Name of Claimant SATO, Sadamu Case 1185

Custodian File 12176

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		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
		862.	86.20	43.10 12.50							100.00 141.80

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	
			46%	15.00	6.90	15.00	1.80	8.70

TOTAL RECOMMENDATION	250.50

1540

CASE NO: 1185

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 28, 1948.

IN THE MATTER OF THE CLAIM OF

SADAMU SATO

PROCEEDINGS AT HEARING

Original.

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 28, 1948.

IN THE MATTER OF THE CLAIM OF

SADAMU SATO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

SADAMU SATO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Sato, you are making a claim, first of all, in regard to some farm land at Minto, B.C.?

A. Yes, sir.

Q. Is this your signature on a document entitled Real Estate Farm Land?

A. Yes.

Q. And are the facts there correct?

A. Yes.

MR. BREWIN: I submit that as Exhibit 1.

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

Q. I notice that you refer to putting in fruit trees. How many fruit trees were put in?

A. Two dozen.

Q. What sort of trees? A. Apple, pear, and plum.

Q. And I notice you say that the land had considerable timber of value, approximately 500 cords of firewood? A. Yes.

Q. What sort of trees would that be?

A. Hemlock, alder and Douglas fir, cedar.

Q. Had you sold any of the wood before you sold any of the wood before you left? A. No. I had not sold any. I had cut a certain amount for my own use.

Q. How do you estimate it at 500 cords?

Did you have somebody else make the estimate?

A. That was done according to my own measurement and I based it from the amount of wood which I would use myself a year.

Q. What was your occupation?

A. I was working at a sawmill.

Q. And is it true that the soil was gravelly and stoney soil? A. There was about five acres with stones and gravel and the remainder of it was all good soil.

Q. Now, in regard to your Personal property claim, you are claiming for four different items which are set out in this form with respect to personal chattels? Is that right? A. Yes.

Q. And that is your signature (Indicating)?

A. Yes.

Q. And the facts stated there are correct?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.2)

Q. I observe that when you left you left them with Mr. Clark, in his hands?

A. Yes.

MR. BREWIN: I would ask that my friend file the Personal Property Claims Analysis.

MR. CHRISTIE: I tender as Exhibit 3 the Analysis of Personal Property.

(ANALYSIS OF PERSONAL PROPERTY MARKED EXHIBIT NO.3)

MR. BREWIN: Q. Was Mr. Clark to have the use

of these things or was he just going to look after them? A. He was asked merely to look after them.

Q. Where did you leave the key to the house, at home? A. I think it was given to Mr. Clark. I went to the road camp and I do not know what my wife did with it.

Q. Now, with respect to the heater, the cook-stove, and heater, they were two separate things?

A. Yes.

Q. I see that you declared that the heater was there. There is no doubt that when you left you left a heater on your property?

A. Yes, both the heater and the cookstove were left on the property.

Q. Then, in resepct of the three beds which you had left there, it is suggested that they were incomplete, that there were ends and parts but no springs? A. There was no springs.

Q. There were no springs. And, I see they state, the appraiser said it was of no value. Do you appreciate that? A. I was able to use the beds.

Q. That is all, thank you.

CROSS-EXAMINATION BY MR.CHRISTIE:

Q. I amshowing you a J.P. Form, dated August 21, 1942. Is that your signature? (Indicating)

A. Yes.

Q. Now, Ido not see the heater mentioned there.

Will you look over that list? A. There is the heater.

Q. There is a heater mentioned there, too. Is that the heater then referred to in your claim, this heater which is listed up here (Indicating)?

A. Yes.

Q. Now then, I have a list of chattels. Do you know whose signature that is (Indicating)?

A. That is my wife's.

Q. And were you there when she made up this list? A. No.

Q. Now, in this list, I think this is to what I had reference, is the list of chattels left in the care of Mrs. Jessie Clark. The kitchen range is mentioned. It says "One old kitchen range" but there is no mention of the heater being there. Can you explain why what would be? A. I think my wife must have forgotten it.

MR. CHRISTIE: I tender as Exhibit 4 the J.P. Form.

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

And as Exhibit 5 I tender a list of chattels dated November 17, 1942, and signed by the claimant's wife.

(LIST OF CHATTELS, NOVEMBER 17, 1942, MARKED EXHIBIT NO.5)

Q. Was this property left in the care of the Clarks prior to your evacuation? A. I was at a road camp at that time and whilst I am not certain as to the details my wife might have made those arrangements.

Q. Prior to your evacuation? A. Yes.

Q. Did your wife make all the arrangements?

A. Yes.

Q. Then, in regard to your house it says, the appraiser says: "Buildings are poor and the dwelling could best be described as a shack." What do you say as to the condition of the buildings, of the house? A. I would not agree with that opinion. At the time I left the outside was all shingled, it was on a foundation of cedar posts and the inside was plastered and it had a shingle roof.

Q. Well, now, the appraiser says there was roof paper on walls. Does that refer to the inside or out? A. That was inside.

Q. Inside? A. Inside.

Q. Well, I thought you said it was plastered inside. A. No. I said it was papered.

Q. Then he said, "The woodshed is practically falling down and the car shed is in similar condition." What do you say to that? A. It was slightly on a slant but it was quite capable of being used.

Q. What about the chickenhouse, in what condition was the roof? A. It was made of shingle and it was not leaking.

Q. The appraiser said "Bad sag in roof, shingles worn out." Have you any comment in regard to that? A. About the chickenhouse?

Q. Yes, about the chickenhouse?

A. At the time I left it was in good condition.

If the roof had been in that condition and leaking it would have been bad for the chickens. They could not have survived.

Q. What was your occupation? A. I was working in a sawmill.

Q. Fulltime? A. Yes.

MR. CHRISTIE: I am tendering this appraisal of R.U. Herford, 1944, as Exhibit 6.

(APPRAISAL, 1944, MARKED EXHIBIT NO.6)

Q. When you bought this stove how old was it?

A. It was new at the time I bought it.

Q. It says on your claim "Used." Is that a mistake? A. It was new when I bought it but I had used it in the interim.

Q. In regard to the separator, was it new or used when you bought it? A. It was new.

Q. In regard to the beds, were they new or used when you bought them?

A. They were secondhand.

Q. Do you know how old they were?

A. I do not know.

Q. I think that is all, thank you.

RE-EXAMINATION BY MR. BREWIN:

Q. I notice on Exhibit 4, which is the J.P. Form, you signed, are a number of valuations placed on the different items set out there. Who put those valuations in? A. There was a valuator who came to the house and put those prices on,

went into the matters with my wife and put those prices on.

Q. Do you know from where the valuator came?

A. I think he was Japanese.

Q. Japanese? A. Yes.

Q. I see the values do correspond fairly closely to what you are claiming now. You do not remember the name of this chap? A. No.

Q. Do you remember from where he came?

A. I do not know the name but I think it was somebody who was going around that district at that time.

Q. Was he representing anybody particularly or just going around to help? A. I do not know.

RE-CROSS-EXAMINATION BY MR. CHRISTIE:

Q. When you left these goods with Walter Clark and Jessie Clark did you instruct them that these goods were not to be sold at less than a certain price?

A. No.

Q. That is all, thank you.

MR. CHRISTIE: I think we can put these all together. They are three receipts, two of them signed byWalter J.Clark and Jessie F. Clark and one signed by Jessie F. Clark alone. The first receipt says:

"We, the undersigned Walter Clark and Jessie Clark, of Minto, near Cumberland, in the

"Province of British Columbia, do hereby acknowledge having received from Sadamu Sato of Minto aforesaid, the following articles of household furniture for safe keeping: Gramaphone and records, valuation $20.00".

MR. BREWIN: Leave out the ones not claimed.

MR. CHRISTIE: "Three double beds, $450."

Then, there is a paragraph.

"It is expressly understood that our liability in connection with the above articles is that of gratuitous Bailees. Dated this 8th day of April, 1942."

Then, there is a letter addressed from E.F. Thomas, appraiser, to Mr. Mat Brown, Cumberland, dated December 5, 1945, in which certain articles are listed and certain valuations made. I will not read all of them. I think we can put that in as one exhibit.

(THREE RECEIPTS, MARKED EXHIBIT NO.7)

I am filing as Exhibit 8 three Certificates of Encumbrance.

(THREE CERTIFICATES OF ENCUMBRANCE, MARKED EXHIBIT NO.8)

I am filing as Exhibit 9, the Assessment Notice for the year 1945.

(ASSESSMENT NOTICE, 1945, MARKED EXHIBIT NO.9)

The gramaphone was in but not the records.

MR. BREWIN: We are not claiming anything for the gramaphone.

I think in this case I would like to point out we seem to have been a little over-generous in drawing the claim form. We gave credit to the Custodian of

$55., but according to the record for the five items for which we are claiming $100., there was only $15., received; so that our claim really should be $85.

THE SUB-COMMISSIONER: You have given them credit for the sale of some articles for which you have not claimed?

MR. BREWIN: That is right; so I would ask that that might be adjusted in any final reckoning which is made.

THE SUB-COMMISSIONER: It will be in the record.

MR. CHRISTIE: And as the final exhibit, No. 10, the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.10)

MR. BREWIN: It shows a sale as at November 20, 1945, to David Haley and Elsie L. Haley. It is the exact amount of the appraisal.

MR. CHRISTIE: It is submitted that the real property was sold at its fair market value.

It is submitted that the articles of personal property which were sold at uaction were sold at their fair market value.

It is submitted that the Custodian is not responsible for the article listed under the heading "not accounted for, theft" as it was left in the custody of a person other than the Custodian prior to evacuation.

That concludes the defence, your honour.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

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

M.A. Miller

M.A. Miller,
Deputy Commissioner.

File 17176 Case 11805 NOV 24 1947

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

Toronto

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

(1) NAME SATO (Print) Surname SADAMU Given Name (RCMP) Reg. No. 06373

(2) Pre-Evacuation Address R. R. No. 1 Cumberland, B.C.

(3) Present Address 10 Mitchell Ave. Toronto, Ont.

(4) REAL ESTATE

(a) Street Address (if any) Cumberland, Minto (City or Municipality) B.C. (Province) Brewster

(b) Legal description (lot number, block number, section number, etc.)

Parcel A of Section 32 Parcel B of Section 32 (except Plan 3031 and mineral
Lot A of Parcel B. Sec. 32 Plan 3031 all in Township 11 Plan 551
Nelson District Comox Assessment District.

(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 - - - - - - - - - - - - - - - - $ 750.00
(ii) Buildings - - - - - - - - - - - - - - - $ 1250.00
(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) - $ 2000.00
(v) Amount at which Custodian sold property and credited your account - - $ 862.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1138.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation in the house at the above premises

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

(c) How stored or packed at time of evacuation

(over)

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

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

1.	Stove)	Estimated Value $	30.00
2.	Heater)	Estimated Value $	
3.	Viking Separator	Estimated Value $	25.00 less $ 15.00 sold by Custodian
4.		Estimated Value $	
5.		Estimated Value $	
6.	3 Double Beds	Estimated Value $	45.00
7.		Estimated Value $	
8.	Less	Estimated Value $	
9.	Received from Custodian	Estimated Value $	$40.00
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ 45.00

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) - $ 1183.00

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

Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no 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, Sadamu, Sato of the City
of Toronto in the County of York

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)
this 17th day of November)
A.D. 1947. F A Brewin) S. Sato

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.

Sadamu Sato
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 11 P J'. 1
DATE OCT 28 1948
FILLED BY F A Brewer

06373
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared 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	48	1939	Mr. Brown	$900.00	48 uncleared (Timber land about 500 cords for fire wood) 3 Cleared	House Chicken House Barn Woodshed Carshed	$2000.00
Hay	2						
Total	50.72						

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

Description	When Made	Cost	
Fencing around chicken yard	1935	$100.00	Labour & material
Fuit trees	1940	25.00	" " "
Flooring of chicken house	1940	50.00	" " "

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	30 x 24 x 24	Frame	)					
Barn	20 x 14 x 20	"	)					
Woodshed	18 x 10 x 18	"	)	Bought with purchase of farm				$750.00
Carshed	16 x 10 x 18	"	)					
Chickenhouse	30 x 16 x 20	"	)					

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

Assessment	1939	Land	$ 1500.00
		Improvements	1000.00
			$2500.00

Land had considerable timber of value, approximately 500 cords of firewood.

Summary

Estimated Value.....	Land...	$ 1250.00
	Bldgs..	750.00
		2000.00
Sold by Custodian		862.00
Claim		1138.00

Sadamu Sato
Signature

SATO SADAMI
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 11 P 01 - 2
DATE OCT 28 1948
FILLED BY

06373
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
Stove	1935	Used	$40.00	Good	$25.00
Heater	1935	"	$10.00	"	5.00
Separator	1938	"	$50.00	"	25.00
3 Double Beds	1930-35	"	$90.00	"	45.00

Total Claim as per sheet $100.00

Description of Storage of Goods:

Goods stored with a neighbour, Mr. Clark

Estimated Value....$ 100.00
Sold by Custodian.. 55.00
$ 45.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

Stove and beds abandoned, in the opinion of the claimant, still had value and was of considerable use.

Sadamu Sato
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 12176 EXHIBIT No.

NAME Sadamu SATO REG. No. 06373

DATE		INVENTORY		DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	20/4/42.	TAKEN BY				AUCTION	TENDER &c		
EVACUATION	15/3/42	DATE							
Gramophone & Records	$ 20.00			Stove	) $ 30.00				
3 Double Beds, ¾ Bed	45.00			Heater	)				
Sewing Machine	85.00			Viking Separator	25.00		15.00		
Box Kitch. Uten.	$ 50.00			3 Double Beds	45.00				
Box Chinaware	75.00			Total:	$100.00				
2 Boxes Misc. articles	150.00			Acknowledged Custodian Cr.	55.00				
Quant. Text Books & Mirror	75.00			Amt. of Pers. Prop. Claim	$ 45.00				
1 Cupboard	5.00								
2 Wash stands	1.50								
1 Dresser	6.00			Summary of Auction Sales:					
1 Rocking Chair	2.00								
Viking Separator	15.00			Horse Cultivator		$ 8.00			
Milk Cans	5.50			Kitchen Cabinet		4.50			
Wheelbarrow	3.50			Planet Jr. Seeder		2.00			
Hauling Saw	4.00			Gramophone		5.50			
Cultivator	8.50			Farm Equipment		2.50			
Planet Jr.	7.00			Miscellaneous		1.70			
Corn Planter	1.25								
Cook Stove & Heater	75.00			Gross proceeds Auction Sales:		$24.20			
				Less charges:		7.11			
				Net proceeds Auction Sales:		$17.09			
				Summary of Other Sales:					
				Rocking Chair			2.00		
				2 Wash Stands			1.50		
				Dresser			4.00		
				Proceeds Other Sales:			$22.50		

RECAPITULATION

Claim	Disposition
$ 25.00	Sold by Tender &c for $15.00
$ 60.00	Abandoned as of no value
$ 15.00	Not Accounted For, Theft &c
$100.00	Gross amount Pers. Prop. Claim

Vancouver, B. C., July 29/48.

RGB/P.

FILE No. 12176

REG. No. 06373

EXHIBIT No.

EXHIBIT No. 11FUD - 8

DATE OCT 28 1948

FILLED BY K A Christie

1185

CASE No.

VENUE Toronto.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
					✓			"of very little value" & "ready for junk only" - Matt Brown (Oct. 24/42).
						✓		
	15.00				✓			"No value" - E. F. Thomas (Dec. 5/45).
$ 8.00								
4.50								
2.00								
5.50								
2.50								
1.70								
$24.20								
7.11								
$17.09								
	2.00							
	1.50							
	4.00							
	$22.50							

im

FORM "JP"

BUSINESS

FILE No. 12176 1185-4

EXHIBIT No.

DATE Oct. 28/48

FILED BY K.A.Christie

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: SATO, Sadamu

HOME ADDRESS: Sandon, B. C. (formerly Minto, B. C.)

REGISTRATION NUMBER 06373 SEX: Male AGE: 47

OCCUPATION: Millhand

(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: Formerly Royston Sawmill

MARRIED? Yes

NAME OF WIFE OR HUSBAND: SATO, Tsui, Reg. #06374

ADDRESS OF WIFE OR HUSBAND: Sandon, B.C.

NAMES OF ANY LIVING CHILDREN: Satsuko (F) 19; Misako (F) 18; Sayoka (F), 16: Sawako (F) 14: Sadakazu (M) 12; Sadayuki (M) 9; Mishiko (F) 6.

ADDRESS OF CHILDREN: Sandon, B. C.

AGE OF CHILDREN: See above

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

1. LOCATION AND DESCRIPTION: See Back of Sheet

2. BUILDINGS AND OTHER IMPROVEMENTS:

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

4. TAXES (Amount and where payable)

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:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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 Back of Sheet

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

FORM "JP

4. INSUR

5. MORT

O

6. MONE

7. BOND

8. BANK

9. LIFE

10. INTER

11. SAFET

LIABILITI

1. PERSO

2. TRAD

I, the u
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every descr
and indirec

Dated

"A. W.

Asst. Supe
FOR DEPA

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $500.00 on house (See Back Sheet)

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

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

None

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

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

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 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 21st day of August 1942

(Signature) "Sadamu Sato"

"A. W. Fowler"
Witness

Asst. Supervisor, B. C. Security Commission, Sandon, B. C.

FOR DEPARTMENTAL USE

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 4/49 F. May

PROPERTY OF SATO, Sadamu

LAND

Vested to

Title No. 23507-N - Parcel "A" (D.D. 961-N) of the Fractional South East Quarter of Section thirty-two (32), Township Eleven (11), Nelson District, Plan 551, containing twenty-four and seventy-two Hundredths (24.72) acres more or less.

Vested to

Title No. 23508-N - Lot "A" of Fractional Section Thirty-Two (32), Township Eleven (11), Nelson District, Plan 3031.

Vested to

Title No. 23509-N - Parcel "B" (D.D. 6723-N) of the Fractional South East Quarter of Section Thirty-two (32), Township Eleven (11), Nelson District, Plan 551, except that part.

PERSONAL PROPERTY - FURNITURE, ETC.

Cook Stove (1)	Heater (1)	$ 75.00
Land (about 50 acres)		1500.00
House - 100 ft. from Minto Road - 30' x 24' x 24', 5 rooms, 6 windows, 6 doors		1000.00
Chicken House - 3 doors - 30' x 16' x 20'		200.00
Barn	- 20' x 14' x 20'	200.00
Woodshed	- 18' x 10' x 18'	20.00
Carshed	- 16' x 10' x 18'	75.00
Chicken Fence Wire		40.00

House - One storey, frame building, shingle roof on the North Side of Cumberland-Royston Road, on Parcel "A" of Section 32, and Parcel "B" of Section 32, Township 11, Plan 551, Nelson District, B. C., insured for $500.00 against direct loss by fire or lightening, No. 721392, expires 6th February 1945. (The Royal Insurance Co., Ltd., Agency W.K.M.). Also Fire Insurance Guardian #7514490, $500.00

Gramaphone and records	$20~~0~~.00	1 cupboard (glass doors, drawers)	$5.00
Three double bed - three-quarter bed	45.00	2 wash stands	1.50
~~Spattergabeline~~ Sewing machine	85.00	1 Dresser (3 drawers)	6.00
Box kitchen utensils	50.00	1 Rocking chair	2.00
" Chinaware	75.00	Viking separator	15.00
2 Boxes Misc. articles	150.00	Milk cans (3) 1-$2.50, 2-$1.50	5.50
Text books and mirror	75.00	Wheel barrow	3.50
Planet Jr.	7.00	Hauling saw	4.00
Corn Planter	1.25	Cultivator	8.50

Witness "N. W. Fowler"
Signed "Sadamu Sato"

EXHIBIT No. 1185-5
DATE Oct. 28/48
FILED BY K.A.Christie

November 17, 1942.

Name: SATO, Mrs. Tsui

File: 4978

Reg. No. 06373

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 26 1942

LIST OF CHATTELS

In the care of Mrs. Jessie F. Clark,
R. R. #1, Cumberland, B.C.:

3 Old double bed ends only
1 Old kitchen cupboard
2 Washstands
1 Dresser
1 Rocking chair
1 Viking separator
2 Milk cans
1 Hauling saw
1 Cultivator
1 Corn planter

In Cumberland storage:

S 1 ~~Old gramophone~~ and records
S ~~1 Planter Jr.~~
2 Chests of effects

Left in the house: (abandoned - see report 24/10/42)

1 Old kitchen range. S sold by Custodian 25/10/42 - Cumberland 2.

This represents all my chattels in the protected area of British Columbia.

Date "Nov. 21, 1942" Signed "Tsui Sato"

Please sign and return one copy to this office.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 5/49 S. May

EXHIBIT No. 1185-6

DATE Oct. 28/48

FILED BY K.A.Christie

EXTRACT OF R. U. HURFORD APPRAISALS (1944)

Catalogue No. 533.
File No. 12176,
Assessed Owner: sadamu Sato.

Parcel A, Part of S.E.¼ of Sect. 32, Township 11, Plan 551. Lot A of Part Sec. 32, Township 11, Plan 3031. Parcel B, part S.E.¼ of Sec. 32, Plan 551.

This property comprises approx. 50.72 acres of which there are 3½ acres cleared, part of which is gravelly and stone soil. The buildings are poor and dwelling could best be described as a shack. 20 x 24 one story and attic. Frame construction, shingled and post for foundation. Rough paper on walls, shingled outside. The woodshed is practically falling down and the car shed is in similar condition. 10 x 14. There is also a chicken house (14 x 26) with lean-to, bad sag in roof, shingles worn out. A shed used as barn 20 x 12 with lean-to pig pen at side. This is ceiled and loft used as storage. Loft will hold ab out one load of hay.

Land

3.5 acres @ $40 per acre	$140.00
37.2 " " 10 " "	372.00
Dwelling	200.00
Barn	150.00
Woodshed	Nil
Carshed	Nil
Chicken House	Nil
	$862.00

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 5/49 [illegible]

EXHIBIT No. 1185-7
DATE Oct. 28/48
FILED BY K.A.Christie

WE, the undersigned WALTER CLARK and JESSIE CLARK, of Minto, near Cumberland, in the Province of British Columbia, do hereby acknowledge having received from Sadamu Sato of Minto aforesaid, the following articles of household furniture for safe keeping:-

	Valuation	
Gramaphone and records	$ 20.00	sold - see 4978
3 Double beds, ¾ Bed	45.00	(bed ends only)
Sewing machine	85.00	shipped - see 24/10/42-4978
Box of kitchen utensils	50.00	
Box of Chinaware	75.00	" " "
2 Boxes of Miscellaneous articles	150.00	
Quantity of Text Books and Mirror	75.00	sh. 12.6.42 · Matt Brown

IT IS EXPRESSLY UNDERSTOOD that our liability in connection with the above articles is that of gratuitous Bailees.

DATED this 8th day of April, 1942.

"Walter J. Clark"

"Jessie F. Clark"

"Florence Horwood"
Witness

I hereby certify the above words to be a true copy of the original whereof they purport to be a copy.
Feb. 5/49 S. May

WE, the undersigned WALTER CLARK and JESSIE CLARK of Minto, near Cumberland in the Province of British Columbia do hereby acknowledge receipt from Sadamu Sato of Minto aforesaid the following articles for sale, at or above the prices set opposite same:-

	To be sold at not less than		
1 Cupboard (glass doors, drawers)	$5.00		
2 Wash stands	$1.50	—	$ 1.50
1 Dresser (3 drawers)	$6.00	—	$ 4.00
1 Rocking chair	$ 2.00	—	$ 2.—
Viking Separator	$ 15.00	—	$ 15.—
Milk cans (3) 1 — $2.50	2 - $1.50		
Wheel barrow	$ 3.50	—	$
Hauling Saw	$ 4.00		
Cultivator	$8.50		
Planet, Jr.	$7.00		
Corn Planter	$ 1.25		$57.25

In the event of the sale of the above articles or any of them we undertake to remit the proceeds of said sale either to yourself or to the Custodian of Japanese property as may be required.

DATED at Courtenay, B. C., this 8th day of April, 1942.

"Walter J. Clark"

"Jessie F. Clark"

"Florence Horwood"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 7/49 F. May

Attached to Exhibit 1185-7

COPY

File:
Oct. '45

To Mr. Green,

Dear Sir:-

In reference to the articles which we hold for S. Sato of Slocan. I am holding $22.50 untill I hear from you. For the following articles which I have written permission from Sato's to dispose of and anything else we have at a fair price.

Cream Seperator	$15.00
Rocking Chair	2.00
2 Wash Stands	1.50
Dresser (glassless)	4.00
	$22.50

The box with the text books etc. was forwarded by Mr. Brown.

The beds are practically worthless, there are no springs.

We can try and dispose of the other things as we, ourselves, have no use for them.

Yours sincerely

Jessie F. Clark

Mrs. W. J. Clark,
R. R. #1,
Cumberland, B. C.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 9/49 F. May N.H.

Attached to Exhibit 1185-7

E. FELIX THOMAS

Telephones 172 and 54-L

Appraiser, Auctioneer, Notary Public, Etc.

Courtenay, B. C. December 5th: 1945

Mr: Matt: Brown
P. O. Box 431
Cumberland, B. C.

Dear Mr: Brown,

Re: Mr: & Mrs: Sadamu SATO

The articles of the above estate held by Mr: and Mrs: Walter J. Clark at their home on the Royston Cumberland road; and which I examined on the 3rd: inst: together with their present values are as follows:-

Double and single bed parts		No value
Kitchen cupboard deteriorated by dampness and damage		No value
One 10-gal milk can	1.00	
One 10-gal milk can	1.00	
One 5-gal milk can	.50	
One crosscut bucking saw	2.00	
One horse ciltivator	12.00	
Corn planter (?) ✱		Not seen
	$16.50	

✱ There was a Planet Junior seeder sold for the estate of S. Sato, file 4978 and 12176, at the public auction at Cumberland, B.C. Oct: 25th: 1944. The seeder realized $2.00.

Yours truly,

"E. Felix Thomas"

E.F.T./KLJ.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 9/49 E. May 6/d.

EXHIBIT No. 1185-8
DATE Oct. 22/48
FILED BY K.A.Christie

C/533

CERTIFICATE OF ENCUMBRANCE

Your file 12176

LAND REGISTRY OFFICE

Victoria, B. C.

10 a.m. 10th day of February 1944

I HEREBY CERTIFY that the following is the state of the title to Parcel "B" (D.D.6723-N), of the Fractional South East Quarter of Section 32, Township 11, NELSON DISTRICT, Plan 551, EXCEPT that part thereof subdivided by Plan 3031

25.5 acres

06373

viz.,

Registered Owner: SADAMU SATO
Indefeasible Title No. 23509-N
Vested in the Custodian of Enemy Property. See Certificate of Vesting filed 25th July 1942 under D.F. 49994

Registered Charges:

52638-G. Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To The Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

"R.N.C. Hemberow"
Deputy Registrar.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 9/49 [illegible]

Attachedto Exhibit 1185-8

CERTIFICATE OF ENCUMBRANCE

C/533

LAND REGISTRY OFFICE

Your File 12176

Victoria, B. C.

10 a.m. ~~minutes~~ ~~o'clock~~ 10th day of February 1944.

I HEREBY CERTIFY that the following is the state of the title to

Parcel "A" (D.D. 961-N) of the Fractional South East Quarter of Section 32, Township 11, Nelson District, Plan 551, containing 24.72 acres, more or less.

Lot Blk Sect. Tp. R map
A (D.D. 961.N) pt S.E. ¼ 32 11 551 (24.72 ac M/L)

Registered Owner: SADAMU SATO 06373
Indefeasible Title No. 23507-N.

Vested in the Custodian of Enemy Property. See Certificate of Vesting filed 25th July 1942 under D.F. 49994.

Registered Charges:

92423-G. Reservations of minerals etc. in favour of the Esquimalt and Nanaimo Railway Company.

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act" None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"R. N. C. Hemberow"

Deputy Registrar.

To The Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

AD.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 9/49 F. May.
6/6

Attached to Exhibit 1185-8

C/533

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

Your File 12176

Victoria, B. C.

10 a.m. 10th day of February 1944

I HEREBY CERTIFY that the following is the state of the title to

Lot "A" of Fractional Section 32, Township 11, NELSON DISTRICT, Plan 3031

— .5 acres

viz:

Registered Owner: SADAMU SATO 06373
Indefeasible Title No. 23508/N
Vested in the Custodian of Enemy Property. See Certificate of Vesting filed 25th July 1942 under D.F.49994

Registered Charges:

52638-G Reservations of minerals etc., in favour of the Esquimalt and Nanaimo Railway Company

55350-G. Right of way from Sarah Brown et al appurtenant to Fractional South East Quarter of Section 32, Township 11, Nelson District, Plan 551, EXCEPT the South 837 feet thereof. Certificate of Charge issued 6.6.25. Application received 26.5.25 at 10 a.m.

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To The Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

"R. N. C. Hemberow"

Deputy Registrar.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 10/44 [illegible]

Tx. 20

1185-9

EXHIBIT No.

DATE Oct. 28/48

FILED BY K.A.Christie

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE
ASSESSMENT NOTICE 1945
FARM LAND

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

N 23507 N 23508 N 23509
C OF V CUSTODIAN OF
ENEMY PROP DOMINION

748 Folio Number
C. of T.
50.72 Acres, more or less

Take notice that you have been assessed as below:-
J K MCKENZIE PROV ASSESSOR CUMBERLAND B C

Date of Mailing Notice Jan. 15, 1945
COMOX Assessment District
NELSON Land District

Description of Property:
TOWNSHIP 11 PLAN 551
PARCEL A OF SECTION 32
EXC MINERALS 24 72/100 AC
PARCEL B OF SEC 32 EXC PLAN 3031 AND EXC
MINERALS 25 5/10 AC LOT A OF PARCEL B
SEC 32 PLAN 3031 EXCEPT MINERALS 5/10 AC

ASSESSED VALUE (GROSS)				EXEMPTIONS				
Land	Fruit Trees	Improvements	Total	Fruit Trees	Improvements	Pre-emptions Homesteads	Taxable Value (Net)	Rate ½ of 1%
$	$	$	$	$	$	$	$	$ c
1000		500	1500		500		1000	5 00

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

SCHOOL DISTRICT	LIBRARY & SCHOOL TAXES					
	Amount Requisitioned	Real Property	Personal Property	School Rate in Mills	On Personal Prop. ~~On Real Prop.~~	
Minto	2000	1000		9.38	On Real Prop.	10 26
				Total Current Taxes- - - -		15 26

Due Date, April 1st, 1945 Delinquent Date, Oct. 31/45

	DELINQUENT TAXES				
	1941	1942	1943	1944	
Land			5.00	5.00	10 00
Land 1/5 of 1% School			10.97	9.62	20 59
				Total of all Taxes Due (Exclusive of Interest)	45 85

I hereby certify the above to be a true extract from the original.
Feb. 10/49 L. May

EXHIBIT No. 1185-10
DATE Oct. 28/48
FILED BY K.A.Christie

REAL PROPERTY SUMMARY

Catalogue No. 533.

Name: Sadamu SATO — File No. 12176

Address: Minto (Near Cumberland), B. C. — Reg. No. 06373.

Legal Description: (1) 23507-N - Parcel "A" (D.D.961-N) of the Fractional South East Quarter of Section 32, Township 11, Nelson District, Plan 551, containing 24.72 acres, more or less.
(2) 23508-N - Lot "A" of Fractional Section 32, Township 11, NELSON DISTRICT, Plan 3031.
(3) 23509-N - Parcel "B" (D.D.6723-N) of the Fractional South East Quarter of Section 32, Township 11, NELSON DISTRICT, Plan 551, EXCEPT that part thereof subdivided by Plan 3031.

Classification: 5-room Dwelling (30' x 24' x 24'), Chicken House (30' x 16' x 20'), Barn (20' x 14' x 20'), Woodshed and Car Shed.

Registered in the name of: SADAMU SATO.

State of Titles: Clear.

Sold to: DAVID HALLY and ELSIE L. HALLY (Joint Tenants) for $862.00 Cash.

As at: November 20th, 1945.

Titles (#38379-N & #38380-N) delivered to new Registered Owners on: May 7th, 1946.

Net proceeds ($804.16) released to credit of Sadamu SATO on: January 24th, 1946.

Completed sales statements to Evacuee sent on: November 30th, 1946.

Chattels: Not involved.

Insurance: None.

Administration: This property consists of approximately 50.7 acres at Minto, near Cumberland. About 3.5 acres are cleared (and appraised @ $40.00 per acre), and about 37.2 acres are not cleared (and appraised @ $10.00 per acre). The soil is reported to be gravelly and stony. The bungalow is lightly built and the outbuildings "practically falling down" (to quote appraiser). Numerous prospective purchasers, in search of small farm properties, have been referred to this one but up to the present interest has terminated with inspection. The property remained non-revenue producing.

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

30th October, 1946.
"R. G. Bell"

RGB/P.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 10/49 [signature]