Name of Claimant SAKAMOTO, Kichio Case 383

Custodian File 1342

## REAL PROPERTY

| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | | V.L.A. Mission Village | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices: % of Total | Amount | Sale Price | Total Award 125% of all Sale Prices: % of Total | Amount | |
| | | 3200 | 320.00 | 160.00<br>12.50 | | | | | | | 492.50 |

## PERSONAL PROPERTY

| Motor Vehicles | | Boats and Boat Gear | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing | 45% of amount in next preceding column | |
| | | | | | | | | |

## NETS

| Total award for Nets plus Sale Price | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | Percentage Total Award to Total Claim | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | Apply % ratio to Claim | Deduct Custodian Sale Price | |
|---|---|---|---|---|---|---|
| | | | | | | |

## MISCELLANEOUS CHATTELS

| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | |
|---|---|---|---|---|---|---|---|---|
| | | | 59.65% | 369.25 | 220.25 | 475.00 | 53.00 | 273.25 |

| | |
|---|---|
| TOTAL RECOMMENDATION | 765.75 |

CASE NO: 383

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B.C.

June 14, 1948

IN THE MATTER OF THE CLAIM OF

KICHIE SAKAMOTO

PROCEEDINGS AT HEARING

Original

CASE NO: 383

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 ERIC P. DAWSON, SUB-COMMISSIONER)

Nelson, B.C.

June 14, 1948

IN THE MATTER OF THE CLAIM OF

KICHIE SAKAMOTO

PROCEEDINGS AT HEARING.

APPEARANCES:

| | |
|---|---|
| DONALD MACDONALD, Esq., | appearing for the Dominion Government |
| A.E. COBUS, Esq., | appearing for the Claimant. |
| W.J. STURGEON, Esq., | Secretary to Nelson Sub-Commission |
| MRS. I.C.SMITH, | Official Interpreter |
| G. HAMBLETON, Esq., | Official Reporter |

MR. COBUS: The claim of Sakamoto, Kichie, Case No. 51 on the Secretary's list, and it will become case No. 383, Mr. Secretary, I take it.

THE SECRETARY: Yes, that is right.

KICHIE SAKAMOTO, the Claimant herein, being first duly sworn, testified as follows; through the official interpreter.

MR. COBUS: I would ask leave, your honour, to amend the claim form. The realty value remains at $3800.00, and the credit to the Custodian becomes $3200.00, leaving a net realty claim of $600.00. The item under "fixtures and equipment" has been consolidated into the personal property claim.

The personal property claim is now shown as a total chattel claim of $1195.50.

THE COMMISSIONER: In place of $220.00.

MR. COBUS: In place of the $220.00, and by pulling forward that item from the reverse side of the sheet.

THE COMMISSIONER: Would you give me that amount again, Mr. Cobus?

MR. COBUS: $1195.50. The lists are replaced, the lists attached to the claim form, by lists attached to the chattel statement to be filed. We credit the Custodian for sales, $475.00, and leave a net claim of $720.50 for personal property. The total claim under 5 (f) becomes $1320.50.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are claiming, located at 318 to 322 - 5th Street, Prince Rupert, B.C. Did you instruct Mr. Leckie to prepare this statement and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the appraisal on the real property for which the claim is made herein?

Referring to Exhibit 1, your honour, it was a tailor shop and living apartments located at 5th Street, Prince Rupert, B.C.; No. 318 5th Street was a store with three rooms and a toilet -- "w.c." means water claoset; I am not too sure. No. 320 is a front apartment of three rooms and a bath and a rear apartment, two rooms and a bath. The buildings were of frame built on posts with no cellars. The roofs were shingles on tarpaper, and the inside was of papered shiplap. The floors were of fir. The lot upon which the building was built was a lot 50 feet by 100 feet and was a double corner lot purchased in 1941. The

cost of the property to the claimant was $1500.00. This property was located in the business section just in the rear of the Royal Bank, and was in a good location and only one half block from the post office.

With respect to improvements made by the claimant, he says that after the purchase in 1941 he made the following improvements: He raised the building and put in new posts, new siding on inside walls of each building. He put in new fir flooring and new interior walls and partitions in the rear portion of No. 322. The cost of that improvement, he says, was approximately $1500.00. In 1944, through agents on order of the Custodian, a new fence was erected and his account was charged with $95.00. Finally, he says from April to September, 1942 after he evacuated there was installed through his agents, Collart and McAffery, new plumbing and fixtures in No. 322 consisting of two new water closets and a bathtub and kitchen sink, new bathrooms were built in each apartment with necessary partitions. The total cost as per account from the agents, he says, was $710.00 for those latterly listed improvements.

In his comments he says that he admits that they were old buildings, but that with the improvements which he made they were in quite good shape and he disagrees with the appraiser's

statement that they were dilapidated. He says that if repairs in addition to the improvements noted above after evacuation were needed, then that would be the Custodian's responsibility as he was collecting revenues through the claimant's agents. He says that the valuator's report shows the total revenue as of July 5, 1944 was $75.00 per month, and he believes that this property would be worth at least $3800.00 when sold by the Custodian in September, 1944 for $3200.00.

THE COMMISSIONER: None of the revenues were turned over for maintenance or repairs were they?

MR. COBUS: I believe the account shows that these maintenance costs or improvement costs were in fact deducted from his revenue.

THE COMMISSIONER: I see.

MR. COBUS: Has my learned friend produced the appraisal?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file what is a copy of an extract of W.H. Shortridge's appraisal dated July 5, 1944. The value placed on the property is $3200.00. I file the copy of the appraisal on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: My learned friend has also produced as well an assessment notice on this property for 1944 showing that the land was assessed for

$1755.00, the improvements, $910.00, making a total of $2665.00. I take it my friend admits that those are the figures -- it will save filing.

MR. MACDONALD: Yes.

MR. COBUS: Would my learned friend admit that this property was fully rented up to the time of sale and kept in normal repair, according to his report, and producing what I am informed to be $71.00 per month, the shop being rented for $40.00 a month, the dwellings for $18.50 and $12.50, a total of $71.00 per month.

THE COMMISSIONER: Was that $75.00 a month net or gross?

MR. COBUS: I have two conflicting details there. He says the valuator's report shows $75.00 per month, but my information is that it actually produced $71.00 per month, and if my learned friend will admit that I shall be much obliged. Would my friend admit that the property was fully rented and kept in normal repair and that the revenue it was producing was: shop, $40.00 per month, dwellings, $18.50 and $12.50 each, a total of $71.00?

MR. MACDONALD: Well, your honour, I have no information on it at all. I presume that is a matter to be established. I really have no information at all.

THE COMMISSIONER: Have you nothing on the file to show that?

MR. COBUS: Has my learned friend a short summary form there of the real property?

MR. MACDONALD: There may be.

MR. COBUS: I am informed there is an administration note, a green edged sheet in the Custodian's file, contains that information.

MR. MACDONALD: Yes, the whole thing is set out here, your honour.

THE COMMISSIONER: Well, perhaps that can be filed.

MR. COBUS: Yes, the fact that the property was fully rented, that it was kept in normal repair up to the date of sale and that it produced certain rent.

MR. MACDONALD: This is the only information I have, so you had better check on that to see if what you want is set out there. That is all I can do.

MR. COBUS: Yes. I have had produced a summary from the Custodian's file on real property, and under the heading "Administration," I find this: "Premises, shop and dwelling, kept in normal repair and fully rented, shop, $40.00, dwelling to two tenants, $18.50 and $12.50 per month. If my learned friend would admit that such is the case, I would appreciate it.

THE COMMISSIONER: It is not clear from that letter whether it is the gross or net revenues they are talking about.

MR. MACDONALD: It just speaks for itself, as far as it goes, that is all; there are no particulars

on that at all.

THE COMMISSIONER: Yes.

MR. COBUS: There is, I think, in the Custodian's file a picture that is better than the one I have in my possession. If my learned friend would produce the snapshot.

MR. MACDONALD: I don't think there is one here of the building.

MR. COBUS: I may be misinformed.

MR. MACDONALD: This is the Prince Rupert property, isn't it?

MR. COBUS: Yes.

MR. MACDONALD: I haven't anything on the file.

MR. COBUS: Q: Witness, I produce to you a snapshot showing the front of a building. Do you recognize it and can you tell me what it is?

A: This is a picture of a house that I possessed.

Q: And for which he is making claim?

A: Yes.

Q: In the picture there are two entrances.

A: Yes

Q: Those are the two separate parts of that building, is that correct?

A: No, one is closed and the other has been used.

Q: Well, I don't think it matters; it is your building. A: Yes.

MR. COBUS: It is not much of a picture; it only shows the front of the building. However, I would ask leave to file the snapshot, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

Q: Witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: In your statement you have listed certain major items and then you say "for all other articles claimed except the above" -- I am reading from your statement -- "see list to be filed herewith: estimated value $445.50." I produce to you a list of articles which shows an estimated value of $45.50. Is that the list to which you make reference in your statement?

A: Yes.

MR. COBUS: I would ask leave to file the statement concerning personal chattels and the list referred to therein as one exhibit.

(STATEMENT AND LIST MARKED EXHIBIT NO. 4)

MR. COBUS: Now, referring to Exhibit 4, your honour, the witness has listed a number of major items with separate valuations placed on each one and giving details with respect to each item as to date of purchase, whether new or used when purchased, price paid, and condition when evacuated. The first one is a Hoffman Steam Press which the claimant says he purchased in March of 1941 in a used state and which cost him $600.00 installed. He gives the condition of that item as being good and estimates its value at the date of evacuation to have been $550.00.

With respect to storage, he says that the store fixtures were left in the tailor shop at 318 5th Street, Prince Rupert, the other articles were in the rooms behind the tailor shop. His only comment is that he has allowed for depreciation on all articles.

Would my learned friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: I would ask leave to file the Analysis, your honour, on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 5)

MR. COBUS: Referring to Exhibit 5, your honour, in the third column under "Details of Claim" is the item to which I have already made reference, a steam pressing machine and boiler which, in his statement, the claimant describes as a Hoffman Steam Press. It will be noted that that was sold for $350.00 and it is listed under "tender." I believe my learned friend has an appraisal on that item.

THE COMMISSIONER: Was there any ceiling price on that, do you know.

MR. COBUS: Your honour?

THE COMMISSIONER: Was there any ceiling price on that at all, do you know.

MR. COBUS: I have no information as to that.

THE COMMISSIONER: Mr. MacDonald, have you any information as to whether there was a ceiling price on the hoffman press?

MR. MACDONALD: You mean a ceiling price at that time on second hand goods?

THE COMMISSIONER: Yes.

MR. MACDONALD: No, I haven't any idea.

THE COMMISSIONER: Quite a good deal of machinery at that time did have a ceiling price on it.

MR. MACDONALD: Yes, there would be a ceiling price on it. It would be impossible to ascertain what the ceiling price would be at that time; you see, the ceiling price has been over for a year now.

MR. COBUS: Your honour, I have had produced from the Custodian's file what purports to be an appraisal of a Hoffman Steam Press and boiler made by someone from Evenson's Ideal Cleaners at Prince Rupert, B.C., and dated September 1st, 1944. This appraiser valued that press and boiler for $150.00. It was sold for $350.00.

THE COMMISSIONER: That is the press and boiler, is it?

MR. COBUS: I gather the price, $350.00, covers the equipment that was valued by this individual.

THE COMMISSIONER: The appraisal, I mean, covers both the machine and the boiler, does it?

MR. COBUS: I take it so, yes, your honour. I would file that appraisal on behalf of the Crown, your honour.

(APPRAISAL MARKED EXHIBIT NO. 6)

MR. COBUS: If I might make reference to the copy of the appraisal of the real estate which is filed as Exhibit 2, I find in the second paragraph

this information: "Some of the furniture from here have been removed at I believe your instructions but there is still a steam press with a value of near $500.00 that would not be included in this." I think that should be called to the attention of the Commission.

MR. MACDONALD: That is in the real property appraiser's memorandum?

MR. COBUS: Exhibit 2, that is correct.

I have had produced from the Custodian's file what purports to be an inventory and appraisal of certain furniture at 318 - 5th Street, Prince Rupert, B.C., dated February 26, 1945. The items are listed separately and a separate appraised value is given for each item, totalling $189.50. It is signed by J.H. Mair, Furniture and Auctioneer, Prince Rupert, B.C. Filed on behalf of the Crown.

(INVENTORY MARKED EXHIBIT NO. 7)

MR. COBUS: Then I would comment, your honour, with regard to another item in the analysis of personal property claim, and it has to do with a certain cash register, which is shown in the column "No account, theft," $65.00.

THE COMMISSIONER: Yes, I noticed that.

MR. COBUS: And under comments I have this: "Holder 'sold up' by sheriff. No trace." I wonder if my friend has any information?

THE COMMISSIONER: He may be able to elucidate what that means.

MR. COBUS: He may be able to indicate who "the holder" was.

MR. MACDONALD: Your honour, my information is that the party who had this cash register, where this cash register had been stored, his property was seized by the sheriff, as a judgement creditor, presumably, and this cash register was either sold, stolen, or otherwise, and it had been appraised at $65.00.

MR. COBUS: It wouldn't happen that the holder referred to is this one, J.H. Mair?

THE COMMISSIONER: It wouldn't be on a judgement against Kichie Sakamoto, would it?

MR. COBUS: I don't think so.

THE COMMISSIONER: It would be a judgement against somebody who was evidently holding it for him.

MR. MACDONALD: Somebody who was holding it for him at that time; I am not claiming it was a judgement against him at all. But this was something that was seized that shouldn't have been seized, and it had been appraised at $65.00, as I understand the situation, and that is all I know about it.

MR. COBUS: My friend doesn't care to indicate who the holder was?

MR. MACDONALD: I can't. I have no idea who the holder was.

MR. COBUS: You have no idea. Your witness.

MR. MACDONALD: In this connection, your honour, my submission is that the real property was sold

for its fair market value and the personal property that was sold was sold for its fair market value, and that the other articles are claimed at an exhorbitant price.

The matter of this $65.00 in "No account, theft" I have explained, that it had been appraised at that, and the Crown, I presume is responsible for $65.00.

THE COMMISSIONER: Yes, that appears to be the only loss of any nature, just that one item.

MR. COBUS: Yes. I would indicate that the claimant, of course, is claiming, I believe, opposite that item $150.00; that is correct, isn't it, your honour?

MR. MACDONALD: For the cash register.

MR. COBUS: For the cash register.

THE COMMISSIONER: Yes, this claim is for $150.00.

MR. COBUS: Yes, $150.00.

MR. MACDONALD: We say it was appraised at $65.00, that is the only thing.

MR. COBUS: I had intended, your honour, to file a statement from Collart and McCaffery, Limited to K. Sakamoto. These people were the agents for the claimant with respect to the real estate and they collected rents and turned them over to the Custodian and that was approved by the Custodian.

Q: I produce to you, witness, a statement from Collart McCaffery, Limited, to you dated September 21, 1942 and showing debits of $710.45. What

do those debits represent?

A: It was the cost of the repairs that was done after I left the house.

THE COMMISSIONER: What did you say, Mrs. Smith?

THE INTERPRETER: The cost of repairs after he evacuated.

MR. COBUS: And those are from April 9th, 1942 to July 17th. I merely ask leave to file that in support of a certain statement with respect to improvements.

THE COMMISSIONER: All right.

(STATEMENT MARKED EXHIBIT NO. 8)

MR. COBUS: Q: I produce to you a letter from Collart McCaffery, Limited, dated December 5, 1944, addressed to you at Slocan City, B.C. concerning the building of a fence. Did you receive this letter from Collart and McCaffery, Limited?

A: Yes.

MR. COBUS: I would ask leave to file that letter merely to substantiate a statement he has made, your honour, with respect to realty and improvements thereon.

(LETTER MARKED EXHIBIT NO. 9)

MR. COBUS: I have nothing more, your honour.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

Gordon Hambleton

G. Hambleton, Official Reporter.

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

E.P. Dawson
Sub-Commissioner

383 Chit 10492

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

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

ACKNOWLEDGED NOV 20 1947

File 1342

Nelson

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

(1) NAME SAKAMOTO (Print) Surname , Kichie (Mr.) Given Name (RCMP) Reg. No. 10492

(2) Pre-Evacuation Address 318-320 Fifth Street, Prince Rupert, B.C.

(3) Present Address Slocan City, B. C. P. O. Box 37,

(4) REAL ESTATE

(a) Street Address (if any) 318-320 Fifth Street, Prince Rupert, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lots 11 & 12, Block 33, Section 1.

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

(i) ~~Farm~~
(ii) Residence Type of business Tailoring and cleaning
(iii) Business
(iv) Any other type of property (describe)

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

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

(i) Land and buildings - - - - - - - - - $ 3,800.00 ✓
(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) Fixtures and Equipment - - $ ~~682.50~~ 3200.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - - - - $ ~~4,482.50~~
(v) Amount at which Custodian sold property and credited your account - - $ ~~3,612.50~~
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~1,170.00~~ 600

Unrealized

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Prince Rupert, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) House

(c) How stored or packed at time of evacuation Just left it as it was.

(over)

9sh

(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") Messrs. Collart and MacCaffery

(e) Itemized description of personal property which is the subject of the claim: 1195.50

| | | |
|---|---|---|
| 1. | Chattel Goods in Double Dwelling | Estimated Value $ ~~220.00~~ |
| 2. | | Estimated Value $ |
| 3. | | Estimated Value $ |
| 4. | | Estimated Value $ |
| 5. | | Estimated Value $ |
| 6. | | Estimated Value $ |
| 7. | | Estimated Value $ |
| 8. | Lawn Suite 475 | Estimated Value $ |
| 9. | | Estimated Value $ |
| 10. | | Estimated Value $ 725.50 |

TOTAL CLAIM FOR PROPERTY LOSS $ ~~220.00~~

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - - - - - - - - - - - - - - - - - - - - $ ~~1,350.00~~ 1320.50

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )
of )
TO WIT: )

I, Kichie Sakamoto of the City
of Slocan in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City )
of Slocan )
in the Province of British Columbia ) Kichie Sakamoto.
this 18th day of November )
A.D. 1947 Howard Barker ) A Commissioner &c.

a Notary Public in and for the Province of British Columbia

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

383

# FIXTURES AND EQUIPMENT IN THE TAILOR SHOP

| | FAIR MARKET VALUE | PRICE SOLD BY CUSTODIAN |
|---|---|---|
| Steam pressing machine and boiler ..... | $550.00 | $350.00 |
| Office desk ..... | 35.00 | 10.00 |
| Two counters ..... | 20.00 | 15.00 |
| Two working tables ..... | 10.00 | 10.00 |
| Two large showcases ..... | 20.00 | 6.25 |
| Two large storage closets with glass paned sliding doors ..... | 40.00 | 6.25 |
| Large mirrors (3) ..... | 25.00 | 15.00 |
| One wall clock ..... | 5.00 | $412.50 |
| One coal and wood heater ..... | 35.00 | |
| Two cloth window blinds ..... | 15.00 | |
| Two paper stands (roller) with cutter . | 7.50 | |
| Cash register ..... | 150.00 | |
| Indexed loose-leaf ledger ..... | 10.00 | |
| Three suitings of cloth ..... | 60.00 | |
| TOTAL | $982.50 | |

Sale to Tailor
Furniture
Fixtures

K. Sakamoto

## CHATTEL GOODS IN DOUBLE DWELLING:

| | FAIR MARKET VALUE | PRICE SOLD BY CUSTODIAN |
|---|---|---|
| Bookcase ..... | $30.00 | $12.50 |
| Parlour bench ..... | 10.00 | 2.00 |
| Round table with 4 extensions ..... | 15.00 | 5.00 |
| Chairs (10) ..... | 7.50 | 2.50 |
| Two kitchen stove and 2 hot water tank ... | 75.00 | 20.00 |
| Kitchen Cabinet (2 pieces) ..... | 35.00 | 8.50 |
| Kitchen shelf ..... | 10.00 | 2.00 |
| Three chests of drawers ..... | 15.00 | 10.00 |
| 2 - 3 piece bed set ..... | 20.00 | $62.50 |
| Steam radiators (4) ..... | 20.00 | |
| Silverware: Coffee Pot 3.00 | | |
| Silver plated cake plate 5.00 | | |
| 12-pc. Knife & Fork Set 10.00 | 18.00 | |
| Other Specified Articles: | | |
| Carpenter and plumbing tools: | | |
| Hand saw ..... $3.50 | | |
| Pipe wrench ..... 3.50 | | |
| Round tap & die Set .. 10.00 | 17.00 | |
| One fishing bamboo fly rod ..... | 10.00 | |
| TOTAL | $282.50 | |

K. Sakamoto

K Sakamoto
(Claimant's Name)

EXHIBIT No. 383-1
DATE June 14/48
FILED BY Tolbus

REAL ESTATE
(Other than farm)

10492
Reg. No.

| Type of Premises (e.g.House, Store, etc.) | No. of Rooms | Type of Finish | Use of Premises | Size of Lot | When Purchased | Date of Purchase |
|---|---|---|---|---|---|---|
| 318-322 Fifth St Prince Rupert, BC (Cor Fraser St) 318 - Tailor shop & rooms behind 322 - apartments (2) front & rear | #318 - Store, 3 rooms & toilet (WC) #320 - front apt. 3 rooms + bath. rear apt - 2 front rooms + bath. | Bldgs are frame on posts - no cellars - shingles on tar paper (roofs) - Slip lap (papered) inside; hardwood floors | Tailor shop & living apts | 50 x 100' (double corner) | 1941 | Apr |

| Type of Locality | Cost Price - | Improvements made by Claimant | Estimated Value Date of Sale |
|---|---|---|---|
| Business section just in rear of Royal Bank - good location 1½ blocks from Post Office. | $1500.00 | (1) after purchase in 1941 made the following improvements: raised building & put in new posts - new siding on inside walls of each building; put new floorings and new interior walls & partitions in rear portion #322 - hired carpenter & bought materials - cost approximately 1500.00 (2) Erected new fence (Item agents on order of Custodian) in 1944 - agents charged my account with 95.00 (3) From Apr to Sept 1942 (after evacuation) installed (Item agents Callurt & McCaffrey) new plumbing & fixtures in #322 consisting of 2 new WC's and bath tub and kitchen sink; new bathrooms in each apartment with necessary partitioning. Total cost as per account from agents - appx | $3800.00 (land & improvements) |

Comments re upkeep of premises:
See improvements opposite. —

Comments re Appraiser's report not covered above:
I admit there were old buildings but not the improvements I made. They were put in quite good shape and I disagree with the appraiser's statement that they were dilapidated. If repairs (in addition to improvements noted opposite, after evacuation) were needed then this would be the Custodians responsibility, as he was collecting revenues through the agents. I consider the valuation at $3200.00 to be too low
Comment — The valuators report shows total revenues as of July 5/44 of $1500.00 per month. I believe that this property would be worth at least $3800.00 when sold by the Custodian in Sept 1944 for 3200.00

K Sakamoto
SIGNATURE

EXHIBIT No. 383 - 2

DATE

FILED BY June 14/48

Crown

COPY

EXTRACT OF W. H. SHORTRIDGE'S APPRAISAL, DATED JULY 5th, 1944.

735. Lots 11-12; 33; 1. 318-322 Fifth St. & Fraser St.

Double Corner 50' x 100' well located 1½ Blks. from P.O. Property consisting of 1 store & 2 odd type living quarters. Situated on rear or lane end of lots. Very old and dilapidated.

318 Store Building, app. 24' x 36' Tailor shop 1 story & attic. consisting of work room, kitchen, cot room, & Toilet W.C., and front store, with two fair show windows, some fixtures, cabinets, counters, shelvings, are in the store, and would no doubt be included in the take. Some of the furniture from here have been removed at I believe your instructions but there is still a steam press with a value of near $500.00 that would not be included in this. Rent $45.00. Rented to Modern Tailors. Plumbing connected to sewer.

322 Store building, app. 20' x 20' or so converted to apartment with new bathroom, W.C. and bathtub recently fitted up in the half story above. This is also on sewer. Rent $18.00.

Rear of 322, fitted up a small apt. about 16' x 30', recently fitted with new W.C., and kitchen sink. Rental about $12.00. Tenants Mr. Hanson and Mr. Sinclair. Both have H.W. tanks.

Believe Mr. Collart has the furniture list but all the stuff I saw there was stored in basement, with little value.

Condition generally very poor, piling, roof, and all over poor, made livable by the tenants exertions, particularly at 322 & rear.

City Assd. 1755.00
Imps. 910.00
2665.00 Value $3200.00 - Thirty two Hundred.

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

Sept. 7, 1948. G Hyde

mw




Ex. 3.

K Sakamoto
(Claimant's Name)

EXHIBIT No. 383-4
DATE June 14/46
FILED BY Tobus

PERSONAL CHATTELS

-10492-
Reg. No.

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|---|---|---|---|---|---|
| Hoffman steam press + boiler (with suction burner | mar 1941 | used - cost installed | $600.00 | good. | $550.00 |
| National cash registr (4 drawers) | 1932 | used | $220.00 | good | 150.00 |
| 1 Kitchen stove | 1927 | used | $25.00 | fair | 10.00 |
| 1 " " | 1941 | used | $50.00 | good | 40.00 |
| | | | | | $750.00 |

For all other articles claimed except the above see list to be filed herewith ____ Cost value $445.50

Description of Storage of Goods:
the store fixtures were left in the Tailor shop #318 - 5th St Prince Rupert. The other articles were in the rooms behind the tailor shop

Total Claim ____ $1195.50

General Statement as to Chattels not Described above:
all articles claimed are listed above and those not so listed are detailed on list attached.

Additional Comments, if any:
I have allowed for depreciation on all articles

K. Sakamoto
SIGNATURE

# LIST OF CHATTELS

SAKAMOTO, Kichie
Claimant's Name

10492
Reg.No.

| Description of Item | Approx. Date Purchase | New or Used when Purchased | Price Paid | Condition when Evacuated | Estimated Value |
|---|---|---|---|---|---|
| | | | | | $ |
| Oak office desk | 1937 | new | $ 50.00 | good | 35.00 |
| Two counters | 1931 | new | 30.00 | fair | 20.00 |
| Two working tables | 1931 | new | 15.00 | fair | 10.00 |
| Two large showcases | 1935 | new | 30.00 | good | 20.00 |
| Two large storage closets with glass paned sliding doors | 1935 | new | 50.00 | good | 35.00 |
| Large mirrors (3) | 1926 | new | 30.00 | good | 25.00 |
| One wall clock | 1926 | new | 8.50 | fair | 5.00 |
| One coal and wood heater | 1939 | new | 39.00 | good | 30.00 |
| Two cloth window blinds | 1926 | new | 15.00 | fair | 10.00 |
| Two paper stands (roller) with cutter | 1926 | new | 8.50 | fair | 5.00 |
| One indexed loose-leaf ledger | 1941 | new | 10.00 | unused | 10.00 |
| Three suitings of cloth | 1941 | new | 60.00 | unused | 60.00 |
| Bookcase | 1940 | new | 30.00 | Very good | 25.00 |
| Parlour bench | 1940 | Used | 10.00 | fair | 5.00 |
| Round table with 4 extensions | 1935 | Used | 15.00 | good | 10.00 |
| Chairs (10) | 1926 | new | 12.50 | fair | 7.50 |
| Two hot-water tanks (one in 1939 & one in 1940) | | new | 30.00 | good | 20.00 |
| Kitchen cabinet ( 2 piece) | 1940 | new | 45.00 | still new | 30.00 |
| Kitchen shelf | 1937 | new | 10.00 | fair | 5.00 |
| Three chests of drawers | 1930 | new | 15.00 | fair | 7.50 |
| 2 - 3 piece bed set | 1935 | new | 40.00 | good | 20.00 |
| Steam radiators (4) | 1941 | Used | 25.00 | fair | 20.00 |
| Silverware: Coffee pot | 1938 | new | 4.00 | good | 3.00 |
| Silver plated cake plate | 1940 | new | 6.00 | unused | 5.00 |
| 12 pc. knife & fork set | 1938 | new | 12.00 | still new | 10.00 |
| Other Specified Articles: | | | | | |
| Carpenter and plumbing tools: Hand saw (crosscut) | 1933 | new | 4.00 | good | 2.50 |
| Pipe wrench | 1941 | new | 3.50 | good | 2.50 |
| Round tap & die set | 1941 | new | 10.00 | good (still new) | 7.50 |
| | | | Total: | | $ 445.50 |

(Claimant's Name)

REAL ESTATE
(Other than farm)

Reg. No.

| Type of Premises (e.g.House, Store, etc.) | No. of Rooms | Type of Finish | Use of Premises | Size of Lot | When Purchased | Date of Purchase |
|---|---|---|---|---|---|---|
| | | | | | | |

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value | Date of Sale |
|---|---|---|---|---|
| | | | | |

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

SIGNATURE

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1342 EXHIBIT No.

NAME Kichie SAKAMOTO REG. No. 10492

DATE
DECLARATION 25/3/42
EVACUATION 30/5/42

INVENTORY
TAKEN BY Collart & McCaffery Ltd.
DATE Mar. 30/43

| Furn. & Household Eff. | Pressing machine with boiler | Steam pressing machine and boiler | $550.00 | 350.— | | |
|---|---|---|---|---|---|---|
| $ 200 Tailor Singer Sewing Machines (2 @ $100.00) | Working tables (2) | Office Desk | 35.00 | 10.— | | |
| 100 Singer Sew. Mch. | 2 Closets & 2 Shelves | Counters (2) | 20.00 | 15.— | | |
| 750 Steam Pressing mch. with boiler | Counters (2) | Working Tables (2) | 10.00 | 10.— | | |
| 200 Cash Register | Cash Register | Large Showcases (2) | 20.00 | | ✓ | |
| 150 Washing Machine | Family sewing machine | 2 Large storage closets with glass paned sliding doors | 40.00 | 17.50 | | |
| 500 Stock-in-trade | Book-case | 3 Large Mirrors | 25.00 | 15.— | | |
| 1500. Stock-in-trade | Chairs (5) | Wall Clock | 5.00 | | | |
| $4000.00 | Kitchen cabinet | Coal and Wood Heater | 35.00 | | | |
| | Kitchen Stove & Hot Water Tank | Cloth window blinds (2) | 15.00 | | | |
| | Kitchen Shelf | 2 Paper stands (roller) with cutter | 7.50 | | | |
| | Chest of Drawers | Cash Register | 150.00 | | | |
| | Gramophone | Indexed loose-leaf Ledger | 10.00 | | | |
| | "Savage" washer | Suitings of Cloth (3) | 60.00 | | | |
| | Parlor Bench | Book-case | 30.00 | 12.50 | | |
| | Office Desk | Parlour Bench | 10.00 | 2.— | | |
| | Large Mirrors (3) | Round table (4 extensions) | 15.00 | 5.— | | |
| | Round table (4 extension boards) | Chairs (10) | 7.50 | 2.50 | | |
| | Sewing Machine | 2 Kitchen Stoves & 2 Hot Water Tanks | 75.00 | 20.— | | |
| | Iron (20 lbs.) | Kitchen Cabinet (2 pcs.) | 35.00 | 8.50 | | |
| | | Kitchen Shelf | 10.00 | 2.— | | |
| | | 3 Chests of Drawers | 15.00 | 10.— | | |
| | | 2 - 3 pc. Bed Set | 20.00 | | | |
| | | Steam Radiators (4) | 20.00 | | | |
| | | Silverware (coffee pot, cake plate, 12-pc. knife & fork set) | 18.00 | | | |
| | | Carpenter & Plumbing Tools (hand saw, pipe wrench, round tap & die set) | 17.00 | | | |
| | | Fishing Bamboo Fly Rod | 10.00 | | | |
| | | Total | $1265.00 | | | |
| | | Ack. Custodian Credits | 475.00 | | | 475.— |
| | | Total Pers. Prop. Claim | $ 790.00 | | | |

EXHIBIT No. 383-5
DATE
FILED BY Crown

Vancouver, B. C., 3rd February, 1948.

RGB/P.

Disbursements as per ledger 44.37
Net proceeds 430.63

LE No. 1342 EXHIBIT No. CASE No.

EG. No. 10492 VENUE NELSON.

| SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO. RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|---|---|---|---|---|---|---|---|---|
| AUCTION | TENDER &c | | | | | | | |
| | 350.— | | | | | | | |
| | 10.— | | | | | | | |
| | 15.— | | | | | | | |
| | 10.— | ✓ | | | | | | |
| | 17.50 | | | | | | | |
| | 15.— | | | | | | | |
| | | | | | | 65.— | | Holder "sold up" by sheriff. No trace. |
| | 12.50 | | | | | | | |
| | 2.— | | | | | | | |
| | 5.— | | | | | | | |
| | 2.50 | | | | | | | |
| | 20.— | | | | | | | |
| | 8.50 | | | | | | | |
| | 2.— | | | | | | | |
| | 10.— | | | | | | | |
| | 475.— | | | | | | | |
| ✓ | 44.37 | | | | | | | |
| | 430.63 | | | | | | | |

EXHIBIT No. 383 - 6

DATE June 14/48

FILED BY Crown

EVENSON'S IDEAL CLEANERS

The House of Better Cleaning

P.O. Box 99.
Prince Rupert, B.C.

Sept. 1/44.

To Whom it May Concern:

I have examined Hoffman Steam Press and boiler and estimate the value of the two as a complete unit at no more than one hundred and fifty dollars in their present condition and as it stands now in the former Tokio Tailor Shop situated on Fifth Street West in the city of Prince Rupert.

Evenson's Ideal Cleaners.

"Juja Kraupner"

My fee for appraisal is one dollar.

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

Sept. 7/48. G. Hyde

383 - 7

EXHIBIT No. June 14/48

DATE

FILED BY Crown

File # 1342

February 26th, 1945.

INVENTORY OF FURNITURE. K. SAKAMOTO
318 5th Street, Prince Rupert, B.C.

---

Two working tables
two closets and two shelves
Two counters
One cash register
One bookcase
Five chairs
One kitchen cabinet
One kitchen stove and hot water tank
One kitchen shelf
One chest of drawers
One parlour bench
Three large mirrors
One round table, with four extension boards

February 26th, 1945

I have examined the above furniture and appraise its value as follows:

| | |
|---|---|
| two working tables | $ 10.00 - |
| two closets and two shelves | 12.50 - |
| two counters | 15.00 - |
| one bookcase | 12.50 + ? |
| five chairs (in poor condition) | 2.50 |
| one kitchen cabinet | 8.00 - |
| one kitchen stove & hot water tank | 20.00 + |
| one kitchen shelf | 2.00 - |
| one chest of drawers | 10.00 |
| one parlour bench | 2.00 |
| one office desk | 10.00 + ? |
| three large mirrors | 15.00 - |
| one round table, with four extension boards | 5.00 - |
| one cash register | 65.00 + |
| | $189.50 |

Items in red always valueless if moved $67.50

+117.50 might fetch sometimes

Respectfully submitted,
signed
"J. H. Mair"
Appraiser & Valueator

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
September 7, 1948. [signature]

THE HALIFAX INSURANCE COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

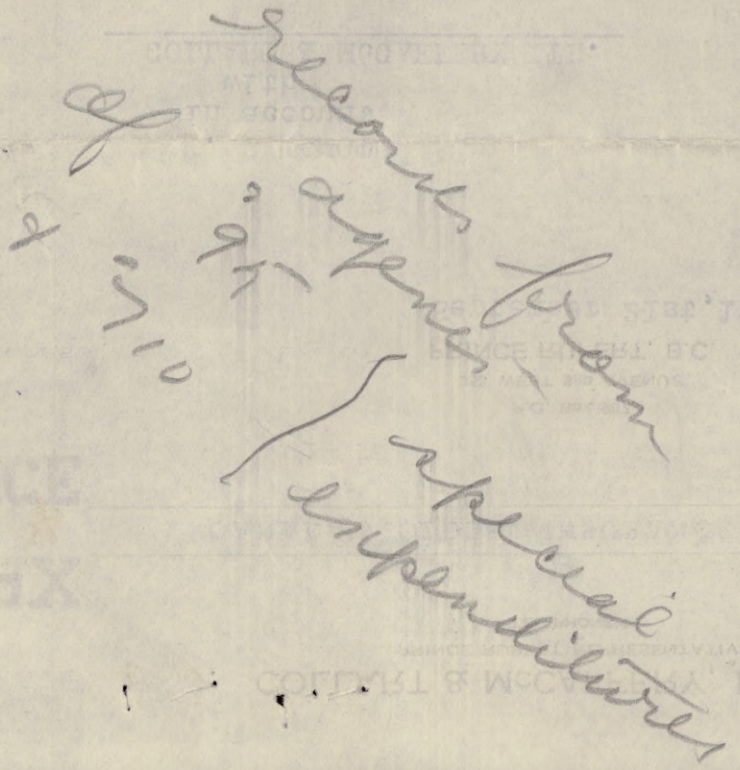
P.O. Box 987
353 WEST 3RD AVENUE
PRINCE RUPERT, B.C.

September 21st, 1942

EXHIBIT NO 383-A
DATE FILED June 17 Colvin

K. SAKAMOTO
in account
with
COLLART & McCAFFERY LTD.

| | | | | |
|---|---|---|---|---|
| 1942 | | | | |
| April | 9th | - By R.Abraham rent on a/c for April | | $ 9.00 |
| | 17th | - To J.Richie repairs & Labour | .90 | |
| | 21st | - To Gordon's Hdwre.paper,paste & tacks | 3.40 | |
| | 21st | - To Albert & McCaffery-Abraham Lumber | 8.85 | |
| | 21st | - To Albert & McCaffery-Abraham Lumber | 4.50 | |
| | 22nd | - To Kaien Hardware,paper,tacks & nails | 2.60 | |
| May | 1st | - By R. Abraham bal.rent to April 30th | | 2.50 |
| | 5th | - To Mark Edgar crating sewing machine | 2.25 | |
| | 5th | - To Canadian National Steampships | 4.30 | |
| | 8th | - By R. Abraham rent on a/c May | | 10.00 |
| | 15th | - To Halifax F-R-37-5290 | 50.00 | |
| | 20th | - To N.B.C.Power Co. wiring, etc. | 44.65 | |
| June | 13th | - To cheque #2172 to R.Kelday (partition) | 88.84 | |
| | 19th | - By Geo. Quan rent to July 31st | | 42.75 |
| | 22nd | - To Kaien Hardware $6.36 & July 8th $4.10 | 10.46 | |
| July | 2nd | - By R. Abraham rent to June 30th | | 11.50 |
| | 2nd | - By R. Abraham rent on a/c July 30th | | 6.25 |
| | 2nd | - By R.Abraham rent balance May rent | | 2.50 |
| # | 7th | - Commission on R.Abraham May rent | 1.00 | |
| | 17th | - By R.Abraham rent Aug.31st and Sept.30th | | 23.00 |
| | 29th | - To Prince Rupert Daily News -Advertising | 2.04 | |
| Aug. | 3rd | - By Geo. Quan rent to Aug.31 | | 42.75 |
| | 31st | - To J.P.Moller - Painting front Modern Tailor | 24.00 | |
| Sept. | 16th | - By Geo. Quan rent to Sept.30th | | 42.75 |
| | 18th | - To Letourneau - plumbing | 369.50 | |
| | 18th | - By Hansen rent May to August 31st | | 70.00 |
| | 18th | - To Hansen | 92.86 | |
| | 18th | - By Hansen rent to September 30th | | 17.50 |
| | 18th | - To Mark Edgar acct. should be $2.55 not $2.25 | .30 | |
| # | July 17th | - By R.Abraham blnce rent to July 30th | | 5.25 |
| | | BALANCE DUE | | 424.70 |
| | | | $710.45 | $710.45 |



PROTECTING SINCE 1809

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. Box 987
353 WEST 3RD AVENUE
PRINCE RUPERT, B.C.

December 5, 1944.

EXHIBIT NO. 383-9
DATE June 14
FILED BY Cobus

Mr. K. Sakamoto,
Box 37,
Slocan City, B.C.

Dear Sir:-

In response to your letter of Nov. 24th., we beg to advise you that your account has been credited with $71.75 every month since April 1944.

The only expense has been $95.00 for a new fence built, by order of the Custodian, around the corner - the old fence being completely rotten.

Yours very truly,

COLLART & McCAFFERY LTD.

Per: J.J.H. Collart

NL-