

Name of Claimant **SATO, Tasaku**

Case **1285**

Custodian File **1514**

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
700.00										400.00
<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			
			46%	393.75						
					181.12					181.12
TOTAL RECOMMENDATION										581.12

CASE NO: 333-A

Nov. # 1285-

JAPANESE PROPERTY CLAIMS COMMISSION

Vancouver, B. C.,

June 7th, 1949.

IN THE MATTER OF THE CLAIM OF

TATSAKU 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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Vancouver, B. C.,

June 7th, 1949.

IN THE MATTER OF THE CLAIM OF

TATSAKU SATO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

D.T.B. BRAIDWOOD, Esq., and
 J. CAMPBELL, Esq., appearing for the
 Dominion Government.

R.J. McMASTER, Esq., appearing for the
 Claimant.

 A.W. WATSON, Esq., Secretary.

T.P. HORROBIN, Esq., Official Reporter.

30

Discussion.

MR. McMASTER: My lord, I would like to speak to a claim which some time ago I asked leave to file on behalf of Tatsaku Sato. Sato was a part owner, along with Kichiji Tani, of property which was situated in the City of Vancouver, and also I think some chattels were situated there as well.

It was actually a greenhouse up near Macdonald Street, your Lordship may remember -- McKenzie or Macdonald.

10 THE COMMISSIONER: Has it a claim number?

MR. McMASTER: Well, Tani's file is under Case No. 333.

Tani made a claim for a half interest in the property, and some time later I spoke to the matter before your Lordship on an application by Sato to file a late claim, together with a statutory declaration by him to the effect he was under the impression his partner was going to claim for both of them, and at that time your Lordship directed that you required
20 advice from Sato that he was prepared to abide by the evidence which had been given by his partner before accepting the late filing.

I have now received a letter from Sato confirming the revised claim which his partner made, and authorizing us to make the application
o on his behalf. (Reading).

In the circumstances, my lord, I would ask to have the claim filed as to his half interest
30 and a case number assigned, and for which the

Discussion.

evidence given in Case No. 333 be taken as the evidence in this case.

THE COMMISSIONER: Is there any objection to that, Mr. Braidwood?

MR. BRAIDWOOD: No objection to the filing, my lord.

THE COMMISSIONER: I will direct you to file it, and this will be treated as Case No. 333-A, and this claim will be dealt with along with the claim of -- what is the man's name again --?

MR. McMASTER: Sato, my lord.

10 THE COMMISSIONER: -- along with Sato's claim, and will be dealt with on the basis of the evidence already introduced in the Tanii case.

(Concluded)

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

J. F. Harrobin
Deputy Official Stenographer

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CASE NO; 1285

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 23, 1948.

IN THE MATTER OF THE CLAIM OF
SATO TASAKU

PROCEEDINGS AT HEARING

Original



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

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E
7 HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER

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9
10 Toronto, Ontario,
11 November 23, 1948.

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13
14 IN THE MATTER OF THE CLAIM OF
15 SATO TASAKU

16
17 PROCEEDINGS AT HEARING

18
19 APPEARANCES:

20 K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government
21	
22 R. A. BEST, ESQ.,	appearing for the Claimant
23	
24	
25 A. SMITH, ESQ.,	Secretary
26 G. M. R. UPTON, ESQ,	Official Inter- preter
27 J. B. McGREGOR, ESQ.,	Official Reporter.
28	
29	
30	



(Discussion)

1 MR. BEST: With your honour's permission I
2 will just file a claim in the case of Sato Tasaku.

3 THE SUB-COMMISSIONER: I think you had better
4 be given an opportunity to make a statement so it
5 will be on the record.

6 MR. BEST: This is one of those cases where
7 the claimant is claiming for shrubbery and he made
8 a Personal Chattels claim. It may be the Custodian
9 takes the position it should be included in the
10 Personal Chattels claim.

11 THE SUB-COMMISSIONER: You are filing your
12 claim form now?

13 MR. BEST: I am, your honour. I am filing
14 one claim form by Sato Tasaku for real estate, and
15 his claim there is for \$800. He has a half interest in a
16 claim of \$1600. Mr. Kichiji Tani is the other
17 claimant, whose claim was heard by Mr. Justice
18 Colquhoun, a sub-commissioner on July 8th of this year,
19 and this claimant is prepared to rely entirely on
20 the evidence that was adduced at that time on behalf
21 of Tani and himself. That applies to both the
22 shrubbery and the nursery stock.

23 MR. CHRISTIE: I would like an opportunity to
24 look over a transcript of the evidence.

25 THE SUB-COMMISSIONER: Isn't the position of
26 this claimant the same as in a law suit when a man
27 makes a formal claim and doesn't give evidence. If he
28 doesn't give his own evidence, of course he doesn't get
29 the benefit of his evidence and he is not subject to
30 cross examination. The fact that he doesn't give



(Discussion)

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evidence may be a factor that the Commissioner will take into consideration in sizing up the merit of his claim. That is the risk the claimant runs.

MR. CHRISTIE: The cases are hardly parallel in all respects. In an ordinary case in Court you have an opportunity to examine for discovery and here we have no examination at all.

THE SUB-COMMISSIONER: Again I am in this position -- it is not a point on which I can rule because I cannot say he has no claim. All I can say is that he makes his claim, he submits no evidence in support of it. He is relying on evidence heard in another case. If Mr. Justice Bird does not consider that evidence sufficient to substantiate his claim, well and good. If he does, well and good. I cannot get the claimant by the neck and bring him here and I cannot say his claim is disallowed.

MR. BEST: I think I may say that I as counsel for the claimant would not advise him to deliberately not appear. It is simply that on reviewing the file, looking over the facts, and having one of our assistants discuss the matter with him, it was concluded that the case was gone into very thoroughly before the Sub-Commissioner in British Columbia and there is very little that would be added if this man made the trip down here.

THE SUB-COMMISSIONER: The Commissioner will have to rule in this case. It is not my concern in any event.

MR. CHRISTIE: I would like to put my exhibits in after dinner when I can look over this transcript.



(Discussion)

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2 THE SUB-COMMISSIONER: The exhibits Mr. Best
3 puts in are not in any way verified and it is purely
4 a matter of a formal claim.

5 MR. BEST: I appreciate that, your honour.
6 The claimant has signed the claim forms but is not
7 here to prove his signature.

8 THE SUB-COMMISSIONER: And he has not proved
9 the contents and he is not here to be cross-examined.
10 I admit these merely for the purpose of indicating what
11 his claim is and not as any evidence of that claim.

12 MR. BEST: I appreciate your position, your
13 honour.

14 (REAL ESTATE CLAIM FORM MARKED EXHIBIT NO. 1)

15 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 2)

16 ---The case was then adjourned until 2 o'clock p.m.

17 ---The case resumed at 2 o'clock p.m.

18 THE SUB-COMMISSIONER: Have you some documents
19 to put in in this claim, Mr. Christie?

20 MR. CHRISTIE: Yes, your honour; and I desire
21 to make a submission too.

22 I am filing as Exhibit 3 the Real Property
23 Summary.

24 (REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 3)

25 In this case, your honour, I have read the
26 transcript. I think it is regrettable that the claimant
27 did not see fit to appear before this Commission, as he
28 might have given us some evidence in regard to whether
29 this nursery stock was attached to the realty, or not,
30 and also as to whether the property had been left in the



(Discussion)

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2 care and control of a Mr. Dobby.

3 I submit the real estate was sold for its
4 fair market value.

5 It is further submitted with reference to the
6 shrubs and plants that they were planted in the
7 ground and therefore were part of the realty. In the
8 alternative I am submitting that this property was
9 rented to Dobby by the claimant and that these plants
10 and shrubs never came into the control of the
11 Custodian, and, therefore, do not come within the
12 terms of reference.

13 THE SECRETARY; What about the original Claim
14 Form?

15 MR. CHRISTIE: You may have mine.

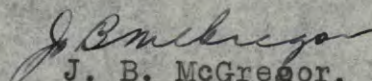
16 THE SUB-COMMISSIONER: Is that an exhibit you
17 are putting in?

18 THE SECRETARY; No, sir; I never received
19 the original claim.


20 THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

24 
J. B. McGregor,
Official Reporter.

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

30 
M. A. Miller,
Sub-Commissioner.

333 A

COPY

FORM FOR CO-OPERATIVE COMMITTEE

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME Tasaku Sato (RCMP) Reg. No. 00377
(Print) Surname Given Name

(2) Pre-Evacuation Address 2993 W. 23rd Ave., Vancouver, B. C.

(3) Present Address R. R. #3; Belleville, Ontario.

(4) REAL ESTATE 3850 Carnarvon St., Vancouver, B. C.
(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) _____
A. 6583 Blk. "R", Lot 1, D.L. 139
A. 6590

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Nursery
(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.) owner of one-half

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 2,300.00
(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 - - - - - \$ 2,707.50
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5,007.50
(v) Amount at which Custodian sold property and credited your account - - - \$ 1,210.69
3,796.81
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ _____

Enter on Index

(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 _____

(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")

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

1.	200 Flowering Cherry	@ 1.00	Estimated Value \$	200.00
2.	50 Wisteria	@ 1.50	Estimated Value \$	75.00
3.	25 Tree Peony	@ 1.50	Estimated Value \$	35.00
4.	150 Peony Roots	@ .50	Estimated Value \$	75.00
5.	75 Lilacs	@ 1.00	Estimated Value \$	75.00
6.	230 Evergreen trees	@ .50	Estimated Value \$	115.00
7.	25 Flowering Japonica	@ 2.00	Estimated Value \$	50.00
8.	50 Japonica Queens	@ .50	Estimated Value \$	25.00
9.	50 Creeping Juniper	@ .75	Estimated Value \$	37.50
10.	300 Miscellaneous		Estimated Value \$	75.00
TOTAL CLAIM FOR PROPERTY LOSS \$				762.50

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

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, _____ of the _____
of _____ in the _____

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 _____)
of _____)
in the _____ of _____)
this _____ day of _____)
A.D. 1947.) A Commissioner &c.

Dominion of Canada

PROVINCE OF ONTARIO

COUNTY

OF

HASTINGS

In the Matter of The Commission to inquire
into the Property Losses of Japanese Canadians.
AND IN THE MATTER OF the Claim of Tasaku Sato.

TO WIT:

I, TASAKU SATO

of the City of Belleville in the County of Hastings,

DO SOLEMNLY DECLARE THAT

1. Now shown to me and marked Exhibit "A" to this my declaration is a copy of the claim made by me dated the 18th day of May, 1948.

2. The reason for the claim being late is that my interest was that of a partner entitled to one-half of the proceeds of K. Tanii Company, a nursery garden business carried on at 3850 Carnarvon Street, Vancouver, B.C. and it was my impression that as it was a partnership it was only necessary to have one claimant, namely my partner *KICHIJI TANII* make a claim, and for that reason I did not make the claim within the time originally required.

3. Since that date I have been informed that it is necessary for me to file a claim personally and I request that my claim may be heard notwithstanding the delay.

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 Belleville
in the County
of Hastings
this *14* day of June
A.D. 19 *48*

Tasaku Sato

[Signature]
A Commissioner, etc.

Dated June 19 48

IN THE MATTER OF
the Commission to inquire into
the Property Losses of Japanese
Canadians.

AND IN THE MATTER OF the Claim
of Tasaku Sato.

Statutory Declaration
of

TASAKU SATO

Dye & Durham, 9-11 Yonge Street Arcade, Toronto, Ont.
Law and Commercial Stationers

Cameron, Weldon & Brewin,
372 Bay Street,
Toronto, Ontario.

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.

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

(1) NAME TASAKU, SATO (RCMP) Reg. No. 00377
(Print) Surname Given Name

(2) Pre-Evacuation Address 2993 W. 23rd Avenue, Vancouver, B.C.

(3) Present Address R. R. #3, Belleville, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 3850 Carnarvon St. Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) A. 6583 Blk. "R" Lot 1, D.L. 139.
A. 6590
In the matter of the Commission to investigate into the Property Losses of Japanese Canadians. Re: In the matter of the claims of Tasaku Sato.

This is Exhibit A referred to in the Declaration of Tasaku Sato

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business Nursery
(iii) ~~Business~~
(iv) Any other type of property (describe) _____
sworn before me this June 19 48 day of

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 2300.00
(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) - - - - - \$ 2707.50
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5007.50
(v) Amount at which Custodian sold property and credited your account - - - \$ 1210.69
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3796.81

(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.	200 Flowering Cherry	@ \$1.00	Estimated Value \$	200.00
2.	50 Wisteria	" \$1.50	Estimated Value \$	75.00
3.	25 Tree Peony	" \$1.50	Estimated Value \$	35.00
4.	150 Peony Roots	" .50	Estimated Value \$	75.00
5.	75 Lilac	" \$1.00	Estimated Value \$	75.00
6.	230 Evergreen Trees	" \$.50	Estimated Value \$	115.00
7.	25 Flowering Japonica	" \$2.00	Estimated Value \$	50.00
8.	50 Japonica Queens	" .50	Estimated Value \$	25.00
9.	50 Creeping Janiper	" .75	Estimated Value \$	37.50
10.	300 Miscellaneous		Estimated Value \$	75.00
			TOTAL CLAIM FOR PROPERTY LOSS \$	762.50

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

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, TASAKU, SATO of the City
 of BELLEVILLE in the COUNTY OF HASTINGS

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 Belleville) "Tasaku Sato"
 in the County of Hastings)
 this 18th day of May)
 A.D. 1947 ("R. A. Pringle") 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.

Tasaku Sato,
c/o R. B. Graham,
R. R. #3, Belleville, Ont.,
June 2, 1949.

Messrs. Campbell, Brazier Fisher & McMaster,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Re: Japanese Property Claims Commission.

Dear Sirs:

Receipt is acknowledged of your favour of May 25th in connection with the above.

As requested, I take pleasure in confirming revised claim as outlined.

I also take pleasure in authorizing you to make application on my behalf. It is my understanding that you will notify me of progress and see that one half of all monies collected are submitted to me promptly.

Finally, I confirm that I am relying for my half interest claim on the evidence of Mr. Tanii if you consider this advisable.

Awaiting your advice as to the success of this action, I remain,

Yours truly,

Tasaku Sato
Tasaku Sato.

Witness:

R. B. Graham

MAY 20 1948

base no 12A

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.

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

(1) NAME TASAKU, SATO. (RCMP) Reg. No. 00377.
(Print) Surname Given Name

(2) Pre-Evacuation Address 2993 W 23RD AVE. VANCOUVER, B.C.

(3) Present Address R.R. #3, BELLEVILLE, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) 3850. CARNARVON, ST. VANCOUVER, B.C.
City or Municipality, Province

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

A 6583, BLK, "R" LOT. 1. D.L. 139.
A 6590.

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

- (i) Farm
- (ii) Residence Type of business NURSERY.
- (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.)

OWNER. OF ONE - HALF.

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

- (i) Land - - - - - \$ 2,300.00
- (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) - - - - - \$ 2,707.50.
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5,007.50
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1,210.69
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3,796.81

(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

(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")

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

1.	200	FLOWERING CHERRY.	@ 1.00	Estimated Value \$	200.00
2.	50	WISTERIA	@ 1.50	Estimated Value \$	75.00
3.	25	TREE, PEONY.	@ 1.50	Estimated Value \$	35.00
4.	150	PEONY ROOTS	50	Estimated Value \$	75.00
5.	75	LILAC.	@ 1.00	Estimated Value \$	75.00
6.	230	EVERGREEN TREE	50	Estimated Value \$	115.00
7.	25	FLOWERING JAPONICA	2.00	Estimated Value \$	50.00
8.	50	JAPONICA QUEENS	50	Estimated Value \$	25.00
9.	50	CREEPING JUNIPER	75	Estimated Value \$	37.50
10.	300	MISCELLANEOUS.		Estimated Value \$	75.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 762.50

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

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, JASAKU Sato
of City Belleville

of the)
in the County of Hastings

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 Belleville)
of Belleville)
in the County of Hastings)
this 13 day of May)
A.D. 1947)
Jasaku Sato)
[Signature])
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.

SATO, Tasaku

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1845-1

00377

DATE NOV 23 1948

Reg. No.

FILLED BY P. G. Best

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

The Claimant, Mr. Tasaku Sato, is willing to be bound by the evidence of Mr. Kichiji Tani.
which was heard before Mr. Justice Colquhoun (Sub-Commissioner) at Grand Forks, B.C. on June 8, 1948.

Comments re upkeep of premises:

SUMMARY OF CLAIM

Estimated Value of Real Property	\$3000.00
Sold by the Custodian	1400.00
CLAIM	<u>\$1600.00</u>

Comments re Appraiser's report not covered above:

Claimant's half interest \$ 800.00

Sato, Tasaku
Signature

SATO, Tasaku

(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No.

12F5-2

00377

Reg. No.

DATE NOV 23 1948

FILLED BY

R D Best

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

The Claimant, Mr. Tasaku Sato, is ^{willing} ~~want~~ to be bound by the evidence of Mr. Kichiji Tanii, which was heard by Mr. Justice Colquhoun (Sub. Commission) at Grand Forks, B.C. on June 8, 1948.

SUMMARY OF CLAIM

Estimated Value of Nursery Stock	\$ 787.50
Sold by Custodian	0.000
Claim	<u>\$ 787.50</u>

CLAIMANT'S Interest is 1/2..\$393.75

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

Sato Tasaku

Signature

REAL PROPERTY SUMMARY

DATE Nov. 23/48

FILED BY K.A.Christie

Files 1400, 1514.

JAPANESE NAMES: Kichiji TANII -- Reg. No. 01833.
 Tasaku SATO -- Reg. No. 00377.

CATALOGUE NO: 35.

PROPERTY ADDRESS: 3850 Carnarvon Street, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lot 1, Block "R", District Lot 139, Group 1, New Westminster District, Plan 5532.

TITLE: In the names of Kichiji TANII and Tasaku SATO.

ENCUMBRANCE: Vesting 36439 - 21st June 1943.

ASSESSED VALUE: 1941 -
 Land \$1200.00
 Improvements 1000.00 Total \$2200.00 Taxes \$88.75.

CLASSIFICATION: In making valuation dated 18th February 1944, Mr. Reeves described the property as being approximately 1 acre, formerly used as a nursery garden, but at the time of inspection was in a neglected condition, having been vacant and unused. On it were two green-houses adjoining each other, a boiler room with a boiler and heating system for the green-houses and some sheds. The property was not re-subdivided into lots owing to lack of approach.

HISTORY OF ADMINISTRATION: Property was unoccupied and there was no revenue from it.

SOLD: To Edward DOLBY for \$1400.00 and approved by the Advisory Committee on the 19th April 1944.

FUNDS: Released to the credit of the joint account of Kichiji TANII and Tasaku SATO, sale price \$1400.00 less insurance \$7.60, Certificate of Encumbrance \$1.00, repairs \$2.50, sundries \$5.00, valuation \$5.00, taxes \$90.24, registration \$9.55, commission on sale \$70.00, advertising \$4.00, closing adjustments \$18.46, total \$213.35. Net amount released \$1186.65. "(Joint acct. divided - $\frac{1}{2}$ trans'd to 1400 and $\frac{1}{2}$ trans'd to 1514)"

TITLE: C. of T. number 102551-L, delivered to Edward DOLBY on the 1st June 1944.

OLD C. OF T. NO. 42675-L: In possession of Kichiji TANII.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

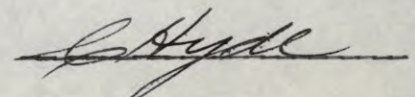
DATED September 10th, 1946.

IM:ML

"Ian Macpherson"

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

April 26, 1949.



Toronto, Ont.,
May 27th, 1948.

F.A. Brewin, Esq.,
c/o Cameron, Weldon & Brewin,
Solicitors,
372 Bay St.,
Toronto, Ont.

Dear Mr. Brewin:

We are enclosing herewith a claim filed by Sato Tasaku under date of May 18th, but no satisfactory reason has been given for the delay in filing the claim.

The Commissioner directs me to ask you to obtain from claimant a statutory declaration setting out the reason for delay in filing the claim. When this is obtained, he will then require application to be made to him for permission to file.

If this is done during the Montreal sittings and permission granted, the claim can then be added to the list of claims to be heard by the sub-Commission in Toronto.

Yours truly,

F
A. WATSON,
Secretary.

AWW-s
Enc. - 1.

Toronto, Ont.;

May 27th, 1948.


Mr. Sato Tasaku,
R.R. # 3,
Belleville, Ont.

Dear Sir:

We have received your Japanese property claim dated May 18th, but unfortunately you have not given adequate or satisfactory reasons for your delay in filing this claim. It will now be necessary for you to file statutory declaration setting forth the reasons why you have been so late in filing this claim. This can be done immediately through a local solicitor in Belleville, Ontario, and when the declaration is completed you should send it immediately to Mr. F.A. Brewin, c/o Cameron, Weldon & Brewin, Solicitors, 372 Bay Street, Toronto, Ontario.

Mr. Brewin is the counsel for the Japanese Co-Operative Committee and when he receives your declaration, he can then make application to the Commissioner to file your claim and if permission is granted, your claim will be added to the Toronto list of claims to be heard by the sub-Commission this fall. Please give this matter your immediate attention.

Yours truly,


A. WATSON,
Secretary.

AWW-s.

May 25th 1948.

Mr. A. Watson,
c/o King Edward Hotel,
Toronto.

Dear Mr. Watson,

The enclosed claim of Tasaku SATO
has been received today, through the Custodian's
office, with no explanation of the delay other
than the attached letter.

Trusting that this letter will
reach you before you leave Toronto,

Yours sincerely,

Tolson

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

May 25th 1948.

A. Watson,
King Edward Hotel,
Toronto.

Dear Mr. Watson,

The enclosed claim of Tasaku SATO
has been received today, through the Custodian's
office, with no explanation of the delay other
than the attached letter.

Trusting that this letter will
reach you before you leave Toronto,

Yours sincerely,

V. W.

Enc.
V.W.
Airmail.

2

RE Tosaku SATO

CLAIM RECEIVED MAY 25TH.

LETTER TO SATO May 27th stating no reason given for delay;
asking he file declaration
sending it to Mr.Brewin.

LETTER TO MR.BREWEN May 27th enclosing claim; directing
he obtain declaration from claimant;
that he make application at Montreal
to have permission granted, so that
claim can be set for hearing at
Toronto by Sub-Commission.

VANCOUVER SEP.23/48. Case spoken to by Mr.Hunter - Page 275

Mr.Hunter-"There is no lawyer involved"

Mr.McMaster - "Well it means that I am not
representing her

Sutton, Braidwood & Morris

SUCCESSORS TO

Reid, Wallbridge, Gibson, Sutton & Braidwood

Barristers and Solicitors

W. A. SUTTON D. T. BRAIDWOOD
C. E. MORRIS

A. B. CLIFF O. J. HALL

Telephone: Pacific 3464
Cable Address "Boufridge"

~~Yorkshire Building~~ 506 Royal Bank
~~505 Seymour Street~~ Building,
Vancouver, B.C.

29th August 1949.

Mr. S. Watson,
The Court House,
Vancouver, B.C.

Dear Sir,

Case No. 333A - Tasaku Sato
Case No. 1285 - do -

As these two cases appear to us to be identical we have amalgamated the files and would ask you to be good enough to cancel Case No. 333A. Mr. McMaster has been advised of this.

Yours very truly,

J. D. T. BRAIDWOOD *B.I.*

N.