

5425

RECEIVED

Mission B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

2 copies made

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 INFORMATIONNAME: SATO ShotaroHOME ADDRESS: Cedar Valley Rd., Mission B.C.REGISTRATION NUMBER 13425 SEX: Male AGE: 58OCCUPATION: Farmer

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: Shine *File 5679 no claims no chattels indicated*ADDRESS OF WIFE OR HUSBAND: Cedar Valley Rd., Mission B.C. *Jan 18/48*NAMES OF ANY LIVING CHILDREN: Ken Kynio (M) Shigeo (M) Tomoko (F)Natsuye (F) George (M) Chizuko (F)ADDRESS OF CHILDREN: Cedar Valley Rd., Mission B.C.AGE OF CHILDREN: 20, 13, 11, 9, 8, 5, .

EXHIBIT No.

DATE

FILED BY

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: (#1) Blocks 2 and 3, S.W. 1/4 of Section28, TOWNHIP Township 17, Map 661, District of New Westminster B.C.(#2) Block 195 Subdivision of Part Section 21, Township 17, D.L. 4, Group 3Map No. 955, District of New Westminster B.C. Title No. 99281E.2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house9 Rooms, 1 Barn, 2 Picking Houses, 4 Shacks, (#2) 1 Shack.3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) (#1) Taxes \$27.56, (#2) \$17.59, paid up to date.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at presentLeased to David Reidekopp, Mission B.C. Leased for 10 months, \$500.00 Yearly.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, Loganberries,
Grapes, Rhubarb, Asparagus, Fruit Trees. And sold to Mr D Reidakoff,
Mission, for \$500 - money received

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- 3 Beds, China Cabinet, Heater, 5 Chairs, Farming Implements.
- All to be left in house on Cedar Valley Rd., Mission B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- 1 Horse, to be left on the farm.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. 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) _____

none8. BANK ACCOUNTS: none9. LIFE INSURANCE: none /10. INTEREST IN ANY ESTATES OR TRUSTS: none11. 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 April 1942.

(Signature)

S. SatoJ. Williams

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date

Sept. 1/43.

Our File No.

5425

Full Name

SATO, Shotaro

(Surname in Block Letters)

Registration No.

13425

Male - Female
(check)

Age

Oct. 1, 1884

Former Address

R. R #1, Mission City, B.C.

Date Evacuated

May 7/42

Naturalized - Canadian-Born - National
(check)

Present Address

c/o G. Medoe,
Shaughnessy, Alta.

Married - Single
(check)

Name of Wife

Shime #13167

Name of Husband

Name of Mother

Deceased

Name of Father

Deceased

Names of Children under 16

(See Over)

Requested by

Harker

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of house
214 acres. Dodge 1930 Car.

File No. 5425

August 14, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: (Mr.) Shotaro SATO, Reg. No. 13425.

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.

PROPERTY ADDRESS: Cedar Valley Road, Mission, B. C.

LEGAL DESCRIPTION: Block 195 of Sec. 21, T. 17, Map 955 Village of Mission, District of New Westminster.

TITLE: In name of Shotaro SATO.
Register of Indefeasible Fees Folio No. 99281E
Certificate of Title held by owner.

ENCUMBRANCES: Certificate of Vesting in the Custodian. Filed No. 25226.

ASSESSED VALUE: Land \$400.00 Improvements \$350.00

CLASSIFICATION: Approximately 4 acres farming land with shack.

SOLD TO: Director Veterans' Land Act for \$128.00 on Aug. 2/44.
After deducting Arrears of Taxes of \$18.93 and \$3.00
for Registration, the balance, \$106.07 was credited to
the account of Shotaro SATO.

TITLE: Certificate of Title No. 172722E was mailed to Soldier
Settlement and Veterans' Land Act and receipt for same
acknowledged on July 28/44.

INSURANCE: "None".

CHATELS: Not involved in this sale.

ADMINISTRATION: On his "JP" Form of April 21/42, Mr. S. Sato declared
that he was the owner of the above described property.
He did not list any chattels as being left on the
property, nor did he indicate whether or not the property
had been leased. No evidence of a tenant can be found in

EXHIBIT NO.

DATE

FILLED BY

744-5
October 1/48
Shanice

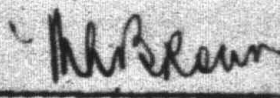
his file.

He was evacuated on May 7/42.

This property was sold to the Director of Veterans' Land Act for \$128.00 and after deducting Taxes for 1942 for \$18.93 and \$3.00 for Registration Fee, the balance of \$106.07 was credited to Mr. Sato's account with advice to him.

No comments have been made by Mr. Sato regarding the Administration and disposal of his property.

The above Summary is certified to be in accordance with the information on file:



M. L. Brown

WLB/JJW

File No. 5425

August 14, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: (Mr.) Shotaro SATO, Reg. No. 13425.

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.

PROPERTY ADDRESS: Cedar Valley Road, Mission, B. C.

LEGAL DESCRIPTION: Blocks 2 and 3 of S. W. $\frac{1}{4}$ of Sec. 28, Twp. 17, Map 661, Mun. of Mission, District of New Westminster.

TITLE: In the name of Shotaro SATO.
Register of Indefeasible Fees Folio No. 128258E.
Certificate of Title held by owner.

ENCUMBRANCES: Certificate of Vesting in the Custodian. File No. 25226.

ASSESSED VALUE: Land \$640.00 Improvements \$700.00

CLASSIFICATION: A fruit farm of some 9.7 acres in extent with Dwelling house, Barn, 2 Packing Houses and 4 shacks.

SOLD TO: Soldier Settlement and Veterans' Land Act for \$702.00 on April 28/44.

TITLE: Duplicate Certificate of Title forwarded to Director of Veterans' Land Act on April 28/44.

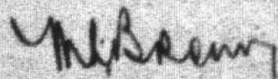
INSURANCE: "None": Bonds "None": Life Insurance "None":
Accounts Receivable "None"

CHATELS: Not involved in this sale.

ADMINISTRATION: In his "JP" Form of April 21/42, Mr. Shotaro Sato declared that he was the owner of the above described property, and that he had leased same to Mr. David REDEKOPP for \$500.00 per year. Certain Chattels were left on the property, but these were fully accounted for by sale and shipment as set out fully in attached Chattels Summary.

On April 28/44, this property was sold to the Director of Veterans' Land Act for \$702.00. After payment of outstanding taxes and Registration Fee the balance of \$667.47 was placed to Sato's credit with advise to him on August 19/44. No expenses were incurred in administering this property, and no comments whatever have been received from the former owner. A complete statement of the particulars of the sale of his property together with the balance of his funds, amounting to \$820.84 is being forwarded to Mr. Sato today.

The above Summary is certified to be in accordance with the information on file:



M. L. Brown

HLB/JJW

August 14, 1947.

CHATTEL SUMMARY

Re: Shotaro SATO
Reg. No. 13425

On his JP Form of April 21/42, Mr. Sato listed the following personal property: 3 beds, China Cabinet, Heater, 3 Chairs, Farming Implements, as being left at his residence on Cedar Valley Road, Mission, B. C., also he declared leaving one horse on the property. Under date of October 7/42, we held on file an inventory signed by Mr. Sato of chattels left on the property and chattels included in his lease with D. D. REINHOPP. With the exception of four or five articles which were of no value and were abandoned, all chattels were sold by public auction and the proceeds credited to Mr. Sato's account.

The above Summary is certified to be
in accordance with the information
on file:


M. L. Brown

MLB/JJW

File 3425

August 14, 1947.

CHattel Schedule

Re: Shotaro SATO
Reg. No. 13425

Date declared by Mr. Shotaro SATO: Oct. 17/42.
Date inventoried by S. G. Carlson: (Not dated).

Declared by S. Sato to be included
in lease with D. D. REDKOFF

	<u>Auctioned</u>	<u>Disposition</u>
1 Horse and Harness	7/2/45.	
1 Sprayer	"	
1 Duster	"	
1 Plough	"	
1 Cultivator	"	
1 Spring Harrow	"	
1 Scale	"	
1 Wheel barrow	"	
1 I-cut saw	"	
1 Axe	"	
7 Hoes	(6)	
1 Hammer Wedge	"	
1 Shingle Knife	"	
1 Wood and Coal Stove	"	
1 Heater		Abandoned
1 Davanport		Broken & Abandoned
1 China Cabinet		
3 Double Beds	2 beds 7/2/45	2 beds of no value Abandoned.
5 Chairs	"	
1 Clock	"	
1 Sewing Machine	"	
1 Blasting Shovel	"	
3 Bundles of Shingles		Used on house.

Left on Property

1 Gramophone

August 14, 1947.

SPECIFIED ARTICLES SUMMARY

Re: Shotaro SATO
Reg. No. 13425

None declared by Mr. Sato in his "JP" Form, but the R. C. M. P. in their report of Sept. 1/43 list Sato as being the owner of a 1930 Dodge Car. Our records, however, do not reveal that Mr. Sato owned such a car and it is therefor possible that he disposed of same before evacuation.

The above Summary is certified
to be in accordance with the
information on file:


M. L. Brown

MLB/JJW

5425

August 13, 1947.

Dr. E. J. Eacrett,
Mission City, B. C.

Re: Shotaro SATO formerly of
Cedar Valley Road, Mission

Dear Sir:

With reference to your account for \$14.00 against the above named Japanese, we wish to state that although this has been brought to Mr. Sato's attention he has failed to reply.

We regret that we are unable to assist you in this collection.

Should you care to take the matter up direct with Mr. Sato his last known address is, 5 A. Medow, Shaughnessy, Alberta.

Yours truly,

g
M. L. Brown
Office of The Custodian.

MLB/JJW

5427

August 14, 1947.

REGISTERED


Mr. Shotaro SATO,
Reg. No. 13425,
3 A. Medoe,
Shaughnessy, Alta.

Dear Sir:

We enclose herewith copy of your account
with this office, together with a cheque in your favour for
\$820.84, representing net proceeds from the sale of your
Real and Personal Property.

Please acknowledge receipt.

Yours truly,


M. L. Brown
Office of the Custodian.

MLB/JJW
Encl. 2.



25th November, 1946.

To the Members of
The Mission Japanese Farmers' Association.

Dear Sir:

Re: Mission Japanese Farmers' Association

Distribution of funds in the hands of the Custodian
belonging to members of the above Association is now being made.

A cheque in the amount of \$55.89 is being sent to each
person shown on a list of members of the above association which
was certified by a Committee consisting of:

Shingo KUNIMOTO
Bunjiro SAKON
Ichijiro UYEMURA
Minoru KUDO

and which list was sent to each member on the 31st May, 1946.

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGE/PMH

3425

March 24th, 1945.

Mr. Shofaro SATO,
Registration No. 13425,
c/o A. Hedee,
Shaughnessy, Alta.

Dear Sir:

You have not yet replied to our letter of the 15th of January, 1945, regarding the claim against you by Dr. E.J. Macrett for \$14.00.

We now request you to give the matter of a reply to this letter your immediate attention. As you have a credit in this office of \$771.54 you should have no difficulty in settling same, if the account is correct.

Yours truly,

AMcA:ND

A. McAlister,
Claims Department.

File No. 5425

January 17th, 1945

CLAIMS DEPARTMENT

Shutaro SATO - Reg. No. 13425

CREDITORS:-

1. Dr. E.J. Barrett..... \$14.00

NO CLAIMS ON WIFE'S FILE No. 5679

Cr. Bal \$771.54
WASB-459-03

/SD

5425

February 29, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Shotaro SATO - Blk. 195 of Sec.
21, Twp. 17, Map 955, Village of
Mission.

We enclose herewith Certificate of Encumbrance
No. 50869, showing the registered owner of subject
property as Shotaro SATO, Evacuee, Registration No.
13425.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EO

5437
5425
5648

November 20th, 1943.

The Registrar,
Land Registry Office,
New Westminster, B. C.

Dear Sir:

RE: Corrections to Certificates of Encumbrance.

Attached hereto please find three (3) Certificates of Encumbrance with respect to the following properties, which we think require alterations:-

1. File 5437 - Takachi IKESCHI

This should read "Village of Mission" instead of "Municipality of Mission".

2. File 5425 - Shotaro KATO

This should read "Village of Mission" instead of "Municipality of Mission".

3. File 5648 - Rooka KATO

This should read "Municipality of Langley" instead of "Municipality of Burrer".

Will you kindly send us revised Certificates of Encumbrance effecting these changes. As the need for this is urgent, will you please let us have them as soon as possible.

Yours truly,

Ion MacGowan,
Title Examiner.

IM:AM
Enc. (3 C.R.'s)

34

MEMORANDUM

File No.: 5425


April 21st, 1943

To: FILE

From: Mr. Green

Re: Shotaro SATO

Although an inventory signed by the tenant appears on this file having been taken some time in April 1943, such would seem to be unnecessary in view of the undated list of chattels included in the lease signed by both parties on Mr. Campbell's file 463 and filed in front of the "JP" and Mr. Smith's undated report. The latter of the two lists does not include one or two items like plough, 7 hoes, clock, etc. which appear in the first list and for which the tenant is clearly responsible. These omissions are doubtless due to an oversight and do not affect the validity of the first list.



HFG:IF

File No. 5495

Date Feb 7/43

SUMMARY

Name: Shotaro Sato

Address: Mission

(1) - We have today moved to auction room at Spencer
effects as per enclosed list at a total cost of \$ as
per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at New where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ _____ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Nothing of value missing - 3 bbls shingles used on the house.

Following articles were of no value and left on the property: "Water pump out," "darning foot broken," "roll beds."

The tenant gave us the following explanation:

Whitson

NAME SATO, ShotaroREGISTRATION NO. 13425FILE NO. 5425

The following chattels were sold by public
 auction at Mission, B. C. on February 7, 1945.

✓ Horse and harness	\$ 22.00 ✓
✓ Sprayer	4.00 ✓
✓ Duster	6.25 ✓
✓ Plough	3.00 ✓
✓ Cultivator	6.50 ✓
✓ Harrow	4.25 ✓
✓ Scales	12.25 ✓
✓ Wheelbarrow	1.10 ✓
✓ Saw	0.70 ✓
✓ Axe	0.90 ✓
✓ 2 Hoes	1.10 ✓
✓ 2 Hoes	1.10 ✓
✓ 2 Hoes	0.80 ✓
✓ Wedge	0.50 ✓
✓ Tree	1.60 ✓
✓ Stove	8.00 ✓
✓ Cabinet	7.20 ✓
✓ Bed	1.00 ✓
✓ Bed	1.00 ✓
✓ 5 Chairs @ \$0.40	2.00 ✓
✓ 1 Clock (Poor Condition)	2.25 ✓
✓ Sewing machine (poor condition)	15.00 ✓
✓ 1 Shovel	0.50 ✓

Total	\$ 103.00
Less Expenses: (Auctioneer's Fee: \$10.30	\$ 23.70
(Advertising 1.71	
(Savings 11.69	
Net Proceeds Credited:	\$ 79.30

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 16

Remarks.

File No. 5425.

Property: Shotaro SATO.

Lessee: David D. Redekopp.

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To *Vacifur Coop Union*

Address *Mission B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *150.00*

One Hundred Fifty /100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the

proceeds of: *Berry Shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *24* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *R.M. Anderson*

Address:

David D. Redekopp
1 R.R. 1 Mission City B.C.

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

5425
5440

June 11, 1943.

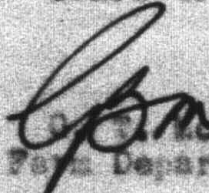
Mr. Henry White,
Mission, B. C.

Dear Sir:

This letter is for the purpose of confirming the arrangement made when you were in the office recently, with respect to the re-renting of that part of the Kommo property held by you this year.

In order that we may be in a position to draw up a new lease at the expiration of the present document, we would ask you to sign a statement on one copy of this letter and return it to this office for our records.

Yours truly,


J. T. McKay.
Farm Department.

GTE/MFF

Enc.

I am prepared to pay the sum of \$120.00 for the year 1944. The acreage at present in hops being excluded as is the case at present.

Signed:.....

5425
5440

June 11, 1943.

Mr. David D. Redekopp,
Mission City, B. C.

Dear Sir:

Re: SATO, Shotaro

This letter is for the purpose of confirming our verbal arrangement of June 8th, when I advised you that the Department was prepared to accept your offer of \$150.00 to rent the Sato property again in 1944.

A lease covering Lot 3 of the Konno property will be drawn and forwarded to you for signature in due course.

Yours truly,

G. T. McKay.
Farm Department.

GTM/MFP

5425.

October 21, 1942.

Mr. Shotaro SATO,
Registration #13425,
Lethbridge, Alta.

Dear Sir:

With reference to your property described as Block 195, Subdivision of Part of Section 21, Township 17, Group 3, Map 955, we have on file tax notices from the Corporation of the Village of Mission amounting to \$10.45 and from the Corporation of the District of Mission amounting to \$6.10 and both these amounts are subject to a penalty of 10%.

As there will be no revenue from your properties until next year, we would suggest that you send to this office sufficient funds so that we may make payment of the above mentioned taxes on your behalf.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

5425

September 10, 1942

Mr. Shotaro SATO, #13425
Lethbridge, Alta.

Dear Sir:

Re: Chattels

We attach hereto a list in duplicate
covering chattels remaining at 494 Cedar Valley
Rd., Mission. Please sign and return one copy
to us.

Yours truly,

H. F. Green
Protection Department

WGB:ND
Enclosure

File No: 5425

Name: SATO, Shotaro

Reg. No: 13425

Address: 494 Cedar Valley Rd., Mission, B. C.

Inventory of chattels left on property

1 gramophone

Chattels included in lease with D. D. Redekopp

horse and harness	shingle knife
sprayer	McClary wood and coal stove
duster	heater
plough	davenport
cultivator	china cabinet
spring harrow	3 double beds
scale	5 chairs
wheel barrow	clock
cross cut saw	sewing machine
axe	blasting shovel
7 hoes	3 bales. of shingles
hammer-wedge	

This represents all my chattels remaining in any protected area in British Columbia.

Confirmed:

DATE: Oct. 17/49 SIGNED: Shotaro Sato

Please sign and return one copy to this office.

NSA

Green
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

undated
probably
Oct 1942 *5425*
D

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

SATO, S. of Mission City and

D.D. Redekopp

Horse and harness

Sprayer

Duster

Ploughs

Cultivator

Spring harrows

Scale

Wheel barrow

Cross cut saw

Axe

7 Hoes *65*

Hammer-wedge

Shingle knife

Mc Clary's wood and coal stove

Heater

Davenport

China cabinet

3 Double beds

5 Chairs

Glock

Sewing machine

Blasting shovel

3 Bundles of shingles - *Used at house*

The above signed by both parties

Mr Campbell's File No. 463.

S. Sold by auction 7/2/45 Mission 16

INVENTORY OF CHATTELS BELONGING

TO

SATO, Shotaro # 13425

Which have been left in the care of sD. REDEKOPP
494 Cedar Valley Rd. Mission, B.C.

*undated
probably
oct 1942
D*

IN HOUSE

- 1 ~~WHITE~~ Sewing machine^s
- 3 Beds complete ²⁵ ~~25~~ ²⁵
- 1 Gramophone
- 1 China cabinet^s
- 1 Dayport couch ²⁵ ~~25~~ ²⁵
- 1 Old Military range^s
- 5 Kitchen chairs^s
- 3 Pictures
- 2 Old Heaters (1 Drum) / ²⁵ ~~25~~ ²⁵
- 60 Sealers
- 3 H.M. Tables (1 Sml.)
- 1 Platform scale 240 lb.^s
- 1 Old piece of Linoleum
- 49 Picker trays

STORE SHED

- 3 ~~Hand saws~~ ²⁵ ~~25~~ ²⁵
- Bundle of garden tools (Very poor)^s
- 45 gal. Wooden barrels
- Arce D.B. ²⁵ ~~25~~ ²⁵
- 1 Hand spray ²⁵ ~~25~~ ²⁵
- 1 Dusting machine^s
- 1 Spring tooth horse cultivator^s
- 1 Hand cultivator
- 1 ~~Hand saw~~ ²⁵ ~~25~~ ²⁵
- 1 ~~Hand saw~~ ²⁵ ~~25~~ ²⁵
- 1 Horse ²⁵ ~~25~~ ²⁵

*S. Sold by auction 7/2/45. Maximal 16
NV 20 value (left as property)*

The above chattels have been left in my care , and I will be responsible for their safe keeping.

WITNESS *Shaulun*

SIGNED

David D. Redekopp

Office of The Custodian .

File No. 5425

Probably Oct 1942 Date:

Date:

REGISTRATION NO. 13425

PROPERTY: Farm

ACREAGE: 9.07 - 9.7

[illegible]

APPROXIMATE ACREAGE OF EACH: 1 2 2½

VACANT:

OCCUPIED X

DESCRIPTION 1 storey, root house in basement.

ROOF: shingle.

SIZE: 21 x 40

NO. OF ROOMS 7

CONDITION: Fair.

OTHER BUILDINGS: Packing house 10 x 30. Barn 12 x 16 Fair, 4 small packing sheds.

NAME OF LESSEE OR RENTOR: D. Redekopp.

TERMS: \$500. 1 year lease.

WATER: none

ON:

OFF:

LIGHT: none

ON:

OFF:

REMARKS :

- 1 white sewing machine
- 3 beds complete
- 1 Gramophone
- 1 China cabinet
- 1 couch
- 1 range
- 5 Kitchen chairs
- 1 Plough
- 1 platform scale
- 1 hand spray
- 1 Duster
- 1 Bundle Gardening tools
- 1 hand cult.
- 1 Spring tooth cult.
- 1 horse.

Apparently everything is included in
lease except gramophone. (See List)

Signed:

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

AUG 19 1944

File No. 5425

Reg. No. 13425

506 Royal Bank Building,
Vancouver, B. C.

Mr. Shotaro SATO,
c/o A. Madoc,
Shaughnessy, Alta.

Dear Sir:

Re: Village of Mission, Block 195 of Section 21, Township
17, Map 955, District of New Westminster. C. of E. 50869.

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

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

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

Sale price of above described property	\$ 128.00
Add:	
Unexpired insurance premium as at January 1st, 1943	128.00
Less:	
Tax arrears to December 31st, 1942	\$ 18.93
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	21.93
	106.07

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

Yours truly,

F. G. SHEARS,
Director.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

AUG 19 1944

JAPANESE EVACUATION SECTION

File No. 5425

Reg. No. 13425

506 Royal Bank Building,
Vancouver, B. C.

Mr. Shotaro SATO,
c/o A. Medoe,
Shaughnessy, Alta.

Dear Sir:

Re: Municipality of Mission, Blocks 2 and 3 of the South
West Quarter of Section 28, Township 17, Map 661,
District of New Westminster, C. of E. 50868.

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

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

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

Sale price of above described property	\$ 702.00
Add:	
Unexpired insurance premium as at January 1st, 1943	702.00
Less:	
Tax arrears to December 31st, 1942	\$ 31.53
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	667.47

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

Yours truly,

F. G. SHEARS,
Director.

STATE OF NEW YORK
DEPARTMENT OF THE TREASURY
OFFICE OF THE COMPTROLLER
ALBANY, N. Y.

1943

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1 Cr. re Sale of Property		667.47	
" " " " "		106.07	
Land Registry Office- Certificate of Encumbrance	<u>2.00</u>	<u> </u>	
	<u>2.00</u>	<u>773.54</u>	<u>771.54</u> Cr.

Farm Appraisal Report

File No.

57/28

Land Description: Lots 2 & 3, S₁ of SW $\frac{1}{4}$, S46. 28, Tp 27, R. 12, W. 2. Containing: Acres:

Owner's Name _____ Post Office Address _____

Nearest Rail Point..... Distance.....

Mission	Distance

[illegible]

Nearest School _____ Distance _____

State how property was identified: Search of highway, roads and map.

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

Within $\frac{1}{2}$ m. of main paved Cedar Valley Rd.
in this district a good one?

Employment opportunity..... Seasonal berry picking, hoeing, cannery work. Logging and mill
Predominating Nationality..... a few 8 miles away fairly steady.
..... which has holdings increasing to date.

Describe the Binding and its condition: _____ Value \$ _____

Water supply: Wells, 1. about 10' deep, may go dry. No electricity. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
1st floor	12x12x12	Frame	10' eave	Shingle Mod		Wood	Fair	250.00
2nd floor	12x12x12	"	7' eave	"		"	"	"
Shed	10x10x10	"	7' eave	"		"	Good	80.00
Back shed	12 x 10x10	"	8' eave	"		"	Fair	25.00
Shed, 1st floor	12x12x12	"	7' eave	Tar paper		"	Poor	20.00
Stable	12x12x7	"	8' eave	Shake		"	Poor	20.00
A. other worthless sheds and worthless bath house								
verandah								
There is also a small house on front of house.								
X								
X								
X								

attached to

EXHIBIT No. 744

FILED BY

Total present day value \$ 275.00

Total Value Buildings add to farm. **\$75.00**

Is dwelling habitable without repairs? **No.** If not what is your approximate estimate of cost to make it

Describe the basement and chimneys: basement cellar. Stove Pipe.

No. rooms downstairs? Upstairs? How finished 1 room sheeted, others studs

Are buildings painted?..... Condition of paint.....

Distance from nearest bush None close.

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
0.22	Heavily Rolling	11" light loam on light clay		Mixed small fruit	45.00	9.90
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
0.4	Rolling	11" lt. lo.	lt. cl.	Dash, light	125.00	20.00
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 \$ 400.40

Total added by buildings to value of farm \$ 275.00

40 mixed fruit trees 1-5 yrs
Total fruit trees add to value of farm (for use in orchard districts only) \$ 40.00

Total value of farm \$ 715.40

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

Continuously occupied. Tillage good. Soil not particularly fertile possibly a little below average and commercially fertilized heavily.

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

Poultry and small fruit.

Noxious weeds: none.

Give approximate detail and amount of all annual taxes and
Mission Man. \$27.56
names of Taxing Authorities:Date: May 11, 1943
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5th day of May 1943.

Inspector's Signature

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

R. L. Ramsay

Remarks: Farm is located off main road but has access to it over a poor gravel lane. Light reaches farms on both sides but not this one yet. It is a little rolling though all cultivable when cleared. Soil is only a fair type for district. Is in fair heart. Buildings are of the cheapest construction. Recent crops look fairly good. There are approximately 1.5 acres legums, 3 acres straw, 1 acre rape, 1 acre asparagus. Crops are not taken into consideration in valuation.

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

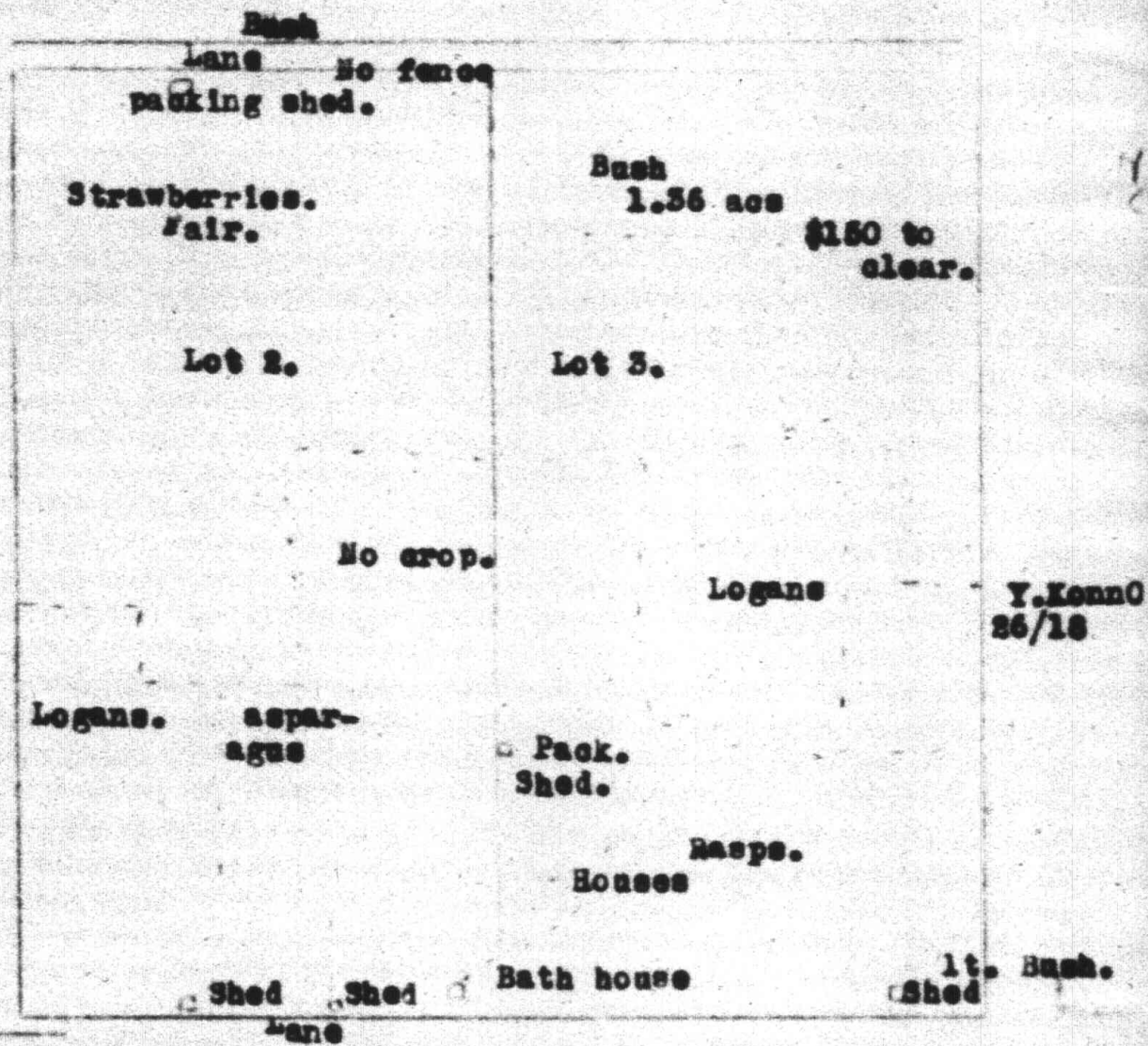
[illegible]

Amount fruit trees add to value of farm \$

Page 4

Diagram of Property

S.34to 27/1- Blks 2-3, 34341, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Renouf.
L. 2457.

Y. Kenn0
26/18

To main rd <

K.34to 26/20

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

value is \$ 700

Date 15th May 1942

[Signature]

District Superintendent.

80-324-P

BO/324-P

Page 1

S.S. Form No. 43
(Sheet 1)Farm Appraisal ReportFile No. JL-174Land Description HW 1 Sec. 21, Tp. 17, Rk. 195, Village of Mission.Containing 4 AcresOwner's Name S. SATOPost Office Address MissionNearest Rail Point MissionDistance 1/2 mileMarket Town MissionDistance 1/2 "Church (give denomination) All denominationsDistance Mission.Nearest School MissionDistance 1/2 mileState how property was identified: Map and L.R.O. sketch

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

Trail north to Hill St., then gravelled to Grand Ave. N.S. StreetIs this district a good one? Run down. Good when small fruits are high.Employment opportunity Local in berry season. Nearby in mills; remote in logging camps.Predominating Nationality and religion: British. None predominating.Describe Fencing and its condition: None.

Value \$

Water supply: None.

Value \$

BUILDINGS ON FARM

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

No electricity near.

Total present day value \$

Total Value Buildings add to farm \$

Describe repairs needed to make buildings serviceable and give approximate cost of same.

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.2	Rolling	6" to 8" sandy loam	Sandy clay	None now.	50.00	60.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
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
2.8	Rolling	6" to 8" sandy loam	ady. clay	Medium clearing	75.00	25.00
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 \$ 130.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 130.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Abandoned. Cultivation gone back.

What is the average yield per acre of this farm?

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Added acreage to other land only.

Noxious weeds:
Canada thistle.

State type of family recommended for this property:

How soon can a settler be reasonably expected to begin paying full annual instalments:

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

Mun. & School - \$10.45.
Mission City.

Date: May 27th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 26 day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

JL-174 - S. SATO

Farm Appraisal Report

Remarks: This place is much run down for lack of cultivation. Its only redeeming feature is its favorable location as to town. Having been long untenanted, it presents an unattractive appearance rather out of keeping with its actual value. Before being brought back into full production, it would have to be heavily fertilized.

(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

Few old fruit trees add no value. Other fruits are old and neglected. Of no value.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

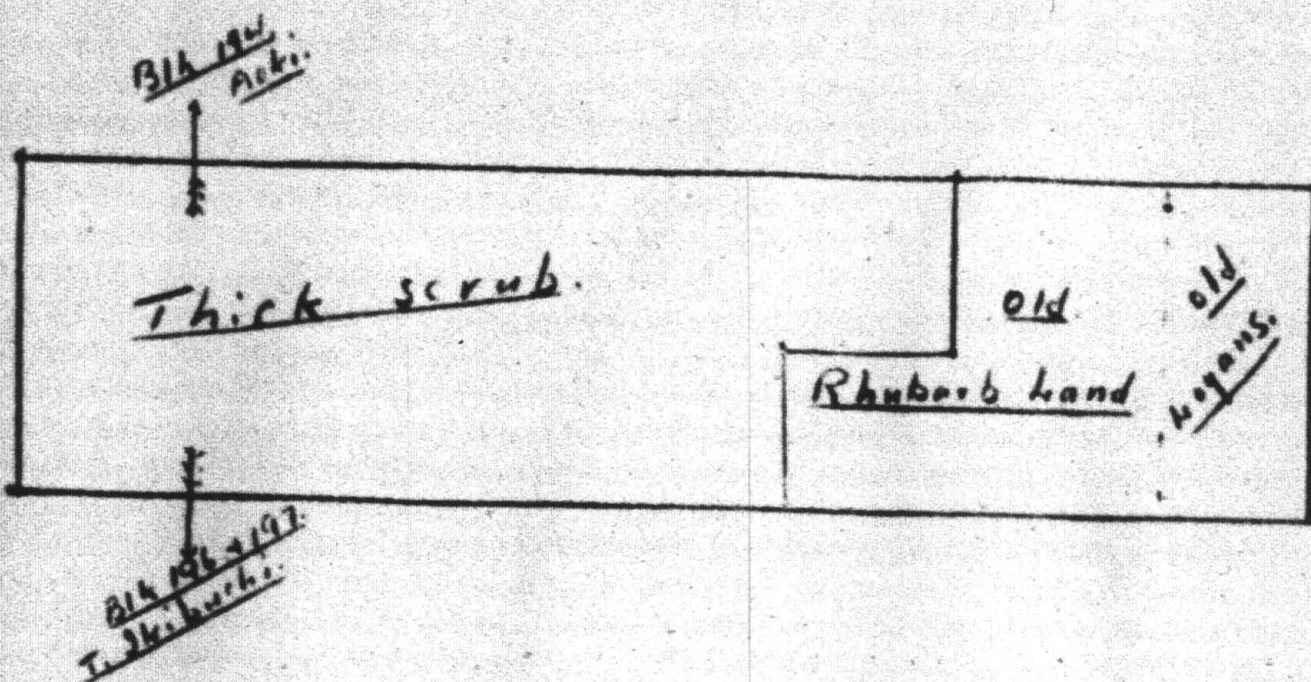
S. Sato

NW. Sec. 21 - Tp. 17 - Block 195.

4. acres.



Scale 2 ch. To 1 inch.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 744 - 3
DATE October 1/48
FILED BY A. G. Virtue

THIS AGREEMENT, made in duplicate this third - - - - - day of November in the year of our Lord one thousand nine hundred and nineteen.

BETWEEN

JAMES WELTON HORNE, of No. 505 Hastings Street West,
in the City of Vancouver, Province
of British Columbia, Retired.

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

AND

gals SHOTARO SATO
~~SANTO SATO~~, of Mission City, in the Province aforesaid,
Labourer,

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

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned, that is to say:- ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in Mission City in the District of New Westminster in the Province of British Columbia, and more particularly known and described as Block one hundred and ninety-five (195) according to a map or plan of the subdivision of part of Section twenty-one (21) Township seventeen (17) and part of District Lot four (4) Group three (3) deposited in the Land Registry Office at the City of New Westminster in the said Province and numbered nine hundred and fifty-five (955.)

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

Two hundred dollars (\$200.00) on November 3rd 1920, and
Two hundred dollars (\$200.00) on November 3rd 1921.

Together with interest at the rate of seven per cent per annum from date hereof to be paid on the said sum or so much thereof as shall from time to time remain unpaid, whether before or after same becomes due, such interest to be paid yearly on the third day of November of each year until the whole of the said monies payable hereunder are fully paid. All interest on becoming overdue shall forthwith be treated as purchase money and shall bear interest at the rate aforesaid.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE said Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the said Vendor that he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of money above mentioned, together with the interest thereon at the rate of seven (7) per cent per annum, on the days and times in manner above mentioned; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

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

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

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty (30) - - - - - days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of the said land and premises, and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE PURCHASER covenant and agree with the Vendor that he and they will pay the Vendor all sum or sums of moneys that may be paid by him for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of seven (7) per cent; per annum from the date of each payment.

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

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

SANZO SHIGIHIRO,
Labourer,
Mission City, B. C.

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

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints James Weston Horne his true and lawful attorney for and in the name of the said Purchaser his - - - - heir, executors, administrators, successors and assigns, to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED
in the presence of:

"M. E. Ferris"
Stenographer,
407 Rogers Bldg., Vancouver, B. C.
(As to J. W. Horne's signature)

"J. A. Eatherwood"
Mission City,
As to Shotaro Sato's signature

"J. W. Horne" SEAL

"Shotaro Sato" SEAL

FOR WITNESS

(not completed)

Proof of Claim

NOV 27 1947

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by
Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99
of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and
report upon the claims of persons of the Japanese Race under said
Orders-in-Council.

1. Name of Claimant in full: **Shetaro Sato**

Registration No. **13425**

2. Claimant's address at the time of his evacuation from the protected area:

R.R.#1, Mission City, B.C.

3. Claimant's present address:

c/o P. Boras, P.O. Box 378, Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property: **R. R. #1 Cedar Valley Road, Mission City, B.C.**

(b) Legal description of property:

**BLOCKS TWO (2) and THREE(3) of the South West Quarter of
(1) Section twenty-eight (28) Township Seventeen (17) Map 661
in the District of New Westminster. Containing 10 acres
more or less.**

**BLOCK 195 Subdivision of part Section 21 Township 17 and
(2) part C. L. 4 Group 3 Map No. 955, Village of Mission,
New Westminster District, Province of B.C., containing
4 acres more or less.**

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Small Fruit Farm

- (d) Title or interest held by Claimant in the real property:

Title No. 128258E

No. 99281E

- (e) Fair market value of real property at date of sale:

(I) Land— (1) \$ ~~4657.00~~ 4487. ✓ (2) \$1000.00 ✓
(II) Buildings— \$1050.00 ✓

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ ~~6737.00~~ 6537.00

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

R. R. #1 Mission City, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Stored in the home.

- (c) In whose care was property left by the Claimant at date of evacuation?

In the care of the Custodian.

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

1 horse and harness	\$125.00
2 sprayer	10.00
3 duster	15.00
4 Plough	10.00
5 Cultivator	12.00
6 Spring Harrow	10.00
7 Scale	15.00
8 Wheel Barrow	2.00
9 Hammer wedge Shingle knife	5.00
10 McClary's wood & coal range	25.00
11 Danvenport	10.00
12 China cabinet	10.00
13 3 double beds	15.00
14 5 chairs	2.50
15 Sewing Machine	25.00
	<u>\$291.50</u>

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$291.50

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will be required.

DATED this 11th day of May, A.D. 1947.

Tatsuo Hayashi

Witness to Signature of Claimant.

Shataro Sato

Signature of Claimant.

STATUTORY DECLARATION

1.

Shotaro Sato

(Full Name of Claimant)

of Picture Butte, Alta.
(Present Address)

Beet Worker
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Have not received any payment for my property.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at *Picture Butte*

in the Province of Alberta,

this *13th* day of *November*

A.D. 1947.

Lawrence D. Lewis

A Commissioner for Oaths in and for
the Province of Alberta.

Shotaro Sato

Mr. Braidwood

1

CASE NO: 744

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)

Vancouver, B.C.,

October 4, 1949.

10

IN THE MATTER OF THE CLAIM OF

SHOTARO SATO

PROCEEDINGS AT HEARING

APPEARANCES:

20 D. T. B. BRAIDWOOD, Esq., and
J. C. CAMPBELL, Esq.,

appearing for the
Dominion Government.

R. J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D. F. CHRISTIAN, Esq.,

Official Reporter.

THE COMMISSIONER: I have an impression I have never had

30

this before me.

2
D. W. Strachan
In-Chief.

DAVID WILLIAM STRACHAN, already
sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q This is in Section 23, the southwest quarter, and
it is blocks 2 and 3 of that southwest quarter.
Where would that be?

A That is up here. This is the Hyde Road (indicating)
MR. BRAIDWOOD: There seems to be a variance here,
my lord.

10 THE COMMISSIONER: What is the acreage?

MR. MCMASTER: Ten acres, my lord.

THE COMMISSIONER: How much of it cleared?

MR. MCMASTER: According to the V.L.A., 8.28 acres
cleared; 1.4 acres uncleared.

THE COMMISSIONER: Just a moment. I am inclined to
think--is there another property in Mission village
belonging to this man?

MR. BRAIDWOOD: Yes; Block 195 of Section 21.

THE COMMISSIONER: I think that is the only property
20 that was considered: four acres in Mission village,
of which two acres were cleared.

MR. BRAIDWOOD: That's right.

THE WITNESS: That wouldn't be in the section to which
you referred.

MR. BRAIDWOOD: No; Horn Avenue.

A What is the legal description?

Q Block 195. That is right in the village, isn't it?

A No; that is farm land

Q But it is within the village.

30 A It is within the corporation.

Q But it is farm land, you say?

A Yes.

Q Has it a residential potential?

A Well--

THE COMMISSIONER: Q: That is to say, is it close enough
in that a city employed worker could make a home
there?

A: Yes; it is within
walking distance, and while it hasn't a large
residential potential now it is very close in, and,
as you say, a workman might get cheap land there.

10

MR. BRAIDWOOD: Q: What would be your opinion of the
acreage valuation in 1943?

THE COMMISSIONER: You had better get cleared and uncleared
because only two acres are cleared.

MR. BRAIDWOOD: Q: Cleared. I want it in 1943 on an
acreage basis.

A As I remember that today, it is quite rural. This
is it here, isn't it (indicating)?

Q Yes. A: I'm a little confused
due to the fact I think I know this property and
still I wouldn't like to say.

20

Q Have you any idea what the cleared land would have
been worth in 1943?

A Well, I don't think an outside value would be--I
would think \$175. an acre; and I might be high at
that.

Q And uncleared land would be worth what in the same
year?

A: About \$50. I bought
uncleared land a little further out for \$50. an
acre.

30

CROSSEXAMINATION BY MR. MCMASTER:

Q With a piece of property only four acres and two of them cleared, Mr. Strachan, would you say that would be a suitable property for somebody working in Mission itself to build on?

A Yes, some do that. Is that the property you are referring to now?

Q Yes. A: Yes, it has a little potential value there for farming.

10 THE COMMISSIONER: Is there any building on this property?

MR. MCMASTER: There is none claimed, in any event, my lord.

THE COMMISSIONER: Then if we are to take Mr. Strachan's valuation, I think this is about the only information we have got on the subject.

MR. MCMASTER: Yes.

THE COMMISSIONER: That would show a total valuation of \$450, and Mr. Strachan points out he can buy land for \$50 an acre a little further out even today. What would this man have received on the V.L.A. basis?

20

MR. BRAIDWOOD: He would get 125% of the sale price.

THE COMMISSIONER: I have given approximately \$400. I do not think there is any need to take this out of the over-all picture. I will apply the over-all recommendation. Perhaps counsel will put me right. If I calculate it is on the over-all basis this man would get about \$390.

MR. BRAIDWOOD: Yes; including what he has already received.

30

THE COMMISSIONER: Yes.

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

[Signature]
Deputy Official Stenographer

CASE NO. 744.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Lethbridge, Alberta,
 October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
SHOTARO SATO.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

S. Sato,
In Chief.

THE SECRETARY: Case No. 744, Shotaro Sato.

SHOTARO SATO, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a paper called a summary of evidence,
which contains a statement of your land and the
clearing and the planting and so on on the land?

A Yes.

Q And of the buildings that you put on your land?

A Yes.

Q And another piece of land you owned, four acres,
near Mission City? A: Yes.

Q And the clearing and improvements?

A Yes.

Q And then a list of your personal property?

A Yes.

Q Is that your signature? A: Yes.

Q Now, was this summary of evidence prepared for
you or prepared by you with the help of an inter-
preter in my office? A: Yes.

Q Are the statements contained in this form true
statements? A: Yes.

Q What about the values you have put on your property
as shown in this statement, are they fair values?

A Yes.

Q Now, we will take the first property, the ten
acre property near Mission City. How far was
that from Mission City?

A A mile and a half, about.

S. Sato,
In Chief.

Q Mission City is quite a large town?

A Yes.

Q Now, I believe you bought that ten acres in
1919? A: Yes.

Q And you paid \$1250.00? A: Yes.

Q And it was then just bushland, no buildings?

A Yes.

Q You cleared eight acres and you planted most of
it to berries and vines and so on, is that right?

10 A That is right.

Q And that clearing and planting and so on, and
draining and well, cost you about \$3237.00, is
that right? A: Yes, that is right.

Q Now, you put some buildings on this land?

A Yes.

Q And they cost you \$1475.00?

A Yes.

Q Now, that made a total cost that it cost you of
\$5962.00? A: Yes.

20 Q But you put a fair value on there at the time you
were evacuated of \$5537.00? You cut it down a
little and made it \$5537.00?

A Yes.

Q What do you say about that value of \$5537.00?
Would you say that was a fair value, or that it
was high, or low, or what?

A I think it is ordinary.

Q That was ordinary value?

A Yes.

30 Q Do you know that the Custodian sold that entire

4
S. Sato,
Ex Chief.

property for \$702.00? A: Yes.

Q What do you say about that sale?

A Very cheap, I think.

Q Very cheap. Now, then, you had another property,
four acres, near Mission City, did you?

A Yes.

Q You bought that in 1919?

A Yes.

Q And you paid \$600.00? A: Yes.

10 Q And it was just bushland and no buildings and
no improvements, is that right?

A Yes, that is right.

Q And you just cleared two acres of that and
planted half an acre to loganberries?

A Yes.

Q Which cost you \$450.00? A: Yes.

Q And there were no buildings put on that land?

A No.

Q That land cost you \$1050.00 and you valued it
at the time of your evacuation at \$1000.00?

20 A Yes.

Q Was that a fair value? A: Yes.

Q Do you think you could have sold it for that
when you were evacuated if you had a chance?

A Yes. I left in a hurry, but if I had time I
could I think have sold it for about that much.

Q Do you know that the Custodian sold that for
\$128.00? A: Yes.

Q What do you say about that?

30 A I think it unfair.

S. Sato,
In chief.

Q Now, take this four acre piece of land, how far was that land from Mission City?

A Just a mile and a quarter.

Q A mile and a quarter? A: Yes.

Q Now, here is a statement of your personal property; did you leave all that behind when you were evacuated?

A Yes.

Q What about the prices you put on these articles of personal property? What do you say about your prices?

A: They are all rough

estimates but I think very fair.

Q They are all rough estimates but you think they are fair?

A: Yes.

MR. VIRTUE: I will put this in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: I am putting in the assessment notice on the first property, sir, for 1941, the land \$640.00, and improvements, and here it is stated "60% taxable", \$700.00. Now, what that means, I don't know.

THE SUBCOMMISSIONER: Parcel 1 or 2?

MR. RICE: Parcel 1.

THE SUB-COMMISSIONER: Parcel 1?

MR. VIRTUE: Yes, sir.

MR. RICE: Are you going to put one in for the other?

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: Both as the same exhibit.

MR. RICE: Yes.

MR. VIRTUE: Here is the other appraisal, \$400.00 for land, and \$350.00 for improvements, \$750.00, and the same statement is made "60% taxable."

S. Sato,
In Chief.
Cross Exam.

(STATEMENTS MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, on the second property, that is the four acres, being Block 195, I show you a Deed, no, an agreement for sale, dated the 3rd of November, 1939, from a man named Horne to you?

A Yes.

Q For \$600.00? A: Yes.

Q Is that the agreement under which you bought that second parcel? A: Yes.

10 MR. VIRTUE: I will put that in as an exhibit.

(AGREEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: If my learned friend has the agreement for sale covering the other parcel, perhaps he would let me have it.

MR. RICE: No, I haven't got it. I don't think I have.

MR. VIRTUE: All right, thank you.

MR. RICE: I have certificates of encumbrance, but they don't show the consideration.

20 I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that the chattels were sold for their fair market value.

I tender as an exhibit two farm appraisal reports, one respecting each parcel.

(APPRAISAL REPORTS MARKED EXHIBIT No.4).

MR. RICE: I will submit two real property summaries and two analyses respecting each parcel; they can go in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 5).

30 MR. RICE: And an analysis of personal property claim.

S. Sato,
Cross Exam.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 21st day of April, 1942; did you complete and sign that document?

A: Yes.

MR. RICE: I will put in the J.P. form as an exhibit.
(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: Do you know a Mr. William J. Manson, Assessor of Mission City?

A Yes, I knew him. He is dead now.

Q What was he, an old fool to value a \$5537.00 property at \$1340.00?

MR. VIRTUE: Once again, with a view to saving time, days and days of time have already been spent in Vancouver with regard to these valuations, and weeks will still be spent calling these valuers to account for these things.

THE SUB-COMMISSIONER: All right. I think it is a proper question.

MR. RICE: My learned friend spent about fifteen minutes making a build-up of a piece of property that was bought for \$1250.00 into \$5537.00, and it is assessed only at \$1340.00. I won't bother with it. Apparently it irks counsel for the claimant.

THE SUB-COMMISSIONER: Go ahead.

MR. RICE: Q: There is another horse in this claim, your Honour; I don't know whether I dare mention this. How much did you pay for the horse?

S.
S. Sato,
Cross Exam.

A The first time I bought it I paid \$95.00.

Q When was that? A; That isn't the complete answer. And then it wasn't satisfactory and I changed it and paid an additional \$25.00, so that all together it was \$120.00.

Q When did you buy the first horse?

A I think it was in '39.

Q Twelve years old, the second horse?

A About ten.

10 Q About ten? A; Yes.

Q You bought a sprayer in 1940 for \$10.00, and you say when you left there it was still worth \$10.00, two years later?

A It wasn't damaged in any way; it could be used for years.

Q I see. And the duster that you bought in '41 for \$15.00, you say it was still worth \$15.00 when you valued it? A; Yes; that is priced at the same value as the purchase price.

20 Q You bought a cultivator in 1935 for \$12.00 and you say it was still worth \$12.00 in 1942, is that right?

A Yes, I think it is still worth the same amount. If I used it myself it would be worth that amount.

Q Well, you bought three double beds in 1936 for \$15.00 and after using those for eight years you say they are still worth \$15.00?

A If I were using them myself they would be that value.

30 Q That is all.

S. Sato,
Discussion.

THE SUB-COMMISSIONER: Is that all? Mr. Virtue?

MR. VIRTUE: I should like to comment on the analysis filed as an exhibit of personal property, because this is a most unusual case in that the Custodian actually found and sold more than was declared. He didn't get the values that were declared, but he actually found and sold more property than was declared.

10

MR. RICE: I perhaps neglected, your Honour, to mention that there is more trouble with my learned friend's adding machine. The personal property referred to in the summary of evidence, Exhibit 1, I think totals \$291.50 instead of \$314.50.

MR. VIRTUE: I will ask that that be amended. My learned friend is correct and I will ask that to be amended.

20

And I want to call attention to the farm appraisal report on property 1. The nearest rail point and the nearest market point is given as Mission City, a mile and a quarter. "Roads: Within one-quarter mile of main paved Cedar Valley Road." This appraiser for once values 40 mixed trees, one to five years old at \$40.00. And on page 3, "Present crops look fairly good. There are approximately 1.5 acres of logans, 3 acres straws, 1-1/4 acres of raspberries, half an acre asparagus. Crops are not taken into consideration in valuation."

Thank you sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the transcript correct.

"S.R. HOWARD" Official Reporter *ms*

30

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

SUB-COMMISSIONER.

File No.
5425

DEFENSE BRIEF

Shotaro SATO,
Reg. No. 13425

File #5425

Case #744

Lethbridge, Alta.
October 1st, 1948
Case #744

Case 744
File 5425

REAL PROPERTY CLAIM - GROSS -

Gross Claim

No. 1 Realty Claim

1. \$5537.00
Exhibit #1
Page #3

Appraisal

\$715.60
re Soldier Settlement
Board

Sold for

\$702.00
re Director
Veterans Land Act.

Witnesses:-

1. R.L. Ramsay, Appraiser and Inspector,
2. D.A. Smith, Staff,
3. D.D. Redekopp, tenant,

Submissions:-

1. Comparative figures collected here,-

(a) Purchased 1919
for sum of
as bushland - 1250.00
(P.3 lines 3-7 inc.
Transcript)

(b) Market value by
Claimant as
claimed
(p.3, lines 20-29 inc) 5537.00

(c) Assessed value 1943-
(p.7, lines 9-13 inc.
also assessment
notice on claim file). 1340.00

2.

No. 2 Realty Claim

\$1000.00
Exhibit #1-
Page #6

Appraisal

130.00
re Soldiers settle-
ment Board

Sold for

128.00
re Director
Veterans Land Act.

Witnesses:-

1. B.C. Wormworth,
Appraiser and
Inspector.

Submissions:-

1. Comparative figures collected here -

(a) Purchased 1919 for
sum of
as bushland 600.00
(p.4, lines 4-12 inc.
and Agreement for Sale
Exhibit #3).

702
56160
1263460

702
800
56160

File No.
5425

- 2 -

Case #744

Shotaro SATO,
Reg. No. 13425

<u>Summary of Defense witnesses</u>	<u>Where required</u>	<u>Summary of Documents to be filed</u>	<u>Witness proving same</u>
R.L. Ramsay	Appraiser Real Property No. 1- Parcel Exhibit #4		
D.A. Smith Staff	Real property No. 1. parcel		
D.D. Redekopp tenant	Real property No. 1- parcel		
B.C. Warmworth	Appraiser Realty No. 2 parcel Exhibit #4		
J.H. Harkies	Auctioneer Chattels		
W.E. Anderson Staff	Auctions Abandonment Chattels		
D.A. Smith	Inventory Chattels		

BRD/DD

December 14, 1948

Name of Claimant **SATO, Shota**Case **744**Custodian File **5425**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					702.00	402.25		122.00		402.25 150.00
<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 & Not Found & 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			
221.50	99.65									
		29.20							29.20	
TOTAL RECOMMENDATION										592.14