

75'36



**SURREY  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

**PERSONAL INFORMATION**NAME: SATO, (Toyo) Mrs. SoyemonHOME ADDRESS: R.R. No. 4, New Westminster, B. C.REGISTRATION NUMBER 10594 SEX: Female AGE: 49OCCUPATION: Housewife

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: SoyemonADDRESS OF WIFE OR HUSBAND: R.R. No. 4, New Westminster, B.C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot 6 of Section 34 Block 5 North Range 2  
West map eight hundred and eighty (880) in the District of New  
Westminster, B. C. Title No. 104763K 10 acs.

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room dwelling house,  
2 root house, woodshed, barn, packing house.

3. INSURANCE (Give particulars; state where policies are) \$3500 and \$1000 on dwelling  
and furniture in the Ocean Accident & Guarantee Corp. Ltd., Policy  
No. of first 6114380 in my possession

4. TAXES (Amount and where payable) \$60 for 1941, payable at Cloverdale

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by Mrs. Townsend  
\$300 per annum rent.

EXHIBIT No. 376-5  
DATE FILED BY 11 MAR 1948 J. H. HENDER



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None  
9. IF FARM LAND STATE CROPS SOWN: Strawberries, rhubarb, black currants,  
Expect to sell the crop next week

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Occupy the packing house on the same lot at  
R.B. No. 4, New Westminster, B.C.  
2. LANDLORD'S NAME AND ADDRESS: Myself

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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Dining room set, rug, phonograph and records, china cabinet, buffet  
chesterfield and 2 chairs, pictures coffee table and end table, chair  
organ and stool, tri-lite lamp, rug and base, bedroom set, trilled  
congolium rug, kitchen table, vacuum cleaner etc. rented with the  
house to Mr. M. Townsend, R.B. No. 4, New Westminster, B.C.  
2 stoves, washing machine, kitchen utensils, electric stove, sewing  
machine, cabinet, 1 double bed, 1 single bed complete, 4 small beds,  
in the house at R.B. No. 4, New Westminster, B.C.  
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 horse which  
I expect to sell

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: See page 1, No. 3

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$350 Victory Bonds, \$100 War Savings Certificates in the safety  
box also \$500 Victory Bond will received it today or tomorrow.

8. BANK ACCOUNTS: \$265 in Royal Bank, New Westminster, B.C.  
joint account with my husband

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: ---

11. SAFETY DEPOSIT BOX: Royal Bank joint account with my husband

# 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 4th day of May 1942

(Signature)

T. Sato

J. Williams

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE January 28, 1943.

Our File No. 7536

Full Name SATO, Tove (Mrs. Soyemon)  
(Surname in Block Letters)

Registration No. 10594

Male - Female ☒  
(Check)

Age January 11, 1891.

Former Address R. R. #4, New Westminster, B. C.

Date Evacuated May 15, 1942.

Naturalized - Canadian-Born - ☒  
(Check)

Present Address Kaslo, B. C.

Married - Single ☒  
(Check)

Name of Wife \_\_\_\_\_

Name of Husband Soyemon - Reg. 10

Name of Mother <sup>nee</sup> (MORI) Tomo - Dec'd

Name of Father OGAWA, Kiyoto - Dec'd

Names of Children under 16 \_\_\_\_\_

Requested by P. Hunter

Registered with Custodian Yes  
(Yes or No)

Additional Information 10 acres and house.



REAL PROPERTY SUMMARY

**JAPANESE NAME:** Toye SATO (Mrs. Soyemon)      Reg. No. 10594      File No. 7536.

**CATALOGUE NO:** Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BC/566-P.      First Offer.

**PROPERTY ADDRESS:** 285 Peace Arch Highway, Surrey, R.R. No. 4, New Westminster, B.C.

**LEGAL DESCRIPTION:** Lot 6, Section 34, Block 5 North, Range 2 West, Map 880, Save and Except part 0.213 of an acre shown on Map 6363, Mun. of Surrey, D.N.W.

**TITLE:** Registered in the name of Toye SATO.

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order filed No. 25834, dated May 13th, 1943.

**ASSESSED VALUES:** Land - \$1025.00  
Improvements - \$1900.00 - \$2925.00.      Taxes - \$63.88.

**CLASSIFICATION:** This is a small Berry Farm with dwelling and out-buildings. The Custodian's representative reported May 20th, 1942, that this property had an area of 10 acres, planted to the following crops: Strawberries, Black Currants, Rhubarb.  
1 - 1½ storey 8 room dwelling, cement basement and furnace. 2 rhubarb houses. 1 picker's house. 1 barn and garage. 1 packing house.

**HISTORY OF ADMINISTRATION:** Toye SATO leased this property to Marie M. Townsend on 2nd April, 1942, for a Term of 12 months from April 11th, 1942, with option to extend lease from month to month. Consideration - \$300.00, payable \$25.00 on the 11th each month. First payment made on 11th April, 1942. House included also adjoining out-buildings. *Sold 1942 crop to Friesen Bros.*  
Lease handed to The Director, The Veterans' Land Act.

**SOLD:** To The Director, The Veterans' Land Act for \$3,514.00 as at 1st January 1943.  
Approval of Advisory Committee - 1st June, 1943.  
Funds released to the credit of Toye SATO as at 17th April, 1944, again which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$3,496.00 from said transaction.  
Adjustments as at January 1st, 1943 to the amount of \$24.82, covering unexpired Fire Insurance Premiums, were placed to Toye SATO'S credit.  
The following Fire Insurance Policies:-  
New Brunswick Fire Insurance Co., No. 40914 - \$1,000.00, covering dwelling.



dwelling.

Page 2.

File No. 7536.

Ocean Accident and Guarantee Corpn. Ltd., No. 6114380 - \$2,000.00 covering on dwelling, were transferred to The Director, The Veterans' Land Act.

In view of the 1943 rents having been collected by the Custodian, a cheque for \$221.35 was issued to The Director, The Veterans' Land Act as at 17th November, 1943.

**OLD CERTIFICATE OF TITLE**

No. 104763-E

- Toye SATO declared on her JP Form, signed May 4th, 1942, that the Title Documents were in her possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 169012-E in the name of The Director, The Veterans' Land Act.

**PROTEST:**

Toye SATO protested the sale of her property as follows:

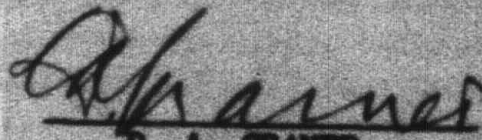
"Your letter of the 2nd instant has been received which gives the statement of sales price and adjustment. I am much surprised that the sale price of the property is unreasonably cheap; the building has been completed just before evacuation only two years ago, and this house alone cost me far more than the price you secured for the sale of house and land. From this reason, I wish to file you a protest."

The above quotation taken from letter received from Mrs. Toye SATO dated May 11th, 1944, which is on file.

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

June 18th, 1946.

DAC:JS

  
D. A. CRAMER.



# Farm Appraisal Report

File No. 31-476

Land Description Lot 6 of S/D of Sec. 34, Blk. 5, N., Rgs. 2, W., Map 680.  
Except 0.213 taken for expansion of King George Highway as  
shown on Map 680. Containing 10.55 Acres

Owner's Name (Mrs.) Toye SATO Post Office Address R.R. 4, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 4 miles

Market Town New Westminster Distance 4 "

Church (give denomination) All denominations Distance 4 "

Nearest School Public-Simon Cunningham - 200 yards;  
High - Queen Elizabeth - 1/2 mile. Distance 376-2  
11 Mar 1948

State how property was identified: Map, L.R.O. Sketch and corner posts. Q. Fisher

Roads: State whether property has access to main road, the kind of road and its condition.  
On King George Highway, directly opposite Simon Cunningham School. Main  
highway to international boundary.

Is this district a good one? Yes.

Employment opportunity Full industrial opportunity at New Westminster.

Predominating Nationality and religion: British; none predominating.

Describe Fencing and its condition: East with Anchor Brand. North 3 wires. Inc. in land.

Water supply: Good well with pressure pump and full plumbing  
installation in house, with septic tank & cess-pool. Value land values.

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	36 x 36	LUMBER and stucco	12/20	Shgl.	1 yr.	Cement	Good	2800.00
Old House	12 x 18	Lumber	9'	"	old	Blks.	Poor	50.00
BARN	16 x 50	"	5'	split	"	"	Vy. "	40.00
Shed and	14 x 18	(These bldgs. have salvage value only of--)						
Garage	14 x 16	(These are too old to be of value (Kyesores))						
Shed & Roof shelter	"	both old and valueless.						
Wood shed	10 x 22	Lumber	8'	Shgl.	old	Posts	Vy. poor	20.00

(Full electric installations, wall plugs, etc.)

Total present day value \$ 2910.00

\$ 2800.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House fully completed with exception of plastering of the upstairs rooms. Main floor stairway and hall plastered. Excellently built, furnace (new). Bathroom on main floor; polished floors; porch alcove & pantry extension for enlargement. Built in kitchen cupboards, etc.

Describe the basement and chimneys: Full cement basement; brick chimney to ground.

Upstairs unfinished. Bare sheathing. How finished  
Upstairs: 4, plus Upstairs. All plastered.

Are buildings painted? Yes. Condition of paint New.

Distance from nearest bush None near.

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



## Cultivated Land

BC/586-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.75	Undulating 5.75 ac	12" to 24" lm. & sdy. ls.	Sandy clay; clay & sdy. hardpan.	Currents, rhubarb potatoes.	90.00	515.70
2.45	* 2.45	8" sdy. loam	sd. clay	Straws. Potatoes.	70.00	171.50
2.15	* 2.15	6" loam	gray clay pure gravel	" "	40.00	86.00

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	
.22 Undulating .22	sd. loam	sd. clay	Remove stumps	50.00	30.00	6.60

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land \$ 779.80

Total added by buildings to value of farm \$ 2800.00

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

Total value of farm \$ 3579.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Fully occupied. Crop is leased for this season to J.V. Friesen, a neighbor. House  
& other bldgs. are leased for year ending Apr. 2nd, 1943, to Mrs. Marie Townsend,  
(Soldier's wife. Husband in England) for \$25.00 per month, including full furni-  
ture, all new and of best quality. Fair state of cultivation.

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

Noxious weeds:

Canada thistles.

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

Municipal and School - \$63.88.  
Surrey Municipality,  
Cloverdale, B.C.

Date: 11th July 1942.  
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 10 day of July 1942.

Inspector's Signature

"B.C. WORMWORTH"

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



71-476 - Mrs. T. SATO

# Farm Appraisal Report

This place is located on a main highway, 4 miles from the city, with full bus service at a 30¢ return fare, and being self contained as to the modernity of the house, full plumbing, bath room, toilet and disposal plant, it takes on more the aspect of a suburban residence, than a farm. Being the best house nearby, and directly across from the public school and 1/2 mile from the high school, the owner is able to board three or four school-teachers (present tenant boards 3 during school terms). There is also the situation that would permit the setting up of a roadside fruit, poultry products and vegetable stand, though competition in this respect would be heavy.

Soil on the place is varied and will produce both small fruits and vegetables, with enough high, gravelly natured acreage to permit the establishment of poultry on high, dry ground. Drainage is natural, and small ditches are already established to take the early run-off.

The outbuildings, with the exception of the old house (which could be repaired, painted and rented for a small monthly sum) should be torn down, as they are actually a detriment to the place from a sale point of view.

All installations in the house are new, nothing second hand. Furnace is new, of the hot air type, with full piping to radiators. Basement is full size of building, cement walled to the ground level, and fully cement floored. The hole building gives the impression of being well constructed along present day accepted lines. Pressure pump and tank are in basement, and water supply is stated to be adequate.

**(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.)

	<u>Present Value</u>
19 young fruit trees, not in production, and 4 grape vines, also not in production do not as yet add value to farm.	\$ _____
<b>Existing crops are :-</b>	\$ _____
Strawberries ----- 3 ac.	\$ _____
Potatoes ----- 2.8 ac.	\$ _____
Rhubarb ----- 2.16 ac.	\$ _____
Currants ----- 0.25 ac.	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>Total \$</b>	\$ _____

Amount fruit trees add to value of farm \$



### Diagram of Property

प्रमाणित किया जाता है कि

1941. 4. 22.

Unwin Road - 2nd

10

Strawberries.

Toyō SATO.

Let. b. of S/D of Sec 34. B/A S.N.R. 2.W

Map. 880. except: 0.213 acres. Map 633.

transferred to King George Highway.

10.535 acres.

Potatoes

~~Strawberries.~~

*P. talies*

Rhubarb.

3172-6-11  
B. 1. 1. 1. 1. 1.

Pol. 1000

Rhubarb

Pólvora

$\overline{m} \approx 0.7$

5/17/1968

Potatoes

Rhubarb

Gross

Current

King George Highway.

Scale. 2 chains To inch.

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

value is \$ 3500.00

Date **13th July 1942.**

"I.T. BARNET"

**District Superintendent.**



NOTARY PUBLIC  
COLLECTIONS, VALUATIONS  
CONVEYANCING  
LOANS, RENTALS, ETC.  
PHONE 488

**JOSEPH DORGAN**

101-110 WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

April 13th, 1943.

FIRE INSURANCE SERVICE  
LIABILITY, ALL BRANCHES  
AUTOMOBILE, BURGLARY, LIFE  
AND ACCIDENT INSURANCE

EVACUATION SECTION	
Rec'd	APR 14 1943
File No.	
Ans.	
Referred	Anderson

Department of the Secretary of State,  
Japanese Evacuation Section,  
Office of the Custodian,  
Vancouver, B. C.

Gentlemen:

Re: Toye Sato- Lot 6, Sec. 34, Blk 5N, R2W  
File No. 7536. King George Highway.

I am acting as agent for above described property.  
Prior to this I have known these Japanese for many years.

Before being moved Sato told me that owing to  
his age, he thought he would sell his place if allowed.  
If it is the intention of your Department to sell such  
places I would like to be advised as I have a prospective  
purchaser in view.

Would you please advise what consent, if any,  
is necessary from the owner, whether such owner has any say  
in the matter of price and if it is permissible to negotiate  
direct with owner on these points.

This information would be appreciated.

Yours very truly,

Jos. Dorgan.

JD/S



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

File No. 7536

Reg. No. 10594

506 Royal Bank Building,  
Vancouver, B. C.Mrs. Toyu SATO,  
Kaslo, B. C.

MAY - 2 1944

Dear Madam:

Re:

285 Peace Arch Highway, New Westminster, B.C.  
Municipality of Surrey, Lot 6, Section 34, Block 5 North,  
Range 2 West, Map 880 save & except part 0.213 of an acre  
shown on Map 6363, District of New Westminster, C of E 51811.

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	\$ 3514.00
Add:	
Unexpired insurance premium as at January 1st, 1943	24.82
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	3535.82

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.



Debit Balance Credit Balance

1972 Jan. 1 Balance brought forward 16.15 16.15CR

3535.82

Credit re Sale of Property

Land Registry Office C/E

Feb. 27 Cheque to you 40.00

May 3 Cheque to you 30.00

Balance of 1972 Taxes 29.65

July 26 Cheque to you 25.00

Aug. 10 B. C. S. C. Freight charges 6.50

Nov. 1 Sale of Wood 8.00

1977

Nov. 11 Proportion of freight on chattels. 18.00

2150.15 3559.97

CR33709.82



7536  
10574

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/5667  
(31-476)

Vancouver, B.C.  
APR - 4 1944

A.G. Duncan Crux, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B.C.

Dear Sir:-

Re: Lot 6, Sec. 34, Blk. 5N, Rge. 2W,  
Map 880, save and Exc. Pt. 0.213 of an  
ac. shown on Map 4363.  
MUNICIPALITY OF SURREY

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 149012-2 of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$3,514.45 in favour of The Secretary of State,  
forwarded to you and dated March 7th, 1944 is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price	- \$ 3,514.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	<u>3,514.00</u>

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate herof  
and return it to me.

Yours truly

*W.K. Chandler*  
W.K. Chandler,  
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase  
price in full of the land above described.

APR - 4 1944  
Date

Solicitor for  
The Secretary of State



Extract from Lease.

File #7536. (Being handled by Joseph Dorgan, as agent.)

Lessor: Toye SATO.

Lessee: Marie M. TOWNSEND.

Date: 2nd April, 1942.

Term: 12 months from 11th April, 1942, with option to extend lease from month to month.

Consideration: \$300.00, payable \$25.00 on the 11th each month, first payment made on 11th April, 1942.

Property:

Land: Lot 6 Section 34 Block 5 North, Range 2 West, Map 880. N.W.D.

House: Included, also adjoining outbuilding.

Chattels: Not included.

*Lease turned over to  
SS of C.*



Lease No. 372

File No. 7536

# This Indenture,

duplicate  
Made in ~~triplicate~~ this fourteenth day of April A.D. 1943.

## IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Toye Sato

THE SECRETARY OF STATE OF CANADA,  
acting in his capacity as Custodian under and by  
virtue of Order-in-Council P.C. 1665, and Amend-  
ments thereto.

Hereinafter referred to as the  
LESSOR OF THE FIRST PART.

And:

MARIE MAGDALENE TOWNSEND, (Housewife)  
of R. R. #4, New Westminster, in the  
Province of British Columbia.

Hereinafter referred to as the  
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements here-  
inafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain  
parcel or tract of land and premises, situate, lying and being in the Municipality of Surrey  
New Westminster  
District, in the Province of British Columbia, more particularly described as

Lot Six (6) of Section Thirty-Four (34) Block Five (5) North, Range Two West (2W)  
according to a registered map or plan thereof deposited in the Land Registry  
Office, City of New Westminster, in the Province of British Columbia, and therein  
numbered Eight Hundred and Eighty (880). Certificate of TITLE NO. 104763 E.  
(Also known as 281 King George Highway.)

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be  
erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and  
appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and  
excepting thereout sufficient space to be reserved for the sole and exclusive use  
of the Lessor in storing certain chattels and effects now on the premises.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying  
adjoining lands from time to time, their respective families and servants, and all other persons  
with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterr-  
rupted right at all times hereafter and for all purposes to go, return, pass and repass with or with-  
out horses, cattle, and vehicles from and to any highway by crossing through and over the demised  
premises; and Doth Further Let on Hire the following chattels, namely:—

*W. J. S.*



From the  
First day of  
April  
A.D. 1943 (or from  
the date hereof) for the term of  
thirty-first  
months  
thence ensuing and fully to  
yielding during the said term the clear (gross) rent of \$225.00  
Two Hundred and Twenty-Five Dollars  
Dollars.  
Columbia, on the following days and times, that is to say:— Twenty-Five Dollars (\$25.00)  
monthly

the first payment to be made on the  
First day of  
April  
A.D. 1943,  
2. That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay  
rates and charges for water, electric light, gas and telephone. AND TO repair; and to keep up  
fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor  
and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter  
and view state of repair, and that the said Lessee will repair according to notice, and that the said  
right of entry and to view the state of repair shall extend to every person to whom may be delegated  
any power or duty conferred or imposed on the Custodian and to every person authorized by the  
Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave;  
and will not sublet without leave; and that he will leave premises in good repair excepting only  
reasonable wear and tear and damage by tempest; AND that he will not carry on any business on  
the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall  
be construed according to the extended form in Schedule Two (2) of that Act.  
3. The Lessee Further Covenants and Agrees with the Lessor:—  
(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under  
cultivation in a good and husbandmanlike manner and in accordance with the most approved method  
of husbandry used in the district, and to use the said cultivated lands for the purpose of producing  
the type of crops heretofore produced thereon, and to keep all arable lands clean and free from  
weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on  
the premises.  
(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises  
and not to remove from the lands any manure on the expiration of the term.  
(c) During the continuance of the term at his own expense to keep the said chattels in good and  
substantial repair and condition and to keep the owner indemnified against all loss of, from and  
against the said chattels from whatever cause it may arise, save only reasonable wear and tear.  
(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right  
reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the  
said chattels at the said premises.  
(e) Apart from the hired chattels, to warehouse and store upon the demised premises those chat-  
tels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels,  
by placing the said stored chattels in a place reasonably safe and to use reasonable care for the  
protection thereof.  
(f) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as  
the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor  
so demanding by reason of judgment obtained against the Lessee, or breach of any term of this  
lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by  
their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.  
(g) At the request of the Lessor from time to time to deliver to the Lessor an order on any third  
person to whom the Lessee may have marketed or delivered any of the crop from the demised  
premises and in such form as the Lessor may request directing such third person to pay to the  
Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to  
the rental for the current year.  
(h) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the  
Lessor occupying the adjoining lands for the time being, their respective families and servants,  
and all other persons with the Lessor's or their permission going to or from the said adjoining lands.  
(i) To put all plumbing works, sanitary arrangements and drains in condition to comply with the  
requirements of the Municipal Health Officer and of the Board of Health of the Municipality and  
to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board  
of Health of the Municipality.  
4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part  
thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to  
have been paid although no formal demand and agreements herein made thereof, or in case of the breach  
or non-performance of any of the covenants and agreements herein contained on the part of the said  
Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at



any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his  
authorized deputy, in the  
presence of:—

*Louise Harick*

*[Signature]*

(F. G. SHEARS)  
Authorized Deputy of the Secretary  
of State and/or Custodian.

Signed by the said Lessee  
in the presence of:—

Approved by the Director of Soldier  
Settlement of Canada, as to land.



LIABILITY SUMMARY

File No. 7536.

Toru SATO - Reg. No. 10594.

The above named Japanese declared on her JP Form,  
signed 4th May, 1942, that she had no Personal or Trade  
Debts and we can find no evidence of any claim having  
filed against her.

This summary is certified  
to be in accordance with  
information on file.

June 18th, 1946.

  
D. A. CRAMER.

RAC:JB



FIRE INSURANCE SUMMARY

File No. 7536.

Yone SATO - Reg. No. 10534

The above named Japanese declared on her JP Form, signed 22d May, 1942, that she held the following Fire Insurance Policies: \$3,500.00 and \$1,000.00 on dwelling and furniture in the Ocean Accident and Guarantee Corp., Ltd., Policy No. of First 6114380 in my possession. This was found to be correct except for the fact that the \$1,000.00 policy was issued by the New Brunswick Fire Insurance Co., No. 40914 - \$1,000.00. Ocean Policy No. 6114380 - \$3,500.00, covered \$2,000.00 on dwelling and \$1,500.00 on household effects. The New Brunswick Policy No. 40914 - \$1,000.00 was also on the dwelling.

Policies covering the building were transferred to The Director, The Veterans' Land Act, and the one covering the household effects (\$1,500.00) was removed in the Ocean Policy No. 6114216, expiring March 12th, 1943. This was cancelled August 17th, 1943.

A credit covering unexpired Insurance Premiums of \$24.82 was placed to Yone SATO'S account.

This summary is certified  
to be in accordance with  
information on file.

June 18th, 1945.

  
D. A. CRAMER.



REG. NO.		NAME		FILE NO.		
10594		BATH, Teye (Mrs. Boysson)		7536		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Ocean Accident and Guarantee Corp. Ltd.	<i>Policy transferred to V.L.A.</i> 6114380	\$3,500.00	March	12th	1945	Westerly side of King George Highway, bet. Pacific Hwy. & Tomlinson Rd., Sec. 34, Bk. 5 N., R. 2W., Tp. 500, Mun. Survey B. C.
New Brunswick Fire Insurance Co.	<i>transferred to V.L.A.</i> 40911	\$1,000.	March	26	1946	E. side of King George Hwy Lot 6, Sec. 34, Bk. 5, N; R. 2W Mun. of Surrey, B.C.
Ocean Accident & Guarantee Corporation Ltd.	6118216	\$1,500.	March	12	1948	Sec. 34, Bk. 5, R. 2W, King George Highway, Mun. of Surrey, B. C.
<i>Cancelled August 17<sup>th</sup> /45</i>						



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

6  
File No. 7556

MUNICIPALITY:

Date: May 20/42

NAME: SATO (Toye) Mrs. Soyemon

REGISTRATION NO. 10594

ADDRESS: 285 Peace Arch Highway, Surrey, R.R.#4, New West'r.

PROPERTY: Farm

ACREAGE: 10

KIND OF CROPS: Straws, Rhub. Bl. currants

APPROXIMATE ACREAGE OF EACH:

HOUSE: stucco

VACANT:

OCCUPIED x

DESCRIPTION 1½ storey cement  
basement & furnace

ROOF: shingle

SIZE: 30 x 30

NO. OF ROOMS 8

CONDITION: Good

OTHER BUILDINGS: 2 Rhub hses. 18 x 45 F., Pickers hse. 15 x 20 F., Barn & Gar.  
25 x 25 F., Pack. Hse 10 x 15 F.

NAME OF LESSEE OR RENTOR: Mrs. M. Townsend

TERMS: \$300.00 year rent

WATER: none

ON:

OFF:

LIGHT:

ON: X

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Electric range

2 sew. mach.

1 Frigidaire

1 sideboard

2 settees

2 dining table

17 kit. chairs

1 gramophone

1 buffet

6 dining chairs

1 china cabinet

2 small table

1 rug

1 Jap picture

1 chesterfield ste.

1 coffee table & end table

1 chair & 1 rocker

1 Organ & stool

1 Tri-lite lamp

Rug & base

Twin beds

Dresser & bench

Chiffonier

2 Congoleum rugs

1 Bed complete

Vacuum cleaner

5 Beds & springs

6 boxes

2 trunks

1 dresser

4 bureaus

1 clock in carton

9 cartons

1 case records

1 suit case

1 violin

1 range

1 desk

1 Elect. Pump & 80-gall. tank

Gard. tools

1 hand cultivator

1 Elect. washer

1 Sect. harrows

few carp. tools

1 high chair

2 occasional chairs

3 straw suit cases

1 heater

cooking utensils

1 plough

1 couch

1 large box

1 platform scales

Signed:





# REPORT ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY: Surrey

Date: Sept. 9-42

NAME: SATO, (Toye) Mrs. Sayemon

REGISTRATION NO. 10594

ADDRESS: 281 King George Highway, R.R.4 New Westminster, B.C.

PROPERTY: Farm

ACREAGE: 10

KIND OF CROPS: Strawberries, Rhubarb, Black currents

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ storey

VACANT:

OCCUPIED: yes

DESCRIPTION: Stucco, Cement basement,  
furnace

ROOF: shingle

SIZE: 30 x 30

NO. OF ROOMS: 8

CONDITION: good

OTHER BUILDINGS: 2 Rhub. hses. 18 x 45, Pickers hse. 15 x 20, Barn & Garage  
25 x 25, Packing hse. 10 x 45. All bldgs. in fair condition.

NAME OF LESSEE OR RENTOR: Mrs. M. Townsend

TERMS: \$300.00 pr. year

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: yes

OFF:

REMARKS:

## INVENTORY OF CHATTELS LEFT ON PROPERTY:

### In baht house

- 1 Manure fork
- 1 Baby bath tub

### In Rhubarb House

- 6 New water tanks

### In Toilet

- 5 Gal. Oil can

### Over Root House

- 13 Jap tubs
- 1 Galv. pail
- Quantity of Gav. pipe ½" to 1".
- 200 ft. lumber

### In Barn

- 7 Jap tubs
- 1 4 Gal. can
- 1 5 Gal. can
- 6 Beds
- 2 Springs
- 4 Mattresses

### Pickers Cabin

- 1 Bed
- 10 Mattresses

### In Back Shed

- 1 Small Platform scale

Signed:

*[Signature]*



CHattel SCHEDULE

*Review*

August 18th, 1945.

File No. 7536

*Pls file*

RE: Tove (Mrs. Soremon) SATO

The above registered on May 4th, 1942 and was evacuated on May 15th, 1942.

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>SOLD</u>	<u>STORED</u>	<u>SHIPPED</u>	<u>ABANDONED</u>
Dining room set	"	"			
Rug	"	"			
Phonograph & records	"	"			
China cabinet	"	"			
Buffet	"	"			
Chesterfield & 2 chairs	"	"			
Picture	"	"			
Coffee table	"	"			
End table	"	"			
Chairs	"	"			
Organ stool	"	"			
Trillite lamp	"	"			
Rug & base	Oil cloth runner	"			
Bedroom set	"	"			
Frigidaire	"	"			
Congoleum rug	"	"			
Kitchen table	"	"			
Vacuum cleaner	"	"			
2 Stoves	"	"			
Washing machine	"	"			
Kitchen utensils	"	"			
Electric stove	"	"			
Sewing machine	"	"			
Cabinet	"	"			
1 Double bed	"	"			
1 Single bed complete	"	"			
4 Small beds	"	"			
Chinaware					
Silverware					
1 Horse, which					
I expect to sell					

From time to time Mrs. SATO has asked for some of her chattels and they were shipped to her by Mrs. Townsend. It is rather difficult to identify the exact items that were shipped as some of these were termed "Cardboard boxes", "Boxes", "Suit cases", etc., and the inventory discloses a great number of packages. Silverware declared was not found and we assume it was shipped in one of the boxes. A quantity of the packages found in the house were taken to the Buddhist Temple in Westminster for storage, and have not yet been listed.



August 20th, 1945.

RE: Toye (Mrs. Soyemon) SATO

I have examined the undermentioned articles and I am convinced that they are valueless and should be abandoned:

5 Mattresses  
Linoleum on floors fastened down  
Step ladder (broken)  
1 Large barrel and 1 small barrel  
1 Small wheelbarrow  
1 Baby cot  
1 Battery  
1 Single bed complete

were

The following articles ~~are being~~ used by the tenant:

2 - 2 gallon oil cans  
1 - 1 gallon oil can  
50 ft. hose - leaking and of no value  
Quantity of sewer connections  
Quantity of chicken netting  
1 Water can  
3 crocks  
2 Wooden pails  
1 Flower pot

Certified correct:

  
W. J. Iverson

WJI:LBM



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 7536

NAME: Toys SATO

DATE ADVERTISED:  
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd., New Westminster, B.C.

VALUATION: \$74.50

PURCHASE PRICE: \$74.50

COMMITTEE'S APPROVAL: June 15, 1945

PURCHASER'S FULL NAME: Mrs. Townsend

ADDRESS: King George Highway, Surrey, B.C.

OCCUPATION: House Wife.

BILL OF SALE REQUIRED: YES NO  
(state if purchase price already paid or arrangements made) Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD:	10 Kitchen chairs	\$10.00
	Congoleum rug	6.50
	Carpet	35.00
	Japanese baskets	3.00
	Heater	6.00
	Chest of drawers	5.00
	Couch	6.00
	Oil Cloth runner	3.00
		<u>\$74.50</u>

F -  
Items 14 + 10  
on list.



File 7536

April 23rd, 1945.

RE: Toyo SATO, King George Highway H 10594

In accordance with instructions received from the Custodian's office, Vancouver, B.C., we have appraised and sold to Mrs. Townsend the following goods at the prices indicated below:

10 Kitchen chairs	\$10.00
Congoleum rug	6.50
Carpet	35.00
Japanese baskets	3.00
Heater	6.00
Chest of drawers	5.00
Couch	6.00
Oil cloth runner	3.00
	<u>\$74.50</u>

Less 10% appraisal fee 7.45

NET PROCEEDS \$67.05

I certify that the foregoing is a true and fair appraisal.

TRAPP MOTORS LTD.

SIGNED: [Signature]  
TRAPP MOTORS LTD.

WITNESS: [Signature]  
Custodian Representative

SUBMITTED TO THE RURAL ADVISORY COMMITTEE ON June 15 1945.



NAME SATO, Toyo (Mrs. Soyemon)

REGISTRATION NO. 10994

FILE NO. 7536

The following chattels were sold by public  
 auction at Surrey, B.C. on May 30, 1945

Refrigerator  
 Dishy Washer  
 3 Tubs  
 Range  
 Buffet  
 Table & 2 cupboards  
 Bed room suite  
 Corner Cupboard

-	0.50	T	ITEM 14
-	140.00		SPECIAL
-	2.25	K	ITEM 17
-	15.50	F	ITEM 17
-	2.50	F	ITEM 10
-	0.75	F	" 10
-	117.50	F	" 6
-	0.50	F	" 10

Total . (Auctioneer's Fees \$27.95  
 Less Expenses: (Advertising 5.28  
 (Moving 52.91

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Iverson  
 Extracted from Auctioneering List No. Surrey 13.

Remarks.

\$ 279.50

\$ 86.16

193.34



NAME SAFO, Toys (Mrs. Seymon)

REGISTRATION NO. 10974

FILE NO. 7536

The following chattels were sold by public

auction at Surrey, B. C. on May 2, 1949.

- Bldg. paper	\$ 0.25 - F 17
3 Tanks	5.50 - M 13
Planet Jr. /	8.00 - F 17
- Tools	1.25 - T 14
- 2 Boxes sundries	0.50 - F 17
Penic and pick	0.75 - T 14
- 2 Shovels and pick	2.00 - T 14
2 Bars	1.50 - T 14
- Scratch harrow	5.00 - M 13
Steel beam plow	19.00 - M 13
- Single harness	5.50 - M 13
- Collar and harness	2.00 - M 13
Rope /	2.00 - M 13
Anchor /	3.00 - M 13
Churn /	1.50 - F 17
- Three cross cut saws	2.25 - M 13
- Vacuum cleaner /	24.00 - SPECIAL -
- Screen and saws	2.00 - M 13
Desk /	2.50 - F 17
Compass /	10.00 - SPECIAL
- High chair	1.25 - F 17
Dresser	5.00 - F 17
- Box pots and pans	2.25 - F 17
- Box dishes	1.00 - F 17
Net	2.00 - F 17
Tab sundries	0.25 - F 17
Coleman parts /	3.50 - F 17
Box pans	0.50 - F 17

Total

Carried forward

\$ 114.25

~~Amount paid to auctioneer~~

~~Amount paid to auctioneer~~

~~Amount paid to auctioneer~~

~~Amount paid to auctioneer~~

~~Amount paid~~



NAME SATO, Toyo (Mrs. Soyemon)

REGISTRATION NO. 10794

FILE NO. 7536

The following chattels were sold by public  
 auction at Surrey, B.C. on May 2, 1945

	Brought forwards:	\$ 114.25	
Radio parts		1.00	F 17
Floor tin		2.00	F 17
Boiler & sundries		3.00	F 17
Table & cupboard		1.50	F 17
Range		107.50	F SPEC.
4 Chairs		12.50	F 17
Chesterfield suite		115.00	F SPEC.
Trilight		17.00	F ITEM II
Dining suite		170.00	F SPEC.
End table		5.00	F ITEM II
Organ		20.00	F 17
Coffee table		9.00	F ITEM II
Aluminum pots		3.50	F 17
Set bowls		3.75	F 17
Shelf dishes		2.25	F 17
Round table		1.00	F 17
Dresser		4.00	F 17
Dresser		5.00	F 17
Brass bed & springs		4.00	F 17
Tables and chairs		1.50	F 17
Fan		6.25	F 17
Box sundries		2.25	F 17
Photograph		7.00	F 17

Total		\$ 618.25
(Auctioneer's Fee: \$61.83		
Less Expenses: (Advertising: 22.81		\$ 142.75
(Hovings: 58.11		
Net Proceeds Credited:		\$ 475.50

Members of Custodian Staff Present. Mr. Ivarson

Extracted from Auctioneering List No. Surrey 12.

Remarks.



# INVENTORY OF CHATTELS BELONGING

TO

SATO, (Toye) Mrs. Sayemon #10594  
Which have been left in care of, Mrs. M. Townsend 281 King George Highway,  
R.R.4 New Westminster, B.C.

## House Upstairs

- 1 Sewing machine *Shipped*
- 3 Chests Drawers, (clothes) *S.T.*
- 5 Mattresses
- 2 Large caskets
- 1 Box (pers.) *Shipped*
- 1 Steamer trunk (clothes) *Shipped*
- 1 Fiber trunk *Shipped*
- 2 Boxes lge. (clothes, bedding) *Shipped*
- Quantity dishes etc. *S.T.*
- 2 Small straw baskets *S.T.*
- 3 Straw Suitcases *Shipped or stored*
- 7 Lge. cardboard boxes
- 1 Basket Vacuum attachments *S*
- 1 Tin electric fixtures *Shipped*
- 2 Boxes (wood) miss. *Shipped*, also 1 Straw box & 1 wooden box
- 1 Lamp shade (insulated) *S*
- 1 Congoium rug *S.T.*
- 2 Tables 1 Book stand *S*
- 2 Dressers, 4 Chairs *S*
- Downstairs**
- 1 Electric stove *S*
- 1 Beauty Vacuum *S*
- Lings on all floors *Left on floors*
- 1 Frigid air *S* 15 Mrs. M. Michieil.
- 1 Round table *S*
- 7 Kitchen chairs *H.S.T.*
- 1 Settee *C.T.*
- 1 Sideboard *S*
- 1 Dining suite complete *S*
- 1 Gramophone *S*
- 3 Piece Chesterfield suite *S*
- 1 Organ 1 Settee *S*
- 1 Odd chair, 1 Rocker *S*
- 1 Tri-light lamp
- 1 Floor rug & base *S.T.*
- Coffee table, 1 End table *S*
- Hall table *S*
- Twin bed suite complete *S*
- 1 Small round table *S*

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

SIGNED

*Marie M. Townsend*

Witness Office  
of Custodian

*[Signature]*



CONTINUED INVENTORY OF CHATTELS RE. SATO #10594.

Basement

- 1 Electric pump *fix*
- 6 Kitchen chairs *S.T.*
- 1 Rocker *IND. S. S. S.*
- 2 Leather chairs *S.*
- 1 High chair *S.*
- 1 Screen door *S.*
- 3 T. out saws *S.*
- 4 Non handles *S.*
- 1 Long cardboard box *Shipped*
- 2 Straw suitcases *Shipped*
- 2 Metal flour bins *S. Sund.*
- 1 Washing machine *Shipped*
- 6 Cartons *Shipped*
- 1 Large gal. pail *U.I.*
- 10 Boxes *Shipped*
- 1 Cabinet tools *S.*
- 1 Box pipe fittings *(S. as Sund.)*
- 1 Large churn *S.*
- 1 Horse scraper *S.*
- 1 Rice pot *S.*
- 1 Granit kettle *S.*
- 4 Galv. tubs (utensils) *S.*
- 1 Heater *S.*
- 1 Weather chain *S.*
- 1 Set harness *S.*
- 1 Shovel *S.*
- 1 Hand cultivator *S.*
- 1 Section harrows *S.*
- 2 Galv. pails *S.*
- 1 Wood block *S.*
- 1 Pail chains *S.*
- Quantity plumber, carpenter tools *S.*
- 9 Baskets *S.*
- 1 Hand brush *(as Sund.)*
- 1 Roll bldg. paper *S.*
- 7 Small sickles *(as tools)*
- Quantity sealers *S.*

Basement

- 2 2 gal. oil cans *U.I.*
- 1 1 " " " *U.I.*
- 1 50' hose *U.I.*
- 1 Bread box *S.*
- 1 Step ladder *Baker A*
- 1 Large barrel *S.*
- 1 Small " " " *S.*
- 2 Big baskets (utensils) *S.*
- 6 Boxes *Shipped*
- 2 Small barrows *S.*
- 1 Baby cot *S.*
- 1 Blow *S.*
- 1 Straw suit case *Shipped*
- Quantity of sewer connections *U.I.*
- " " chicken netting *U.I.*
- 1 Water can *S.*
- 1 Water can, 1 5 gal. crock *U.I.*
- 2 Wood pails *S.*
- 1 3 gal. crock *U.I.*
- 1 1/2 gal. " " *U.I.*
- 1 Flower pot *S.*
- 1 Writing desk *S.*
- 1 Table, 1 Range (Kitchen) *S.*
- 1 Cupboard, 1 Hall tree *S.*
- 1 Kitchen cupboard & dishes *S.*
- 1 Compass *S.*
- 50' Manila rope *S.*

D. Dischner  
U.I. used by tenant

S.T. sold to tenant

23/4/45 - Appraised by  
Trapp, M. L.

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

SIGNED

Mario M. Jaworski

Witness Office  
of Custodian.

Lab. Arline

S. sold by auction 2/5/45  
Curry 12.

S. sold by auction 30/5/45  
Curry 13.



File No: 7536

September 18, 1942

Name: Mrs. Soyemon SATO

Reg. No: 10594

Address: 281 King George Highway, R. R. 4, New Westminster, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
(in care of Mrs. M. Townsend)House upstairs

- 1 sewing machine *Shipped* ✓
- 3 chests drawers (clothes) ✓
- 5 mattresses
- 2 large cartons *Cont'd 5*
- 1 box (pers.)
- 1 steamer trunk (clothes) *Shipped*
- 1 fiber trunk
- 2 boxes large (clothes, bedding)
- quantity dishes etc. *shipped*
- 2 small straw baskets *S.T.*
- 3 straw suitcases
- 7 large cardboard boxes
- 1 basket vacuum attachments
- 1 tin elec. fixtures
- 2 boxes (wood) misc. *1 Shipped*
- 1 lamp shade
- 1 congoleum rug *S.T.*
- 2 tables
- 1 book stand
- 2 dressers
- 4 chairs

House downstairs

- 1 electric stove
- 1 Beatty Vacuum
- linos on all floors
- 1 frigidaire *Sale by Sato*
- 1 round table *200*
- 7 kitchen chairs *S.T.*
- 1 settee
- 1 sideboard
- 1 dining suite complete
- 1 gramophone
- 3 piece chesterfield suite
- 1 organ
- 1 settee
- 1 odd chair
- 1 rocker
- 1 tri-light lamp

House downstairs (continued)

- 1 floor rug base
- 1 coffee table
- 1 end table
- 1 hall table
- 1 twin bed suite complete
- 1 small round table

Basement

- 1 electric pump
- 6 kitchen chairs
- 1 rocker
- 2 leather chairs *look at under Sato's bed*
- 1 high chair
- 1 screen door
- 3 cross cut saws
- 4 new handles
- 1 long cardboard box
- 2 straw suitcases
- 2 metal flour bins
- 1 washing machine (elec)
- 6 cartons
- 1 large galv. pail
- 10 boxes
- 1 cabinet tools
- 1 box pipe fittings
- 1 large churn
- 1 horse scraper
- 1 rice pot
- 1 granit kettle
- 4 galv. tubs (utensils)
- 1 heater
- 1 teather chain
- 1 set harness
- 4 shovels
- 1 fork
- 1 hand cultivator
- 1 spade
- 1 section harrows
- 2 galv. pails

*Copy only*



File No: 7536

Name: Mrs. Soyemon SATO, #10594

INVENTORY OF CHATTELS (continued)

1 wood block  
1 pail chains  
    quantity plumber, carpenter tools  
9 baskets  
3 lanterns  
1 hand brush  
1 roll building paper S  
7 small sickles  
    quantity sealers

Basement

2 2 gal. oil cans  
1 1 gal. oil can  
1 50' hose  
1 bread box  
1 step ladder  
1 large barrel  
1 small barrel  
1 hall tree  
1 kitchen cupboard and dishes  
1 compass  
50' Manilla rope

Basement (continued)

2 big baskets (utensils)  
6 boxes  
2 small barrows  
1 baby cot  
1 plow  
1 straw suit case  
    quantity of sewer connections  
    quantity of chicken netting  
1 water can  
1 battery  
1 water can  
1 5 gal. crock  
2 wood pails  
1 3 gal. crock  
1 2 gal. crock  
1 flower pot  
1 writing desk  
1 table  
1 range (kitchen)  
1 cupboard

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

Confirmed:

DATE: Oct 10th 1942 SIGNED: Toyu Sato

Please sign and return one copy to the Custodian.

10594

Sold S. S. S. 12



"C O P Y"

JOSEPH DORGAN

New Westminster, B. C.  
June 26th, 1942.

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

7536

Gentlemen:

File No. 4647  
Re: Akagawa- North Road

I have your letter of the 25th and from the same conclude that all rentals shall be forwarded to your office and rates and bills paid from there. I had been instructed by this owner to put the money in the bank after paying any bills, water rates, taxes, etc. I should like to be advised a little more clearly on this point.

I might state that I am agent for other Japanese properties as follows:

H. Yamazaki, Kent Road, North Burnaby-Rented at \$16.00 per month to T. Haroldson, R.R. #2, New Westminster, B. C.

T. Sato, King George Highway, -Lot 6, Section 34, Block 5 N, Range 2 West, Map 880.-Dwelling rented by Mrs. M. Townsend at \$25.00 per month.

Tatsuro Suzuki, - Portion of Lot 131, Group 2, rented to Albert Dahl, R. R. #1, Sunbury, B. C. at \$25.00 per month.

In the cases of Sato and Suzuki my instructions were to bank the monies in their names here after paying rates and Bills. Yamazaki's instructions were to forward rentals as the same came in and I now have a request from this latter party for rentals to be forwarded. I have instructed that I was unable to do this until I had been advised by your office. I shall appreciate being told what I am expected to do in the case of these owners.

I might further mention that a new cesspool has been constructed on the Sato property at a cost of \$60.00. This arrangement was made before the Sato's left and I have been presented with the bill but have not sufficient rentals on hand to pay it.

If you will make these matters clear to me I will co-operate in every way possible.

Yours truly,

(Signed) Jos. Dorgan.

JD/S.



✓  
4647 & 7536

July 7, 1942

Joseph Dorgan Esq.,  
101-110 Westminster Trust Building,  
New Westminster, B. C.

Dear Sir:

Re: Yoshimitsu Akagawa and  
Mrs. Soyemon Sato

We are in receipt of yours of the 26th ultimo and thank you for the information contained therein.

It is definitely our policy for all rental revenues, less the usual 5% commission, to be remitted to this office each month. Forms to be used in this have been sent to you.

After we have taken care of taxes, water rates and other necessary carrying charges out of available funds, the balance will remain to the credit of the Japanese owner or we will have no objection to accepting instructions from the owner for the disposition of the surplus.

✓ In the case of Mrs. Sato to which you refer, we notice that no mention was made on Mrs. Sato's registration form to your acting as agent for this property. It would be desirable for us to have a letter from Mrs. Sato to this effect and we would ask you to kindly obtain this for us.

In view of the fact that \$60.00 is required for the new cesspool which you state was arranged for by Mrs. Sato prior to her leaving, we would suggest that you hold rentals for the time being and pay this account. After this has been done will you kindly conform to our policy and remit further rentals to this office.

With regard to H. Yamazaki and Tatsuro Suzuki, these people have not at present registered with us. If you have their June rent in hand, which in the ordinary course you would be sending to them, we offer no objection to this being done.



2.

✓ If these people are still here it would be desirable for them to register their property with us. We enclose herewith our registration forms in triplicate, one copy of which they can retain and the duplicate forms to be returned to us. On this registration form it might be as well to mention their wish in connection with your supervising their properties.

We will require to know the present tax situation in connection with all the properties in which you are interested. Our policy is to retain a proportion of each months rent so that sufficient moneys will be on hand to pay next years taxes when they become due.

We will thank you for your co-operation in connection with these matters.

Yours truly,

F. G. Shears,

FGS/PMH

Encl.



Kaslo, B. C.  
July 31 , 1942.

TO WHOM IT MAY CONCERN:

Re: Lot 6. Sec. 34. Blk. 5 N. etc.

This is to advise that Mr. Joseph Dorgan, of  
101-110 Westminster Trust Bldg., New Westminster, B. C.  
has been appointed by me to act as agent for my property.

Yours very truly,

*Toyge Sato*



R.P. Alexander  
506 Royal Bank Bldg,  
Vancouver, B. C.

R.R.#. New Westminster  
Aug 17<sup>th</sup> 1942

Pleasant  
Richardson

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 19 1942

Dear Sir,

I have leased the house & outbuilding  
the property of Mrs I. Sato, Japanese, with  
the understanding that I have as much  
garden as I require, which the Sato's had  
planted (5 rows in all) and said I was to  
have, (potatoes carrots corn etc) A few days  
before the Sato's left here they rented the  
berry crop & land adjoining to a mennonite  
Mr. J. Friesen - who says the garden is his  
since he rented all the land. I have  
gone to Mr Dorgan. Notary Public, who  
drew up both mine & Mr Friesen's Contract  
and he says the garden is mine, since  
Sato's said it was. Furthermore this  
Mr. Friesen has been taking any  
number of things belonging to the  
Japanese and I feel that someone



who has the authority should look  
into this matter. Today I reported  
the thefts to the police but dont  
know what action they are taking  
I asked Mr Friesen not to dig up those  
potatoes etc, and after a lot of arguing  
he stopped, however I would appreciate  
if someone would look into this matter.  
My husband is overseas and it seems  
this mennonite disregards any thing I  
say. It doesnt seem like very much but  
it means my winters supply of potatoes etc.

Yours Truly.

(Mrs) Marie M. Townsend,  
R.R #4.

New Westminster  
B.C.



R. P. Alexander  
506 Royal Bank Bldg.  
Vancouver, B.C.

OFFICE OF THE CUSTOMS  
JAPANESE EXCLUDED

RECEIVED  
SEP 1 1942

RR#4 New Westminster  
Aug 29<sup>th</sup> 1942  
Richardson  
with Anderson

Dear Sir,

I wrote to you some time ago in regard to difficulties I was having with John Friesen. Mr Dorgan came out and posted a "No Trespassing" order on the building. John Friesen had dug up 1 1/2 bags of potatoes and on orders from the police put them in one of the root houses. Tonight at 8:30 Henry Friesen, a brother drove in and took these potatoes. This Henry Friesen was also here on Thursday night - same time, and came in the house and told me that the things on the place do not belong to me and that he was going to show me. He had read the posted order and I told him that it meant him, he should stay off the place. I wish you would let me know just what I can do about it, or if you can that you would. Would appreciate an immediate reply -

Yours Truly,

7536 Mrs. M. Townsend,

RR#4 New Westminster



7536

15th September, 1942.

Messrs. H. & J. Friesen & Mrs. M. Townsend,  
R.R. #4,  
New Westminster, B.C.

Dear Sirs & Madam:

re: Toye SATO.  
Lot 6 Sec. 34 Block 5 N.  
Range 2 W. Map 880.

After a thorough investigation of the rights of all parties concerned with reference to the farm property of Toye Sato, the Custodian wishes it clearly understood that for the balance of the term of your agreements the following instructions are to be observed:-

1. Mrs. M. Townsend is to have full use of the house and all buildings and erections situate on the above described property.
2. Mrs. M. Townsend is to have the full use of the property adjacent to the south side of dwelling for table vegetables and also four rows of garden in rear of buildings, roadway and property within boundaries of dwelling and buildings.
3. Mrs. M. Townsend to allow access to Friesen Brothers via roadway for harvesting balance of crop and removing wood and hay purchased from Mrs. Sato and stored on the property.
4. Messrs. Henry & John Friesen full use of property other than stated in items 1 & 2.
5. Messrs. Henry & John Friesen agree to remove wood and hay purchased from Mrs. Sato and stored on the premises on or before Wednesday, September 30th, 1942.



19/9/42.

Kindly advise in writing your acceptance of these arrangements.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA:OF



7535 and 7536

December 4, 1942

British Columbia Security Commission,  
Marine Building,  
Vancouver, B. C.

Attention of Mr. G. Stroyen

Dear Sirs:

Re: Mrs. Soyason SATO, Reg. No. 10524

This will confirm telephone conversation of this afternoon with your Mr. Stroyen in connection with the individual mentioned above regarding whose husband whose Police Registration Number is 10562, we wrote to you on December 2nd.

Mrs. Soyason Sato declared to us on May 4th, 1942 that she owned \$350.00 in Victory Bonds, \$100.00 in War Savings Certificates, and that she expected to receive a \$500.00 Victory Bond some time before the middle of May.

She declared that she had an account in the Royal Bank, New Westminster in her name and jointly in the name of her husband with a balance at that time of approximately \$265.00.

She also declared to us that she was the owner of certain property in the district of New Westminster, and relative property was rented by her to a Mrs. Townsend for \$300.00 per year, and that rentals were being handled by her agent, Mr. Joseph Dorgan. Verification of Mrs. Sato's title to the land has been obtained and from funds collected by Mr. Dorgan on behalf of Mrs. Sato, the sum of \$60.00 has been applied towards payment of a new cess pool ordered by Mrs. Sato. Additionally her agent has expended \$41.23 for interior decorating, has deducted \$7.40 rent collection fees, and Mrs. Sato has a credit balance on our books at this time amounting to \$41.23.

The property is still being rented and rents being received are being applied towards taxes on the property and also on Fire Insurance, the balance thereafter remaining available may be utilized by Mrs. Sato upon application from her.

Yours truly,

R. P. Alexander  
Manager

BPA:MAD



BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Office of the Custodian  
Japanese Section  
DEC 9 1942

7536  
Address: KASLO, B.C.

Date: November 16, 1942.

To: The Secretary of State, acting in his  
capacity as Custodian, Vancouver, B.C.

I, Tove Sato (Mrs.), Police Registration No. 10594

hereby request you to release to me the under-noted property  
stored at upstairs of the House occupied by Mrs. M. M. Townsend  
in possession of Mrs. M. M. Townsend (present occupant of the house)  
and I release you from any claim whatsoever with respect to  
such property.

Description of Property:

1 white sewing machine, will be crated, labelled Mrs. Tove Sato,  
Reg. # 10594, Kaslo, B.C.

Original Address: R. R. # 4, New Westminster, B. C. (Surrey on King  
George Highway)

Date Evacuated to Vancouver: \_\_\_\_\_

Date Evacuated to Present Address: \_\_\_\_\_

Number in Family - 12 years and over \_\_\_\_\_

Number in Family - 5 to 11 years old \_\_\_\_\_

Number in Family - under 5 \_\_\_\_\_

Total Number in Family - \_\_\_\_\_

I agree to pay all charges as required by the British Columbia  
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: J. H. Langford

Tove Sato  
Claimant Signs Here





EVACUATION SECTION	
Rec'd	JUN 23 1943
File No.	7536
Ans.	MAI
Referred	grind

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer St.,  
VANCOUVER, B.C.  
June 22nd, 1943.

Custodian of Alien Property,  
506 Royal Bank Bldg.,  
VANCOUVER, B.C.

Re: SATO, Toyo #10594 Kaslo, B.C.

Attached are two copies of Custodian Release for shipment of goods to above from New Westminster, R.R. #4. If these can be gotten together and packed by the tenant and you will advise us the exact location of the house, shall arrange for some passing truck driver from the City to pick up on his regular trip and deliver to the freight shed for shipment.

CWF:FF  
Encl.

*M.L. Brown*  
M.L. Brown  
Office Manager

*In Sec.*

27  
All chattels have been packed & shipped. Mr. Bob Rutledge has trucked all articles to New Westminster and will forward bill to Custodian office. *Shelton*



EVACUATION SECTION	
Rec'd	SUN 23 1943
File No.	
Ans.	
Referred	
G-165-A	

BRITISH COLUMBIA SECURITY COMMISSION.  
CUSTODIAN RELEASE FORM

Address Kaslo, B. C.

Date June 3, 1943

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Toyo SATO, Police Registration No. 10594

hereby request you to release to me the under-noted property stored at R. R. #4, New Westminster, B. C. in possession of Custodian (Mrs. Townsend now residing in house) and I release you from any claim whatsoever with respect to such property.

Description of Property:

- ~~1 Japanese kimono in trunk~~
- \* 2 long wooden boxes (bedding, clothes)
- 1 small steamer trunk (coats, dresses and suits)
- 1 box (containing comforter)

Original Address R. R. #4, New Westminster, B. C.

Date Evacuated to Vancouver \_\_\_\_\_

Date Evacuated to Present Address May 22nd, 1942

Number in Family - 12 years and over two

Number in Family - 5 to 11 years old \_\_\_\_\_

Number in Family - under 5 \_\_\_\_\_

TOTAL NUMBER IN FAMILY two

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: J. P. Long head

Claimant Signs Here  
Toyo Sato

- { 1 wooden box (containing one dinner set)
- { 1 wooden box (containing carpenter's tools)

} 2 extra



TO
Rec'd JUL 7 1943
File No. 7536
Ans.
Referred C-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Kaslo, B. C.

Date June 29/43.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Toyo SATO, Police Registration No. 10594

hereby request you to release to me the under-noted property stored at R.R. #4, New Westminster, B. C.

in possession of Custodian (Mrs. Townsend now residing in house) and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 straw box containing some clothing.

Original Address R.R. #4 New Westminster, B. C.

Date Evacuated to Vancouver \_\_\_\_\_

Date Evacuated to Present Address May 22nd, 1942.

Number in Family - 12 years and over two

Number in Family - 5 to 11 years old \_\_\_\_\_

Number in Family - under 5 \_\_\_\_\_

TOTAL NUMBER IN FAMILY two

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

Toyo SATO  
Claimant Signs Here

*see July 6/43*



MEMORANDUM.

File #7536

July 10, 1943.

TO: File

FROM: Mr. R. B. Mackenzie.

Re: Mrs. Tove SATO, #10594

This file is in order as far as chattels are concerned. All the effects have been left on the property leased to Mrs. W. Townsend and acknowledged by her *on* or about 29<sup>th</sup> Aug. 1942 and confirmed by Mr. Sato on 10<sup>th</sup> Oct. 1942.

*R.B. Mackenzie*

REM/MFP



7536

July 30, 1943.

Mrs. Marie M. Townsend,  
R. R. #4,  
New Westminster, B. C.

Dear Madam:

Ret SATO, Mrs. (Toyo) Soyemon.

I have your letter of the 23rd instant asking for an opportunity to discuss the Sato property.

This office is in the process of turning over to the Director of the Veterans' Land Act, all leases in connection with Japanese farms in the Fraser Valley, and the Sato place is among them. The Director has purchased the properties and it is our understanding that they will not be sold until after demobilization, and then only to returning members of the armed forces.

Just as soon as the Soldier Settlement Board officials here have all the details of the parcels involved, in their hands, someone will be calling on you with a view to discussing your continued tenancy of the place or otherwise. In the meantime, the Custodian is not in a position to discuss further rental terms or the possible sale of the property.

Yours truly,

  
J. H. McKay.  
Farm Department.

GTM/MYP



EVACUATION SECTION	
Date	AUG 6 1943
File No.	2136
Ans.	
Referred	

Kaslo, B. C.  
July 30th, 1943

Office of the Custodian of Alien Property  
Vancouver, B. C.

This will be your authority to pay to  
the British Columbia Security Commission, Vancouver,  
the sum of \$6.50 (six dollars and fifty cents) to be  
charged against funds in your possession.

Reference letter of July 23rd signed by  
R. D. Richardson, Farm Department.

*Toye Sato*  
.....  
Toye SATO, #10594

*L. Clarkson*  
.....  
Witness



*Westminster Police*  
*RR 4*  
G-155-A  
175  
BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address KASLO, B.C.

Date Oct. 28/43

To: The Secretary of State, acting in his  
capacity as Custodian, Vancouver, B.C.

I, Taya SATO, Police Registration No. 10594

hereby request you to release to me the under-noted property  
stored at R. R. #4, New Westminster, B.C.

in possession of Custodian (Mrs. Townsend Now residing in house)  
and I release you from any claim whatsoever with respect to  
such property.

Description of Property:

1 cardboard box consisting of Japanese tea sets and other  
articles.

12 saucers 12 bread plates 12 salad plates  
12 soup plates

Original Address R. R. #4, New Westminster, B.C.

Date Evacuated to Vancouver           

Date Evacuated to Present Address May 22, 1942.

Number in Family - 12 years and over two

Number in Family - 5 to 11 years old           

Number in Family - under 5           

TOTAL NUMBER IN FAMILY two.

I agree to pay all charges as required by the British Columbia  
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: M. Morrison

Taya SATO  
Claimant Signs Here

Vancouver, B.C. November 2nd, 1943.

*Extra copy*  
Custodian of Alien Property,  
506 Royal Bank Bldg., Vancouver, B.C.

R. M. Anderson, Esq.,  
2020 Gilley Ave. Burnaby, B.C.

O.K. to ship goods by freight, the freight charges prepaid to our account  
at New Westminster. However, the expense should be kept to the minimum as

*Shipment to be made by air - Rutledge. (Over)*

OK

*Ham?*





the party is on maintenance and the goods do not seem to warrant very much expense. Possibly Mrs. Townsend, the tenant, could pack and deliver to some passing truck on its regular route, or some neighbor could deliver at the C.P.R. freight shed on a trip to town. G.E. Rutledge, R.R. & handled a previous shipment for this person.

BRITISH COLUMBIA SECURITY COMMISSION

C.W. Fisher  
Transportation

OW:PT



*Custodian*

EVACUATION SECTION	
Rec'd	NOV 3 1943
File No.	7536
Ans.	G-165-A W
Referred	Anderson

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address KASLO, B.C.

Date Oct. 15, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Toyo SATO, Police Registration No. 10594 hereby request you to release to me the under-noted property stored at R.R. # 4, New Westminster, B.C. in possession of Custodian (Mrs. Townsend now residing in house) and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 wooden box containing the remaining part of dinner set  
i.e. 12 saucers, 12 bread plates, 12 salad plates, 12 soup plates.

Original Address R.R. # 4, New Westminster, B.C.

Date Evacuated to Vancouver \_\_\_\_\_

Date Evacuated to Present Address May 22nd, 1942.

Number in Family - 12 years and over Two

Number in Family - 5 to 11 years old \_\_\_\_\_

Number in Family - under 5 \_\_\_\_\_

TOTAL NUMBER IN FAMILY Two

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: \_\_\_\_\_

Toyo Sato  
Claimant Signs Here

Vancouver, B.C. November 2nd, 1943.

✓ Custodian of Alien Property,  
506 Royal Bank Bldg., Vancouver, B.C.

P. M. Anderson, Esq.,  
2020 Gilley Ave. Burnaby, B.C.

O.K. to ship goods by freight, the freight charges prepaid to our account at New Westminster. However, the expense should be kept to the minimum as

(Over)





the party is on maintenance and the goods do not seem to warrant very much expense. Possibly Mrs. Townsend, the tenant, could pack and deliver to some passing truck on its regular route, or some neighbor could deliver at the C.P.R. freight shed on a trip to town. G.E. Rutledge, R.R. 4 handled a previous shipment for this person.

BRITISH COLUMBIA SECURITY COMMISSION

*C.W. Fisher*  
C.W. Fisher  
Transportation

CWF:FF





EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	7536
Ans.	Noted 1/12/43 R.S.M.
Referred	Spekherlin

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
VANCOUVER, B.C.,  
November 30th, 1943.

S.C. Carlson, Esq.,  
922 Barnaby St.,  
NEW WESTMINSTER, B.C.

Re: SATO, Tora #10594 Kaslo

Referring to Custodian Release of Oct. 28th for above, attached is copy of a letter which Mrs. SATO has written to Mrs. Townsend, R.R.#4, New Westminster describing additional goods she wishes shipped, and about which Mrs. Townsend saw one of your fieldmen yesterday.

She states she is willing to get these goods ready, and I am returning her the original letter as it contains some drawings of some of the goods. I am advising her to submit a bill for her work for getting the goods ready, and to deliver them to Mr. G.E. Rutledge, R.R.#4, New Westminster, whose truck passes the property. Mrs. Townsend said you had referred her to us for permission to ship, so I am assuming that it is O.K. for us to go ahead, which we will do.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF  
c.c. Gen. Files

Custodian of Alien Property, ✓  
506 Royal Bank Bldg.,  
Vancouver, B.C.

*C.W. Fisher*  
C.W. Fisher  
Transportation



COPY

Keale, B.C. Nov. 8, 1943.

Dear Mrs. Townsend:

How are you and your family now. Last May we moved house. It is big enough for us. I received 95 dollar house rent since I left New West. last year. Many times I wrote to Custodian for statement, but I no received yet. We have no money, so we sold the Victory Bonds 500 dollar last July. It is very hard to get some thing in this interior town, everything shortage. I order Custodian for my goods again.


I. Remainder of my dinner set. I don't write you before that this set was separated into two boxes, same place. That's why mistake.

II. Big card box in upstairs storage, south corner. It is papered with paste, containing inside:


1. Feather comforter in flat card box, This is papered too.

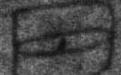
2. Tea set in box (5 cups and saucers, 1 milk and 1 sugar, plate, 1 tea pot)




3. Trays, silver plate, boomboe ware (dark brown), red piony pattern, and other small trays.

4. 3 Japanese tea set, 2 of them is  one of them in another box.

5. Light blue, shell shaped, flower bowl and other flower vase.

6. Ornamental article, (this is mahogany colour, shaped sail boat with base and 2  I can't tell how many, but anyway please send the all things in this card box except Japanese doll and brown chinaware doll. I no need those two dolls. You leave those there.

III. 1 Enamelware kettle white and blue colour about diameter 12 inch, and 1 gray colour about 9 inch enamelware  in basement sawdust room.

IV. 3 white flower dishes about 10 x 16 and 8 x 14 and flower catcher nabe (    3 pieces) this 3 pieces are dark green painted iron, 1 and 8 inches diameter. I for got where did I leave those, may be in sewing room cabinet some small paper box. But if you can't find out those never mind.

I know you are very hard to get box now. I think you can use big boxes in sawdust room. These boxes are full with kitchenware and others. But you can change those into card box in upstairs just as same as before. When you pack you need some thing to push in between articles to avoid damage. Then you are better to use 10 pieces of green cotton, thin cushion. These are in another card box in upstairs. And you can find out some another clothes in drawer, my old silk dresses and pieces of silk and new tea time table cover with 5 napkins.



and another. Please push in those. Mr. Shinonaka will send your trunk  
next week. He was hurt his leg when he was working and he is in bed one  
month over, but getting better now. He can walk little now. I thank  
you for your many kindness.

Yours truly,

"Mrs. S. SATO"







MEMORANDUM

File No.: 7536

May 19th, 1944.

To: FILE

From: Mr. Green

Re: Toys (Mrs. Soyemon) SATO

Mrs. Minichiello called on May 17th with a letter signed by Mr. and Mrs. Sato addressed to Mrs. Townsend, the tenant of their property authorizing her to release to Mrs. Minichiello the frigidaire. From another letter received by Mrs. Minichiello and shown to the writer, it appears that the Satos agree to the price of \$150.00. In view of our arrangement with Mrs. Townsend as per memorandum of January 17th, 1944, there may be a little delay in arranging this sale but I am writing to Mrs. Townsend. Mrs. Minichiello's address is 130 Garden Drive, telephone Hastings 0554-Y.

HFG:IF



7536

May 23, 1944.

Mrs. Toye SATO,  
Registration No. 10594,  
Kaslo, B. C.

Dear Madam:

We are in receipt of your letter of May 11, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

We note your inquiry as to how we arrived at the credit balance of \$16.15 in our statement to you. The proportion of rent collected to your credit until December 31, 1942 amounted to \$167.00 representing six and two-third months at \$25.00 per month. This sum was credited to your account and the following are payments made on your behalf from this amount:

A. Wallace	\$60.00
5% Collection Fee	8.35
Repairs	41.23
1942 Taxes	41.27

This leaves the balance of \$16.15 to which you refer and we trust that the above explains the matter to your satisfaction.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



MEMORANDUM

File No.: 7536

July 3rd, 1944.

To: FILE

From: Mr. Green

Re: Toye (Mrs. Soyemon) SATO

Further to my memorandum of May 19th, Mr. Minichiello called on June 30th with the attached correspondence dated May 10th stapled to this memorandum. He paid the \$150.00 asked and was given a letter to Mrs. Townsend authorizing her to make delivery.

Attach.  
HFG:IF



Kaslo, B.C.  
May 10th, 1944.

Mrs. M. Townsend,  
King George Highway,  
Surrey, B.C.

Dear Mrs. Townsend:-

This is to advise you that I have sold the FRIGIDAIRE  
which I left in the house there in your care, to Mr. D. Minichello,  
the bearer of this letter.

As the transaction has been completed between our-  
selves and said Mr. Minichello satisfactorily, you are kindly request-  
ed to deliver and give possession of the said Frigidaire immediately  
to the bearer of this letter, Mr. Minichello, or his order.

Thanking for your kindness, I am,

Yours truly,

*Toye Sato*

.....  
Mrs. Toye Sato

*Raymond Sato*

.....  
Mr. S. Sato



Dear Mr. Menichello:-

Kaslo, B.C.  
May 10th, 1944.

I thank you for your answer which reached me yesterday, and I am glad that every thing is going on well with you. I thank you particularly because you are so ready to give me your kindness in connection with the parcels. I will accept your kindness and will write you when I am ready.

Regarding the Frigidaire, My wife and I called on Mr. and Mrs. Sato last night and discussed the matter persuading them to sell. They say they bought the frigidaire and furnitures only shortly before the evacuation, and the frigidaire has not been used by them at all. It cost them, according to their story, \$245.00 cash exactly (not \$250, as I wrote you) and they think half the cost price which I suggested is rather too cheap. However, finally they agreed to sell that for \$150.00.

I am attaching hereto the order to Mrs. Townsend. Therefore, go and see if the frigidaire is worth that much, and if it is then give the attached letter to Mrs. Townsend and take with you the frigidaire. I do not think there is any difficulty in getting that from her. However, if the frigidaire is not good enough, then you can return the attached letter back to me.

The reason why I have Mr. and Mrs. Sato both signed is because Mrs. Sato is the title owner of the property, and because Mrs. Townsend rented the house from Mrs. Sato, I had them both signed in order to satisfy Mrs. Townsend, and there will be no dispute about them. In evacuating, Mrs. Sato reported to the Custodian ~~the~~ the list of all articles left in the house.

Perhaps you know that Order in Council empowered the Secretary of State to dispose of properties belonging to Japanese, and the sale of Japanese property in the City has been going on for some time. All rural properties were sold by the Custodian some time ago to the Director of Veterans' Land Act. Mr. Sato's property (Land and house) was also sold to the Director of Veterans' Land Act.

When you decided to buy the frigidaire and you took possession of it from Mrs. Townsend, will you please send me your cheque payable to Mr. Sato. However, if Mrs. Townsend insists that she must have an order from the Custodian, I wish you will go to the Custodian whose office is at 506, Royal Bank Building, Vancouver, and arrange with the Custodian whatever you like and if he insists that money has to be paid to the custodian you can do so. However, I do not think the Custodian will interfere for the sale.

Thanking again for your letter, and hoping that you will find no difficulty in getting the frigidaire, I am,

Yours truly,

*S. Shinobu*



EVACUATION SECTION  
Rec'd AUG 12 1944  
File No. 7536  
Ans. J. S. W.  
Referred [Signature]

Kaslo, B. C.  
August 7, 1944.

Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:

Re: your file #7536 - Teye Sato

I am informed by Mr. Minichiello of Vancouver that he paid to you \$150.00 cash and took possession of the frigidaire which has been taken care of by Mrs. Townsend in the house which has been rented to her. Please advise if this information is correct, and if so you will please send me your cheque covering the sale of this frigidaire.

Thanking in advance for your immediate attention. I am,

Yours truly,

*Teye Sato*  
(Mrs.) Teye Sato

3559-84



Office of the Custodian,  
675 West Hastings St.,  
Vancouver, B. C.

Nov. 6th 1944,  
Kaslo, B.C.  
File No 7536

Dear Sir:

I hereby authorize you to invest, from the recent sale of my real estate, the sum of \$3000<sup>xx</sup> in Canadian Government Bonds. In authorizing such investment I must not be taken as in any way approving of or consenting to the sale of my real estate. I have never consented to the sale and object to the same, but until such time as my legal rights are determined I have no objection to the proceeds being invested in Government Bonds. You are authorized to invest the said sum of \$3000<sup>xx</sup> on the express condition that it is without prejudice to any and all of my rights to object to the sale of my real estate.

Yours truly,

Tape Lato

Registration #  
10594.

Provided the  
Bonds are sent to  
us for Safekeeping



7536

January 6th, 1945.

Mrs. Toye SATO,  
Registration No. 10594,  
Kaslo, B. C.

Dear Madam:

Replying to your letter of December 27th, we have to *Montreal* advise that as authorized by you we requested the Bank of Canada at Nelson, B. C. to purchase \$3,000 Dominion of Canada 7th Victory Loan Bonds.

Under date of November 23rd, 1944 we received advice from the Bank of Montreal as follows:

"Referring to your letter of 13th instant regarding the purchase of \$3,000 Dominion of Canada 7th Victory Loan Bonds on behalf of Mrs. Toye Sato, as the relative bonds are to be registered we will forward them to you for safe-keeping on behalf of the applicant as soon as they are received by us."

The B. C. Security Commission approved the purchase of these bonds on the condition that the bonds were held by the Custodian. On receipt of the bonds, this office will place them in safe-keeping on your behalf and hold them until such times as we are instructed by the B. C. Security Commission to release them to you. If you still desire to sell these bonds, please discuss the matter with the Supervisor at the B. C. Security Commission and have him advise us accordingly.

We wish to confirm that the purchase of these bonds by you does not in any way prejudice your right to any claim you may have relative to the sale of your real property.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:OH



MEMORANDUM

File No. 7536

June 20th, 1945.

TO: The Accounting Dept.

FROM: Mr. W. J. Iversen

RE: Tuna (Mrs. Hermann) SATO

A Beatty washer was sold to the account of the above Japanese at a price of \$140.00. To obtain the maximum price, the machine was sold with a guarantee which takes the highest ceiling price.

I suggest that we reserve the sum of \$25.00 to cover any liability on this machine, which however was in excellent shape. The ceiling price on a used machine of this type was \$95.00.

WJI:LEH





TELEPHONE 408

891 COLUMBIA STREET

NIGHT PHONES  
GARAGE 2873  
SALES 2696

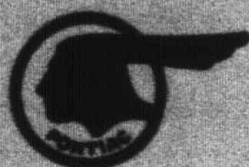


# TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF  
NEW WESTMINSTER, B. C.



June 21/45

EVACUATION SECTION	
Rec'd.	JUN 23 1945
File No.	9536
Ans.	78/6
Referred	Mr. Iverson

The Custodian of Enemy Property,  
635 W. Hastings St.,  
Vancouver, B.C.

Dear Sir:

*Re Sale. Toys*  
Attention: Mr. Iverson:

We are enclosing herewith an account of \$6.00 for repairs to the washing machine sold at the Surrey Sale. On delivery, it was found that the bearings were burned out and had to be repaired. We have paid this bill and will be pleased to receive your cheque to reimburse us.

Yours truly,

TRAPP MOTORS LTD.

*per. H. E. Haines*

Secretary:

H

SALES - SERVICE - SATISFACTION

All that the term implies.



CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 7536

808 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

EVACUATION SECTION  
Rec'd JUL 4 1945  
File No. 7536  
Retained Iverson  
sent to Charlotte

June 26th, 1945.

Trapp Motors Ltd.,  
891 Columbia St.,  
NEW WESTMINSTER, B.C.

RE: Toye (Mrs. Soyemon) SATO

Dear Sirs:

We enclose herewith our cheque in the sum of \$6.00 to cover repairs on the washing machine sold by you at our Surrey auction sale No. 13.

Inasmuch as the guarantee is now completed we shall appreciate your signing and returning the attached copy of this letter.

Yours truly,

W. J. Iverson  
Protection Department.

WJL:EMure

TRAPP MOTORS, LTD.

CONFIRMED

*C. J. Trapp*



GOODS LEFT IN STORAGE AT BUDDHIST TEMPLE NEW WESTMINSTER

SATO, Toyo

7536

#42

Few old  
clothes

6 boxes old  
books. Bags

Disposed to 3A.

Discarded



MEMORANDUM

File No. 7536  
8618/1

August 18th, 1945.

TO: Miss Charlotte Girard

FROM: Mr. W. J. Iverson

RE: Toge (Mrs. Seyemon) SATO  
Asamatsu UNO

Will you please transfer from Asamatsu UNO, File 8618/1, the sales proceeds of one photograph, \$7.00, to Mrs. Toge SATO, File No. 7536. This item was credited to Asamatsu UNO in error. This photograph was sold at Surrey auction No. 12, dated May 2nd, 1945.

*Transferred 23/9/45*

WJ:IEM



MEMORANDUM

File No. 7536

August 18th, 1945.

TO: Miss Charlotte Girard

FROM: Mr. W. J. Iverson

RE: Toys (Mrs. Scramon) SATO

Will you please transfer from the account of Mrs. SATO to Suspense Account, 1 vacuum cleaner, credited to her in error. We do not know the owner of this article, but the vacuum cleaner in question was sold at Surrey auction sale No. 13, whereas Mrs. SATO's vacuum cleaner was sold in Surrey auction No. 12 for the sum of \$34.00. Might this be owned by Mr. SUNADA?

WJI:LBM

*Transferred 28/8/45.*

*C.G.*



PHONE PACIFIC 5151

PLEASE REFER TO

FILE NO. 7536

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B. C.

January 15, 1948.

Royal Bank of Canada,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Toy (Mrs. Suyemon) SATO  
Registration No. 10594

Please find enclosed herewith the following  
Dominion of Canada Victory Bonds:

P.5 H0164689 - \$ 50.00	P.3 Z51148 - \$ 500.00
P.5 A774339 - 100.00	P.3 Z51149 - 500.00
P.5 A774340 - 100.00	P.3 H61625 - 1000.00
P.5 A774341 - 100.00	P.3 H61626 - 1000.00,

which we would ask you to kindly deliver to the Royal Bank  
of Canada, Nelson, B. C. Mrs. Sato has been advised that  
we have forwarded these Bonds to you.

We are enclosing herewith our cheque for the  
sum of \$3.90 to cover your charges herein.

Yours very truly,

*W. J. Johnston*  
W. J. JOHNSTON  
OFFICE OF THE CUSTODIAN

WJJ/HMS  
Enc. (9)

JAN 19 1948  
1948  
The Royal Bank of Canada  
Vancouver, B. C.  
*Lawrence*



## EVACUATION SECTION

No. 4 APR 13 1949

File No. 7536

Ass. J. Ishizaki

Deferred

April 11<sup>th</sup> 1949  
Kaslo, B. C.

Dear Sir,

I received your letter which you keep the package of photograph and papers named on T. Sato in your storage. Well, I leaved my furniture, many kind of Japanese papers which are very interest for me, English dictionary, Japanese dictionary about four kinds, and other large quantity of goods in my house 281 Surry New Westminster B. C. But I can't tell you that package is mine or not unless I will see myself what kind of photograph and papers are inside. I keep the list of my goods which you sent sent for me after I evacuated, and I keep also your list of auction sell. I could say now some of my goods were sold, but some of them were not sold. Let me know where you carried away those goods that were not sold. Anyhow my friend Mr. Ishizaki will call your place. That time please you show him that package of photograph and papers named on T. Sato.

M. W. Storage Ltd. Sincerely yours.  
✓ Reg. No. 10894 T. Sato.



7536

May 31st, 1949.

Mrs. Toye SATO,  
Reg. No. 10594,  
Kaslo, B. C.

Dear Madam:

We are in receipt of your letters of April 11th and 15th, and in reply wish to advise that on May 31st, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which was in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in New Westminster. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

WJJ/js



File No. 7536  
Reg. No. 10594

Toye SATO (Mrs. Eoyemon)

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 April 24	Balance as per statement sent		\$3,409.82	CR \$ 3,409.82
July 3	Sale of refrigerator		150.00	
August 18	Cheque to you	150.00		
November 13	Purchase of 7th Victory Loan Bonds	3,000.00		
1945 March 10	Insurance premium on household effects	22.20		
April 23	Legal fees re sale of property	15.00		
June 1	Purchase of 8th Victory Loan Bonds	350.00		
✓ June 6	Goods sold to tenant		67.05	
✓ June 7	Proceeds Auction Sale		470.12	
June 28	Cost of repairs to washing machine	6.00		
✓ August 30	Proceeds Auction Sale		5.38	
	" "		193.34	
September 15	Return premium on cancelled household effects policy		15.21	
October 1	Interest from Victory Bonds		4.38	
1946 April 5	Interest from Victory Bonds		5.25	
October 2	Interest from Victory Bonds		5.25	
1947 April 8	Interest from Victory Bonds		5.25	
October 1	Interest from Victory Bonds		5.25	
		<u>\$3,543.20</u>	<u>\$4,336.30</u>	

CR \$ 793.10

Accounting Department  
October 14th, 1947



Toye SATO

Reg. No. 10594  
File No. 7536

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
September 11	A. Wallace, account paid	\$ 60.00		
December 18	On Account, 1942 Taxes	41.27		
December 31	Rents collected		\$ 167.00	
December 31	Agent's Commission	8.35		
December 31	Repairs	41.23		
1943				
January 1	Credit re sale of property		3535.82	
January 1	Land Registry Office C/E	1.00		
February 24	Cheque to you	40.00		
May 3	Cheque to you	30.00		
May 3	Balance of 1942 Taxes	29.65		
July 24	Cheque to you	25.00		
August 10	B. C. S. C. Freight Charges	6.50		
November 1	Sale of Wood		8.00	
1944				
March 11	Proportion of Freight on Chattels	18.00		
July 3	Sale of refrigerator		150.00	
August 18	Cheque to you	3000.00		
November 13	Purchase of Victory Bonds	22.20		
1945				
March 10	Insurance Premiums	15.00		
April 23	Legal Fees re Sale of Property			



	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945	June 1	Purchase of Victory Bonds	\$ 350.00		
	June 6	Sale of Chattels		67.05	
	June 7	Proceeds, Auction Sale		470.12	
	June 28	Repair, Washing Machine	6.00		
	July 11	Proceeds, Auction Sale		193.34	
	August 30	Proceeds, Auction Sale		5.38	
	September 15	Refund, Fire Insurance Premium		15.21	
1946	October 1	Coupons from Victory Bonds		4.38	
	April 5	Coupons from Victory Bonds		5.25	
	October 2	Coupons from Victory Bonds		5.25	
1947	April 8	Coupons from Victory Bonds		5.25	
	October 1	Coupons from Victory Bonds		5.25	
1948	January 16	Bank Charges for shipping Victory Bonds		3.90	
	January 16	Cheque to you		789.20	
			\$ 4637.30	\$ 4637.30	Nil.

Accounting Department,  
February 13, 1948.



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).

20

Nelson, B. C.,  
March 11th, 1948.

IN THE MATTER OF THE CLAIM OF  
(MRS.) TOYU SATO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.S. HUNTER, Esq.,

appearing for the  
Dominion Government.

A.W. FISHER, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HORNORIN, Esq.,

Official Reporter.

30



2  
Mrs. T. Sato,  
In Chief.  
Discussion.

MR. FISHER: My lord, speaking to the claim form, the only change on the front page is the Custodian credit which should be \$3524.00, which leaves a net claim there of \$6986.00. On the chattel claim at the back there are some changes; \$1025.00 for chattels.

THE COMMISSIONER: That is in lieu of \$928.22.

MR. FISHER: That is correct, my lord, less \$715.00 Custodian credit.

MR. HUNTER: May I just have that repeated, please,  
10 Mr. Fisher?

MR. FISHER: The total claim for personal chattels would be \$1025.00, less a Custodian credit of \$715.00 leaving a net claim for chattels of \$310.00, and added to the \$6,986.00 on the other side gives a total net claim of \$7296.00.

(MRS. J. TOYE SATO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

20 Q Mrs. Sato, you saw Mr. Lockie yesterday and gave him the information about your farm out in Surrey as to the value of the property and what work you have done on it. Is the information you gave true and correct? A: Yes.

Q It is now all set out on this form. Would you ask her to sign it? Attached to it is a picture of your house and the garden? A: Yes.

Q And also a small sketch outlining the drainage ditches? A: Yes.

30 Q And also some cost figures on the labour for making



3  
Mrs. T. Sato,  
In Chief.

the ditches?

A: Yes.

Q And they are true and correct?

A: Yes.

MR. FISHER: I put that in as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: I ask my learned friend to file as Exhibit  
2 the farm appraisal report.

MR. HUNTER: The sketch is part of Exhibit 1.

MR. FISHER: Yes, the pictures and rough sketch of the  
drainage ditches with some cost figures on it.

10 The farm appraisal report will be Exhibit 2, my lord,  
showing a total value of the farm of \$3579.80.

THE COMMISSIONER: That is with buildings?

MR. FISHER: With buildings. This property was subsequently  
sold to the Veterans' Department for \$3514.00, I  
believe. Yes, \$3514.00, is that correct, Mr. Hunter?

MR. HUNTER: That is correct. Do you want the assessed  
value?

MR. FISHER: We might have for the record the assessed  
values, yes.

20 MR. HUNTER: Land, \$1025.00, my lord, and improvements,  
\$1900.00, a total of \$2925.00.

MR. FISHER: Q: When was the house completed, Mrs. Sato?

A 1941, July, finished.

Q And what kind of plumbing did she have in it?

A The usual foreign style plumbing.

Q Did they have an ordinary Pembroke bath?

A Yes. It was an enamel bath such as in houses of  
Occidentals.

MR. FISHER: I find Mr. Leckie has written on the back

30 that it was a built-in bath.



Mrs. T. Sato,  
In Chief.

Q You stated you rented the house for \$25.00 a month when you left? A: Yes. She said she rented it at \$25.00 a month which is a low price in order to have the property properly looked after and watched.

Q And I understand the crop was more or less sold or rented out separately -- that is the land?

A I sold it at a low price to a white man, a Mr. Fraser.

10 Q For how much? A: \$150.00.

MR. FISHER: I don't think there is anything further I wish to say, my lord, on Exhibit 1 that has been filed. Your Lordship will see quite a few details of the house.

THE COMMISSIONER: Yes, I have seen them.

MR. FISHER: There was one old house on it in addition to the new one built, which was an eight room house.

Q How do you arrive at your value of \$10,500.00, Mrs. Sato?

2 A: Ten acres at \$450.00 an acre is \$4,500.00, and the building at \$6,000.00. That was the house with the out buildings and barn.

Q Speaking particularly of the house, who built it for you, Mrs. Sato? Did you have a contractor?

A Yes, the contractor was Mr. Howie Dyer. She started with this Howie Dyer, but he didn't finish it, and another person finished it.

Q How much did it cost you altogether?

A \$4,500.00 for the house, about.

MR. FISHER: I think Mr. Lockie tried to convince her that it was possibly a little higher but she seemed reluctant to amend and we couldn't get her



9  
Mrs. T. Sato,  
In Chief.

to amend it.

THE COMMISSIONER: Your Exhibit 2 shows the cost at  
\$4372.00.

MR. FISHER: That is fine.

Q On the personal property you are claiming, Mrs. Sato,  
did you give Mr. Lockie some information with regard  
to personal property that you are claiming for?

A Yes.

Q And is that true and correct? A: Yes.

10 Q It is set out on this statement and I am asking you  
to sign this statement.

(APPRAISAL MARKED EXHIBIT NO. 2).

(STATEMENT MARKED EXHIBIT NO. 3).

MR. FISHER: Now I also ask my learned friend for his  
personal property analysis. I would ask to file  
that as Exhibit 4, my lord.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: The claim in this instance, my lord, as far  
as I can see is pretty well a straight valuation  
20 dispute.

THE COMMISSIONER: There are a number of these articles  
shown on Exhibit 5 that must have been subject to  
the maximum price. Are the valuations now claimed  
taken into account for the maximum prices for which  
these things could have been sold?

MR. FISHER: I don't think so, my lord. I don't think  
Mr. Lockie had that information at the time he  
interviewed her. We will have to try and fix it  
up with that information. It is to be noted though,  
30 on the exhibit that she signed that her articles



6  
Mrs. T. Sato,  
In Chief.  
Discussion.

are practically new. August, 1941, all of those items were purchased, and I think in those circumstances when they came to be sold a year later, that the values she has put opposite them would not exceed ceiling values.

THE COMMISSIONER: You might ascertain from her how she arrived at these values. Are the values related to what she had, or how did she arrive at them?

10 MR. FISHER: Q: How did you arrive at the values that you have listed for your stuff -- your chesterfield, and so on?

A: The prices there under the "prices paid" column, those are the prices as new, and these prices here (indicating), she has reduced because of depreciation at the time of evacuation.

MR. FISHER: The witness pointed to the "prices paid" column on Exhibit 3, I guess it is, the personal chattels claim.

20 Now on the personal chattel analysis sheet, my lord, that has been filed, Exhibit 4, you will find the figures have been transposed into a column headed "claimant's value" -- the column with the claimant's value set out there -- and the sale values and the values procured at auction are on the other side, and Mr. Leckie, in arriving at the net credit, has given the Department the credit for various articles that were sold that are now being claimed for. The value of the articles claimed for is \$1025.00. The Department got 30 \$715.00 for them. I don't think there is anything



else to add, my lord.

THE COMMISSIONER: All right.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value and that the personal property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Sato, the upstairs of your house was uncompleted,  
10 wasn't it? A: In my report to the  
Custodian I stated that it was unfinished, but after  
I left the house was finished and I paid for it.  
It was all papered and finished.

Q The upstairs? A: Yes.

Q How was the upstairs finished? A: Building  
paper, and on top of that wallpaper. I didn't see  
the finish myself, but it was reported to me by  
letter.

MR. FISHER: Q: A letter from whom?

20 A I asked a real estate man in New Westminster, Mr.  
Dorgan.

THE COMMISSIONER: Q: Mr. Interpreter, would you kindly  
convey to the witness that I would like her to stop  
periodically so you may have an opportunity to  
translate what she says.

A This Mr. Dorgan told her the house had been finished.  
The upstairs, rather, had been finished and the  
cost was \$41.50, which was paid by the Custodian --  
\$41.23, which was paid by the Custodian.

30 MR. HUNTER: Q: I judge that was merely a shiplap finish



with paper over it, would that be right?

A Yes.

Q The shipley was there before.

A I see.

Q That is your signature, is it, Mrs. Sato (producing)?

A Yes.

Q The information in this form is in accordance with information which you gave.

10 MR. FISHER: I think my learned friend should put a little more detailed question, my lord, and draw her attention to the particular section he is going to develop and ask her if the information there is correct.

MR. HUNTER: I will be quite happy to do that.

Q Is the information given in this paragraph 6 under "statement of personal property" correct? Is the information there the information which you gave, and is it correct? A: Yes, that is according to what I told him.

20 THE COMMISSIONER: What is the heading, Mr. Hunter?

MR. HUNTER: "Statement of Personal Property Owned", my lord. Under that she says (reading). I emphasize that, my lord, because my friend has suggested these were new chattels which should have fetched a higher price. I suggest they were in constant use.

(J.P. FORM MARKED EXHIBIT NO. 5).

MR. HUNTER: These chattels, my lord, were sold in 1945, although they would have been removed, of course, before that under the sale to the V.L.A., but I



suppose they would have been sold for the balance appearing.

THE COMMISSIONER: The sale would have taken place some time in 1943 and presumably the chattels would have been removed to storage in 1943.

MR. HUNTER: At or about that time, I suppose.

Q Mrs. Sato, in this paragraph 2 you stated a large number of items there were rented with the house to Mr. Townsend, then you give a list of certain other chattels there. Were they rented with the house or not?

A No, these were left in the house but only the articles stated there were rented with the house.

Q And the ones which were not rented, were they stored in any one place in the house or were they just in the usual position?

A The things that I didn't rent, I put them in an upstairs room, and also there were other articles which I put in the sawdust room in the basement and those rooms were locked.

Q They were locked, were they, and you had the key, or who had the key?

A I have the key now.

Q You still have the key?

A I haven't

it here but I have it at Kase. The Custodian opened it with a pass key.

Q Don't you think you can throw that key away now?

That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Fisher?

MR. FISHER: No, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)  
Certified a true and accurate transcript.

*J. P. Horrobin*  
"J.P. Horrobin"  
Official Reporter.



DEFENCE BRIEF

Toye S A T O

V.L.A. Sheet A30-10

File No. 7536

Case No. 376

REAL PROPERTY CLAIM

(Claim shown as Gross)

1.

Claim

Appraised at

Sale Price

\$10,500.

\$3,579.50

\$3,514.

Witness - Appraiser,  
B. C. Wormworth.

Appraiser (Wormworth) reports - Land in fair state of  
cultivation.

Appraiser (~~Sawyer~~) reports - The outbuildings, with  
the exception of the house,  
should be torn down as they  
are a detriment to the place  
from a sale point of view.

PERSONAL PROPERTY CLAIM

(Claim shown as Gross)

2.

Chattel Claim

Sale Price

\$1,025.

(a) Sold for

\$ 715.

(b) Goods value \$990. 1(Sold by Auction \$640.50  
2(Sold by Tender \$ 74.50

(c) Goods value \$ 35. Sold with premises as fixture.  
\$1025.

Witness - Auctioneers & Appraisers,  
Trapp Motors Ltd.

Summary of Defence

Witnesses

Where required

Trapp Motors Ltd.

2 (b) 1.2.

B.C. Wormworth

1.

Appraiser

BMP/mw



Name of Claimant **SATO, Taro**

Case

**376**

Custodian File

**7336**  
**7536**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					<b>3514</b>	<b>2669.00</b>			<b>2669.00</b>	
<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	Rabates 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			
<b>670.00</b>	<b>640.50</b>		<b>73.62%</b>	<b>130.00</b>		<b>74.50</b>				
		<b>192.15</b>			<b>95.70</b>		<b>8.94</b>	<b>296.79</b>		
<b>TOTAL RECOMMENDATION</b>										<b>2966.79</b>



7536

December 20th, 1950.

Mrs. Toyo SATO,  
31 Fennel Ave. E.,  
Hamilton, Ontario.

Dear ~~Sir~~ Madam:

Re: Japanese Property Claims Commission

Case No. 376

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$2,966.99.

Cheque in your favour is enclosed for \$2,861.58 and we have paid the Co-Operative Committee .. \$ 105.01 for legal fees as authorized by you.

Yours truly,

FCS/js  
1 encl.

F.G. Shears  
Director