

REAL PROPERTY										
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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					850.		680.00			116.00 680.00
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 & 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 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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									796.00	



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CASE NO: 1261

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
November 17, 1948.

IN THE MATTER OF THE CLAIM OF  
MANTOKU SAKATA

PROCEEDINGS AT HEARING

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER

Toronto, Ontario,  
November 17, 1948.

IN THE MATTER OF THE CLAIM OF  
MANTOKU SAKATA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
R.A. BEST, ESQ.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary,
A.G. VEITCH, ESQ.,	Official Reporter,
G.N.R. UPTON, ESQ.,	Official Interpreter.



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MANTOKI SAKATA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes.

Q. And was that form prepared upon your instructions? A. Yes.

Q. And you swear the contents are true?

A. Yes.

MR. BEST: I am filing as Exhibit 1 the Real Estate Farm Land form.

(PARTICULARS OF REAL ESTATE, FARM LAND, MARKED EXHIBIT NO.1)

Q. I understand that you had a 10-acre farm near Chemainus, B.C.?

A. Yes.

Q. That is on the island, on Vancouver Island?

A. Yes, sir.

Q. You had purchased that property from the Victoria Lumber Company in 1936 for \$300.?

A. Yes.

Q. At that time it was just bush?

A. Yes.

Q. Now, who did this clearing and cultivating between 1938 and 1942? A. I did it.

Q. Did you have any assistance from your sons?

A. Yes.

Q. I see; but you did not pay any outside help?

A. No.



1 MR. CHRISTIE: I tender as Exhibit 2 the Farm  
2 Appraisal Report.

3 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

4 MR. BEST: Q. With respect to this ditching,  
5 was that open ditching or covered?

6 A. It was open.

7 Q. I see. Apparently you built this house when  
8 you purchased the property?

9 A. Yes.

10 Q. Well, now, who worked on it? I notice you  
11 have not charged anything there for outside labour.  
12 Was it done all by members of your family?

13 A. I called in outside help to construct the  
14 house. I called in outside help to construct the  
15 house.

16 Q. Did you pay the outside help?

17 A. Yes.

18 Q. That would be included in the \$800.?

19 A. Yes.

20 Q. In respect of this back porch and the front  
21 purch, they were apparently added the following year.

22 A. That was not done at once, but it was done  
23 from year to year by degrees.

24 Q. I see. Thank you.

25 What do you mean by this entry?

26 "Garage built by lessee in 1943, \$60. paid  
27 by claimant to lessee."

28 You were evacuated in 1942, were you not?

29 A. I think this was paid by the Custodian,  
30



1 this \$60.

2 Q. I think it must, obviously, have been paid by  
3 the Custodian.

4 A. I am not perfectly certain in regard to that  
5 situation. My son understands it.

6 Q. Thank you. According to your claim there is  
7 9.96 acres in this property but the appraisal which  
8 has just been filed as Exhibit 2 shows two acres less -  
9 7.97 - to be exact. Was that survey of your property  
10 made for you on your behalf? A. Yes. This was  
11 made for me by a surveyor.

12 MR. BEST: I am filing this survey as Exhibit 3.  
13 It is a survey made by H.M. Ansell, dated June 27, 1938,  
14 of the claimant's property, showing the acreage as  
15 9.96.

16 (SURVEY, JUNE 27, 1938, MARKED EXHIBIT NO.3)

17 MR. CHRISTIE: Your honour, I am quite willing  
18 that my friend should file this. I would point out for  
19 the record that I am going to have no opportunity of  
20 cross-examining the surveyor who has made this report.  
21 He can file it for whatever weight it may have.

22 MR. BEST: Of course, that goes for a great deal  
23 of the evidence and the documents which have been  
24 filed before the Commission. It is proved under The  
25 Land Registry Act.

26 THE SUB-COMMISSIONER: What is the date?

27 MR. BEST: June 27, 1938.

28 THE SUB-COMMISSIONER: Subject to Mr. Christie's  
29 objection.

30 MR. BEST: The initials C.M.C. appear after Mr.  
Ansell's name, whatever they stand for.



M. Sakata,  
Dir.ex.

1 Q. Now, Mr. Sakata, apparently you had one  
2 acre of this 9.9 acres cleared only. Is that right?

3 A. Yes.

4 Q. And, what occupied that acre?

5 A. There was nothing there at all. There were  
6 fruit trees and my house.

7 Q. This approximately 200 fruit trees, I take  
8 it, would be on that acre?

9 A. There were 30 trees over and above the 200.  
10 There were 230, altogether.

11 Q. And were they all either pear, apple or plum  
12 trees?

13 A. Yes.

14 Q. You have said in your claim here that the  
15 fruit trees on the average were about six years old in  
16 1942 and had considerable value. As against that the  
17 appraiser says the fruit trees had no commercial value.  
18 Can you tell us of the 230 trees how many would be six  
19 years old or more?

20 THE SUB-COMMISSIONER: I do not think he can  
21 answer that. The son may be able to answer that.

22 MR. BEST: If you do not know, just tell us and  
23 your son may know.

24 A. There were about 30 trees of six years and  
25 the balance about two or three years old.

26 Q. We seem to be short one appraisal form,  
27 your honour, unfortunately.

28 Did you have any difficulty with this property  
29 drying out? Was it too dry at any time to farm?

30 A. Too dry?



M. Sakata,  
Dir.ex.

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THE SUB-COMMISSIONER: Yes.

MR. BEST: Q. Was it too dry to farm?  
Did you ever have any difficulty there?

A. The upper level was inclined to be a little  
dry but in the lower part it was inclined to be swampy  
and  
for that purpose I made drains.

Q. All right, thank you.

I will call the son.

---

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Card, dated July 13,  
1942. Is that your signature?

A. Yes.

MR. CHRISTIE: I file this J.P. Card, which does  
not seem to be a J.P. Form, as Exhibit 4. It is a  
No Property J.P. Card. I guess that does not have any  
significance. It is dated July 13, 1942.

(J.P. CARD, MARKED EXHIBIT NO.4)

Q. Who was your neighbour on the east of you?

A. The Victoria Lumber Company were there.

Q. And did you own any other property besides  
Lot 1?

A. No.

MR. CHRISTIE: You are going to call the son?

MR. BEST: Yes.

MR. CHRISTIE: Q. Of what kind of material was  
this house constructed?

A. Fir and cedar.

Q. And how was it heated?

A. By a stove.





M. Sakata,  
Cr.ex.  
M. Sakata,  
Dir.ex.

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Q. And did you earn your living off of this farm?

A. I was working at the Victoria Lumber company.

Q. Did you work throughout the year there?

A. Yes.

Q. That is all, thank you.

---

MITSUYAKI SAKATA, being first duly sworn,  
testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. You are a son of the previous witness?

A. Yes.

Q. And did you live on this property at  
Chemainus, B.C.?

A. Yes.

Q. How far, first of all, from the mill of the  
Victoria Lumber Company was this property?

A. I think it is approximately a mile.

Q. About a mile?

A. Yes.

Q. And according to the appraisal it is just  
about half a mile from the town?

A. Yes.

Q. The mill is on the other side of the town?

A. Yes; right on the pay.

Q. Do you know anything about the business of  
this garage being built by the lessee after evacuation  
and the Custodian paying \$60. to him on your father's  
behalf?

A. Yes. I am able to explain that.  
When we evacuated that property at that time we made  
agreement with the lessee that he was going to  
pay us rent of \$15. a month through the Custodian.



M. Sakata,  
Dir.ex.

1 The following year, 1943, I believe it was, we had a  
2 letter from the Custodian, I think, that the lessee wanted  
3 to build a garage on it. The lessee wanted us to pay  
4 for the garage. Of course, the lessee told us that he  
5 will pay for the labour. He said he will bear it himself  
6 and he wanted us to pay for the material, and that  
7 cost him about \$60. So, we agreed on that. As I said  
8 before, he was paying us \$15. a month for the rent and  
9 we agreed that he was to pay \$12.50 a month thereafter  
10 until this \$60. was paid.

11 Q. And that situation prevailed and the \$60.  
12 was deducted from your father's account with the  
13 Custodian?

14 A. That is right.

15 Q. From what your father has told us apparently  
16 part of this property is higher than the other. Is there  
17 a hill on the property?

18 A. Yes; that is right.

19 Q. A very high hill?

20 A. Yes. It was a very high hill. It was a  
21 slope on one side.

22 Q. Did it slope down to the road?

23 A. No; right down to the property, not towards  
24 the road.

25 Q. It sloped away from the road?

26 A. Yes.

27 Q. What do you say about the dryness of the  
28 soil?

29 A. Well, to my opinion I think it is - I think -  
30 although the land was good for any kind of garden



1 marketing, in fact that sloping place is excellent  
2 for strawberry growing, I think.

3 Q. Apparently, according to the appraisal  
4 there is clay and loam is the type of soil there?

5 A. Yes; mostly black loam.

6 Q. Is any part of the property too wet to use  
7 for cultivation?

8 A. Well, there may be some but if you would  
9 dig a ditch through it for drainage purposes I do not  
10 think it is too good for any purpose at all. You can  
11 use it for anything.

12 Q. Your father told us he did some ditching in  
13 1941 at a cost of \$200. I take it that is in the low  
14 part of the property?

15 A. That is right.

16 Q. Was this on the main road out of the town?

17 A. Yes. They call it Chemainus River Road.  
18 This road leads in to the Chemainus River. It is a  
19 side road, not on the highway.

20 Q. A gravel road, according to the appraisal?

21 A. Yes.

22 Q. Is that correct? A. That is correct.

23 Q. All right, thank you.

24

25 CROSS-EXAMINATION BY MR. CHRISTIE:

26 Q. Do you know how many acres your father had?

27 A. Well, I only know by the blueprint which we  
28 had, that it was 9.96 acres.

29 Q. You have not got a deed here or a description

30



M. Sakata,  
Cr.ex.

1 of the property? Have you a deed or any document?

2 A. Yes, we have had a deed.

3 Q. Have you got any with you?

4 A. You will have to ask <sup>my</sup> ~~dad~~ about it.

5 Q. All right, thank you.

6 MR. BEST: That is all, thank you, witness.

7

8 MR. CHRISTIE: I will file as Exhibit 5 the  
9 Assessment Notice for the year 1944. The total  
10 assessment is \$1,900., made up of improved land \$100.,  
11 and improvements \$1,800.

12 (ASSESSMENT NOTICE, 1944, MARKED EXHIBIT NO.5)

13 I will file a copy of the certificate of encumb-  
14 rance as Exhibit 6.

15 (COPY OF CERTIFICATE OF ENCUMBRANCE,  
16 MARKED EXHIBIT NO.6)

17 I will file as Exhibit 7 the Real Property  
18 Summary.

19 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.7)

20 I note in the survey, your honour, that while  
21 it has under 1 "9.96 acres" there is a part on the east  
22 lot "A" which has 1.99 acres. That may account for the  
23 difference between the acreage of the farm appraisal  
24 report and the claimant. Deducting the 1.99 from 9.96  
25 would give the 7.97 in the appraisal report. There is  
26 some confusion here as to where the boundaries of the  
27 lots are and I doubt if we could interpret it here.  
28 It is not quite clear to me.

29 THE SUB-COMMISSIONER: They will have to  
30 determine it in Vancouver.



M. Sakata claim.

1 MR. CHRISTIE: Yes, they will have to determine  
2 it in Vancouver.

3 The appraiser deducted the 1.99 from 9.96. That  
4 is how he arrived at it.

5 I submit that the property was sold at its  
6 fair market value.

7 That concludes the defence, your honour.

8 THE SUB-COMMISSIONER: Very well, if there is  
9 nothing further.

10  
11 \_\_\_\_\_  
12 (PROCEEDINGS ADJOURNED SINE DIE)

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

16 *A.G. Veitch*  
17 A.G. Veitch,  
18 Official Reporter.

19 \_\_\_\_\_  
20 I, John A. McGibbon, Deputy Commissioner, appoint-  
21 ed to hear a Commission to investigate claims of  
22 Japanese Canadians for property loss, do certify  
23 the foregoing is a true copy of the evidence heard  
24 on the within claim.

25 *John A. McGibbon*  
26 \_\_\_\_\_  
27 John A. McGibbon,  
28 Deputy Commissioner.  
29  
30

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

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

ACKNOWLEDGED

*(Signature)*

11357

Toronto

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

- (1) NAME ~~SAKATA~~ SAKATA MANTOKU (RCMP) Reg. No. 08799  
(Print) Surname Given Name
- (2) Pre-Evacuation Address CHEMAINUS, VANCOUVER ISLAND, B.C.
- (3) Present Address 457 KENILWORTH AVE., N., HAMILTON, ONT.
- (4) REAL ESTATE
  - (a) Street Address (if any) MUNICIPALITY OF NORTH COVICHAN, CHEMAINUS, B.C.  
City or Municipality, Province
  - (b) Legal description (lot number, block number, section number, etc.)  
LOT ONE (1) OF SECTION SIXTEEN (16)  
RANGE FIVE (5) CHEMAINUS DISTRICT, PLAN 4353
  - (c) Type of Real Property (cross out words which do not apply):
    - (i) Farm
    - (ii) ~~Residence~~ Type of business VEGETABLE, FRUIT GROWER
    - (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) - - - - - \$ 3000.00
    - (v) Amount at which Custodian sold property and credited your account - - - \$ 850.00
  - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2150.00
- (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")

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2150.00

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

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, Sakata Mantoku of the City  
 of Hamilton, in the County of Wentworth,

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 Hamilton, )  
 in the County of Wentworth, )  
 this 29th day of November, )  
 A.D. 1947. )

*Mantoku Sakata*  
 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, Mantoku  
 (Claimant's Name)

REAL ESTATE  
 (Farm Land)

EXHIBIT No. 1261-1

DATE NOV 17 1948

08799

FILLED BY R. Q. [Signature]

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 30 fruit tress(pear, apple, plum) App 200 trees	1 acre cleared	1936	Victoria Lumber Mfg. Co.	\$300.00	all uncleared	none	\$800.00

Total .....9.96 acres

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

Description	When Made	Cost	(material and labour)
Clearing and cultivating	1938-1942	\$300.00	
picket fence	1942	100.00	"
Ditching	1941	200.00	"
Well	1938	150.00	"

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1. House		26x32	frame	1935	\$1500.00		\$800.00		
2. Porch for front and back		6x26	frame	1937	350.00		150.00		
3. shed		6x26	frame	1937	200.00		100.00		\$2200.00
4. Garage		14x34	frame	1943	60.00				

Comments.....Garage built by leasee in 1943. \$60.00 paid by claimant to leasee  
 Assessment 1944, land \$100.00  
 Improvements  
 1800.00  
 \$1900.00

1. Shed in good condition at evacuation
2. According to claimants survey report of his farm total acreage 9.96 acres
3. Fruit trees were in excellent condition at time of evacuation

- Comments re Appraiser's report not covered by above information:
4. Claimant feels 3.97 acres listed as area "unsuitable for cultivation" could be cultivated after a reasonable amount of improvements.
  5. Claimant feels valuation of farm as too low.
  6. Claimant feels that his property would have made, when cleared, a substantial market gardening farms.
  7. Land was not dry when claimant left it.
  8. Fruit trees were on the average about six years old in 1942, and thus had considerable value.

Estimated value	\$3000.00
Sold by Custodian	850.00
Claim	<u>\$2150.00</u>

Mantoku Sadata  
 Signature



(Claimant's Name)

REAL ESTATE  
(Farm Land)

LAND	Acres	Date of Purchase	From Whom	Cost Price
Uncleared Cultivated and not in crop List Crops				

Improvements	Estimated Date of Sale	Estimated value at date of Purchase	Cleared or cultivated at date of Purchase

Total .....

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

Description	When Made	Cost

1921

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Improvements

BEFF-1251 BOND

BEFF-1251 BOND

Estimated value  
Paid by Claimant  
Total

# Farm Appraisal Report

NOV 17 1948

K. D. Briskley  
File No. JL-804

Land Description Lot 1, Sec.16, Rge.5, Map 4353.

(No house number) Containing 7.97 Acres

Owner's Name SAKATA, M. Post Office Address Chemainus, B.C.

Nearest Rail Point Chemainus, B.C. Distance 1/2 mile

Market Town Chemainus Distance 1/2 "

Church (give denomination) Chemainus-Baptist;C.of Eng.;& R.C. Distance 1/2 "

Nearest School Chemainus Distance 1/2 "

State how property was identified: By map, roads, and local inquiry.

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

On River Road, gravel; fair.

Is this district a good one? Not a good farming district.

Employment opportunity Work in Chemainus at sawmill of Victoria Lumber Company.

Predominating Nationality and religion: British; Protestant.

Describe Fencing and its condition: Some picket fencing on part of ppty. Value \$

Water supply: From spring on property piped into house. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 32 6 x 26 6 x 26	Frame	9'	Shgl.	5	Concrete posts	Good	1000.00
BARN Shed	14 x 34	Frame	8'	"	5	on grd.	Fair	50.00
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Electricity in the house.

Total present day value \$ 1050.00

Total Value Buildings add to farm \$ 800.00

Is dwelling habitable without repairs? Habitable. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: No basement; brick chimney from ground.

No. rooms downstairs? 5 Upstairs? 2 How finished Wood lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 100 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	Level	Clay & gray loam-6-12"	Clay & gravel	Garden & a few fruit trees - now dry.	50.00	50.00
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
3	Level & slop- ing.	Grav. loam	Gravel	Clearing of bush.	150.	2.50
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	
3.97	Partly hilly, some wet land		Some cordwood.		2.50	

Total value of Land \$ 67.42

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 867.42

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

Can hardly be classed as a farm as there is insufficient acreage. Now dry.  
Rented by F. Forsyth at \$15.00 per month.

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

Not suitable for agriculture. More of a residential property for industrial  
worker.

Noxious weeds:

Not serious.

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

Taxes - \$30.80. Municipality of North Cowichan.

Date: August 23rd, 1942.  
Place: Port Alberni, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 20 day of August 19 42.

Inspector's Signature

"R.W. BROWN"

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

JL-804 - M. SAKATA

# Farm Appraisal Report

Remarks:

Property is located on the river road about one half mile West of Chemainus.

This is too small an acreage for a farming unit and would only be valuable as a home for someone working in the district.

The house is in good condition and has electric light. Water is piped into house from a spring on the property.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Few fruit trees of no commercial value.

\$

\$

\$

\$

\$

\$

\$

\$

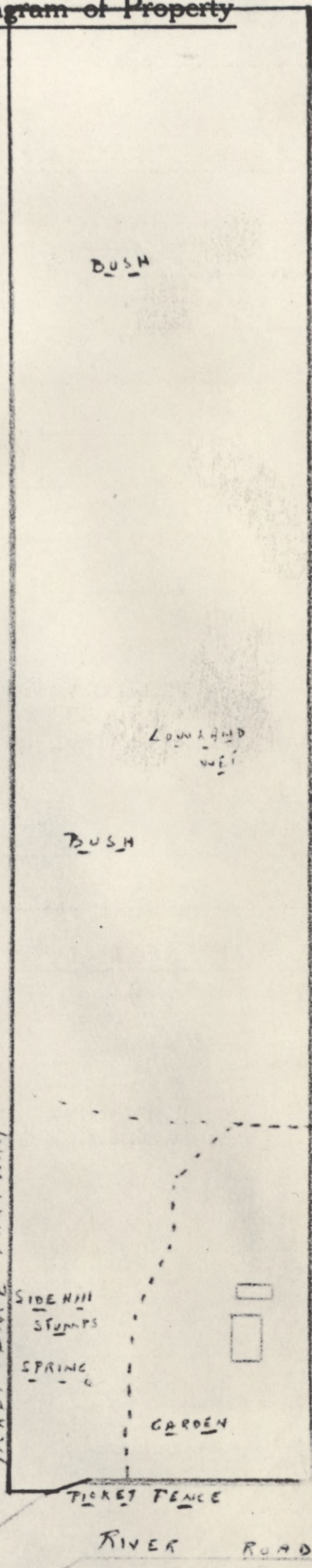
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

I. T. BARNET



M. SAKATA

LOT 1, Sub 16, 451/2/4513 - 129/100

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

value is \$ 800.00

Date 25th August 19 42

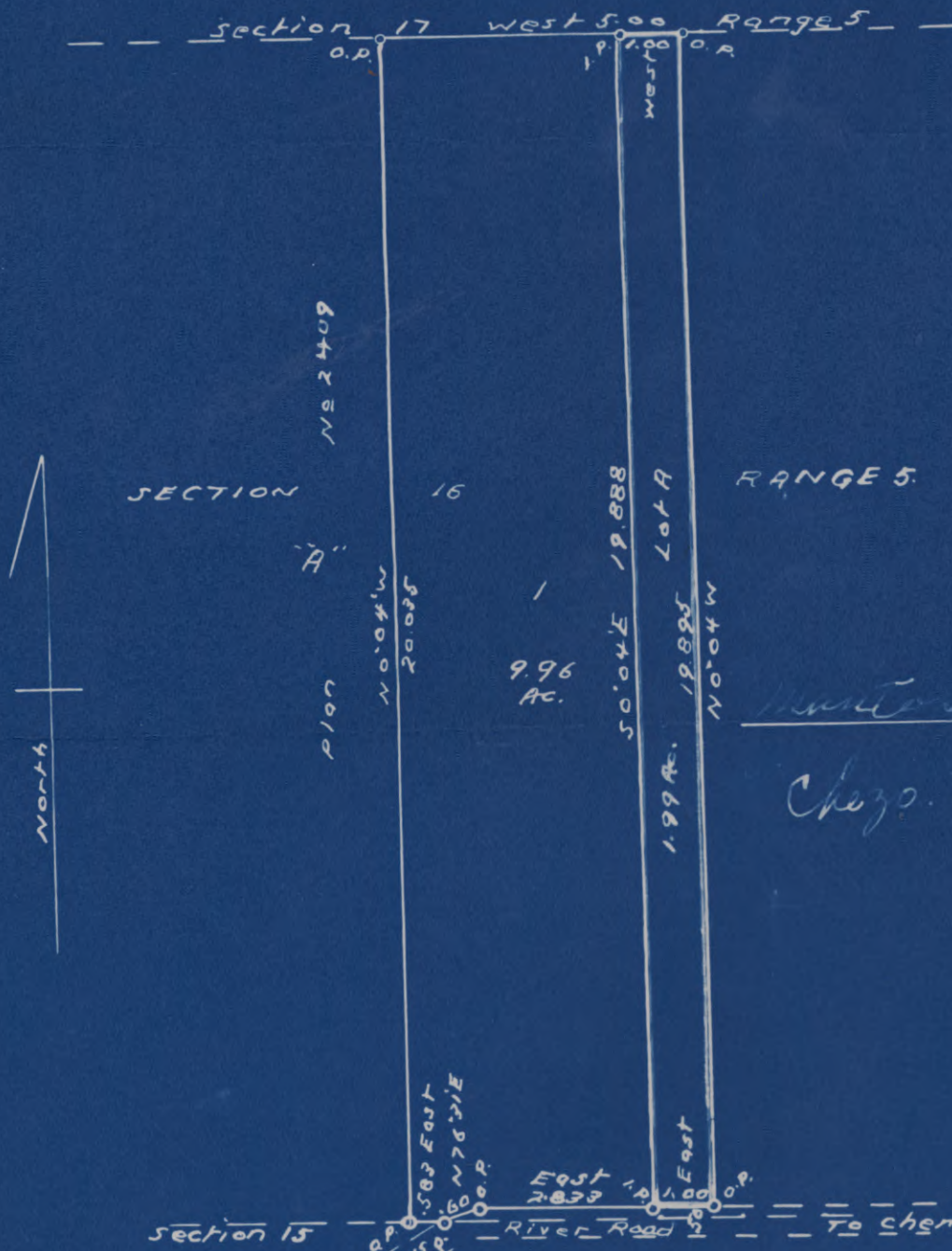
"I. T. BARNET"

District Superintendent.

PLAN of SUBDIVISION of part of Lot 1 part  
of SECTION 16 RANGE 5 CHEMAINUS  
DISTRICT.

EXHIBIT No. 1561-2  
 DATE NOV 17 1948  
 FILLED BY J.S. [unclear]

Bearings Astronomic derived from  
 east boundary of Lot 1.  
 I.P. denotes iron post.  
 scale 3 chains = 1 inch.



*Mantona, Sekula*  
 owner  
*Chezo. Nishimura*  
 witness

Approved under the Land Registry Act.  
*H.M. O'Neill, C.M.C.*  
 Municipality of North Cowichan  
 27th June, 1938.

I, W. Laidlaw of Chemainus B.C. British Columbia Land Surveyor,  
 make oath and say that I was present at and did personally  
 superintend the survey represented by this plan, and that the  
 survey and plan are correct. The said survey was completed on the  
 20th day of June 1938.

sworn before me, this 23rd day of June 1938.  
*[Signature]*

A Notary Public in and for the  
 Province of British Columbia.

**BUREAU POWELL STREET**  
**OFFICE OF THE CUSTODIAN**  
**JAPANESE SECTION**

1261-4/1357

FILE NO.

EXHIBIT NO.

DATE NOV 17 1948

FILLED BY

in any protected area.

*K. A. Christie*

To be completed by persons of the Japanese race having no property in any protected area.

NAME: SAKATA MantokuHOME ADDRESS: Rooming house, Powell St., Van. REGISTRATION No. 08799former address: Chemainus, B. C.SEX: 58 Male AGE: 58 MARRIED? YesOCCUPATION AND EMPLOYER: UnemployedNAME OF WIFE OR HUSBAND: Kiyo ✓ 9830 declares ADDRESS: Hastings ParkNAMES OF LIVING CHILDREN: Miyoko (F) 8 ADDRESS: " "

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 13th day of July 1942.WITNESS: D. M. Chope.(Signature) Mantoku Sakata

LIST OF LIABILITIES:

none

HOW DO YOU PROPOSE TO PAY THESE OFF?

none

FOR DEPARTMENTAL USE

*microscopic 1998*

*T.*



# The Corporation of the District of North Cowichan

P.O. Box 366 — Duncan, B.C.

## ASSESSMENT NOTICE, 1944

To Mantoku Sabata EXHIBIT No. 1261-5  
Ch the Custodian DATE NOV 17 1948  
Vancouver, B.C. FILLED BY K.A. Christie

11357

DESCRIPTION OF LAND						ASSESSMENT	
ROLL No.	DISTRICT	RANGE OR BLOCK	SECTION OR LOT	MAP	ACRES	IMPROVED LAND	IMPROVEMENTS
<u>E. 16</u>	<u>Chem.</u>		<u>Ran. 1</u>	<u>4353</u>		<u>100</u>	<u>1800</u>

Extract from the Municipal Act—

### APPEALS TO COURT OF REVISION

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 for 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.

The first sitting of the Court of Revision will be held in the Council Chambers of the Municipal Hall, Duncan, B.C., on TUESDAY, FEBRUARY 8, 1944, at 10:30 a.m. A. VANDE CASTEYEN, Assessor.

NO. 1000077 DIVISION NO. 1

APPROVED FOR NOTICE 1944

10  
1/10/44

699.6  
1.99  
7.98

1000077 DIVISION NO. 1

NO.	DESCRIPTION	AMOUNT	DATE	INITIALS
1000077				

1000077 DIVISION NO. 1

APPLICANTS TO COURT OF REVIEW

1. The Corporation of the Director of Joint Commission has the honor to acknowledge the receipt of your application for a review of the assessment levied on your property for the year 1944.

2. The Corporation of the Director of Joint Commission has the honor to advise you that the assessment levied on your property for the year 1944 is \$7.98.

3. The Corporation of the Director of Joint Commission has the honor to advise you that the assessment levied on your property for the year 1944 is based on the value of your property as assessed for the year 1944.

4. The Corporation of the Director of Joint Commission has the honor to advise you that the assessment levied on your property for the year 1944 is based on the value of your property as assessed for the year 1944.

5. The Corporation of the Director of Joint Commission has the honor to advise you that the assessment levied on your property for the year 1944 is based on the value of your property as assessed for the year 1944.

1261 / 6

EXHIBIT No. \_\_\_\_\_  
DATE Nov 17 1948  
FILED BY K.A.Christie

#7998

CERTIFICATE OF ENCUMBRANCE

SAKATA, Mantoku

LAND REGISTRY OFFICE

Victoria, B. C.

10 A.M. 28th day of October, 1942

I HEREBY CERTIFY that the following is the state of the title to -----  
Lot 1 of Section 16, Range 5, Chemainus District, Plan 4353, except that  
part thereof included in Plan 4656.

REGISTERED OWNER: Mantoku Sakata

Viz:

Vested in the Custodian of Enemy Property as to the interest of  
Mantoku Sakata, see D.F. 50302, filed 15th October 1942.

Indefeasible Title No. 112106-I  
REGISTERED CHARGES. 91498-G Easement, inter alia, in favour of the Victoria  
Lumber and Manufacturing Company Limited, by reservation, for pole line  
purposes -see D.D. 112106-I

Applications for registration None

RECEIVING ORDER OR AUTHORIZED ASSIGNMENT UNDER THE "BANKRUPTCY ACT": None

ASSIGNMENT FOR BENEFIT OF CREDITORS: None

JUDGMENTS: None

MECHANICS' LIENS: None R.N.C. Hemberow (Seal)

TO The Custodian, Japanese Evacuation Section, Deputy Registrar.  
Vancouver, B. C. AD.

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

March 28th 1949

M. Seab

1261 - 7

EXHIBIT 17  
Nov 17 1948

DATE  
FILED K.A.Christie

REAL PROPERTY

Catalogue No. S.S.B.

File No. 11357

Name: Mantoku SAKATA.

Reg No. 08799

Address: River Road, Chemainus, B. C.

Legal Description: Lot 1 of Section 16, Range 5, Chemainus District,  
Plan 4353, except that part thereof included in plan 4656.

Classification: Dwelling.

---

Registered in the name of : MANTOKU SAKATA.

State of Title: Clear

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT.

For: \$850.00 (Cash). As at: January 1st, 1944. Payment received: Dec 19, 1944.

Title delivered to new Registered Owner on: December 19th, 1944.

Completed statement to Evacuee sent on: January 24th, 1945.

Chattels: Not involved.

Insurance: Cancelled July 3rd, 1944.

Administration: Original rental arrangements made by owner and remained effective from date of evacuation to November, 1942, the next tenant remaining in occupancy from April, 1943, to date of sale. No Upkeep expense was called for in the interval.

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

12th October 1945.

"R.G.Bell"

RGB/P.

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

March 28th 1949

M. Seals