

13382

100 miles
REAL ESTATE
FRASER VALLEY

FILE NO. 13382

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: *M. ^{AT 3051} Sakon*
HOME ADDRESS: *CK. Ranch. Calgary, Alta*
REGISTRATION NUMBER *13061* SEX: *male* AGE: *28*
OCCUPATION: *milker*

(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: *P. Burns Ranches Ltd.*

MARRIED? _____

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: *N 1/2 S.E. 1/4 Sec. 34 Tp 17 Block 2 — 18.5 acres
District of Mission*

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

3. INSURANCE (Give particulars; state where policies are) _____

4. TAXES (Amount and where payable) *Corporation of the District of Mission 17⁵⁵*

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: *Amended by our office.*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN *Barro, Shwanna*

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: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

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

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

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 7th day of October 1942.(Signature) M. Laker_____
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date July 6, 1943

File No. 13382

F Name SAKON, Matsui
(Surname in Block Letters)

Registration No. 13061

Male - Female
(check)

Age July 25, 1914

Former Address Wass Road, P.O. Box 73, Mission City

Date Evacuated Nov 3, 1942 Naturalized - Canadian-Born - National
(check)

Present Address c/o Sam Blair Picture Butte, Alta.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother nec #13090 OSAZAKI Janka

Name of Father Bunjers #13089

Names of Children under 16

Requested by J. C. Baird Registered with Custodian (Yes or No)

Additional Information Farm land 18 1/2 acres

(SH 3)

BC/279-P

BC/279-P

Farm Appraisal Report

Page 1

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

RIP3

Land Description Lot 2 of E $\frac{1}{2}$ of S.E. 34-17

File No. JL-91

Owner's Name SAKON, M. & I.

Containing

10.31

Acres

Nearest Rail Point Mission

Post Office Address

Mission, B.C.

Market Town "

Distance 3 miles

Church (give denomination) All denominations

Distance 3 "

Nearest School Ferndale

Distance Mission

Distance $\frac{1}{4}$ mile

State how property was identified: Map and road. Located renewed corner posts, all corners.

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

Ferndale Road, gravelled. All bush on north end of property next road.

Is this district a good one? Run down. Good when small fruits are high.

Employment opportunity Local in berry season. Nearby in mills. Remote in logging.

Predominating Nationality and religion: British. No predominating sect.

Describe Fencing and its condition: None

Value \$

Water supply: None developed. Creek through place in bush.

Value \$

BUILDINGS ON FARM

13382

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	(NO BUILDINGS)						
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT NO. 581-2

DATE Aug 17/18

FILED BY J. B. A. Rose

Total Value Buildings add to farm

Total present day value \$

Is dwelling habitable without repairs?

\$

habitable?

No buildings

If not what is your approximate estimate of cost to make it

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNPLANTED, DRAINAGE OR SLOPE	SOIL (How Deep)	SUB- SOIL	SOIL AND NATURE OF CROP	VALUE PER ACRE	TOTAL
3.7	South slope	12" sandy loam	sandy clay	Strawberries and potatoes, good crops	50.	188.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNPLANTED, DRAINAGE OR SLOPE	SOIL (How Deep)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNPLANTED, DRAINAGE OR SLOPE	SOIL (How Deep)	SUB- SOIL	NATURE OF CLEARING NECESSARY	DECLARATION COST PER ACRE	VALUE PER ACRE
14.61	Hilly	10" sdy. to cl. loam	Sandy clay to clay	Heavy clearing	150.00	20.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TREES IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 514.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 514.00

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

Fully occupied, by tenant on other Sakon farm. Good state of cultivation.

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

Purely pioneer proposition, or as added acreage to adjoining land, for
Noxious weeds: which it has in the past, been used.

None in evidence.

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

Mun. and school \$17.55.
Mun. Dist. of Mission, Mission, B.C.

Date: 20th May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 19th day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This is a very heavy clearing proposition, and could only be economically done by years of a process of elimination, while using what can be got under cultivation, as an adjunct to other land. The cultivated acreage is all on the south end adjoining the farm of B. Sakon, and it is apparent that this acreage has been worked as a part of that land, without regard to where the line runs. This is not a desirable unit. Some little assistance could be realized from the sale of cordwood, as a part of the work of development, and it is with this in mind that a valuation of \$20.00 per acre is placed on the bush land.

(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

Strawberries 2. acres

\$

Bal of cult acreage in potatoes, with a small wedge of rhubarb over the line of about 0.2 acres.

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

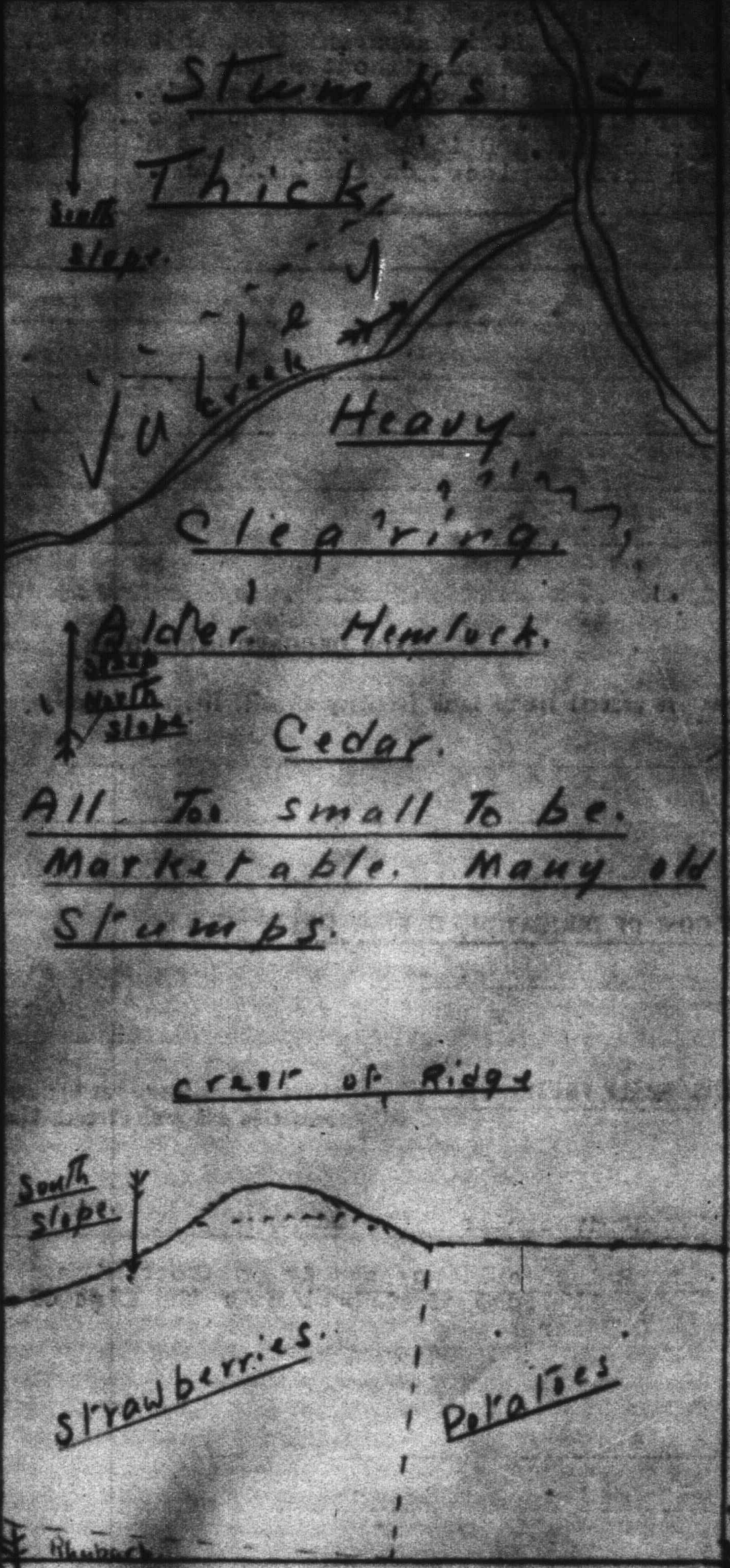
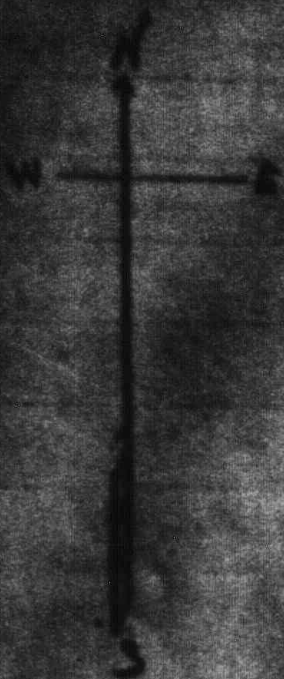
Page

10/11/42

Diagram of Property

Feendale Road General

To M. 10/11/42



Salmon River
N. 1/4 Sec. 34-17. Lot 2-183105.

Route 17/6

scale 2 in. to inch

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

value is \$ 400

B. Sakon
Register

Date 21st May 1942

[Signature]
District Superintendent.

REAL PROPERTY SUMMARY

JAPANESE NAME: Matsuji SAKON Reg. No. 13061 File No. 13382.
Isao SAKON " " 13047 " " 13587.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer. BC/279-P.

PROPERTY ADDRESS: Moss Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 2 of the North $\frac{1}{2}$ of the South East $\frac{1}{4}$ of Section 34, Township 17
Map 5840, Mun. of Mission, D. N. W.

TITLE: Registered in the names of Matsuji SAKON and Isao SAKON.

ENCUMBRANCES: 76712C Reservation of all mines minerals including gas and petroleum
as set out in deed 120801E.

No indication of any unregistered charges.

Vesting Order filed No. 24892, dated November 3rd, 1942.

ASSESSED VALUE: Land \$555.00
Improvements \$200.00 - \$755.00. Taxes - \$17.55.

CLASSIFICATION: This is an 18.5 acre piece of property, 3 acres of which are cleared
and planted to strawberries.

HISTORY OF
ADMINISTRATION: This property was leased along with S.E. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Sec. 34, Twp. 17
Mun. of Mission, belonging to their father Bunjiro SAKON, File 12227,
to Wm. A. Davidson, March 13th, 1943, for a term of 10 months from
March 1st, 1943 to December 31st, 1943. Consideration \$250.00,
which amount was paid into Bunjiro SAKON'S account, and on November
17th, 1943, paid over to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$505.00 as at January 1st
1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Matsuji SAKON and Isao SAKON'S Joint
Account as at May 20th, 1944, against which were the following
charges: Registration Fees \$3.00, Legal Fees \$15.00 = \$18.00, leaving
a net credit of \$487.00 from said transaction.
The net amount at credit of the Joint Account of Matsuji SAKON and
Isao SAKON was divided equally between Matsuji SAKON and Isao SAKON
on May 1st, 1946, viz.,
Matsuji SAKON, File 13382 - \$305.41
Isao SAKON, File 13587 - 305.42 - \$610.83.

Certificate of Title No. 170742-E in the name of The Director, The
Veterans' Land Act.

This summary is certified to be in accordance with
information on file.

February 20th, 1947.

D. A. Cramer
D. A. CRAMER.

PERSONAL PROPERTY SUMMARY

File No. 13382

Re: SAKON, Matsui - Reg. No. 13061

The above Japanese when registering with this office on October 7th, 1942 declared no personal property assets.

Knowledge of personal property as outlined below did come to our attention but all assets shown appear to be owned jointly with his brother, Isao (File No. 13587.)

CHATELS & SPECIFIED ARTICLES: This file reveals none of these assets.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office a cheque in the amount of \$4.15 being a credit on their books in the names of M. & I. SAKON. It was accordingly credited to their Joint Account here November 10, 1942.

BONDS & INVESTMENTS: Although he did not declare so to the Custodian, the records of the Pacific Co-operative Union reveal the following share interest in the Co-operative registered in the Joint names of M. & I. SAKON: \$440.00 in Unredeemable Shares and \$270.00 in Redeemable shares itemized as follows:

\$110.00	1940	Redeemed at par January 10, 1946
\$160.00	1941	Should be redeemed early in 1947

Interest totalling \$11.68 has been received from time to time on their shares and this together with the proceeds from share redemption have been credited to the Joint Account.

The above mentioned credits to the Joint Account of M. & I. SAKON have now been equally divided between the two brothers at the request of Matsui SAKON in his letter of February 22, 1946. The 1941 Pacific Co-operative Union share redemption proceeds still to come and any interest accruing will also be similarly divided.

This file reveals no other Personal Property assets.

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

WEA:EH
May 9, 1946

WE Hanson

File No's: 13382 & 13587

July 16, 1943.

MEMORANDUM

To: The File

From: Farm Department

Re: Bunjiro, Isao & Matsui SAKON

A Lease of William A. Davidson, #393,
is on File No. 12227 covering interests of Bun-
jiro Sakon, M. and I. Sakon; 10 months from 1st
of March, 1943, at \$250.00 due September 1st,
1943.

B. SAKON. 225.00
Mrs SAKON 25.00

WJI/ms

File No. 13382

CLAIMS DEPARTMENT

June 30th, 1943.

Matsuji SAKON - Reg. No. 13061

CREDITORS:-

NO CLAIMS ON FILE, at this date.

F

RECORDED

This party has a joint of will in
brother Goro Sakon File 13587, who is
confined in Prov. Mental Hosp., Ponoke, Alta.

Extract from Lease No. 393.

Files Nos. 12227, 13587 & 13382.

Lessor: Bunjiro, Matsuji & Isao SAKON.

Lessee: Wm. A. Davidson.

Date: 13th March, 1943.

Term: 10 months from 1st March, 1943 to 31st December, 1943.

Consideration: \$250.00 payable 1st September, 1943. See memorandum dated 16th July, 1943, re proportion.
No Taxes.

Property:

Land: S.E. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Section 34 Tp. 17, C. of T. 123536 E. (Bunjiro Sakon)

Lot 2 of N. $\frac{1}{2}$ of Section 34, Tp. 17 (Matsuji & Isao Sakon)
Municipality of Mission.

Buildings: Included.

Lease handed to S.S.B. 21/7/43.

% S Blain

Picture Butte, Alta

Dec 8, 1944.

The Custodian's Office
Department of the Secretary of State
of Canada.

Vancouver, B.C.

Dear Sir:—

EVACUATION SECTION	
DEC 11 1944	
File No.	13382 + 13587
Ass.	RDR
Referred	Farm

I understand Isaac Sakon and my
property have been sold for \$510.99.
Isaac Sakon is sick in hospital for
months, will you please send us
a cheque so as he can pay
doctor and hospital fees and oblige.

Yours very truly.

M. Sakon. Reg. No 13061

Remit \$250.-

Cu Bler 510.99

Chairs \$69.75 Prov. Mental Hospital Ponoka,
Alta.

Proceeds not properly
Received \$50.-

510.99
119.75
391.24
250
141.24

119.75
141.24
260.99
50
510.99

13382
13387

December 12th, 1944.

Mr. Matsui & Isao SAKON,
Registration Nos. 13061 & 13047,
c/o S. Blair,
Picture Butte, Alberta.

Dear Sirs:

We have for acknowledgement your letter of the 8th instant
signed by M. SAKON only.

We enclose herewith Custodian cheque in the amount of
\$250.00 on account of funds held to the joint credit of yourselves.

The Provincial Mental Hospital, Ponoka, Alberta, has
filed with us a claim of \$69.25 to services rendered to Isao.
If this account is in order, kindly advise us and we will be
pleased to pay same on your behalf.

In future when requesting funds to be paid out of your
joint account, we ask that you be sure to have both of you sign
any request.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDM:OH

Credit balance - \$260.99

W. A. Blair

Picture Butte, Alta

Dec 23, 1944

Custodian's Office
Department of the Secretary of State of Canada
Vancouver, B.C.

EVACUATION SECTION
DEC 30 1944
Rec'd

Dear Sir:-

I acknowledge the receipt of your letter
of the 12th instant with cheque of \$250.00

In reply to Isaac Sakon's account 6925 to
Provincial Mental Hospital, Ponoka, Alberta has
been paid on Dec 22nd 1943, to Government of
the Province of Alberta Department of Attorney-
General, Edmonton.

Claims

Yours very truly.

M. Sakon

Reg. 13061

Copy put in file
13587

13587
13582

January 3rd, 1945.

Provincial Mental Hospital,
Penoka, Alberta.

Dear Sirs:

re: Isao SAKON #13047

With reference to your claim of \$69.25 lodged with the Custodian on the 25th of June, 1943, against the above named. We recently wrote to him in connection with making a settlement and we have now received a reply from his Brother which reads in part as follows:-

"In reply to Isao SAKON'S account \$69.25 to Provincial Mental Hospital, Penoka, Alberta, has been paid on Dec. 22nd, 1943 to Government of the Province of Alberta, Department of Attorney General, Edmonton."

Please confirm that your claim has been settled in order that we can straighten his affairs.

Yours truly,


AMC:ND

A. McAllister,
Claims Department.

Box 365

Picture Butte, Alta

Nov 26 1945

EVACUATION SECTION	
No. 1	NOV 30 1945
File No.	13382 ✓
Ref:	<i>[Signature]</i>

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

Dear Sir:

Enclose herewith cheque no 3799 issued
to Isao Sakon and myself. Isao Sakon is
under hospital care therefore I will return
the cheque for re-deposit.

Yours truly

M. Sakon

Reg no. 13061

Sale / Reg
13382 / 13061

SAKON Matsuyi

13587 / 13047

SAKON Isao

13382 & 13587

23rd January, 1946.

Mr. Matsui SAKON,
Registration No. 13061,
P.O. Box 365,
Picture Butte, Alta.

Dear Sir:

Re: Pacific Co-operative Union Redeemable Shares

We wish to advise that the following redeemable share certificates registered in the name of yourself and your brother, have been redeemed and the proceeds credited to your joint account heres:-

1940	C 1264	S 2919-28	\$100.00
	C 1144	S 2573	10.00

\$110.00

Please forward these certificates to this office, in order that the funds can be made available to you.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Box 365

Estimate Butte, Alta

Feb 22 1946

Department of Secretary of State
Office of Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 25 1946
File No.	13382
Referred	Anderson

Dear Sir:

Re Pacific Co-operative Union Redeemable Shares

I acknowledge your letter of Jan 23rd last. Share certificate no 1284 and 1144 had been sent to Administrator of Estates, Edmonton Alberta.

Have just received a letter from Administrator of Estates that they would like to know the position of matters before they can release share certificates. therefore I have mailed your letter of Jan 23rd last to them. When the money is payable to us will you please forward fifty per-cent of the proceeds to Isaac Sakon and fifty per cent to me.

Yours truly,

M. Sakon

Reg. 13061

13382

4th March, 1946.

Administrator of Estates,
Edmonton, Alta.

Dear Sir:

Re: Matsuji SAKON, Reg. No. 13061
Isao SAKON, Reg. No. 13047

Mr. Matsuji SAKON has advised us that you wish to know the position of matters relative to the Pacific Co-operative Union share certificates.

All shares in the Pacific Co-operative Union registered in the names of Japanese have been vested in the Custodian and are issued in the name of the Custodian. The above Japanese have an equity of \$440.00 in non-redeemable shares in the Co-operative and have also a \$270.00 share interest in redeemable shares. These latter shares are being redeemed by the Custodian at their par value as they become due, and at that time the redemption value is credited to the previous registered owners' accounts at this office, upon their sending to this office, the share certificates they are holding.

Redeemable shares issued to the brothers in the year 1940 have now been redeemed for \$110.00 and will be made available to them upon receipt of these certificates at this office. The non-redeemable shares are as stated unredeemable and are at this time of no appreciable market value.

If you are holding Pacific Co-operative Union shares in the names of the above Japanese, we would appreciate your advising us of your interest in them.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:RA

13382 & 13587

10th May, 1946.

Government of the Province of Alberta,
Department of the Attorney General,
Estates Branch,
Provincial Building,
Edmonton, Alberta.

Your Ref: File 111101

Dear Sirs:

Re: Isao SAKON - Reg. No. 13047
Matsuji SAKON - Reg. No. 13061

Administration of the affairs of the above Japanese is now complete as far as this office is concerned, with the exception of the account owing for the hospitalization of Isao SAKON and the disposal of their funds.

All assets liquidated by this office and all funds received at this office relative to the above Japanese, have been credited to the joint account of the two brothers. We have now distributed the funds equally to their personal accounts here, and we are attaching hereto a detailed statement of the joint account, showing all entries made to date and the final transfer.

It occurs to us that as you are holding Pacific Co-operative Union shares registered in their joint names, there is a possibility of Matsuji SAKON having hypothecated his interest in the shares to you. Please advise us regarding this matter. If this is the case, please advise this office the amount secured by Matsuji SAKON's interest in these shares, together with whatever undertaking you are holding from Matsuji SAKON in this regard.

Upon receipt of this information and the Pacific Co-operative Union share certificates issued in the years 1937 to 1940 inclusive, which have already been redeemed, this office will forward to you, the funds held in the account of Isao SAKON, and any other funds that may be due you from the account of his brother.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Box 365

Picture Butte, Alta

May 1 1946

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

EVACUATION SECTION	
Rec'd	MAY 4 1946
File No.	73387
Ans.	Anderson
Referred	out to you

Dear Sir:

On Nov. 26 1946 I have returned
a cheque to your request sum of \$250.00
issued Dec. 13 1944 to Isaac Sakon and
myself. Since then I have received
no reply as yet whether it reached
you or not.

Still appreciate your early reply

Yours very truly,

M. Sakon Reg 13061

13382

16th May, 1946.

Mr. Matsuji SAKON,
Registration No. 13061,
Box 365,
Picture Butte, Alta.

Dear Sir:

In reply to your letter of the 1st May, we wish to acknowledge that the cheque for \$250.00, made payable to yourself and your brother has been received at this office, and placed to the credit of your joint account.

Attached hereto is a copy of a letter sent to the Attorney General's Department for the Province of Alberta, from which you will note our remarks. To save time in making distribution of the funds, please advise us as fully as possible regarding contents of this letter, confirming whatever reply is received from the Attorney General's Department.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

COPY FOR 13382

GOVERNMENT OF THE PROVINCE OF ALBERTA
ESTATES BRANCH

Provincial Building
10048 101A Avenue
Edmonton, Alta.

31st July, 1946.

W.E. Anderson, Esq.,
Administration Dept.
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville,
VANCOUVER, B.C.

Dear Sir:

Re: Estate of Isao Sakon - Reg. No. 13047
Matsuji Sakon - Reg. No. 13061
Your File Nos. 13382 & 13587

I have for acknowledgment your letter of the 10th instant.

The shares in the Pacific Co-operative Union were delivered to me by Bunjiro Sakon in March, 1943, at which time he stated that they were possessed by both of his sons, Matsuji and Isao. The Certificates issued in the year 1940 are in the name of M.I. Sakon and are enclosed herewith:

No. 1144 covering 1 x \$10.00 share #2573
dated November 30th, 1940;

No. 1284 covering 10 x \$10.00 shares
#2919 to #2928 dated November 30th, 1940;

The other Pacific Co-operative Union Share certificates I hold -
No. 232 for 44 shares and No. 1641 for 16 shares issued on November 30th, 1941,
and January 21st, 1942, respectively, are also in the name of M.I. Sakon.

Yours truly,

"C"
C.B. COX
Asst. Administration of Estates

CBC/HB
Encls.
REGISTERED

13587, 13382

17th September, 1946.

Asst. Administrator of Estates,
Government of the Province of Alberta,
Estates Branch,
Provincial Building,
Edmonton, Alta.

Ref: Your file 111101

Dear Sir:

Re: Estate of Isao SAKON - Reg. No. 13047
Matsuji SAKON - Reg. No. 13061

In reply to your letter of the 31st July, which we inadvertently overlooked, we acknowledge receiving the Pacific Co-operative Union shares as set out in your letter, and note you are holding those which have not as yet been redeemed.

Attached hereto please find Custodian cheque in the amount of \$305.42, which sum is credited to the account of Isao SAKON, as set out in our statement to you, being an equal division of assets disposed of, or collected by this office on behalf of Isao and his brother, Matsuji, as joint owners.

We note that you make no claim regarding Matsuji's equity in the assets, and will therefore, make his funds available to him in due course.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encl.(cheque)

2382, 2441, 2573, 2742
2944 & 3392.

29th October, 1946.

Valley Gravel Co. Limited,
444 Main Street,
Saskatoon City, S.C.

Dear Sirs

Re: Japanese Returns.

In reply to your letter of the 21st October, we wish to state that the accounts listed were apparently not filed with this office previously. However we will do our best to assist you in this matter.

No. 1, Tomonishi TSUJI has no funds at this office with which to make settlement and we would suggest that you write him direct at Redford, Alberta.

No. 2, Miyoshi SHIKAKI also has no funds at this office with which to make settlement. His address is 359 Jackson Avenue, Winnipeg, Manitoba.

No. 3, S. FUJINO died intestate, and his estate is in the hands of J.M. Straight, Official Administrator, New Westminster. We would suggest that you write to him in this connection.

No. 4, 5 & 6, Matsuji SAKO, Hiashi SAKAKI and Yoshinobu INOUE. We are writing to these Japanese today, regarding their accounts and will advise you upon receiving replies.

Yours truly,

H.E. Anderson,
Office of the Custodian.

WHA:LA

13382

25th October, 1946.

Mr. Matsuji SAKON,
Registration No. 13061,
P.O. Box 365,
Picture Butte, Alta.

Dear Sir:

A claim of \$4.85 has been filed against you by the
Valley Credits Limited, on behalf of the Mohawk Service, Mission,
B.C. Please advise if this claim is correct or not, as if so
settlement will be made from your account at this office.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

Picture Butte, Alta

Nov. 2 1946

Department of the Secretary of State of Canada
Office of Custodian
Vancouver, B.C.

EXECUTION SECTION	
Rec'd	NOV 9 1946
File No.	13382
Ans.	
Referred	Anderson

Dear Sir:

Have received your 30th Oct.
There was no credit to Mohawk Service,
Mission, B.C. believe there must be a
mistake. Please investigate the claim
by Valley Credit Ltd.

Yours truly,
M. Sakon

13382

15th November, 1946.

Valley Credits Limited,
464 Main Street,
Mission City, B.C.

Dear Sirs:

Re: Matsui SAKON - Reg. No. 13061

The claim of the Mohawk Service filed by you against the above Japanese has been referred to him for acknowledgment, to which he replied:-

"Have received your 25th last. There was no credit to Mohawk Service, Mission, B.C. believe there must be a mistake. Please investigate the claim by Valley Credit Ltd."

In view of his denial, the Custodian will take no further action in this matter, but would have no objection to your writing to him direct at Picture Butte, Alberta.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

Box 365

Picture Butte, Alta

Feb 20 1947

Department of the Secretary of State of Canada
Office of Custodian,
Vancouver, B.C.

EVACUATION SECTION

Rec'd FEB 25 1947

File No. 13587

Ans.

Referred Anderson

Dear Sir:

Re Isaac Sakon out to you

Will you please kindly let me know
if Isaac Sakon's account has been forwarded to
Government of the Province of Alberta, Department
of Attorney General, Edmonton, Alta?

There are sixty unredeemable shares
from Pacific Co-Operative Union, Mission, B.C. issued
to Isaac Sakon and myself in 1941 and 1942
certificate No 1641 and 232. Will you give
me the particulars when said shares will
be redeemed and when it will be payable
to us?

Yours truly,
Matsuji Sakon

13382

11th March, 1947.

REGISTERED

Mr. Matsuji SAKOH,
Registration No. 13061,
P.O. Box 365,
Picture Butte, Alta.

Dear Sir:

We wish to acknowledge your letter of the 20th February, and would advise that after making an equal distribution of your joint account with your brother Iano, your account was credited with the sum of \$305.41, your brother's share being \$305.42, was forwarded to the Government of the Province of Alberta, to be credited to his estate.

In January, the 1941 Pacific Co-operative Union shares registered in your joint names, were redeemed at par for \$160.00 plus interest of \$5.81. This sum was also divided equally between you. Your brother's share of \$82.92 has been forwarded to the Government of Alberta.

We are attaching hereto Custodian cheque in the same amount, representing your proportion of these funds, and for which we would appreciate your acknowledgment in due course.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WE:HA
Encl. (cheque)

13382

4th January, 1948.

Mr. Matsuji SAKON,
Regn. No. 13061,
Box 365,
Picture Butte, Alta.

Dear Sir:

Enclosed please find our cheque for \$2.62
representing your share of accrued interest on Pacific
Co-operative Union shares which are the joint property
of yourself and Isao Sakon.

Please acknowledge receipt.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA
Encl.

13382 & 13587

4th January, 1949.

The Administrator of Estates,
Government of the Province of Alberta,
Edmonton, Alta.

Dear Sir:-

Re: Estate of Isao SAKON - Regn. No. 13074

Enclosed please find Custodian cheque for \$2.62
representing equal distribution of accrued interest on Pacific
Co-operative Union shares, the joint property of Matsuji SAKON
and Isao SAKON.

We understand that Isao SAKON is still a patient
at your Provincial Mental Hospital, Ponoka, Alberta.

Please acknowledge receipt.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA
Encl.

581 -3
EXHIBIT No.

DATE Aug. 17/48

FILED BY
W.E. Huckvale

THIS AGREEMENT, made in duplicate this Thirtieth day of November
in the year of Our Lord one thousand nine hundred and Thirty-seven
BETWEEN

JOHN BATISTE SHIMEK of Hatzic in the Province of British
Columbia, Farmer,

hereinafter called the "said Vendor"
of the one part,

AND

MATSUJI SAKON AND ISAO SAKON of Mission City in the
above named Province, Farmers,

hereinafter called the "said Purchaser,"
of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the
said Purchaser has agreed to purchase of and from the said Vendor the
lands and hereditaments hereinafter mentioned, that is to say:- ALL AND
SINGULAR that certain parcel or tract of land and premises situate,
lying and being in the District of New Westminster and Province of
British Columbia and more particularly known and described as Lot Two (2)
of the North half of the South East Quarter of Section Thirty-four (34)
Township Seventeen (17) Map 5840, Municipality of Mission.

TOGETHER with all the privileges and appurtenances thereto belonging
at or for the price or sum of SIX HUNDRED (\$600.00) of lawful money of
Canada, payable in manner and on the days and times hereinafter mentioned,
that is to say: the sum of TWO HUNDRED (\$200.00) Dollars on the execution
of this agreement (the receipt whereof the said Vendor doth hereby admit
and acknowledge), and the balance payable as follows:

TWO HUNDRED DOLLARS (\$200.00) on December 1st. 1938 and

TWO HUNDRED DOLLARS (\$200.00) on December 1st. 1939.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that
is to say: THE said Purchaser DOth COVENANT, PROMISE AND AGREE, to and with .

the said Purchaser to convey and assure, or cause to be conveyed and assured, to the said Purchaser, by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except local improvements assessments or taxes and sewer rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory covenants, but the said Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in the possession of the said Vendor.

AND ALSO shall and will suffer and permit the said Purchaser to occupy and enjoy the same until default be made in the payment of the said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the said Vendor may give the said Purchaser Thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the said Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE SAID PURCHASER shall and will during the continuance of this Agreement, and so long as any money remains unpaid thereunder, insure and

keep insured against loss or damage by fire all buildings or other erections erected on the said lands, or which may be hereafter erected hereon, in the sum of not less than _____ with some insurance Company to be approved of by the said Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over unto the said Vendor the policy or policies of assurance, receipt and receipts, thereto appertaining, and if the said Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

AND ALSO, it is hereby agreed that the said Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

MATSUJI SAKON AND ISAO SAKON

MISSION CITY, B.C.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places;

AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default

AFFIDAVIT OF WITNESS

TO WIT:

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

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

Sworn before me at.....
in the Province of British Columbia, this.....
day of....., 19.....

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

JOHN BATISTE SHIMEK
AND
MATSUJI SAKON
AND
ISAO SAKON
AGREEMENT
FOR SALE OF LAND
Lot 2 of the N. 1/2 of the
S.E. 1/4 Sec. 34 Tp. 17
Map 5840
Municipality of Mission

Dated NOVEMBER 30TH. 1937 Date Paid Principal Interest Paid to

I hereby certify that the foregoing words are a true copy of the original whereby they purport to be a copy
Oct. 7/48 J. A. Catharwood

FOR MAKER OF A DEED

I HEREBY CERTIFY that on the..... 4th.. day of ..February..., 1938
at.....Mission City....., in the... Province...
of...British Columbia.....John BatisteShimek and
.....Matsuji Sakon and Isao Sakon.....(~~whom I personally know~~
~~personally known to me~~).....
who is) personally known to me, appeared before me and acknowledged to me
that...they are... the persons mentioned in the annexed instrument as the makers
thereof, and whose names are subscribed thereto as parties and they know the
contents thereof, and that they executed the same voluntarily, and is of the full
age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal
of Office at...Mission City...this ..4th.. day of ..
February....., in the year of our Lord one thousand
nine hundred and Thirty-eight.

"John A. Catharwood"

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

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

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 13382, 13507.

Reg. No. 13061, 13067.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Matsuji SAKEN, and Mr. Isao SAKEN.

JUN 19 1944

Dear Sir:

Re: Sum. of Mission, Lot 2 of the N. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$
of Sec. 34, Twp. 17, Rng 9640, Dis. of New Westminster,
C. of B. 90472.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 505.00
Add:	
Unexpired insurance premium as at January 1st, 1943	505.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 502.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

Statement of Account

Matsui & Isao SAKON

File No. 13382 & 13587
Reg. No. 13061 & 13047

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	November 9	Crop returns	\$	\$ 4.15	
1943	January 1	Sale of Property Registration fees Land Registry Office - Cert. of Encumbrance	3.00 1.00	505.00	
1944	March 8	Pacific Co-Operative Union - Int. on shares " " Int. on redeemable shares		.44 5.40	
1945	April 23 May 12 June 27	Legal Fees Pacific Co-Operative Union Int. on redeemable shares \$5.40, unredeemable shares \$.44 Land Registry Office - Cert. of Encumbrance	15.00 1.00	 5.84	
1946	January 10 May 1	Redemption of Pacific Co-Operative Union shares Transferred to file 13382 - M. Sakon " " file - 13587 - I. Sakon	305.41 305.42	110.00	
1947	January 24	Pacific Co-Operative Union shares redeemed " " Int. on shares		160.00	
	February 26	Transferred 50% to a/o M. Sakon " " " I. Sakon	82.92 82.92	5.84	
1948	February 23 March 4 March 19	Pacific Co-Operative Union Int. on shares Cheque to you Pacific Co-Operative Union Int. on shares \$4.80 and .44¢ (1946)	.44 \$797.11	.44 \$802.35	
				<u>5.24</u>	
					<u>\$5.24 CR</u>

May 8/48.
/JS

File No. 13382, REAL PROPERTY SUMMARY FOR CLAIM May 8th, 1948.

CLAIMANT: (Mr.) Matsuji SAKON Reg. No. 13061.

PROP. SUBJECT
OF CLAIM: Moss Road, Mission, B.C. (V.L.A.)
being
Lot 2 of the North $\frac{1}{2}$ of the S.E. $\frac{1}{4}$
of Sec. 34, Twp. 17, Map 5840,
Mun. of Mission, D.N.W.

CLAIM: Estimated fair market value as per claim: \$755.00
Custodian Cr. as per claim 505.00
(Actual Gross Selling Price \$505.00)
CLAIM - \$250.00

NOTE: Matsuji SAKON states on claim that he is owner
of one-half interest. It appears that he is
claiming on behalf of his brother, Isao SAKON,
also.

REFERENCES

HISTORY

JP declared October 7th, 1942.

RP. 1 C/E dated November 16/42, notes vesting in the Custodian.
(Matsuji SAKON and Isao SAKON).

RP. 2 Assessed Value (1943)
Land \$555.00
Improvements 200.00

RP. 3 Valuation - V.L.A., May 20/42, \$514.00.

RP. 4 Japanese advised of sale of property, \$505.00, and provided
with statement of sale and statement of account, June 19/44.

Statement of Account to date.

/JS

J. Sprath

Joint claim

Name of Claimant **SAKON, Matsuji**
 Custodian File **15982**

Case **581**
 $\frac{1}{2}$ interest plus $\frac{1}{2}$ interest of brother
 Issa Sakon.

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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		
					505.00					505.00
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										250.00

13382

October 10th, 1950.

Mr. Matsuji SAKON,
General Delivery,
Lethbridge, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 581

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$250.00.

Cheque for \$235.54 is enclosed herein, and the sum of \$14.46 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

Defence Brief

Matsui SAKON

File No. 13382

Case No. 581

LETHBRIDGE

17 August 1948

V.L.A.

Sheet B 1 - 20

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land only

Claim

\$755.

Appraised at

\$514.

Sale Price

\$505.

Witness: Appraiser, B.C. Wormworth.

Claimant is claiming for one-half interest in this real property and one-half interest for his brother, Isao SAKON, who is a patient in a Mental Hospital at Ponoka, and is claiming for his brother's portion, which land they held jointly.

Appraiser (Wormworth) reports - There are no buildings. Farm in good state of cultivation.

Appraiser (~~Sakon~~) reports - This is not a desirable unit. Some little assistance could be realized from the sale of cordwood.

The net amount of credit received was divided between the two brothers M. Sakon and I. Sakon.

It is submitted that this claim must be reduced. Insofar as this claimant is concerned, he is only claiming a half interest. Insofar as his brother is concerned, the only proper person who can file a claim on his behalf is the Administrator of Lunatic's Estates in the Province.

It is also submitted that the land was sold for its fair market value.

BMP/mw

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,

August 17th, 1946.

IN THE MATTER OF THE CLAIM OF
MATSUJI SAKOM.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. REE, Esq., K.C.,

appearing for the
 Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
 claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

2
M. Sakon,
In Chief.

THE SECRETARY: Case No. 561, Matsugi Sakon.

MR. HUCKVALE: Before beginning this case, your Honour,
while the claim is for a half interest in real
estate which this claimant owned, he also speaks
on behalf of his brother who is the owner of
the other half interest and who is now confined
in the Mental Hospital at Penoka. I think the
Custodian is quite clear on that.

10 THE SUB-COMMISSIONER: Is there a separate claim for
the brother?

MR. HUCKVALE: No.

THE SUB-COMMISSIONER: Then is the \$250.00 mentioned
the full amount claimed for the property?

MR. HUCKVALE: No, that is the amount of this man's
interest only, as I understand it.

THE SUB-COMMISSIONER: Well I suppose that amount should
be amended then.

MR. RICE: Did the brother file a claim originally?

20 MR. HUCKVALE: No, but here is a summary of the
Custodian's file, "Matsugi Sakon states on
the claim that he is the owner of one-half
interest. It appears that he is claiming on
behalf of his brother also."

THE SUB-COMMISSIONER: Have you got the name of the
brother?

MR. HUCKVALE: His brother's name is Inao. The claim
is for farmland only. There is no chattel claim
mixed up in it.

THE SUB-COMMISSIONER: Yes.

30 MR. HUCKVALE: I think you are correct, sir, that the

M. Sakon,
In Chief.

\$250.00 represents the whole claim.

THE SUB-COMMISSIONER: The whole thing?

MR. HUCKVALE: Yes, I believe so, but I will go into that in a moment. However, I think you are right.

THE SUB-COMMISSIONER: All right.

MATSUJI SAKON, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

10 Q Mr. Sakon, your claim is with respect to some farmland in British Columbia?

A Yes; correct.

Q And you and your brother bought that between you, is that correct?

A Correct.

Q And your brother is now ill in Honaka?

A Correct.

Q Now would you take a look at this form (indicating), please?

A: Yes.

20 Q You have read it? A: Yes, I read it.

Q And the particulars in it are true, are they?

A True, yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. HUCKVALE: Perhaps my friend would file the appraisal now.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: I notice, Mr. Sakon, that on the appraisal it states that there are two acres in strawberries and that the balance of the cultivated

H. Sakon,
In Chief.

acres is in potatoes with a few rhubarb.

What have you got to say about that?

A There was no rhubarb or potatoes when I left B.C.

Q When you left? A: No.

Q So that if somebody planted potatoes, that was after you had gone?

A Yes.

Q And if somebody had planted rhubarb it was after you had gone, too, is that correct?

10 A I think so because I didn't see it there.

Q Now you bought this land, you tell us, from a man named Shimek?

A: Correct.

Q You and your brother?

A Correct.

Q Is this the agreement under which you purchased?

A Correct.

Q And you agreed to pay \$600.00, is that correct?

A Correct.

Q And did you pay \$600.00?

20 A Yes, correct, we did.

MR. HUCKVALE: I tender that, sir.

(AGREEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q And having bought it, you proceeded to clear it, is that right?

A Yes.

Q And you now claim that the assessed value of this land is \$755.00 and you are claiming for the exact assessed value of this land, are you not?

A Correct.

30 Q Of \$755.00?

A: Correct.

M. Sakon,
In Chief.

Q And that is the claim of you and your brother?

A Yes, correct.

Q Thank you. Will you answer my friend, please.

MR. REE: I am submitting, your Honour, that this claim must be reduced. Insofar as this claimant is concerned, he is only claiming a half interest. Insofar as his brother is concerned, the only proper person who can file a claim on his behalf is the Administrator of Lunatics' Estates in this Province. I am also submitting that the land sold for its fair market value.

I wish to tender as an exhibit a real property summary of the claim showing the assessed value and the sale of the same.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. REE: That is all.

THE SUB-COMMISSIONER: That is all, thanks.

MR. HUCKVALE: That is all, Mr. Sakon.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD"
Official Reporter.

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

SUB-COMMISSIONER.