

12548

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

EXHIBIT NO. 812 - 3

NAME: SAKATA Toyekuma

DATE: 8 Apr 1948

HOME ADDRESS: Cranbrook, B. C.

FILED BY J.W.O. Hunter

REGISTRATION NUMBER 13018

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) Piji Kagawa

ADDRESS OF WIFE OR HUSBAND:

| | | | |
|-------------------------------|-------|--------|--------|
| NAMES OF ANY LIVING CHILDREN: | Mabel | Sakata | age 26 |
| | Roy | Sakata | age 24 |
| | Josie | 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.
Kootenay District Province of British Columbia, Map 1088.

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 Co. to & Enroll

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

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 \$850.00

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

J. Wilson, Sirdar, B. C.

Balances owing on tomb & stone

2. TRADE DEBTS:

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

Majorie P. Cole
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.

August 10th 1948

M. S. S. S.
61

INFORMATION FROM R.C.M.P.

Date September 3, 1943.

Full Name SAKATA, Toyokuma
(Surname in Block Letters)

Registration No. 13019

^X
Male - Female
(check)

Age Sept. 17, 1886.

Former Address P. O. Box 152, Cranbrook, B. C.

Date Evacuated Nov. 23, 1942

^X
Naturalized - Canadian-Born - National
(check)

Present Address No. 1 Rosebery, B. C.
(see lettr. Jan. 5/43)

Box 868.
Swift Current, Sask.
(see lettr. Aug. 29/44)

^X
Widower
Married - Single
(check)

Name of Wife Yuki (Deceased)

Name of Husband ----

Name of Mother SAKATA, Fude (N/R)

Name of Father Mitsuke (Deceased)

Names of Children under 16 -----

Our File No. 12548

Registered with Custodian Yes
(yes or no)

Requested By Marvel

Additional Information Farmer. Owner of 12 acres and buildings.

Common-law wife - Mrs. Fuji KAGAWA, Reg. No. 13024, File No. 13700.

REAL PROPERTY SUMMARY

Catalogue No. 627

File No. 12548

Japanese Name: (Mr) Toyokuma SAKATA

Reg. No. 13019

Civic Address: Near Cranbrook, B. C.

Legal Description: Lots 49, 50 and 51 of Lot 5247, Kootenay District,
Plan 1088.

Classification: Dwelling and outbuildings.

S O L D

Registered in the name of: Toyakuma SAKOTA. This name is incorrectly spelled in the Certificate of Title. His correct full name, as signed in letter dated October 8, 1942, is Toyokuma SAKATA.

State of Title: Clear

Sold to Mrs. Kathleen Stefanuk for \$275.00 (cash) as at March 29, 1945.

Title mailed direct to purchaser, in error, by the Land Registry Office, Nelson, B. C. See Post Card on Real Property section of file dated June 2, 1945. In our letter of June 5, 1945, we advised the Registrar that, in future, Certificates of Title should be sent to this Office in all cases where registrations are made by us.

Funds derived from above sale released to credit of Toyokuma SAKATA, Registration No. 13019, File No. 12548, on June 15, 1945.

Insurance: Nil

Chattels: Not involved.

ADMINISTRATION

Mr. Toyokuma Sakata, in his 'JP' Form, declared owning Lots 49, 50, and 51 of Lot 5247, Group 1, Kootenay District, Province of British Columbia, Map 1088, with a Dwelling House and 2 Chicken Houses. Mr. Sakata and his family occupied the property up to the time of Evacuation.

Messrs. Beale and Elwell, Real Estate Agents, Cranbrook, B. C., were appointed agent for this property on December 11, 1942, and in a letter dated November 23, 1942, they wrote as follows: "Mr. Sakata arranged with Mr. Jim Hrisook to keep an eye on his property which is about eight miles south of Cranbrook. ---The improvements consist of a house and two chicken houses--- The acreage is 11.51 acres. ---The property being so far out of town we believe that his arrangements with Hrisook to keep an eye on the property is the best that can be done. We believe this man lives fairly near Sakata's property."

"Certificate of Title No. 9635-I covering Lots 49, 50 and 51, of Lot 5247, Group 1, Kootenay District, Plan 1088, B. C., in the name of Toyakuma Sakata has been left with us for safekeeping." This Title was sent to us in letter dated March 12, 1945.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(2)

In reply to our letter of December 21, 1942, requesting Mr. Sakata to express his wishes regarding selling or renting his property he wrote us under date of January 15, 1943, as follows: "—I like to sell my property and house for \$1,500.00. 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."

In a letter dated January 26, 1943, Beale and Elwell wrote, in part, as follows: "The price (asked for above property) is decidedly out of line—. The place probably has increased in sentimental value rather than actual value."

Mr. Hrisook, at the request of Beale and Elwell, paid an amount equivalent to 1943 Taxes viz. \$15.60, but in view of the above statement of Mr. Sakata it would appear that he was not obligated to do so. The above amount was applied on Taxes in arrears.

A report on this property dated June 18, 1943, made by Beale and Elwell, stated as follows: "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.——We do not know whether an Insurance Company would accept a risk away out in the wilds, that will be vacant for the Duration." Note: Mr. Hrisook lived about a mile from Sakata's house.

Beale and Elwell's report of December 9, 1942, also stated as follows: "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.——Sakata offered him (Hrisook) the property for \$450.00 or \$500.00. He ploughed the land for Sakata this year and found the soil not very good, too much alkali——."

On January 19, 1944, Mr. Jack Falkins, who took over the business of our agents, Messrs. Beale and Elwell, advised us that Mr. Jim Hrisook informed him the house on Sakata's property had been broken into and one of the windows broken. We requested Mr. Falkins to have Hrisook fix the window and he submitted a bill for \$15.00. We wrote stating we thought this was an exorbitant charge and the bill was reduced to \$7.50. This amount we were prepared to pay but the cheque which was issued was never sent, being subsequently recredited to Sakata's account, as Hrisook failed to pay further taxes on the land as agreed.

Regarding the above-mentioned charge of \$15.00 it should be noted that other similar matters were unsatisfactorily handled by Mr. Falkins and we discontinued our agency with him by letter dated October 28, 1944.

With no revenues being received from Sakata's property and, being unoccupied, it was impossible to have it properly protected. Also, to enforce payment of taxes by Mr. Hrisook would entail considerable expense and trouble. Taxes for the years 1943, 1944, 1945 and portion of 1946 were, therefore, paid by this Office out of proceeds received from sale of the property.

P.T.O.

Catalogue No. 627

File No. 12548

REAL PROPERTY SUMMARY CONTINUED.

Mrs. Kathleen Stefanuk paid \$275.00 for this property which is the same as Mr. J. E. Kennedy's valuation.

Deed of Land in favour of Mrs. Stefanuk was registered at Land Registry Office, Nelson, B. C. on April 30, 1945, under number 60780. Copy of Deed is on file.

Completed statement sent to Mr. Sakata with our letter of July 23, 1945, but no reply has been received from him to date.

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

.....
Administration Department.

WJJ/HMS
Oct. 25/46.

File No. 12548

October 26, 1946.

PERSONAL PROPERTY SUMMARY

Re: (Mr) Toyokuma SAKATA
Registration No. 13019

Chattels: Mr. Sakata did not declare in his 'JP' Form, owning any chattels or other household effects; and neither did he declare any farm equipment. He did, however, refer to furniture and farmer tools in a letter dated January 5, 1943. Further, our agent, Messrs. Beale and Ewell did not refer to furniture or tools in any of their reports to us.
If he did leave any chattels or equipment on the premises they would undoubtedly be stolen as we received reports that the house was broken into and stripped on one or more occasions.
It was impossible to provide adequate protection for this property as it was in a more or less of an isolated section of the country and the nearest neighbor, Mr. Jim Hrisook, lived about a mile away.

Securities: Mr. Sakata declared in his 'JP' Form that he had about \$850.00 in the Royal Bank, Cranbrook, B. C. These funds did not come under the control of the Custodian.

Note: Mr. Sakata was a Widower with common-law wife, Mrs. Fuji KAGAWA,
File No. 13700.
NO PROPERTY INTERESTS ARE FOUND ON THIS FILE, OTHER THAN THE ABOVE-MENTIONED.

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

.....

.....

WJJ/HMS

File No. 1343

October 25, 1943.

INSURANCE SUMMARY

Re: (Mr) Toyokazu SAKATA
Registration No. 13012

The above-mentioned Japanese did not declare, in his 'JP' Form dated November 23, 1942, carrying any insurance on his real property near Westbrook, B. C.

A report on this property dated June 12, 1943, made by Beale and Ewell, stated as follows:

"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 shingled and the small brooder house is made of rough lumber. We do not know whether an Insurance Company would accept a risk away out in the wilds, that will be vacant for the duration."

The matter of Fire Insurance was dropped as per Mr. Gibson's letter of July 6, 1943, as the buildings would have a very small insurable value, for which the rate undoubtedly would be very high.

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

.....
Administration Department.

WJ/MS

File No. 12548

October 26, 1946.

LIABILITIES SUMMARY

Rai (Mr) Toyokasa SAKATA
Registration No. 13019

The undermentioned claim is the only one appearing on this file. This debt was declared by Mr. Sakata in his 'JY' Form dated November 20, 1942.

J. Wilson, Sirdar, B. C. \$100.00

Balance owing on tombstone.

Mr. Wilson informed us in letter dated Oct. 30/46, that on June 1/33, he erected a Memorial Stone at the request of the above-mentioned. He also enclosed a statement of his account which amounted to \$100.00.

Mr. Sakata wrote us under date of Nov. 13/46, stating he wished us to "leave this account as is" and he would attend to the matter personally.

Mr. Wilson advised us in letter dated Dec. 6/46, that he had received \$25.00 from Mr. Sakata with a promise to pay the balance as soon as Wilson submitted his account. Mr. Wilson stated that this had been done and he felt sure Mr. Sakata would fulfill his promise.

We advised Mr. Wilson and Mr. Sakata on December 31, 1946, that this Office would take no further action regarding this matter and that settlement was between themselves.

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

.....
Administration Department.

WJL/MSB

February 19/47.

Mr. Wilson advised us in letter dated February 12, 1947, that he had received payment in full from Mr. Joe Sakata, Swift Current, Sask., in connection with the above-mentioned claim.

WJL/MSB

MEMORANDUM

July 29, 1943

To: File 12548

From: Specified Articles Department

Re SAKATA, Toyokuma - Reg. 13019

| <u>ARTICLE</u> | <u>DESCRIPTION</u> | <u>APPRAISED VALUE</u> |
|----------------|--|------------------------|
| RADIO | ✓ 7 tube battery set, Grebe radio, Serial No. H.R.P. 1 (lid broken). | no value |
| | ✓ Atwater Kent loudspeaker for above. | " " |
| | ✓ 5 tube Viking Radio. Serial No. 291719. | \$10.00 |
| CAMERA | #2 Model A Cartridge Hawk-eye. | 1.00 |

✓ Sold by Auction 25/8/43 - Vancouver Radio 1.

LF

File No. 12548

October 26, 1946.

SPECIFIED ARTICLES SUMMARY

Re: (Mr) Toyokuma SAKATA
Registration No. 13019

Mr. Sakata did not declare the following articles in his 'JP' Form but were handed over to the Custodian by the Royal Canadian Mounted Police:

- (1) 7 tube battery set, Grebe radio, Serial No. H.R.P. 1 (lid broken); appraised as having no value.
Sold at Vancouver Auction on December 20, 1943 for \$3.00.
- (2) Atwater Kent loudspeaker for above; appraised as having no value.
Sold at Vancouver auction on December 20, 1943, with above Radio.
Selling price of \$3.00 included this article.
- (3) 5 tube Viking Radio. Serial No. 291719. Appraised value \$10.00.
Sold at Vancouver Auction on December 20, 1943 for \$23.00.
- (4) #2 Model A. Cartridge Hawkeye Camera was mailed to Mr. Sakata as requested in letter dated August 29, 1944. Mr. Sakata, at our request, forwarded us the Royal Canadian Mounted Police Receipt relating to all of the above, and we accordingly mailed the Camera to him. We notified him that mailing charges amounting to 33¢ had been charged to his account and that the net proceeds, \$21.84, received for his radios and loudspeaker had been placed to his credit in our books.

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

.....
Administration Department.

WJJ/HMS

12548

REGISTERED

September 28th, 1948.

Mr. Toyokuma SAKATA,
Registration No. 13019,
Swift Current, Sask.

Dear Sir:

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing, herewith, our cheque in your favor for the sum of \$231.92.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

Encl. 1

File No. 17548
Reg. No. 13019

Toyokuma SAKATA

| Date | Particulars | Debit | Credit | Balance |
|------------------|---|-----------------|---------------------------|--------------------|
| 1944 January 14 | Land Registry Office - Certificate of Transference | 1.00 | | |
| January 26 | Proceeds Auction Sale | | 71.84 | |
| November 1 | Postage on exports | .33 | | |
| 1945 March 29 | Taxes - 1942-3-4-5 | 37.90 | | |
| | Credit re Sale of Property | | 249.31 | |
| | | <u>39.23</u> | <u>\$ 271.15</u> | |
| 1946 December 31 | Cheque forwarded to Toyokuma SAKATA | 231.92 | | |
| 1947 January 17 | Custodian cheque No. 3661 refused and returned for redeposit by Toyokuma SAKATA | <u>\$271.15</u> | <u>231.92</u> \$503.07 | |
| | | | | <u>CR \$231.92</u> |

ESTABLISHED 1913
SALES TAX LICENSE NO. 21

GREY ROYAL GRANITE

JAMES S. WILSON

ATBARA GRANITE QUARRIES

Quarrier and Manufacturer of
Monumental Stone
Rough Stock or Finished
Steps, Sills, Curbs
Building Stone
Crushed Granite etc.

Owner of
Grey Royal, Rosneath, Ardbeg
Granites
Importer of
Black and Red Granites
and Fine Marbles

CRANBROOK YARD ADDRESS
P.O. BOX 463

SIRDAR, B.C.
Canada

February.
12.
1947.

Dept: of State.
Office of Custodian.
Japanese Evacuation Section.
Hastings and Granville.
Vancouver, B.C.

File No. I2548.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | FEB 17 1947 |
| File No. | 12548 |
| By | W. H. H. H. |
| Reference | John Shears |

Dear Sirs:

Have much pleasure in informing you I have now
received payment in full from Mr Joe Sakata Swift Current.
Sask.

I do not know how to thank you and your department
for your most efficient service. It will be my purpose to
draw to the attention of our two Members here the fine work
you have done in my and other cases. I am personally contacted
ing Mr Frank Putnam as soon as he comes back home and will
also see the other on one of my trips.

Again thanking you.

Yours very truly.

James S. Wilson

12548

February 11, 1947.

Department of Labour,
Japanese Division,
360 Howe Street,
Vancouver, B. C.

Attention: Mr. H. L. Brown

Dear Sirs:

Re: Toyokuni SAKATA
Registration No. 13019

Please be advised that our cheque for the sum of \$231.92, which represented all funds in the account of the above-mentioned in this Office, has been returned to us by Mr. Sakata for redeposit in his account.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/RMS

Swift Current Sask.
January 13TH. 1947.

Officer of the Custodian
Vancouver B.C.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | JAN 16 1947 |
| File No. | 126 J8 |
| Ans. | |
| Referred | Johnston |

Dear Sirs:—

I'm in receipt of registered letter
of December 31st and also cheque for
sum of Two hundred and thirty one dollars
and thirty two cents (\$231.92) which I am
returning to leave in your care for the
present as the amount is not
satisfactory to me.

Yours truly
O. Sakata

12548

December 31, 1946.

REGISTERED

Mr. Toyokuma SAKATA,
Registration No. 13019,
Swift Current, Sask.

Dear Sir:

We are enclosing herewith our cheque for the sum of \$231.92, which represents all funds at credit in your account in this Office.

Mr. James S. Wilson has advised us that you have paid him \$25.00 on account of your indebtedness and will pay the balance on receipt of a statement of his account. Mr. Wilson states that he has forwarded you his statement and we are, therefore, informing him that, as we have forwarded all your funds to you, he may communicate with you direct regarding settlement of this matter.

Please acknowledge receipt of the enclosed cheque by return mail.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ/EMS
Enc. (1)

12548

December 31, 1946.

James S. Wilson, Esq.,
Sirdar, B. C.

Dear Sir:

Re: Toyokuma SAKATA
Registration No. 13019

With further reference to your letter of the 6th instant we wish to advise you that, as Mr. Sakata has arranged to make settlement direct with you in connection with his indebtedness, we are taking no further action regarding this matter.

This is to inform you, therefore, that we are forwarding to Mr. Sakata all his funds at credit in this Office and advising him that we have informed you to this effect. Please advise us, for our records, as to whether or not a satisfactory settlement has been made with this debtor.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

ESTABLISHED 1913

SALES TAX LICENSE NO. 21

QUARRIES AND MANUFACTURERS OF
MONUMENTAL STONE
ROUGH STOCK OR FINISHED
STEPS, SILLS, CURBS
BUILDING STONE
CRUSHED GRANITE, ETC.

GREY ROYAL GRANITE

JAMES S. WILSON SON & CO. LTD.

ATBARA GRANITE QUARRIES

CRANBROOK YARD ADDRESS
P. O. BOX 463

OWNER OF
GREY ROYAL, ROSNEATH, ARDBEG
GRANITES
IMPORTER OF
BLACK AND RED GRANITES
AND
FINE MARBLES

FILE NO. 12548.

SIRDAR. B.C.
CANADA

December.
6.
1946.

Dept: of the Secretary of State.
Japanese Evacuation Section.
506. Royal Bank Bldg.
Hasting and Granville Streets.
Vancouver. B.C.

Re Toyokuma Sakata.
Registration NO. I3019.

Dear Sirs:

In reply to your esteemed favor of the 3rd.
inst, for which many thanks.

Would say I had a letter from Mr Sakata same
mail enclosing Twenty five dollars and stating he would re-
mit the balance soon as I submitted account.

This has been done and I feel sure he will
fulfill his promise.

The amount of account was for the Monument
and was \$100.

May say his account and one for a Japanese
Lady (his employer) was incurred at the same time but the
Ladys account was met by trading for ranch products but Sak-
atas account was for \$100.

Wish to thank you again for your Departments
consideration in the matter.

Yours very truly.

James S. Wilson
James S. Wilson.

JSW.

| | |
|--------------------|-----------------|
| EVACUATION SECTION | |
| Rec'd | DEC 10 1946 |
| File No. | 12548 |
| Ans. | |
| Referred | <i>Johnston</i> |

out to you

12548

December 3, 1946.

James S. Wilson, Esq.,
Sirdar, B. C.

Dear Sir:

Re: Toyokuma SAKATA
Registration No. 13019

We duly received your letter of October 30, 1946,
for which we thank you.

Following our usual practice we forwarded your
account to Mr. Sakata for his approval and under date of
November 18, 1946, he wrote as follows:

"Received your letter of November 8th in regard
to my account with Mr. J. Wilson of Sirdar, B. C.

"I would very much like to have a talk with Mr.
Wilson concerning the Tombstone so kindly leave this
account as is and I will attend to the matter personally."

We wrote to Mr. Sakata again under date of
November 23, 1946, requesting his immediate attention to
the matter and in reply to our letter he forwarded the
following communication under date of the 28th ultimo:

"Am in receipt of your letter of Nov. 23rd regard-
ing my account with Mr. Wilson. It is as I stated in my
previous letter I will settle this account with Mr. Wilson
personally. Have sent Mr. Wilson money."

Kindly advise us as to whether or not you have
heard from Mr. Sakata or received part or full payment of
your account.

For our records we would ask you to also advise us
as to whether or not your account for \$100.00 was the total
amount owing for the tombstone or the balance due after a
down payment had been made.

An early reply to this letter would be appreciated.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ/HMS

Swift Current Sask.
Nov. 28TH. 1946.

Office of the Custodian
Hancouver B.C.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | DEC. 2 1946 |
| File No. | 12546 |
| Ans. | |
| Referred | Sakata |

Dear Sirs: —

Am in receipt of your letter of Nov.
23RD regarding my account with Mr. Wilson.
It is as I stated in my previous
letter I will settle this account with
Mr. Wilson personally.
Have sent Mr. Wilson money.

Yours truly
J. Sakata

12548

November 23, 1946.

AIR MAIL

Mr. Toyokuma SAKATA,
Registration No. 13019,
P. O. Box 868,
Swift Current, Sask.

Dear Sir:

We are in receipt of your letter of the 18th instant and in reply wish to advise you it is imperative that this matter should be settled without further delay. As stated in our letter of the 8th instant you declared owing Mr. Wilson the balance of \$100.00 for a tombstone and Mr. Wilson has sent us his account for this amount.

Please write us again, by return mail, and let us have whatever information you have regarding this matter, in order that we may communicate with Mr. Wilson.

We are enclosing herewith a stamped, addressed envelope for an early reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (1)

ESTABLISHED 1913

QUARRIES AND MANUFACTURERS OF

MONUMENTAL STONE
ROUGH STOCK OR FINISHED

STEPS, SILLS, CURBS
BUILDING STONE
CRUSHED GRANITE, ETC.

GREY ROYAL GRANITE

JAMES S. WILSON

ATBARA GRANITE QUARRIES

CRANBROOK YARD ADDRESS
P. O. BOX 463

SALES TAX LICENSE NO. 21

OWNER OF
GREY ROYAL, ROSHEATH, ANDREWS
GRANITES

IMPORTER OF
BLACK AND RED GRANITES
AND
FINE MARBLES

SIRDAR, B. C.
CANADA

October.
30.
1946.

Dept: of The Secretary of State
Office of the Custodian.
Japanese Evacuation Section.
506 Royal Bank Building.
Hastings & Granville.
Vancouver, B.C.

| | |
|--------------------|----------|
| EVACUATION SECTION | |
| NOV 4 1946 | |
| Rec'd | |
| File No. | 12548 |
| Ans. | |
| Referred | Johnston |

Re: Toyokuma Sakata (Mr)
Registration Number 13019.

Your File No. 12548.

Dear sirs:

In reply to your letter of 25th inst re above known to me as Joe Sakata at one time working for a Mrs. Thomas at Camp Lister, B.C. near Creston.

ON June 1st 1933 I erected a Memorial stone to his order in Creston Cemetery at the price of One hundred Dollars and this amount is still outstanding. He left the district soon after and I could get no trace him.

I have no security from him of any kind, and had given up the matter as one of the many disappointments we get from time to time in this business.

It is nice to think we have a department that has regard to our interests and I am deeply appreciative of your communication as much for the principle of the thing as the money involved.

Enclose is the Statement, and thanking you.

Yours very truly,

James S. Wilson.

12548.
Cat. No. 627.

July 23rd, 1945.

Mr. Toyokuma SAKATA,
Registration No. 13019,
P. O. Box 868,
Swift Current, Sask.

Dear Sirs

Re: Lots 49, 50 and 51 of Lot 5247, Kootenay District,
Plan 1088.

In conformity with the Government's policy of liquidation of properties in the protected areas of British Columbia the above was included in a catalogue of such properties and was sold, as of the 29th March, 1945, for the sum of \$275.00, a price that was in line with the valuation placed on it by a qualified independent appraiser.

Adjustments of taxes, etc., having been completed we enclose a statement of the transaction showing the net proceeds (\$249.31) passed to the credit of your account.

For your information we also enclose a statement of your account, showing a balance of \$231.92 standing at your credit at the present time.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to Dept. of Labour (Japanese Division).

STATEMENT RE SALE OF:

Name: SAKATA, Toyohime #13019

Catalogue No: 627

File No: 12745

Street Address: Near Cranbrook, D. C.

Legal Description: 49, 50 & 51/5247/1088

Date of Sale and Adjustments March 29, 1945.....

Sale Price \$ 275.00

Real Estate Agents Commission \$ 13.75

Charge for Valuation 3.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes

3.98

1.14

~~Water~~

\$ 24.83

\$ 276.17

Net Proceeds credited to your account as of March 29/45 \$249.31

Date:..... July 23, 1945.....

Compiled by:..... George Peters.....

Catalogue No. 627
File No. 12548
49, 50 & 51/5247/1088
Near Cranbrook, B. C.

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents connected with the sale to me
of this property have been settled.

Dated at Cranbrook, B.C. this 20th day of June 1945.

Signed Mrs. Kathleen Stefaniuk

Return to the Custodian

12548

June 13, 1945.

John E. Kennedy, Esq.,
Cranbrook, B. C.

Dear Sir:

Ref: Catalogue No. 627
49, 50 & 51/5227/1068
Near Cranbrook, B. C.

The Land Registry Office has informed us that certificate of title covering the above described property has been mailed direct to Mrs. Kathleen Stefank, the purchaser. Please have Mrs. Stefank mail us a cheque for \$2.11 in payment of closing adjustments on this sale as shown on the enclosed sheet. We request that the attached control receipt be signed and returned to us at the same time.

Thanking you for your kind attention to this matter,

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Mrs. K. Stefank

Catalogue No. 627
File No. 12548
Near Cranbrook, B. C.
49, 50 & 51/5247/1088

June 8, 1945.

MRS. KATHLEEN STEFANUK

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of March 29, 1945)

| | DEBIT | CREDIT |
|--|-----------------|-----------------|
| Purchase price | \$275.00 | |
| Cheques received | | \$275.00 |
| Seller's proportion of 1945 taxes 87/365 x \$15.00 | | 3.58 |
| Registration fees on deed - \$275.00 | 4.55 | |
| Land Tax \$1.50 paid to December 31, 1945 278/365 x \$1.50 purchaser's proportion | 1.14 | |
| Amount owing by purchaser | | 2.11 |
| | <u>\$280.69</u> | <u>\$280.69</u> |

AMOUNT OWING BY PURCHASER \$2.11

File No. 12548.
Catalogue No. 627.

June 11th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tayakuma SAKOTA
Lots 49, 50 & 51 of Lot 5247,
Kootenay District, Plan 1088.

With reference to the above property which was recorded in the Nelson Land Registry Office, April 30th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 60779-I, dated April 26th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 60780-I, dated April 26th, 1945, registering the property in the name of Kathleen Stefanuk (Deed).
3. Duplicate of Transmission dated April 17th, 1945.
4. Duplicate of Deed dated April 17th, 1945 - Secretary of State to Kathleen Stefanuk.
5. Post card acknowledgment dated June 2nd, 1945, from the Nelson Land Registry Office, No. 60780-I, stating Certificate of Title was mailed to Kathleen Stefanuk, direct.
6. Letter received from Nelson Registry Office, dated June 8th, 1945.

D. A. Cramer

DAC:JS
Atch.

12548.
Catalogue No. 627.

April 28th, 1945.

REGISTERED MAIL

The Registrar,
Land Registry Office,
Nelson, B. C.

Dear Sir:

Lots 49, 50 and 51 of Lot 5247,
Kootenay District, Plan 1088.

Enclosed herewith please find Transmission and Deed from the Honourable the Secretary of State acting in his capacity as Custodian to Kathleen Stefanuk.

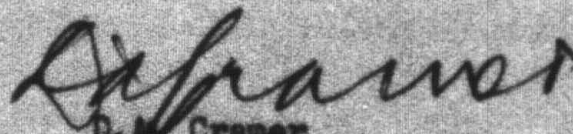
We are also enclosing registration applications in duplicate for the Transmission and Deed. The registration fees amounting to \$7.05 are included in our cheque No. 6273, which is also enclosed.

Will you please be good enough to stamp the duplicate applications, showing the numbers on both the Transmission and Deed, and return same.

As soon as the title has been issued, please forward it to the applicant at this office.

Thanking you for your co-operation.

Yours truly,


D. M. Craner
(Conveyancer)

DAG:JS
Encls.

Tel. Office 99
Res. 380

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

| | | |
|----------|-------------|---------------|
| Rec'd | MAR 28 1945 | P. O. Box 236 |
| File No. | 12548 | |
| Ans. | Peters | |
| Referred | | |

CRANBROOK, B. C. March 26th. 1945.

YOUR FILE 12548

F. G. Shears, Esq.,
Director, 506 Royal Bank Building,
Vancouver, B.C.

Dear Sir,-

Re: Catalogue No. 627, Lots 49, 50 & 51 of D.L. 5247
Near Cranbrook, B.C.

I wish to acknowledge receipt of your letter of 10th.
inst. in connection with the above property and in reply enclosed
marked cheque for \$275.00 which I trust will open to your
satisfaction I also enclose your form setting fourth the full
name address Etc. I beg to remain,

Yours sincerely,

John E. Kennedy

Full purchase price

PROPERTY OF JOHN E. KENNEDY

TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full name: Kathleen Stepanuk

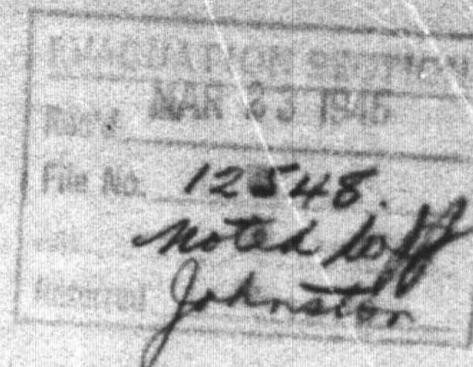
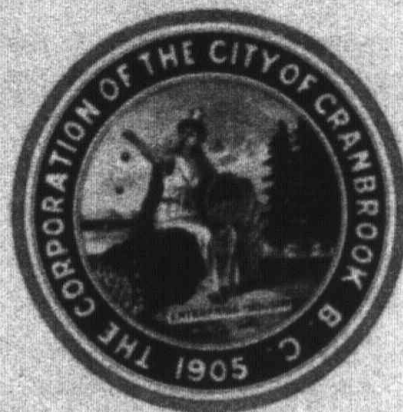
Address: P.O. Box 322, Cranbrook, B.C.

Occupation: Hotel Keeper

Nationality: Canadian Born-Ukrainian Decent
Husband: Nick Stepanuk, Cranbrook, B.C.
Hotel-Keeper.

IMPORTANT

If Title is to be issued in the name of a wife only, please give full name, occupation and address of the husband as well. Also, if the title is to be issued in two names please state whether the ownership is a Joint Tenancy or a Tenancy in Common.



Cranbrook, B. C.
March 20th. 1945

W. J. Johnston, Esq.,
Administration Department
Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:- Re: Lots 49, 50 & 51, Lot 5247,
Plan 1088

Replying to your favour of 17th. inst.,
file 12548, this property is situated in the
School District outside the Municipal Limits,
and as the 1944 taxes had not been paid on
December 31st. last, were included in a list to
the Provincial Government and paid to us by them
on February 2nd. this year.

These 1944 school taxes will be included
in the 1945 tax notice from the Provincial Assessor
and you will have to pay the amount together with
Provincial taxes in order to secure a Provincial
Tax Certificate. As requested we enclose School
District Tax Certificate for 1944.

Yours truly,

J. W. Burgess
City Clerk

FWB/M

*Certificate sent
to Mary Arab
KC*

12548

March 17th, 1945.

F. W. Burgess, Esq.,
City Clerk,
Cranbrook, B. C.

Dear Sir:

Re: Lots 49, 50 & 51 of
Lot 5247, Plan 1088
Near Cranbrook, B. C.

We are in receipt of your letter of the 12th instant and wish to thank you for the 1945 Tax Statement covering the above-mentioned property which you enclosed.

Our records do not show 1944 taxes as having been paid but it is possible that they were paid by Mr. Jim Hrisook who had the use of this land in consideration of payment of taxes. If this is the case we would appreciate receiving a duplicate receipt as we require same for accounting purposes and, as this property has been sold, we would also ask you to kindly forward a Tax Certificate for registration purposes.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

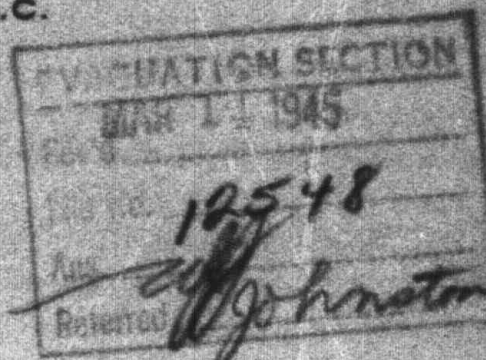
UNION ASSURANCE SOCIETY LIMITED
OF LONDON, ENGLAND
FIRE INSURANCE SINCE 1714



MCGREGOR, JOHNSTON & THOMAS, LTD.
GENERAL AGENTS
VANCOUVER, B. C.

JACK M. FALKINS

RESIDENT AGENT
CRANBROOK, B.C.



March 12th, 1945

Department of the Secretary of State,
Vancouver, B. C.

Dear Sir:

Re: Lots 49, 50, 51, D. L. 5247
Near Cranbrook, B. C.
Toyokuma Sakata

Your File Number 12548.

As requested by your letter of
March 8th, enclosed please find Certificate
of Title, covering the above property. I
shall be glad if you will kindly acknow-
ledge receipt of same.

Yours sincerely,

Jack M. Falkins

Jack M. Falkins
Encl.
nm



12548

March 10th, 1945.

John E. Kennedy, Esq.,
Cranbrook, B.C.

Dear Sir:-

Re:- Catalogue No. 627,
near Cranbrook, B.C.
Lots 49, 50 and 51 of Lot 5247,
Kootenay District, Plan 1038

Your letter of February 27th written on behalf of a client and offering to purchase the above property for the sum of \$275.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$275.00 the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he or she is a British subject, using the enclosed form for your reply.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of adjustments of taxes etc., will then be prepared, including registration fees, and forwarded to you.

Yours truly,

F.G. Shears,
Director.

[Handwritten signature]
F.G. Shears

Note: The spelling of this man's name, as shown under Registered owner, is incorrect, the correct spelling is Toyokuma SAKATA.

Date..March.6th..1945.

REAL PROPERTY MEMORANDUM

File No. 12548

Name..(Mr.)..Toyokuma SAKATA.....Registration No.13019....

Re: Catalogue No. 627

Address: Near Cranbrook, B. C.

Legal Description: Lots 49, 50, 51, D.L. 5247, Map 1088.
(Dwelling and outbuildings)

TITLE AND ENCUMBRANCES.

JP Form & Search:
Left with Beale & Elwell
for safe-keeping. Have
written for same.
Reg. No. 13019

✓ A. Certificate of Title No. 9635-I *

Whereabouts: for safe-keeping. Have written for same.

→ Registered owner: Toyakuma SAKOTA

Reg. No. 13019

✓ Property: Lots 49, 50 and 51 of Lot 5247, Kootenay District,
Plan 1088.

* Title raised Mar. 14/45.
Attached hereto.
Coff

B. Charges.

Registered: Nil

Vesting: In Custodian. D.F. 17392 (14/12/43).

Unregistered: No evidence found.

Taxes: \$14.10 (1943 School Tax) Pd. in full to Dec. 31, 1943.
\$ 1.50 (1942 Land Tax) \$1.05 paid on account.

Water: Nil

Insurance: Nil

✓ Assessed Value: Land: \$300.00

Improvements: \$600.00

Valuation by Appraiser: \$275.00

Amount of Bid: \$275.00

Approved by Advisory Committee: March 5th, 1945.

✓ Paid as shown in attached letter: \$275.00 paid in full 2/3/45

Name of transferee as attached letter: Kathleen Stefanuk,
P.O. Box, 122,
Cranbrook, B.C.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Nil

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Memorandum compiled by:

Chattels: Particulars of those stored on the premises.

Nil

.....
Administration Department.

Named Agent: Nil

Sold through Agency of John E. Kennedy.

12548

October 31st, 1944.

Mr. Jim Hrisook,
Granbrook, B. C.

Dear Sir:

Re: Lots 49, 50 and 51 of Lot
5274, Kootenay District,
Plan 1088

In connection with your use of the above-mentioned property owned by Mr. Toyokuma SAKATA, it was understood that you would pay the annual taxes which for the year 1944 amounted to the sum of \$16.50. The School Tax of \$15.00 is subject to a penalty of 10% if not paid by June 30th, 1944. The Land Tax of \$1.50 is delinquent after October 31st, 1944, and after that date would bear interest at 4%.

Kindly advise us by return mail as to whether or not you have taken care of this obligation. If you have not done so we would ask you to please give this matter your immediate attention and forward the Tax Receipts to this office as we require same for our files.

✓ In the meantime our cheque in your favor for \$7.50, in payment of work done by you in protecting the property of Mr. SAKATA, is being held by this office pending our receiving receipted tax statements from you. Also please send us a statement of your account covering the above-mentioned work as same is required by our Audit Department.

We are enclosing a stamped, addressed envelope to facilitate an early reply.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

✓ Chk not sent.

Enc.

REGISTERED

13698
12548
11495

October 26th, 1944.

J. M. Falkins, Esq.,
Cranbrook, B. C.

Dear Sir:

Your letter of the 11th instant has been handed to me for attention.

In considering the file I regret to notice that there appears to have been some difference of opinion in regard to charges for certain services rendered. In our position as Custodian it is of course necessary that our disbursements should be proportionate to the work done and we are required to obtain vouchers satisfactory to our Audit Department.

As you intimate in your letter that you are not altogether satisfied with the present arrangements, we believe that in the circumstances it may be well for us to have someone else act for us as our Agent. It may be, however, that in the disposition of the remaining properties in your district you will be in a position to participate in commissions. In this connection we have withdrawn anything in the way of an exclusive agency and in the future will pay our commission to any Real Estate Agent who submits an offer which is accepted by this office.

In due course commissions will be paid to you on the following properties which have already been recommended for sale:

- (1) Catalogue No. 629, Lots 1-11, Block 72, District Lot 30, Plan 1099, Lumberton Road, Cranbrook.
- (2) Catalogue No. 628, Block 70, District Lot 30, Plan 887, Near Cranbrook.
- (3) Catalogue No. 559, E $\frac{1}{2}$ Lot 11, Block 92, Map 669, 109 Durick Avenue, Cranbrook.

It would be appreciated if you would return the "Identification Form" which we requested you to have signed by Mr. John Singh. Also please forward a final Rental Statement, with covering cheque and, as we will be collecting all rentals directly from this office, you will kindly advise tenants

12548

October 23rd, 1944.

Mr. Toyokuma SAKATA,
Registration No. 13019,
Swift Current, Sask.

Dear Sir:

We are in receipt of your letter of the 4th instant enclosing receipt and wish to advise you that your camera has been shipped to you as requested. The postage on same cost 33¢ and this sum has been charged to your account.

The house on your property near Cranbrook was recently broken into and we have received an account for \$7.50 from Mr. Hrisook for repairing the broken windows and doors and also for repairing the fence. Further, we have charged your account with the sum of \$10.00 for advertising your property for sale by public tender.

The total of the above charges amounts to \$17.53 which leaves a credit balance of \$3.01 on hand, which sum we are retaining for incidental expenses.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

File 12345

To: Mr. Spain

October 13, 1944

From: E. Matheson

Re: Toyokuma SAKATA, JR 13019

Would you please arrange for the shipment to

Toyokuma SAKATA,
Registration No. 13019,
Box 468,
Self Current, Saskatchewan,

of the following:

One #2 Model A. Cartridge Hawkeye Camera.
(R.C.M.P. # 733)

This camera is now in our hands, and we have funds
on hand from which the postage may be paid.

Please let us know when shipment has been made.

To: Miss Matheson

From: Mr. Spain

This camera has been shipped as requested. The
postage was 33¢

To: Mr. Johnston

Will you answer Sakata's letter, tell him his
camera has been mailed, that postage cost 33 cents which has been
charged to his account, and send him whatever balance remains from
his radio money (unless you know of some reason why the money cannot
go to him).

FILE NO. 12548

Box 868

Swift Current, Sask.

Oct. 4, 1944

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

| | |
|--------------------|------------|
| EVACUATION SECTION | |
| Rec'd | OCT 7 1944 |
| File No. | 12548 |
| Ans. | 27/10/44 |
| ROUTED | Matheson |

W. to Johnston

Dear Sirs:

In reply to your letter dated Sept 1st, 1944
I am sending you the receipt for the amount
stated twenty one dollars and eighty four (#21.84)
for the radio and also for the camera which
is to be sent C.O.D.

yours truly,
T. Sakata

12548

September 16th, 1944.

J. M. Falkins, Esq.,
Insurance and Real Estate,
Cranbrook, B. C.

Dear Sir:

We are in receipt of your letter of the 13th instant and in reply wish to advise you that we accept your recommendation to pay Mr. Jim Hrisook the sum of \$7.50.

At the present time the only funds on hand in Mr. Sekata's account are proceeds from the sale of his radio, amounting to \$21.84. We have written this Japanese requesting him to send us the receipt received by him when his radio was surrendered to the Royal Canadian Mounted Police. Without this receipt it is impossible for us to use the funds in his account but we will, however forward you our cheque for \$7.50 as soon as we receive same. In the meantime, however, we believe you should withhold payment of your own funds to Mr. Hrisook.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

JACK M. FALKINSALL FORMS OF INSURANCE
REAL ESTATE AND BONDS

PHONE 20

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | SEP 15 1944 |
| File No. | 12548 |
| Ans. | 10/16/44 |
| Referred | Johnston |

CRANBROOK, B. C.

Sept. 13th, 1944.

Japanese Custodian,
Vancouver, B. C.

Dear Sirs:

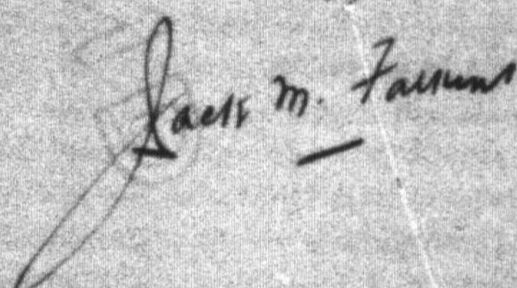
Re: File No. 12548
Toyokuma Sakata.

In reply to your letter of July 5th, 1944 I have now had an opportunity of discussing this matter with Mr. Jim Hrisook. He has advised me that he went to considerable work in repairing the broken windows and doors in this house and also repairing the fence.

After some discussion with him he finally agreed to accept \$7.50 for this work and I would strongly recommend that you instruct me to pay this amount over to him.

Trusting you will give this matter your prompt attention, I am,

Yours sincerely,

Jack M. Falkins,
np

12548

September 1, 1944.

Mr. Toyokuma SAKATA,
Registration No. 13019,
Box 868,
Swift Current, Sask.

Dear Sir:

Thank you for your letter of August 29th,
in regard to your radios and camera.

The radios have been sold, in accordance
with the Custodian's policy of liquidation, and the net
proceeds of this sale, \$21.84, has been placed in our Trust
Account. This sum is available to you, if you will send us
the receipt received by you when the radios and camera were
surrendered.

When you send us the receipt, we will
arrange with the British Columbia Security Commission for
the shipment of the camera to you, shipping charges C.O.D.

Yours very truly,

F. Matheson,
Specified Articles Department.

Custodian of Enemy Alien Property
Royal Bank Bldg.
Vancouver, B.C.
Dear Sir:

Box 868.
Swift Current, Sask.
Aug. 29, 1944.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | AUG 31 1944 |
| File No. | 12548 |
| Ans. | |
| Referred | Mathison |

out to Johnston

According to reports any person who has moved outside British Columbia may now reclaim their radios and cameras.

If so please send my radio, a late model Viking mastel battery set, with five tubes. Serial number 291719 and also a Hawkeye box camera to the following address: —

Mr. Toyokuma Sakata
33 1st Ave. E.

Swift Current, Sask.

Will pay all expenses. Thanking you in advance.

Yours truly,
T. Sakata

C
O
P
Y

P.O. Box 236

JOHN E. KENNEDY
Trading As
EAST HOOTENAY REAL ESTATE
AND INSURANCE

GRANBROOK, B.C. July 26, 1944.

| Catalogue No. | Page | Lot No. | Block No. | Plan No. | Land | Impts. | Fixtures |
|------------------|------|-----------|-----------|----------|-------|--------|----------|
| 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
Granbrook, has not been occupied for several years and
is in a very poor state of repairs.

"J. E. Kennedy"
Appraiser.

12548

July 5th, 1944.

J. M. Falkins, Esq.,
Manager,
Messrs. Beale & Elwell,
Cranbrook, B. C.

Dear Sir:

Re: Toyokuma SAKATA

We are in receipt of your letter of the 28th ultimo and note that Mr. Jim Hrisook has repaired the broken windows and doors of the house belonging to the above-mentioned and has made a charge of \$15.00.

In your letter of January 19th, 1944, you stated that the house on the property had been broken into and one of the windows broken and in reply we requested that any broken windows in the house should be boarded up. We stated at the same time that we would be glad to pay any reasonable charge for this service but the sum of \$15.00 seems to us to be exorbitant. Mr. Sakata's house is a small one and we feel that \$5.00, would be sufficient to cover the cost of doing this work.

Kindly advise us regarding the repairs mentioned in your letter and state whether or not you recommend payment of the sum of \$15.00 to Mr. Hrisook.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

SECURITY

SERVICE

FAIR RATES

JACK M. FALKINS

ALL FORMS OF INSURANCE
REAL ESTATE AND BONDS

PHONE 20

CRANBROOK, B. C.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | JUN 30 1944 |
| File No. | 12548 |
| Ans. | Johnston |
| Referred | ent to you |

June 23, 1944.

Custodian of Enemy Property,
Vancouver, B. C.

Dear Sirs:

Re: Yoyokuma Sakata, File #12548.

In reply to your letter of January 25/44 in
which you advise that it will be in order to have Mr. Jim
Hrisook repair the broken windows and doors in this house. X

This work has now been attended to and he
has asked for payment in the amount of \$15.00 covering this
work. I would be pleased to have your cheque for this
amount in order that this matter might be cleared up as
quickly as possible.

Thanking you, I am,

Yours sincerely,

Jack M. Falkins

J.M. Falkins,
np

Orig. sent 23/7/1945

NAME Toyokuma SAKATA

REGISTRATION NO. 13019

FILE NO. 12548

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 20, 1943.

Grebe Mantel & Speaker
Viking Mantel

\$ 3.00
23.00

Total:

Auctioneer's Fee \$ 2.60
Less Expenses: Advertising .35
Moving .21
Storage 1.00

\$ 26.00

\$ 4.16

Net Proceeds Credited:

\$ 21.84

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.

ROYAL CANADIAN MOUNTED POLICE

No. 735 (4)

EXHIBIT REPORT

HEADQUARTERS File No.

SUB/DIVN. & File No. Vancouver.

DIVISION & File No. 422-222-2-1-71.

DETACHMENT & File No. C.I.B.

J.R.13019.

DATE December 14th, 1943.

Re: Reginald SAKATA, Cdn. subject, H.C.

On May 1944, 1944 1 P.R. Jefferys, Cdt.

Came into possession of the following described goods by

Handed over by the P.R. Police.

| No. of Exh. | No. of Packages | Cdn. or Mex. | DESCRIPTION OF EXHIBITS |
|----------------|--------------------|-----------------|---|
| | 1 | | 7 tube battery set, Grobe Radio. Serial #H.R.P.I. (Lid broken) (1) |
| | 1 | | Atwater Kent Loudspeaker for above. (2) |
| | 1 | | 5 tube Viking Radio. Serial #291719. (3) |
| | 1 | | #2 Model A. Cartridge Magazine Camera. (4) |

Johnston

FILE 12548

REMARKS: Handed over to the Custodian of Alien Enemy Property.

DATE REC'D BY Kuo Shiang

(Date briefly description)

Cdn. Custodian.

(Signature of Custodian or Witness)

P.R. Jefferys, Cdt.

(Signature of Custodian)

12548

6th July, 1943.

Beale & Elwell,
Cranbrook, B.C.

Dear Sirs:-

Re: Toyokuma SAKATA

We wish to acknowledge with thanks your report of June 18th concerning fire insurance coverage on buildings belonging to the above named. As the owner apparently was not in the habit of carrying fire insurance and from the information contained in your report the buildings would have a very small insurable value, for which the rate undoubtedly would be very high.

I think we will drop the matter of fire insurance in connection with this property.

Again thanking you for your trouble, we are

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

BEALE AND ELWELL

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

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

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. L. Beale
for Mary Pagel*

M.L.P.

| | |
|--------------------|---------------|
| EVACUATION SECTION | |
| Rec'd. | MAY 14 1943 |
| File No. | |
| Ans. | <i>W. J.</i> |
| Referred | <i>Milson</i> |

Granbrook, B.C., May 11th, 1943.

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

Dear Sirs:- Re: Sakata, Toyokuma - File No. 12548.

Referring to your letter of April 30th, we wrote Mr. Hrisook regarding the 1943 taxes. Mr. Hrisook is very ill but the son came in today and said he would pay the 1943 taxes at the end of the month. As the tax notices did not come to us, you, no doubt, have received them. We find that the school taxes for last year were not paid and were charged to the Government, making the 1942 taxes \$15.85 and interest. The 1943 taxes are, School tax, payable to the City, \$14.10 and the Government land tax \$1.50- total \$15.60. Mr. Hrisook is to come in again when making the payment for taxes so that we can send the receipts to you. Unless you have means of making some different arrangements, the \$1.50 for 1943 land tax will apply on the arrears at the Government Office.

Yours very truly,

Beale & Elwell

MLP.

per

Margorie F. Beale

812 - 4

EXHIBIT No.

8 Apr 1948

DATE

FILED J.W.C. Hunter.

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

IMPORTANT

Granbrook, B. C. December 9, 1942.

Dear Sirs:-

Your file #12548

REPORT ON PROPERTY

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 with rails and 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 fertiliser 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 F. Seale"

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

August 10th 1948

M. Seale
65

OFFER

A very old & reliable Real Estate Firm.

12548

December 3, 1942.

Mr. Jim Hrisook,
Cranbrook, B. C.

Dear Sir:

Re: Torokuma SAKATA, #13019.

Messrs. Beale & Elwell, representatives of the Custodian at Cranbrook, have forwarded us a declaration from the above Japanese, indicating that he owns 11.51 acres of land with house and two chicken houses on same at or near where you live. They state that Mr. Sakata arranged for you to keep an eye on the property, and as Messrs. Beale & Elwell are near at hand, we shall be obliged if you will furnish them with such information as you may have from time to time. We have asked them to get in touch with you as our representatives in that district.

We shall appreciate your co-operation, and thanking you, we remain,

Yours truly,

G. D. Wilson,
Administration Department.

BRD:BT

12548

December 3, 1942.

Mr. Toyokuni Sakata,
Registration No. 13019,
New Denver, B. C.

Dear Sir:

Messrs. Beale & Elwell, representatives of the
Custodian at Cranbrook, B. C., have forwarded to this office
your "JP" form in duplicate dated November 20, 1942.

In this declaration you mention a dwelling house
and two chicken houses as improvements on your property, but
do not say if your farm and improvements have been leased. We
shall be obliged if you will give this office full particulars
in this regard so that we can give effect to your arrangements
in so far as we can.

We note that there are some school taxes amounting
to \$15.85 that do not seem to be paid, and we would ask if you
are intending to pay these so that there will be no charge against
the property in this regard.

Kindly let us hear from you as soon as possible
so that we may do whatever we can on your behalf.

Yours truly,

G. D. Wilson,
Administration Department.


BMD:BT

12548

December 3, 1942.

Messrs. Beale & Elwell,
Cranbrook, B. C.

Dear Sirs:

Re: Tovokuna SAKATA. #13019.

We acknowledge your report of the 29th ultimo with
"JP" forms in duplicate, for which we thank you.

As there are improvements consisting of house and
two chicken houses on the property mentioned, we would ask that you
get in touch with Mr. Jim Hirscock, to whom you refer, and ascertain
the condition of these improvements; if occupied, or if not, whether
boarded up and locked. Has Sakata leased the farm? If so, please
give the terms, to whom leased, etc. If not rented, is it possible
to get a tenant? Generally give as concise a statement as possible
of the present situation regarding this property.

We shall write Mr. Hirscock, advising that you are
representing the Custodian so that he will recognize any correspondence
from you.

Awaiting your further advice, we remain,

Yours truly,

G. D. Wilson,
Administration Department.

SECRET

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 30 1942

Granbrook, B.C., November 23rd, 1942.

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

Dear Sirs:-

Re: Sakata, Toyokuma, Evacuation Sheet no. 11281.

We enclose "J.P." forms for Mr. Sakata, which we trust will be found in order. Mr. Sakata went to New Denver Nov. 23/42.

Mr. Sakata arranged with Mr. Jim Hrisook to keep an eye on his property, which is eight miles south of Granbrook. The assessed value of the land is \$200.00 and the improvements \$600.00. The improvements consist of a house and two chicken houses. The yearly taxes are \$1.50 payable to the Provincial Assessor and \$15.88 payable to the City of Granbrook for School Taxes. The Government taxes are paid including 1942, but the 1942 school tax is not paid. The acreage is 11.51 acres.

The Royal Bank said his bank balance of about \$850.00 was correct. His only debt seems to be to Mr. J. Wilson, being the balance due on a tombstone. ✕

Certificate of Title No. 9635-I covering Lots 49, 50 and 51, of Lot 5247, Group 1, Kootenay District, Plan 1088, B.C., in the name of Toyakuma Sakata has been left with us for safekeeping.

The property being so far out of town we believe that his arrangements with Hrisook to keep an eye on the property is the best that can be done. We believe this man lives fairly near Sakata's property. —

Yours very truly,

Beale & Maxwell

per *Marjorie F. Beale*

MLP.
Enc.

** Claims Paid*

Your File No.



In reply quote File No.

SUBJECT:

Cranbrook, B. C.
March 10th. 1942.

To: SAKTA, Toyokuma.
Cranbrook, B. C.

This is to certify that I, the undersigned
Constable of Cranbrook, B. C., this date received
from the above named, SAKTA, Toyokuma, of
Cranbrook, B.C., the following articles:

One, Seven tube mantel Radio, make: Grebe.
Serial No. H R P 1 , Battery set with Atwater
Kent loud speaker.

One, Five tube mantel Radio, make: Viking.
Serial No. 291719. battery set.

One, No 2 Cartridge Hawk-Eye, Model A - Camera.

R. Shiell
R. Shiell, Constable
i/c Cranbrook Detachment.

CAT. 627

DEC - 2 1947

FORM FOR CO-OPERATIVE COMMITTEE

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.

12548

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

(1) NAME SAKATA
(Print) Surname

Toyokuma
Given Name

(2) Pre-Evacuation Address

Cranbrook, British Columbia

(RCMP) Reg. No. 13019

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

(4) REAL ESTATE

(a) Street Address (if any)

Kootenay Orchard,

British Columbia
Province

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

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Business~~
(iii) ~~Business~~
(iv) ~~Business~~ Type of business Chicken Farming

(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) \$ 2500.00

(v) Amount at which Custodian sold property and credited your account \$ 2500.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 249.31 NET

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Selling price 27500

(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 \$ 25.00 |
| 3. | Estimated Value \$ |
| 4. | Estimated Value \$ |
| 5. | Estimated Value \$ |
| 6. | Estimated Value \$ |
| 7. | Estimated Value \$ |
| 8. | Estimated Value \$ |
| 9. | Estimated Value \$ |
| 10. | Estimated Value \$ |
| TOTAL CLAIM FOR PROPERTY LOSS \$ 25.00 | |
| and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes | |

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

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

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
or
TO WIT:

1. Royalties Salaries
of Swift Current
in the Province
this 22nd day of
November
A.D. 1947.
DECLARED before me at the
City
of Saskatchewan
A Commissioner etc.
My Appointment expires Dec. 31st, 1950

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".
Province of Saskatchewan
in the
City
of the
City
A Commissioner etc.

Name of Claimant **SAKATA, Toyokune**Case **812**Custodian File **12548**

| <u>REAL PROPERTY</u> | | | | | | | | | | 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% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices % of Amount Total | Sale Price | Total Award 125% of all Sale Prices % of Amount Total | | |
| | | 275.00 | | | 13.75 12.50 | | | | | 226.25 |
| <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 & Not Found & 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 CHATELS</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 | Application 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 |
| TOTAL RECOMMENDATION | | | | | | | | | | 234.05 |

12543

December 20th, 1950.

Mr. Toyokuma SAKATA,
33 - 1st Avenue E.,
Swift Current, Sask.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 812

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$234.05.

Cheque in your favour is enclosed for \$234.05
and we have paid the Co-Operative Committee ... Nil
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director

Before The Honourable
Mr. Justice H.I. Bird,
Commissioner

DEFENCE BRIEF
Toyokuma SAKATA

Moose Jaw
April 8th, 1948

File No. 12548

Case No. 812

REAL PROPERTY CLAIM

- Ex. 1 - Real Property Statement
- Ex. 2 - Personal Property Statement
- Ex. 3 - J.P. Form
- Ex. 4 - Letters Beale and Elwell
- Ex. 5 - Appraisal of Kennedy
- Ex. 6 - Letter claimant to Custodian asking \$1500.

1. Lots 49, 50 and 51 of Lot 5247, Kootenay District, Plan 1088.

NOTE:- The Commissioner at pages 6 and 7 says that he will require an explanation of why this claimant was evacuated at all from Cranbrook.

Witness: Mr. Shears to explain
the evacuation policy.

| <u>Claim</u> | <u>Appraisal</u> | <u>Sale Price</u> |
|-------------------------------|------------------|-------------------|
| \$2675.00 (as amended p.7) | \$275.00 | \$275.00 |

As to the amount of claim, see p.2, line 15, where Mr. Makareff suggests that claimant is claiming for goodwill. There is no further mention of goodwill. Counsel might wish to ascertain whether part of the \$2675. is goodwill and dispute it if it is. See also as to value, exhibit 6 and Mr. Hunter at p.12, line 3 et seq.

Witness: John E. Kennedy of Cranbrook made the appraisal.

Witness: Beale and Elwell of Cranbrook reported on the property for us.

PERSONAL PROPERTY CLAIMS

2. Chattels

Claim

\$89.00

(a) Sold at Auction

Radios valued by claimant at
\$50.00.

Sale Price

\$26.00

N.B. At p.9 the claimant states that the radio for which he is claiming \$40. was worth \$25. or \$30. at his evacuation.

Note that the claimant offered in letter (Ex.7) to sell the Viking radio for \$30.00. Now he wants \$40.00 for it. Note also that on his own admission he only paid \$40. for the radio new in 1940. It was sold in Sept. 1943. The Grebe radio was appraised as having no value, as was the speaker. They were sold together for \$3.00.

Witness: Mr. Wills attended the auction
as Custodian representative.

The records do not show who appraised the
radios and apparently Kennedy, who appraised
most of the radios for the Custodian did
not keep records of it. Therefore since
these were sold at auction it appears best
to restrict our evidence to that of Mr. Wills.

(b) Not declared and not found

Chattels valued by claimant at \$39.00.

These items were not mentioned in the
original claim or the amendment which was
filed, but were added at the hearing by
amendment.

There appears to be no suitable witness
for this part. Only possible witness
would be J. Falkin, then manager of
Beale & Elwell at Cranbrook (our agents);
he reported that the house had been broken
into, but it does not appear that he had
any first hand knowledge of the facts.

Summary of Defence Witnesses

Mr. Shears

John E. Kennedy

Beale & Elwell

Mr. Wills

Where Required

Opening note.

1

1

2 (a)

FRS/mw

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Moose Jaw, Saskatchewan,
April 8th, 1948.

IN THE MATTER OF THE CLAIM OF
TOYOKIMA 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.

E.M. LANGFIELD, Esq., Official Reporter.

2
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.

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?

3
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 1/2

miles from the town.

Q How many acres?

A: About 11 1/2

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 1/2 acres.

Q 11 1/2 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 How 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 room?
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 infor-
mation, 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 \$232.92, 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 personal 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 H. 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 COMMISSIONER: 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 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. 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 Stefanuk. Could you find that?

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

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

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 \$1345.00.

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.

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

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fairness of that sale.

THE COMMISSIONER: While you are on the chattel claim, the claim form, the claim 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.

10 MR. MAKAROFF: No, I don't know how to explain that except 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.

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

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

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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 8-tube
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
20 not declared and not found. It is submitted that,
in any event, the claims made are exorbitant.

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. PORN MARKED EXHIBIT NO. 3).

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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 word. 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 Crabbrook.

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 these letters?

MR. HUNTER: The first one is Margerie E. 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.

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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, 1945.

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

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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 of 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

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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. Deale.

Q Did he make that offer to Hrisock?

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 5th, 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 SINCE RISE)

Certified a true and accurate transcript.

"H.E. LANGFIELD"
Official Reporter.

H.E. Langfield