

Name of Claimant

KATO, Frederick Takao

Case 1182

Custodian File

4996

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1020.		816.00			816.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										816.00



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CASE NO: 1182

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 27, 1948.

IN THE MATTER OF THE CLAIM OF  
FREDERICK TAKEO KATO

PROCEEDINGS AT HEARING.

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,  
October 27, 1948.

IN THE MATTER OF THE CLAIM OF

FREDERICK TAKEO KATO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary,
D.J. HANDFORD, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.



F.T. Kato,  
Dir.ex.

1                    FREDERICK TAKEO KATO, the claimant herein,  
2                    being first duly sworn,  
3                    testified as follows:

4                    DIRECT EXAMINATION BY MR. BREWIN:

5                    Q. Mr. Kato, I understand that you were the  
6                    assistant manager of Royston Lumber Company?

7                    A. Yes, sir, I was.

8                    Q. And I judge from the fact that I know they  
9                    are making a claim before this Commission for half a  
10                    million dollars, they are rather extensive lumber  
11                    operators?

12                    A. Yes.

13                    Q. That was your occupation?            A. Yes.

14                    Q. Assistant manager?            A. Yes. I was in  
15                    charge of the shipping most of the time. Mr. Uchiyama  
16                    was the manager but he was away on business most of  
17                    the time.

18                    Q. Your claim is in respect to a property  
19                    near Cumberland?

20                    A. That is right.

21                    Q. Is this your signature on this document?

22                    A. Yes, it is.

23                    Q. And, are the facts set out there correct?

24                    A. Yes.

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

27                    Q. I am showing you two snap-shots, and I ask  
28                    you are those snap-shots of the house which you had?

29                    A. Yes, It is on the property. It does not  
30                    show the garage but it shows part of the garage in



1 this one.

2 Q. One of the photographs shows just a corner  
3 of the garage? A. Yes, sir.

4 MR. BREWIN: I tender these two photographs as  
5 Exhibit 2.

6 (TWO PHOTOGRAPHS OF CLAIMANT'S PREMISES,  
7 MARKED EXHIBIT NO.2)

8 And I would ask my friend to produce the Farm  
9 Appraisal Report.

10 MR. CHRISTIE: Very well; I will tender as  
11 Exhibit 3 the Farm Appraisal Report.

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

13 MR. BREWIN: Q. You have seen a copy of this  
14 exhibit 3? A. Yes.

15 Q. There are one or two details about which  
16 I wish to ask you. This property it says or seems to  
17 say was four miles from the city of Cumberland?

18 A. It is quite a lot less than that; just  
19 beyond two miles.

20 Q. And it is one and one-half miles from  
21 Royston Station? A. Yes.

22 Q. And, as stated here it was on a paved road  
23 from between Royston and Cumberland?

24 A. Yes, sir.

25 Q. I see it refers to the oriental fence  
26 fronting the house. Was it? A. I do not think  
27 it was oriental. I had the fancy trimmings on top.  
28 It was just a picket fence.

29 Q. I do not know whether it would make it more  
30



4  
F.T. Kato,  
Dir.ex.

1  
2 or less valuable. A. It had the fancy cutting  
3 on top.

4 THE SUB-COMMISSIONER: It might be taken to be  
5 meant to be oriental.

6 MR. BREWIN: Q. You had this house and garage  
7 built in 1940? A. Yes.

8 Q. You, yourself, did some work on it?

9 A. Yes. I was helping from the time we started  
10 clearing on that house there.

11 Q. And I see you had 16 fruit trees there. I  
12 do not think they are referred to in the report at all.

13 A. I had 16, yes.

14 Q. I take it, although there were eight acres  
15 there altogether that you did not go in for farming,  
16 yourself, at all? A. No.

17 Q. How old were the fruit trees?

18 A. I had four seven-year-old trees. I was  
19 living in company's property before and after I built  
20 the house I moved four trees over. All the rest were  
21 three-year-old trees.

22 Q. So, the statement that there were no fruit  
23 trees there at all, "nil" is not correct?

24 A. Unless somebody dug it out and took it away  
25 after we evacuated.

26 Q. At what time did you leave?

27 A. April 18, 1942.

28 Q. And this report is made on August 12, so it is  
29 conceivable that somebody dug the trees out.

30 A. I hardly think so, because I rented the place



F.T. Kato,  
Dir.ex.

1 to Mr. Jeatt, and I figured if the house was left  
2 empty there are children around there who would  
3 destroy the house and property and that and I wanted  
4 to rent it for the duration. It was more or less to look  
5 after the house, like.

6 Q. I see the appraiser says "The house is  
7 new and is very well constructed. There is full  
8 plumbing installed and served by private water  
9 system with electric pressure pump. In the  
10 present state of development this holding cannot  
11 be regarded as a farm."

12 You were not using it as a farm?

13 A. No.

14 Q. Would it be suitable for a farm?

15 A. In that district there are a lot of people  
16 farming. Around the mill there was some soil and we  
17 had vegetable gardens, too. We had vegetable garden  
18 back of the house.

19 Q. You had grown the garden all right?

20 A. Yes.

21 Q. "----owing to the general nature of the land  
22 it is very doubtful if it ever could be adapted  
23 to agricultural use."

24 A. I could not say whether they could go in  
25 extensively for farming; all the rest of the places like  
26 across the road had quite a big farm there; they  
27 went in for wheat and things like that.

28 Q. And as far as you know it was a successful

29 farm? A. As far as I know.



F.T. Kato,  
Dir.ex.

1  
2 Q. And was there any other purpose for which  
3 this particular property could have been used? You used  
4 it for a residence? A. Yes.

5 Q. And you say you think it could have been  
6 turned into a farm if anybody had wanted to do that.  
7 What other purposes? A. Later on - I never  
8 figured at the time, I have been owning that house  
9 about 15 months, but after I got settled down I might  
10 be able to sub-divide a portion of it and sell it  
11 because I would not need all that land, myself. At that  
12 time I did not have any idea of selling it at all.

13 Q. I take it that, being accessible to these  
14 two places and on the paved highway, you think it  
15 might have been suitable for ---

16 A. Suitable for residential, anyway. There are  
17 a lot of people in our district going to work in  
18 Cumberland Mines; so they could build a house and  
19 have a garden in the back if they wished to.

20 Q. And I suppose the opportunities were not just  
21 in the mines? A. There is myself, and there were  
22 who lived there and others  
23 mines and all kinds of lumbering and logging there, too.  
24 The city of Cumberland is a great mining town. Around  
25 Union Bay they have the wharf facilities for shipping  
26 out coal there and there is a great agricultural centre  
27 at Courtenay about six miles from our place.

28 Q. And I see that on March 27, 1942 you insured  
29 the building for \$2,000. with the Halifax Insurance  
30 Company? A. Yes.

Q. And here is a copy of the policy, which is  
No. 31-6759? A. Yes.





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CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form dated April 18, 1942. Is that your signature?

A. Yes, sir.

MR. CHRISTIE: I file the J.P. Form, dated April 18, 1942, as Exhibit 4.

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

And, as Exhibit 5 I file the Notice of Assessment, 1944.

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

And as Exhibit 6 a Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.6)

Q. Mr. Kato, I show you this photo of the property marked as an exhibit. Where are the fruit trees? Can you see them there?

A. This side of the fence there. This is between the house and the fence.

Q. They are not shown in the picture, though? I cannot see any on this side, either?

A. There should be.

Q. But, do you see any there? A. No.

THE SUB-COMMISSIONER: Q. How old did you say the trees were? A. I had four 7-year olds at the time. We had fruit trees from the other house, between the far fence and the house.

MR. CHRISTIE: Q. Unless it is behind the house. Were they bearing fruit? A. Yes; apple trees.

Q. Did you ever sell any? A. No.

Q. Just for your own use? A. Yes. I had



1 all different kinds of trees.

2 Q. Now, I notice that part of the house is  
3 painted. Is the upper part painted?

4 A. No. The shingles are not painted yet.

5 Q. Nor, the basement part?

6 A. No.

7 Q. How was the house heated?

8 A. With a furnace.

9 Q. What about the water supply? Have you your  
10 own well, or, had you your own well?

11 A. Yes. I dug a well in the back. I had the  
12 pump, a Beatty pressure pump to draw the water into the  
13 house.

14 Q. And, if farming were carried on what type  
15 of farming could be carried on on your land, if it  
16 were cleared? A. Around the sawmill there they  
17 just went in for vegetables more or less for their  
18 own use. Across the street there they had been  
19 growing wheat and things like that, mostly.

20 Q. In respect of this garage, that was a  
21 double garage? A. No. It is a single one. It  
22 was plenty big enough for ordinary cars, though.

23 Q. And, what kind of floor did it have?

24 A. Just the one floor, of two-inch planks.

25 Q. That is all, thank you.

26 MR. BREWIN: That is all, Mr. Kato.

27 THE WITNESS: Thank you.  
28  
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1 MR. CHRISTIE: It is submitted that the real  
2 property was sold at its fair market value, your honour.

3 That is all.

4 THE SUB-COMMISSIONER: No more exhibits?

5 MR. CHRISTIE: No more exhibits, your honour.

6 THE SUB-COMMISSIONER: What are you doing now,  
7 Mr. Kato?

8 THE CLAIMANT, KATO: I am a layer-out at the  
9 Frank Construction Company.

10 THE SUB-COMMISSIONER: Here in the city?

11 THE CLAIMANT, KATO: Yes; here in the city.

12 THE SUB-COMMISSIONER: Thank you.

13 THE CLAIMANT, KATO: Thank you, your honour.

14 MR. CHRISTIE: That is all, your honour.

15 THE SUB-COMMISSIONER: Very well. That concludes  
16 this claim.

17

18

19 (PROCEEDINGS ADJOURNED SINE DIE)

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

22

23

*A.G. Veitch*  
"A.G. VEITCH"  
Official Reporter.

24

25

26 I, M.A. Miller, Deputy Commissioner, appointed  
27 to hear a Commission to investigate claims  
28 of Japanese Canadians for property loss, do  
29 certify the foregoing is a true copy of the  
30 evidence heard on the within claim.

29

30

*M.A. Miller*  
M.A. Miller,  
Deputy Commissioner.

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

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

ACKNOWLEDGED

*[Signature]*

4996

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

(1) NAME KATO FREDERICK TAKEO (RCMP) Reg. No. 06197  
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #1, CUMBERLAND, B.C.

(3) Present Address 129 SPRUCE ST., TORONTO 2, ONT.

(4) REAL ESTATE

(a) Street Address (if any) ROYSTON ROAD, NEAR CUMBERLAND, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
LOT 4 OF SECTION 29, TOWNSHIP 11, NELSON DISTRICT.  
PLAN 1929.

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

- (i) ~~Farm~~
- (ii) Residence Type of business
- (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 - - - - - \$ 400.00
- (ii) Buildings - - - - - \$ 3100.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3500.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1070.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2480.00

(5) PERSONAL PROPERTY

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

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

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

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

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

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

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

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

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

TORONTO

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 )  
Province of Ontario )  
TO WIT: )

I, Bredenech Tabeo Kato  
of Toronto

of the City  
in the County of York, Province of Ontario

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 Toronto )  
in the County of York of York )  
this 20th day of December )

Ma T. Kato

A.D. 1947. Myra J. Pomeroy )  
a Notary Public in and for the Province of Ontario ) A Commissioner &c.

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

EXHIBIT No. 1182-1

DATE OCT 27 1948

FILLED BY F. A. [unclear]

06197 Reg. No.

REAL ESTATE (Farm Land)

KATE Frederick, Takeo (Claimant's Name)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	7	1940	Mr. F. McHugh	\$ 300.00			
					all uncleared	none	
							Land \$ 400.00 Bldgs. 3100.00 \$ 3500.00
1 acre cleared							
Total - 8 acres							

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

Description	When Made	Cost	Estimated Value
16 fruit trees ( apples, pears, cherries, plums ) planted by claimant.			\$ 100.00
			\$ 3100.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1	House - 1 1/2 storey 6 rooms	28 x 39	frame	1940	1800.00	1000.00	300.00	none	3000.00
2	Garage	14 x 20	frame	1940				none	100.00
									\$ 3100.00

Estimated value \$ 3500.00  
Sold by Custodian 1020.00  
\$ 2480.00

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

1944 Assessment Land \$ 300.00  
Improvement 1700.00  
\$ 2000.00  
1942 Fire Insurance carries with Halifax  
Insurance on house \$ 2000.00

- 1 Employment opportunity also with Royston Lumber Company where claimant worked plus logging operations.
- 2 Paint in good condition when claimant evacuated.
- 3 Claimant feels evaluation as too low.
- 4 Claimant feels that his land could be adopted to farming. All farms around had similar type of land. Home garden of claimant produced various vegetable

Signature Fred S. Kato

5 Appraisal gives good "remarks".

EXHIBIT No. 1164-2

DATE OCT 27 1940

FILLED BY  
J. A. Rowan



BC-728-P  
 BC-2133-B COPY

**Farm Appraisal Report**

File No. J.L.762

Land Description Plan of part of NW $\frac{1}{4}$  & SW $\frac{1}{4}$  Sec.29, Tp.11 - Plan 1929

Containing 9.08 Acres

Owner's Name KOTO Frederick Takeo Post Office Address Royston, B.C.

Nearest Rail Point Royston, B.C. Distance 1 $\frac{1}{2}$  miles

Market Town Courtenay 5 $\frac{1}{2}$  miles - Cumberland Distance 4 miles

Church (give denomination) Cumberland - all Denominations Distance " "

Nearest School Royston - - Distance 1 $\frac{1}{2}$  "

State how property was identified: Map location and corners

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

Has direct access to Royston-Cumberland Road - paved

Is this district a good one? Poor farming locality

Employment opportunity Cumberland coal mines - about 4 miles.

Predominating Nationality and religion: Mixed Nationals

Describe Fencing and its condition: Oriental fence fronting house Value \$

Water supply: Well by electric pressure pump Value \$

Electric power available - Power and light installed.

**BUILDINGS ON FARM**

4996

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 36	Frame	1 sty.	Shingle	1 yr.	Concrete	Good	\$ 1000.00
Garage	14 x 20	"	1 "	"	1 "	Wood	"	75.00
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 1075.00

Total Value Buildings add to farm \$ 800.00

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

Describe the basement and chimneys: Full basement; concrete floor and 4' wall; brick chimney to ground, also furnace.

No. rooms downstairs? 6 Upstairs? - How finished All wood finish

Are buildings painted? House 1 coat of paint Condition of paint Fair

Distance from nearest bush Approximately 50 yards

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	Level	Shale 10" to 12"	hard pan	None - building site	\$100	\$ 100.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.08	Level	Shale 10" to 12"	hard pan	Clearing, stumping, breaking	\$175 to \$200	\$20
						141.60
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 241.60

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1041.60

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

No farming operations  
House occupied by C.R.Jeatt - rental \$10.00 a month for duration.

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

Not suitable for farming.

Noxious weeds:

No weed situation

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

Provincial - Comox Ass. Dist.  
Land - \$ 300.00  
Improvements - 1700.00 - Taxes 1942 - \$38.13

Date: August 14th, 1942

Place: NANAIMO. B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of August 1942.

Inspector's Signature

" D. DODDING "

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

# Farm Appraisal Report

**Remarks:** This is a small holding with very little development. The house is main improvement. While this property contains 8.08 acres, it appears to have been used only as a home site.

The house is new and is very well constructed. There is full plumbing installed and served by private water system with electric pressure pump. One coat of paint has been applied to the house and the front of the garage.

In the present state of development this holding can not be regarded as a farm, and owing to the general nature of the land it is very doubtful if it ever could be adapted to agricultural uses.

### (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.)

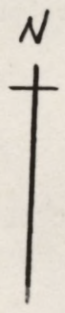
Present Value

Nil	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>Total</b>	<b>\$</b>

Amount fruit trees add to value of farm \$

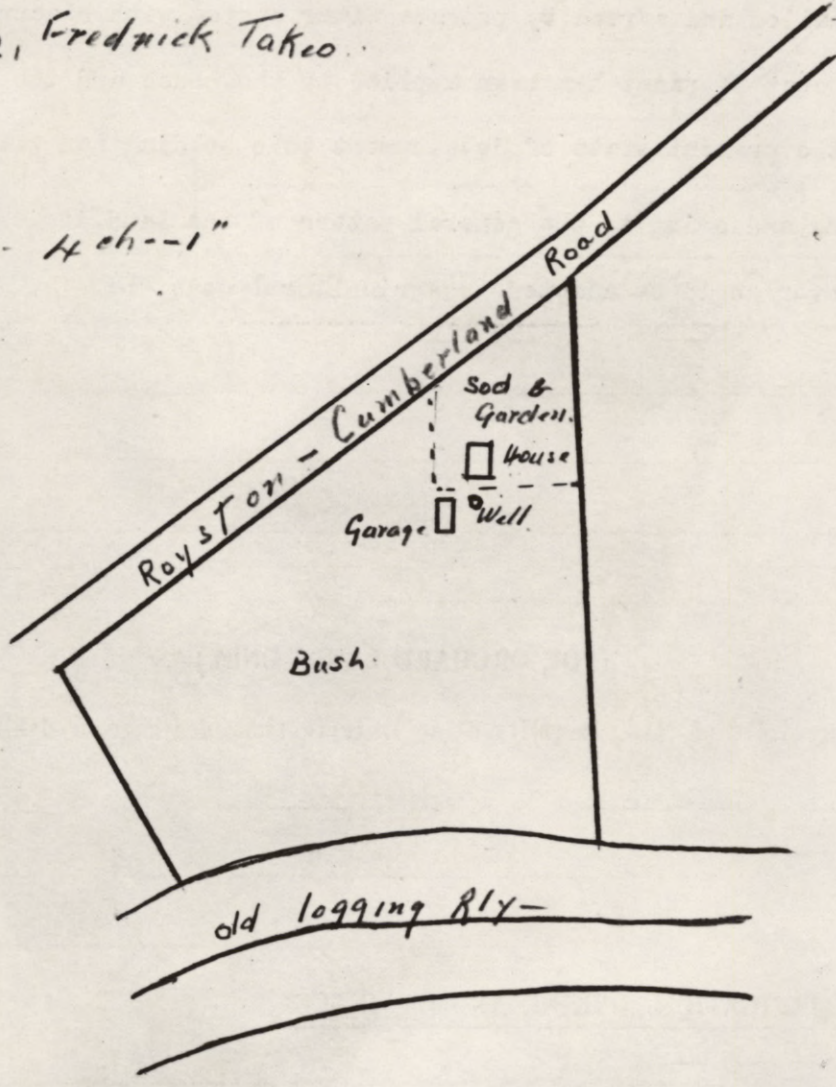
Diagram of Property

Sub Div. of Part of NW 1/4 and SW 1/4  
Sec. 29. Tp. 11. R. 11. 1929.



Kato, Fredrick Takeo.

Scale. 4 ch--1"



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

value is \$1000.....

Date..... 17th August ..... 1942.

"I. T. BARNET"  
.....  
District Superintendent.

## OFFICE OF THE CUSTODIAN

1182 - 4

## JAPANESE SECTION

Oct 27 1948

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. Christie

## PERSONAL INFORMATION

NAME: KATO Fred T.HOME ADDRESS: Royston, B. C.REGISTRATION NUMBER 06197 SEX: Male AGE: 39OCCUPATION: Assistant Manager

(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: Royston Lumber Co. Ltd., Royston, B. C.MARRIED? YesNAME OF WIFE OR HUSBAND: HamakoADDRESS OF WIFE OR HUSBAND: same address as above

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Title No. 24528-N, Lot 4 Section 29Township 11, Nelson Dist. Plan 1929 on Royston Road.2. BUILDINGS AND OTHER IMPROVEMENTS: 1 1/2 story frame Bldg. 28' x 39'

3. INSURANCE (Give particulars; state where policies are) \$2000.00 Fire Ins. Halifax Co.,  
No. 31-6759 Premiums \$30.00 paid to date  
Mar 27, 1945

4. TAXES (Amount and where payable) \$38.13 paid to Nelson Dist B.C. paid to date

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: Title in Safety Deposit box of P.Leo Anderson, Courtenay B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

FORM "JP"  
4. INSUR

5. MORT  
O

6. MON

7. BOND  
\$15  
\$27

8. BANK

9. LIFE  
Policy  
\$1000

10. INTE  
Benefic

11. SAFE

LIABILI  
1. PERSO

2. TRAD

I, the u  
tected area  
tures, bonds

I certi  
every desc  
and indirec

Dated

FOR DEP  
cop

Feb

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Lives in dwelling at Royston B.C. on Royston Road.
2. LANDLORD'S NAME AND ADDRESS: Self
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
See attached list all of which is stored at Matt Brown's store, Cumberland, B. C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

box of

FORM "JP"

FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: ..... None

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

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

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

\$150.00 Victory Bonds

\$272.00 War Savings Certificates

8. BANK ACCOUNTS: Royal Bank of Canada, Cumberland, B. C. \$830.00

9. LIFE INSURANCE: \$1000.00 Sun Life Assurance Co., Vancouver, B. C.

Policy No. 848223. Premiums paid to date. Beneficiary my wife, Hamako

10. INTEREST IN ANY ESTATES OR TRUSTS: \$1000.00 Sun Life Ins. Co., Vancouver., B.C. Policy No. 665493.  
premiums paid to date, both of above  
Beneficiary my wife, Hamako. in Leo Anderton Safety Dep. Courtenay, B. C.

11. SAFETY DEPOSIT BOX: ..... None

LIABILITIES:

1. PERSONAL DEBTS: ..... None

2. TRADE DEBTS: ..... None

~~I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the pro-  
tected 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 18th day of April 1942

(Signature) "F.T.Kato"

"J.M.F. Brandon"

Witness

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

February 4th 1949

*M. S. [Signature]*

Frederick T. KATO. Reg No. 06197Fred Kato

## BOX NO. 1.

1 Set The World Book .  
 1 Set Concise Encyclopedia.  
 1 Set Book of Knowledge.  
 1 Set Business Books.  
 2 Golden Enclyclopedia.  
 2 Cooking Books.  
 2 Carpentry Books, etc. Value \$100.00

## BOX NO. 2

1 Set Kodan Zenshu (Japanese)  
 1 Set Shuyo Zenshu ( " )  
 4 Health & Medical Books.  
 1 Carpentry Book.  
 4 Dictionaries. (Japanese & English)  
 3 Pictures Frames.  
 1 Claronet.  
 Story Books, Photographs, etc. Value 75.00

## BOX NO.3.

2 Cast Iron Pots.  
 1 pr. Ice Skates.  
 1 pr. Roller Skates.  
 1 Mirror Stand.  
 1 Aluminum Tea Pot.  
 Story Books, Knitting Books, Cook Books.  
 1 Wall Can Opener, etc. Value 16.00

## BOX NO.4.

1 set Aluminum Wear-Ever Pans.  
 Dishes & Bowls.  
 1 set Double Boiler  
 Cookie Pans.  
 Knives, Forks & Spoons.  
 Muffin Pans.  
 1 Cast Iron Frying Pans.  
 1 Cleaver.  
 Preserving Kettle.  
 Medicine, etc. Value 36.00

## BOX NO. 5.

Pots & Pans.  
 Milk Jug.  
 Roasters.  
 Tea Pot.  
 Bread Pan.  
 2 Cash Boxes.  
 2 Record Cases.  
 18 Japanese Records, etc., Value 30.00

## NO. 6. (Crated)

1 Singer Sewing Machine with attachments  
 and Electric Light Attachment. Value 60.00

## NO. 7. (Tool Box)

1-8" Smoothing Plane  
 1-Block Plane.  
 1- Rabbiting Plane.  
 3- Fancy Moulding Planes.  
 1-Wooden Mallet.  
 2 prs. Tinner's Snips (Straight & Circular)  
 2-Sharpnigg Stones.  
 1- Hand Beader.  
 1-10" Screwdriver.  
 1-Japanese Saw,  
 1- Hand Scraper.  
 1- Draw Knife.  
 1- Coping Saw

- 1 - Compass Saw
- 1 - Keyhole Saw
- 1 - Back Saw.
- 1 - 5# Bench Axe
- 1 - Hacksaw Frame
- 1 - Carpenter's Wrecking Bar.
- 1 - Japanese Plane.
- 1 - Brace. 10" sweep
- 1 set Bits, also 2 Extension Bits.
- 1 - Wood Rasp.
- 1 set Chisels.
- 1 - Claw Hammer.
- 1 - Hand Drill.
- 2 - Cross Cut Saws. 26".
- 1 - Rip Saw. 26".
- 1 - Panel Saw. 18".
- 1 - Aluminum Level. 24".
- 1 - Axe.
- 1 - Spray Pump.
- 1 - Japanese Saw. (Large)
- 1 - Trowel.
- 1 - Bit Gauge.
- 1 - Bit & Square Gauge.
- 1 - 1 - Japanese Rabbiting Plane.
- 2 - Cutting Pliers.
- 1 - Mortice Gauge.
- 1 - Try Square.
- 1 - Bevel Gauge
- Files, Rasps, punches, nail sets,
- Screwdrivers, wrenches, etc.

Value \$ 90.00

NO. 8. (Tool Box)

- 1 - Blow Torch.
- 1 - 24" Stillson Wrench.
- 1 - 18" " "
- 1 - 14" " "
- 1 - 15" Crescent Wrench
- 1 - 10" " "
- 1 - 8" " "
- 1 - 6" " "
- 1 set Socket Wrenches
- 1 set Speed Wrenches.
- 5 Ford Auto Wrenches.
- 1 - 2# Machinists' Hammer.
- 1 - 1 1/2# " "
- 1 - 1/2# " "
- 1 pr 6" Boat Clamps.
- 1 - 4" Steel Vise.
- 1 - Extension Lamp.
- 1 - Shoe Last.
- 1 - Wesco Squirt Gum.
- 1 - Eagle Oil Can.
- 1 pr 8" Grass Shears.
- 3 - Soldering Coppers. 1/4, 1/2 & 1#.
- 1 - Saw Vise.
- 1 - Breast Drill.
- Miscellaneous items such as files.
- Cold Chisels, solder, punches, etc.

Value \$ 50.00

NO. 9.

- 1 - Galvanized Bath Tub.

Value \$ 5.00

NO. 10.

- 1 - Round Galv. Wash Tub.
- 1 - Aluminum Kettle.
- 2 - Washing Boards.
- 3 - Sad Irons

Value \$ 5.00

~~NOXXXXXXXXXXXXXXXXXXXX~~



## NO. 11. (Old Trunk)

Silverware

- 1 - Flower Vase.
- 2 - First Aid Cups.
- 1 - Cake Plate.
- 1 - Bread Plate.
- 1 - Butter Dish.

Chinaware

- 6 - Cake Plates.
- 1 set Sandwich Tray.
- 1 - Tea Pot.
- Cups & Saucers.
- 1 - Round Wooden Tray.
- 3 - Pyrex Pie Plates.
- 1 - " Bowl
- 1 - Berry Set.
- 1 set Glass Sugar & Cream with silver tray.
- 1 set Silver Pepper & Salt Shakers.
- 12 - Table Cloths.
- Window Curtains.
- Draperies.
- Cushion Covers.
- Dresser Scarfs, Doilies, Buffet Sets, etc. Value \$56.00

## NO. 12. (New Trunk)

- 1 - Men's Suit.
- 2 - Women's Summer Coats.
- 3 - New Shirts.
- 6 - Old Shirts.
- Dresses.
- Girls' Dresses
- 3 prs New Pillow Slips.
- 4 - Bed Spreads.
- Ties & Scraf.
- 1 set Silver Sugar & Cream With Tray.
- 6 Cups and saucers.
- 6 - Plates
- 1 - Leather Bag.
- 1 - Hand Bag.
- 1 set Oil Colors.
- 1 set Community Plates.
- 1 - Kitchen Clock. Value \$145.00.

## NO. 13.

- 2 - Complete Beds, including
  - 4 Bed Ends
  - 4 Side Bars.
  - 2 Bed Springs.
  - 2 Mattresses
 Value \$40.00

## NO. 14. (New Clothes Bag)

- 2 - Comforters. Value \$10.00

Total Value \$718.00

"J.M.F.Brandon"  
Witness

"F.F.Kato"

Copy

CUMBERLAND AND DISTRICT STORAGE AND SALES  
PERSONAL AND HOUSEHOLD GOODS, ETC.

I, the undersigned Fred KATO  
of Cumberland have stored my personal goods, as listed  
in care of Matt. Brown, Cumberland, B.C. The listed goods are stored  
at the owner's risk, which will be properly taken care of, as to any  
regulations, Dominion or Provincial, under the evacuation orders.

(Signed) Fred Kato  
Registration No. 06197

Matt, Brown, Agent.  
P.O. Box 431.

Witness. Matt Brown (Signed)

- |             |                         |
|-------------|-------------------------|
| Box No. 1 ✓ | Books } 0               |
| " " 2 ✓     | Books } 0               |
| " " 3 ✓     | Miscellaneous *         |
| " " 4 ✓     | Kitchen Utensils        |
| " " 5 ✓     | Kitchen Utensils. (?) * |
| Crate 6 ✓   | Sewing Machine. x       |
| Box " 7 ✓   | Carpenter's Tools. x    |
| " " 8 ✓     | Mechanic's Tools. (x)   |
| " " 9 ✓     | Galv. Bath Tub. S       |
| " " 10 ✓    | Washing Utensils. x     |
| Trunk 11 ✓  | Silver & Chinaware. 0   |
| " " 12 ✓    | Clothing. x             |
| " " 13 ✓    | 2 Complete Beds. x      |
| " " 14 ✓    | 2 Comforters. x         |

S sold by auction 13/12/44  
Cumberland 4.

x shipped June 18 42 see report 24/10/42 on R.P. Section  
⊗ " Aug 6 42 " " " "  
o Cumberland Storage " " " "  
shipped June 45 " " " "  
x stored in the home " " " "  
since shipped November 42 - #3 & 5

all shipped except bath tub (sold)

FILED BY K. A. Christie  
499

Tx. 26.

**IMPROVED LAND  
IMPROVED**



**ASSESSMENT, 1944  
LAND.**

Owner's name and last-known address:  
KATO FREDERICK TAKEO  
C/O OFFICIAL CUSTODIAN  
506 ROYAL BANK BLDG  
VANCOUVER B C

C OF V  
CUSTODIAN OF  
ENEMY PROPERTY

Folio Number  
704  
24520  
C. of T.  
Acres, more  
or less

Take notice that you have been assessed as below:—

A AITKEN PROVINCIAL ASSESSOR CUMBERLAND B C

Description of Property:

Date of Mailing Notice

Feb. 15, 1944

TOWNSHIP 11 PLAN 551  
SUB DIV OF PART NORTH  
WEST 2/4 AND SOUTH WEST  
1/4 SEC 29 PLAN 1929 LOT 4

COMOX  
NELSON

ASSESSMENT DISTRICT  
LAND DISTRICT

EXC MINERALS

DO NOT SEPARATE THESE FORMS.  
PLEASE RETURN BOTH WITH YOUR REMITTANCE.  
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

ASSESSED VALUE (GROSS)			EXEMPTION	Net Taxable Value	Rate, 1%	
Land	Improvements	Total	Pre-emptions		\$	c.
\$ 300	\$ 1700	\$ 2000	\$ 2	\$ 2000	20	00

Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%

SCHOOL DISTRICT	LIBRARY & SCHOOL TAXES				
	Amount Requisitioned	Real Property	Personal Property	Total Taxable Value	School Rate in Mills
Rinto	2000	2000		2000	8.71

Due Date, April 1st, 1944

Total Current Taxes - - - - - 38 33  
Delinquent Date, June 30th, 1944.

	DELINQUENT TAXES				Interest must be added to Delinquent Taxes See overleaf for rates.
	1940	1941	1942	1943	
LAND - - -			20.00	20.00	40 00
LAND, 1/5 of 1%					
SCHOOL - - -			18.13	19.87	38 00

	PAYMENTS				
	1940	1941	1942	1943	Current
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - - -					
INTEREST - - -					
TOTAL - - -					
RECEIPT No.					
DATE PAID -					

Total of all Taxes Due - (EXCLUSIVE OF INTEREST) 116 33

**MAKE ALL REMITTANCES PAYABLE AT PAR TO  
PROVINCIAL COLLECTOR AT ABOVE ADDRESS**

## INFORMATION FOR THE GUIDANCE OF TAXPAYERS.

### Notice of Assessment

No further notice will be given; taxpayers are requested to see that their taxes are promptly paid.

If remitting by mail, please use post-office or express money orders, or, if using cheque, see that same is marked by the bank and includes exchange.

### Sec. 42, chap. 282, R.S.B.C. 1936.

All land which is situate in unorganized territory and is not comprised in any school district, and all land situate within any rural school district in which the school has been closed, shall, in addition to all taxes otherwise imposed thereon, be assessed and taxed annually, and the rate of taxation shall be one-fifth of one per centum upon its assessed value.

### Due Dates

All taxes shown on this notice are due and payable on April 1st of the year of assessment, and if unpaid on June 30th of that year are deemed to be delinquent.

**DELINQUENT TAXES FOR THE YEARS 1935 AND PREVIOUS ARE SUBJECT TO INTEREST AT THE RATE OF 8 PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY IN EACH YEAR UP TO MAY 31st, 1936; AFTER THAT DATE AT THE RATE OF 4½ PER CENTUM PER ANNUM. DELINQUENT TAXES FOR YEARS 1936 AND SUBSEQUENT ARE SUBJECT TO INTEREST AT THE RATE OF 4½ PER CENTUM PER ANNUM FROM DATE OF DELINQUENCY UNTIL PAID.**

Neither the giving of a notice of appeal by any taxpayer, nor any delay in the hearing of the appeal by the Court of Revision or the Court of Appeal, shall in any way affect the due date, the delinquency date, the penalties, or any liability for payment provided by this Act in respect of any tax which is the subject-matter of the appeal; but in the event of the tax being set aside or reduced by the Court of Revision or Court of Appeal, on appeal, the Minister shall refund to the taxpayer the amount of the tax or excess tax paid by him, and of any penalty imposed and paid on such tax or excess.

### Liability and recovery of delinquent taxes.

There is a personal liability for all taxes, and the amount due may be recovered by distress proceedings or by action.

Land upon which taxes are delinquent will be offered at Tax Sale between July 15th and October 15th following the date of delinquency, and the date of the said Tax Sale will be advertised in the Gazette previous to the day of sale. Land sold at Tax Sale may be redeemed within ONE YEAR from the date of sale by tendering to the Collector the amount for which the land was sold, with interest at 12 per cent., together with the taxes, due since date of sale. Lands unsold at Tax Sale are forfeited to the Crown at the expiration of twelve months from date of Tax Sale, unless the amount due with interest is sooner paid. Lands forfeited to the Crown may be purchased on written application to the Minister of Lands.

### Rectification of errors.

If the taxpayer discovers any error in his notice, which the Assessor is able to correct before the Court of Revision, he is requested to write to the Assessor giving particulars of the error.

**RIGHT of appeal.**—Every person assessed has the right of appeal, as provided in the "Taxation Act," against the assessment to the Court of Revision and to the Court of Appeal, but such right ceases if the notice of appeal is not given within fourteen days after the date on which this notice of assessment was mailed: Provided, however, that the Surveyor of Taxes may extend that time if it is proved to his satisfaction that the taxpayer was unable to appeal within the fourteen days. No appeal against the assessment of School Taxes is allowed where the assessed value is the same as in the last revised Assessment Roll of the Assessment District.

If you intend to appeal to the Court of Revision fill up the following form and return this notice to the Assessor within the fourteen days allowed by the law.

**TO THE ASSESSOR:** Take notice that I intend to appeal to the Court of Revision against the assessment for the following reasons:—

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(Signature)

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

N.B.—Do not detach or alter this form in any particular. If there are any errors return for correction.

(See over.)

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EXHIBIT No. \_\_\_\_\_

Oct 27 1948

DATE.....

FILED BY

K.A.Christie

REAL PROPERTY SUMMARY

Catalogue No: S.S.B.

File No. 4996

Name: Frederick Takeo KATO

Reg No. 06197

Address: Royston Road, Royston, B. C.

Legal Description: Lot 4 of Section 29, Township 11, Nelson District, Plan 1929.

Classification: 6 room, 1½ storey, Dwelling (full basement) and outhouses.

Registered in the name of: FREDERICK TAKEO KATO

State of Title: Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for: \$1,020.00.

As at: January 1st 1944.

Payment received: December 29th, 1944

Title (No. 34227N) delivered to new Registered Owner on: December 19th 1944.

Chattels: Not involved.

Insurances: Cancelled -- July 3rd 1944.

Administration: The owner made his own rental arrangements, a new tenant being found in August, 1943, when the original tenant vacated the premises. The property was rented, @ \$10.00 per month, from date of evacuation to, and through, date of sale. No up-keep expense was incurred during this period. Gross revenue amounted to \$190.00; disbursements amounted to \$9.50, leaving a net income of \$180.50.

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

22nd November, 1945.

"RGBell "

RGB/P

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

February 4th 1949

Dr. Sealy  
C.A.