two radios that were disposed of by the Custodian and one radio was sold for \$3.00 and the other \$23.00. I just want to question him on the

30

T. Sakata,
In Chief.

fairness of that sale.

THE COMMISSIONER: While you are on the chattel claim, the claim form, the claims in respect of the radio only, your Exhibit 1, no -- that is not right. On your Exhibit 2, -- sets up four other entries of chattels, namely kitchen cabinet, kitchen table, six kitchen chairs, and brooder stove and Hoover, none of which are mentioned in the claim at all.

MR. MAKAROFF: No, I don't know how to explain that except
10 that he says the kitchen cabinets were home made and estimates a value of \$25.00.

THE COMMISSIONER: You wish to amend the claim by asking for \$25.00 for these additional chattels? Any objection, Mr. Hunter?

MR. HUNTER: No, my lord.

MR. MAKAROFF: They are only of little value, five, seven, and seven dollars.

Q How is it you omitted to refer to the kitchen cabinet and table and chairs and brooder stove
20 in your first claim and second claims?

A What was the other one?

Q Six chairs, kitchen chairs, kitchen cabinet and brooder stove. A: I thought those items had been stolen and therefore in the first place I did not put them in.

Q You thought they had been stolen?

A I had a letter saying that the house had been entered and that I thought those things had been stolen.

30 Q You have here Grebe Mantle and speaker radio: You

T. Sakata,
In Chief.
Cross-Exam.

bought that in 1924, did you?

A: Yes.

Q What did you pay for that?

A: \$10.00.

Q \$10.00?

A: One was

\$10.00, and he is talking about the other one.

Q Let's finish about the one first. This Grebe mantle and speaker radio, how much was it worth at the time you were evacuated? Let's get over it. It is not worth wasting time on. How much was it worth at the time of evacuation?

10 A About \$5.00.

Q What about the other radio? How much was it worth at the time of your evacuation? Was it worth \$23.00? Was it worth \$23.00 more or less?

A \$25. or \$30.00.

Q \$25.00 or \$30.00. All right, I guess that's all.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the radio was sold for its fair market value. The other items claimed for were not declared and not found. It is submitted that, in any event, the claims made are exorbitant.

20

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Sakata?

A Yes.

Q Under the heading of "Statement of Personal Property Owned", it is not filled in, my lord. That does not show anything. The rest of it appears to be filled out, but -- I tender that.

30

(J.P. FORM MARKED EXHIBIT NO. 3).

T. Sakata,
Cross-Exam.

THE COMMISSIONER: That is the J.P. form?

MR. HUNTER: Yes. The first radio, the Grebe radio, is No. HRP-181, that was sold for \$3.00, my lord. The second one, Viking radio, No. 291719, sold for \$23.00 by public auction. The appraisal is of July 29th, 1943, and the auction sale was the 20th of September, 1943.

Q This Grebe radio you had, you bought secondhand in 1924, was it? A: It was secondhand.

10 Q I don't think they have been made since about 1928. Obviously an old one with the loud speaker. There were a number of reports received by the Custodian from the firm of Beale & Elwell up at Cranbrook.

THE COMMISSIONER: Yes.

MR. HUNTER: And then finally a final one made by John E. Kennedy, and as we purpose to call these people I will put in this report.

THE COMMISSIONER: Very well, I will receive that. But they will have to be proved later.

20 MR. HUNTER: The first one is dated December 9th, 1942, and says (reading). Then there is a letter dated January 26th, 1943, that was (reading). And a third letter, which is dated June 18th, 1943, and they say (reading).

(3 DOCUMENTS MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Who signed those letters?

MR. HUNTER: The first one is Margorie F. Beale, the second one by the same person, and the third one is M.F. Beale per Mary Paget, who I presume is somebody in the office.

T. Sakata,
Cross-Exam.

THE COMMISSIONER: I happen to know the present manager of the firm, and perhaps he dealt with it. Perhaps he did not get there at that time. The appraisal of J.E. Kennedy is July 26th.

MR. HUNTER: 1944. The value is "land, \$75.00, improvements \$200.00." As your Lordship has been advised, it was sold for that price on March 29th, 1945. I will file that.

THE COMMISSIONER: \$275.00, was it?

10 MR. HUNTER: \$275.00, my lord.

MR. MAKAROFF: I think the file has an assessment there with the valuations there. Land, \$300.00, buildings and improvements, \$600.00. Because that bears date January 15th, 1945, very shortly prior to the sale.

THE COMMISSIONER: You can concede that is a fact so far as the assessment is concerned.

MR. HUNTER: Yes. Well, in 1945, \$300.00 for land, \$600.00 for improvements.

20 THE COMMISSIONER: No need to file that, but file the letter of Mr. Kennedy.

(LETTER MARKED EXHIBIT NO. 5).

MR. HUNTER: Q: Is that your letter, Mr. Sakata?

A It was written by somebody else and I signed it.

Q Do you know what is in it? A: No, he doesn't.

Q Why did you sign it if you don't know what is in it? A: Yes, I remember writing this letter.

MR. HUNTER: This letter is dated January 5th, 1943.

30 (LETTER READ AND MARKED EXHIBIT NO. 6).

T. Sakata,
Cross-Exam.

MR. HUNTER: Exhibit 6, is it?

THE SECRETARY: Exhibit 6.

MR. HUNTER: Q: Now, Mr. Sakata, you claimed originally \$1600.00 for the property. Now you are claiming \$2600.00. Why do you increase it \$1000.00?

A I was willing to sell at that time for \$1500.00, which I consider a cheap price.

Q Yes, and why did you suddenly raise it? You put in a claim for \$1500.00 and you increased it \$1000.00. Why did you do that?

10

A I made the original valuation of \$1500.00 on a basis or a quick sale.

MR. MAKAROFF: He was hard up. Now he is well established with his daughter.

THE COMMISSIONER: Is that all, Mr. Hunter?

MR. HUNTER: I am not sure, my lord.

THE COMMISSIONER: While you are making up your mind, I will ask him something: Did you offer to sell your land to Hrisook for \$450.00 or \$500.00 before you were evacuated?

20

A: \$450.00, was it, my lord?

THE COMMISSIONER: Yes.

A No, I had -- I made no arrangement of that sort.

Q Do you know the real estate firm of Beale & Elwell in Cranbrook?

A: Yes.

Q They have written a letter to the Custodian in which they say, and I will quote from the letter, Mr. Interpreter, "Sakata gave Hrisook permission to use the land next year and he is quite prepared to pay the year's taxes. It was also offered to him

30

T. Sakata,
Cross-Exam.

for \$450.00 or \$500.00". I will give you this.

Ask him if that is true or false?

(Interpreter to the witness).

THE INTERPRETER: A: I did not say anything of that sort to Mrs. Beale.

Q Did he make that offer to Hrisook?

A No, there was no conversation of that sort.

Q All right, that is all.

MR. HUNTER: Is that your letter, Mr. Sakata?

10 A Excuse me. Yes, I sent that letter.

Q Letter dated October 8th, 1942, my lord, to the Custodian and it reads (reading).

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: Now, Mr. Sakata, you were asking \$30.00 for your radio but I notice you now want \$40.00. Why is that?

A: The price of \$40.00 was the price at which I bought the radio.

Q You only paid \$40.00 on it when it was new?

A Yes, I paid \$40.00.

20 Q What is your profession or trade? You are a farmer?

A I am a farmer.

Q Were you ever in the carpentry business?

A No, I don't -- I know sufficient to do the work around my own place.

Q Why do you think the kitchen cabinet you built would be worth \$20.00?

A: The cost of materials, the wood and the finish and the glass and my own time.

MR. HUNTER: That is all.

THE COMMISSIONER: Any re-examination?

30 MR. MAKAROFF: No.

THE COMMISSIONER: Thank you, Mr. Sakata.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"H.M. LANGFIELD"
Official Reporter.

H.M. Langfield

Case 812

DEC - 2 1947

ACKNOWLEDGED

FORM FOR CO-OPERATIVE COMMITTEE

12548

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

Moose Jaw

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

(1) NAME SAKATA Toyokuma (RCMP) Reg. No. 13019
(Print) Surname Given Name

(2) Pre-Evacuation Address Cranbrook, British Columbia

(3) Present Address 33-1st Avenue, East, Swift Current, Saskatchewan

(4) REAL ESTATE

(a) Street Address (if any) Kootenay Orchard, British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Block - 49, 50, 51, Lot 5247, Plan 1088

*amount for net claim
filed on 10/14/47 by
increasing claim
by \$1000-*

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

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

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

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

- (i) Land - - - - - \$ - - - - -
- (ii) Buildings - - - - - \$ - - - - -
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable - - - - - \$ 2500.00
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2500.00
249.31
- (v) Amount at which Custodian sold property and credited your account - - - \$ 2250.69
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2695.51

(5) PERSONAL PROPERTY

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

(over)

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

In Custodian's Care

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

1.	Two Radios	Estimated Value \$	50.00
2.	Custodian's Selling Price	Estimated Value \$	26.00
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

amends as per EV 2

TOTAL CLAIM FOR PROPERTY LOSS \$ 24.00

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) - - - - - \$ 2274.69

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

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

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)
of)
TO WIT:)

I, Toyokuma Sakata of the City of Swift Current in the Province of Saskatchewan

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

DECLARED before me at the City of Swift Current in the Province of Saskatchewan this 22nd day of November A.D. 1947.

T. Sakata

A Commissioner &c.

A Commissioner for Oaths in and for the Province of Saskatchewan.
My Appointment expires Dec. 31st, 1950

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.

12548

ACKNOWLEDGED

[Signature]

moosejaw

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

- (1) NAME SAKATA TOYOKUMA (RCMP) Reg. No. 13019
(Print) Surname Given Name
- (2) Pre-Evacuation Address CRANBROOK B.C.
- (3) Present Address 33-1ST AVE. EAST, SWIFT CURRENT, SASK.
- (4) REAL ESTATE
- (a) Street Address (if any) KOOTENAY ORCHARD B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
BLOCKS 49, 50, 51 LOT. 5247
PLAN 1088
- (c) Type of Real Property (cross out words which do not apply):
 (i) Farm
 (ii) ~~Residence~~ Type of business Chicken Farming
 (iii) ~~Business~~
 (iv) ~~Any other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER
- (e) Fair market value at date of sale (estimate this to the best of your ability):
 (i) Land - - - - - \$ _____
 (ii) Buildings - - - - - \$ _____
 (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1500. 00
 (v) Amount at which Custodian sold property and credited your account - - - \$ 249. 31
 (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1250. 69

(5) PERSONAL PROPERTY

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

(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")

IN CUSTODIAN'S CARE

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

- | | | | |
|-----|----------------------------------|-------------------------------|--|
| 1. | <u>2 RADIOS</u> | Estimated Value \$ | <u>50</u> ⁰⁰ / ₁₀₀ |
| 2. | <u>CUSTODIAN'S SELLING PRICE</u> | Estimated Value \$ | <u>26</u> ⁰⁰ / ₁₀₀ |
| 3. | | Estimated Value \$ | |
| 4. | | Estimated Value \$ | |
| 5. | | Estimated Value \$ | |
| 6. | | Estimated Value \$ | |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 24.00 ✓

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) - - - - - \$ 1274.69

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
MOOSE JAW. SASK
- (b) Do you require the services of an interpreter at the hearing? Yes or no. _____

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)
of)
TO WIT:)

I, Joyokuma Sakata of the City
of Swift Current in the Province of Saskatchewan

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Swift Current)
in the Province of Saskatchewan)
this 14th day of November)

A.D. 1947. W. Cloarec Commissioner for Oaths in and for the Province of Saskatchewan. A Commissioner &c.

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

SAKATA TOYOKUMA
(Claimant's Name)

REAL ESTATE
(Farm Land)

13019
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 Cultivated not planted Cultivated and not in crop List Crops							
chicken farm - lots 49, 50 and 51 of Lot 5247, Kootenay District, Plan 1088		1920	Higgenbottom Cranbrook	1 3/4 acres @ 50.00	all bush	none	585

Total

EXHIBIT No. 812-1
DATE 8 apr 1948
FILED BY P. G. Maharoff

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

Description	When Made	Cost
7 acres cleared @ \$75.00	1920-1924	\$ 525
Fence 11 3/4 acres Barb wire - 4 strands	1940	100
Well 32 ft. deep	1940	125
		<u>750</u>

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		18x22	Frame	1939-40	600.00		400	200	800
2 Hen houses	each	16x22	log & shingles	1940	150		150	30	270
Brood house		8x12	Frame	1940	125		75	20	180
Barn		12x14	log	1940	50		50	10	90
									<u>1340.00</u>

Comments re Appraiser's report not covered by above information:

Total value of Real estate
Purchase price 585.00
Land improvements 750.00
Buildings 1340.00
2675.00

H Sakata
Signature

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 Grebe Mantel & Speaker radio	1934	used	10 ⁰⁰	good } good }	\$50.00
1 Viking Mantel	1940	new	40 ⁰⁰		
1 Kitchen Cabinet	1937	Homemade work	25 ⁰⁰	good	20.00
1 Kitchen Table	1931	used	10 ⁰⁰	"	5.00
6 Kitchen Chairs	1931	used	10 ⁰⁰	"	7.00
Brooder stove & Hoover	1937	new	10 ⁰⁰	"	7.00
					<u>89.00</u>

Description of Storage of Goods:

In Custodian's care

left locked up in house when evacuated.

EXHIBIT No. 812-2
 DATE 8 apr 1948
 FILED BY P. G. Makaroff.

General Statement as to Chattels not Described above:

Additional Comments, if any:

In about July 1945 received cheque for \$231.92 from
 Custodian which I promptly returned.

S. Sakata

Signature

For Mr Johnston
REAL ESTATE

FILE No. 17548

REC NOV 30 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Sakata Toyokuma
HOME ADDRESS: Cranbrook B.C.
REGISTRATION NUMBER 13019 SEX: Male AGE: 55
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: —

MARRIED? Widower

NAME OF WIFE OR HUSBAND: Common Law wife (Mrs) Fuji Kagawa

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: Mabel Sakata age 26
Roy Sakata age 24
Jolie Sakata age 20

ADDRESS OF CHILDREN: Swift Current, Sask

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Lots 49, 50, 51 of Lot 5247
Group 1. Montney district Province of British Columbia
Map 1088

EXHIBIT No. 812-3
DATE 8 April 1948
FILED BY J. W. Hunter

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House
2 Chicken Houses

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) 1941 paid in full & 1942 Land Tax paid

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

6. OCCUPANCY AND LEASES (If vacant so state)

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Deposited with Seale & Swall*
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
- 9. IF FARM LAND STATE CROPS SOWN *Hay and Vegetables*

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION:
- 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:
- 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

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Seale & Swell

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: Royal Bank, Cranbrook about \$50.00

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: J. Nelson, Sirdar, B.C.
Balance owing on tomb stone

2. TRADE DEBTS:

FIXTURES, EFFECTS:

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 20th day of November 1942.

(Signature) T Sakata

Maryrie F. Seale
Witness

EST IN, OR

FOR DEPARTMENTAL USE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Dusenbury

IMPORTANT

Cranbrook, B.C., December 9, 1942.

The Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

**REPORT
ON PROPERTY**

Dear Sirs;- Your file #12548.

Re: Toyokuma Sakata #13019.

We acknowledge receipt of your letter of December 9th. In response to your letter and ours, Mr. Jim Hrisook called yesterday.

As previously advised the arrangement made by Sakata was that Hrisook would keep an eye on the property, being in the nature of a caretaker, which at the present time seems the only solution as it is too far away from town for any workers and there is little demand for places of this kind by reliable parties. The Sakata property is about a mile nearer town than Hrisook and he passes the road which leads only to the Sakata property daily and can see if anyone goes that way. The key to the house is in his possession. The place is locked, but not boarded up, as that did not save it from being stripped inside the last time it was left vacant.

The house consists of three small rooms and a tiny pantry; is roughly built and not in very good condition. The two chicken houses are of Jack Pine and not properly chinked. There is also a small brooder house made of rough lumber. The chicken houses are about 20' x 20'. There is a well on the place but it is not deep enough and the water is not good, being like swamp water.

Six acres are cleared; five are brush. The whole place is fenced ^{partly} with rails and ^{partly} wire and the fencing is in fair condition.

Sakata gave Hrisook permission to use the land next year and he is quite prepared to pay the years taxes. It was also offered to him for \$450.00 or \$500.00. His son, who has a defective hand, may not pass his medical next year for the Army, in which case he will want to buy and try and raise chickens. He ploughed the land for Sakata this year and found the soil not very good, too much alkali, but working and fertilizer would no doubt improve this condition.

It would seem from the description and sale price that the assessment of \$300.00 for the land and \$600.00 for improvements is too high. The best part of the property appears to be the fence.

Yours very truly,

Beale & Elwell

per Marjorie J. Beale

MLP. EXHIBIT NO. 812-4
DATE 8 apr 1948
FILED BY Jwb

offer

A very old and reliable Real Estate firm.

EVACUATION SECTION
Rec'd JAN 29 1943
File No. 12548
Ans. [Signature]
Referred [Signature]
[Signature]

Cranbrook, B.C., January 26th, 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sirs:-

Your File No. 12548, Re: Sakata, Toyokuma.

We acknowledge receipt of your letter of January 21st, and note the price for sale of the property is \$1,500.00. The price is decidedly out of line but, if Hrisook does want to buy later, some satisfactory price may be arrived at. The place probably has increased in sentimental value rather than actual value.

Yours very truly,

Beale & Elwell

per *Marjorie L Beale*

MLP.

Old time Cranbrook Realty firm.

BEALE AND ELWELL

Cranbrook, B.C., June 18th, 1943.

The Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 21 1943
File No.	12548
Ans.	J. M. G.
Referred	Wilson

Dear Sir;-

Re; Toyokuma Sakata; Your File No.12548.

We acknowledge receipt of your letter of June 11th regarding insurance on the property belonging to this man.

There is no insurance at the present time. We hesitate to recommend this risk to an Insurance Company. It is quite a long way from town, very poorly built. The two chicken houses are of Jack Pine, not properly chinked and the small brooder house is made of rough lumber. Although the house is locked up, it is not boarded as Sakata found that when he was away the last time and had it boarded up it was stripped from the inside. It is two or three miles from town and Hrisook, who had permission to use the land for the payment of taxes, is a mile away from it. The assessed value of improvements is \$600.00 and we understand that the fencing is the best part.

We do not know whether an Insurance Company would accept a risk away out in the wilds, that will be vacant for the Duration and we could not, with a clear conscience recommend it to any of our companies, but if you insist on a cover we will see if anyone will take it.

Yours very truly,

Beale & Elwell

per

M. F. Beale
per Mary Page

MLP.

JOHN E. KENNEDY
TRADING AS
EAST KOOTENAY REAL ESTATE
AND INSURANCE

CRANBROOK, B. C. July 26 1944.

<u>Catalogue</u> <u>No.</u>	<u>Page</u>	<u>Lot No.</u>	<u>Block No.</u>	<u>Plan No.</u>	<u>Land</u>	<u>Impvts.</u>	<u>Fixtures</u>
627	8	D.L. 5247	49 to 51	1088	75.00	200.00	Nil

This land is situated about $3\frac{1}{2}$ miles south east of Cranbrook, has not been occupied for several years and is in a very poor state of repairs.

EXHIBIT No. 812-5

DATE 8 apr 1948

FILED BY

W. J. Hunter

J. E. Kennedy
J. E. Kennedy,
Appraiser.

EVACUATION SECTION	
Rec'd	JAN 20 1943
File No.	12548
Ans.	son
Referred	M. Isom

201, Rosebery, Blon
Jan. 15 / 43

Dear Sirs —

would sell for \$1500

I received your letter few days ago. and I like to sell my property and house for \$1500. I have 12 acre of land and house with furniture and two chicken house. one brooder house. barn. farmer tools. and please charge the school tax \$15.85 against the property.

Yours truly
Tayakuma Sakata
Reg. No. 13019.

EXHIBIT No. 812-b
DATE 8 apr 1948
FILED BY J. W. Hunter
File No. 12548

C

R. Butt

12548.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 13 1942

Cranbrook, B.C.,

Box 152,

Oct. 8th 1942

Dear Sir:-

I have received your letter dated Aug. 26th 1942 or Oct. 7th 1942 referring to my radio.

I am willing to sell my radio at \$30, ⁰⁰/₁₀₀ more than you are asking and I have used that radio for about 14 months and if this price is suitable to you, please kindly let me know your answer.

I am yours truly,
Toyokuma Sakata.

Box 152,

Cranbrook, B.C.

EXHIBIT No. 812-7

DATE 8 April 1948

FILED BY J. W. C. Hunter