

8278



REAL ESTATE

BUREAU POWELL STREET

FILE NO. 8278

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

2 copies made

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

PERSONAL INFORMATION

NAME: SATO, Tokugoro  
Formerly, Woodfibre, B.C.  
HOME ADDRESS: Now. 633 Powell St., Vancouver, B.C.  
REGISTRATION NUMBER 09402 SEX: Male AGE: 63  
OCCUPATION: Carpenter

(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: B.C. Pulp & Paper Co. Ltd. Woodfibre, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chiyo (50) (Yellow Island) (Chattah) 18 3490

ADDRESS OF WIFE OR HUSBAND: 633 Powell St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Tokoye (M) Ayako (F) Toshiko (F)  
Fudeko (F) Hisako (F)

ADDRESS OF CHILDREN: 633 Powell St., Vancouver, B.C.

AGE OF CHILDREN: 20, 17, 14, 26, 22

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

1. LOCATION AND DESCRIPTION:  
633 Powell St., Vancouver, B.C.

Bl055, Lot. 26 -- Blk.43 -- D.L. 196

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Wooden 3 roomed house.  
With a lean-to attached.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$44.13, payable to City Hall, Van. B.C.  
1941 paid

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

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by owner. Is arranging to rent  
House & will advise Custodian of new tenant  
Terms will be 8<sup>00</sup> per m. & water rate.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN

None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

None

2. LANDLORD'S NAME AND ADDRESS:

None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

None

4. STATE WHEREABOUTS OF LEASE:

None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

Located in Company Cabin at Woodliffe, B.C. : 1 gramophone,

tools, kitchenware, (2 boxes) books, china cabinet & chinaware,

1 trunk of clothing, 1 organ & mirror, small barrel of chinaware,

ironing board, another trunk of clothing, mattress & bed,

mattress & spring, dining table, another table.

Key in care of the company and they are going to look after all

these goods.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: \_\_\_\_\_

None

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

None

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

None

8. BANK ACCOUNTS: \$800 (about) Royal Bank of Canada, Main & Hastings  
Vancouver, B.C. Account No. unknown.

9. LIFE INSURANCE: \_\_\_\_\_

None

10. INTEREST IN ANY ESTATES OR TRUSTS. \_\_\_\_\_

None

11. SAFETY DEPOSIT BOX: \_\_\_\_\_

None

## LIABILITIES:

1. PERSONAL DEBTS: \_\_\_\_\_

None

2. TRADE DEBTS: \_\_\_\_\_

None

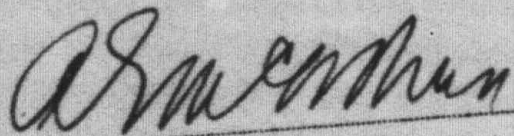
I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9th day of May 1942.

(Signature)

T. Sato



Witness

FOR DEPARTMENTAL USE



\$40.00 per month requested  
by B.C.S.C. June 29/45.  
\$520.00 held for rehab.

INFORMATION FROM R.C.M.

DATE Sept. 16/43

Our File No. 8278

Full Name SATO, Tokugoro  
(Surname in Block Letters)

Registration No. 09402

Male - Female  
(Check)

Age Oct. 20, 1878

Former Address Woodfibre, B. C.

Date Evacuated 5/6/42

Naturalized - Canadian-Born - National  
(Check)

Present Address

Kaslo, B. C.

Single - Married  
(Check)

Name of Wife nee (SAITO) Chiyoye #09450

Name of Husband

Name of Mother Haru (Dec'd)

Name of Father Tosaburo (Dec'd)

Names of Children under 16

Toshiko (F) 7/1/28

Requested by G.M.

Registered with Custodian Yes  
(Yes or No)

Additional Information

Carpenter.  
City.

Owner of house & lot - 636 Powell Street,

82/7



*Refuse*

Catalogue No. 211

File No. 8278

Reg. No. 09402

Japanese Name:

SATO, Tokugoro

Civic Address:

633 Powell Street, Vancouver.

Legal Description:

Lot 26, Blk. 43, D.L. 196,  
Gp. 1, N.W.D., Plan 196.

Classification:

Dwelling.

-----  
Registered in the name of: Tokugoro SATO

Clear Title.

SOLD to Adelard Picard for \$650.00 Cash as at Aug. 8/44.

Title delivered to Adelard Picard on Dec. 4/44.

1942  
Oct. 16th  
1944  
June 16th  
Spt. 26th

See letter re chattels  
Memo re claims (Claim denied-debtor advised)  
Chattels all sold



SUMMARY  
REAL ESTATE

August 6, 1946.

Reg. No. 09402

File No. 8278

Catalogue No.: 211  
Japanese Name: Tokugoro SATO, Reg. No. 09402  
Civic Address: 633 Powell Street, Vancouver, B.C.  
Legal Description: Lot 26, Block 43, District Lot 196, Plan 196,  
City of Vancouver, B.C.  
Classification: Dwelling

EXHIBIT NO. 587-7  
DATE Aug. 18 1946  
FILED BY G. R. Aire

Registered in name of: Tokugoro SATO.  
Title: Clear  
Sold to: Adelard Picard for \$650.00 Cash as August 8, 1944.  
Title delivered to: Adelard Picard as December 4, 1944. Adjustments  
made.  
Funds released to: Account of Tokugoro Sato as December 1, 1944.  
Chattels: None involved  
Insurance: Transferred to new owner, Adelard Picard.

*See blue General  
Summary for  
Administration*

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

*B. R. Dusenbury*

B. R. Dusenbury,  
Administration Department.

BRD/AC



File No.  
8278

August 6, 1946

-- SUMMARY --

-- REAL ESTATE --

Tokugoro SATO,  
Reg. No. 09402

re 633 Powell St.,  
known as  
Lot 26/43/196/196  
Vancouver, B.C.

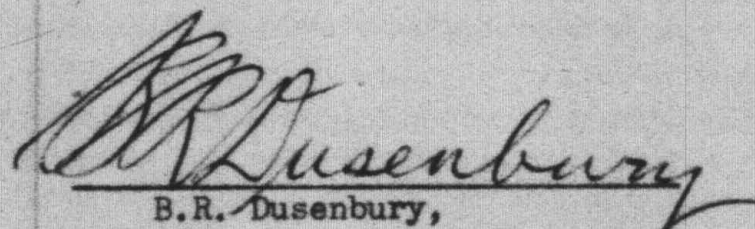
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Assessed Value - 1944

Land - \$750.00  
Improve-  
ments - 200.00

Appraised Value, \$550.00

Sales Price \$650.00

  
B.R. Dusenbury,  
Office of the Custodian.  
Administration Department.



File No. 8278

-- SUMMARY --

-- GENERAL --

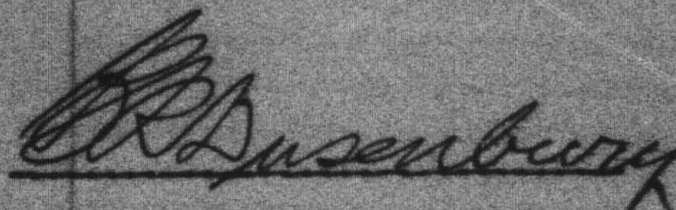
August 9, 1946.

Re: Tokugoro Sato,  
Reg. No. 09402.

Administration:

71 The principal asset involved in Administration re Tokugoro Sato was the Realty at 633 Powell Street, Vancouver, B. C., declared by him in his registration dated May 9, 1942. On this property was a three-room frame cottage, very old but in fair condition. Messrs. Macaulay, Nicolls, Waitland & Co. Ltd., were named as agents to look after the property and on May 28, 1942, reported as to its condition and that it was rented to a Charles Miller for \$8.00 per month, plus water rates of 90¢ per month. Mr. Miller paid rents regularly to the Agents who, in turn, remitted them to this office. Some repairs were needed but, on the whole, administration did not present any unusual difficulties. As reported on Real Estate Summary, the property was sold as at August 8, 1944, when our supervision ceased on delivery of Title to new owner.

The above Summary is certified  
to be in accordance with the information  
on file, August 9, 1946.



B. R. Dusenbury,  
Administration Department.

BRD/AC



09402

SATO Tokugoro

FILE NO.

8278

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Dominion of Canada Insurance Company.	<i>Transferred to new owner Picard</i> P800782	\$500.00	June	15	1945	#633 on the north side of Powell St., Vancouver, B. C.

File No. 8278

--- SUMMARY ---  
 --- FIRE INSURANCE ---

August 6, 1946.

Re: Tokugoro SATO,  
 Reg. No. 09402.

FIRE INSURANCE:

No fire insurance was carried by Sato but the Custodian authorized that \$500.00 be placed as recommended by Agents, Macaulay, Nicolls, Maitland and Co. Ltd., and became effective as June 15, 1942, for three years. On transfer to new owner, Adelard Picard, a Return Premium of 85¢ was allowed Tokugoro Sato.

The above Summary is certified  
 to be in accordance with the information  
 on file, August 6, 1946.

*B. R. Dusenbury*

B. R. Dusenbury  
 Administration Department.

BRD/AC



File No. 8278

~~SUMMARY~~

August 6, 1946.

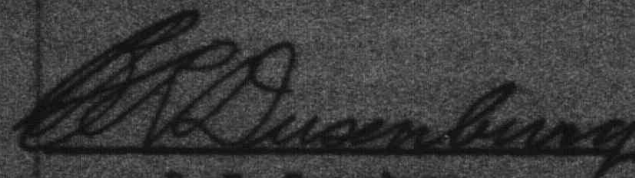
~~LIABILITIES~~

Re: Tokugoro SATO  
Reg. No. 09402

A Claim of \$8.20 by M. Furuya Co. against Tokugoro Sato is revealed on the file. This was submitted to Tokugoro Sato and on July 3, 1944, by letter, Sato denied owing any amount to M. Furuya Co. This information was conveyed to P. B. Ross & Sons, Liquidators of that Company, in our letter of January 15, 1945, in which we advised that we would take no further action.

No other claims against Tokugoro Sato are revealed on the file.

The above Summary is certified  
to be in accordance with the information  
on file, August 6, 1946.



B. R. Dusenbury,  
Administration Department.

BRD/AC



July, 4th., 1942.

✓ Received from Mr. Miller, of 633 Powell St. one only box of tools #6.  
Belonging to Mr. Sato.

*T. Ueda*  
\*\*\*\*\*  
*ip support club*



-- SUMMARY --

August 6, 1946.

-- PERSONAL PROPERTY --

Re: Tokugoro SATO,  
Reg. No. 09402.

CHATELS:

On page 2 of Registration of Tokugoro Sato, dated May 9, 1942, he records chattels as follows:

"Located in Company Cabin at Woodfibre, B.C. :  
1 gramophone, tools, kitchenware, (2 boxes) books,  
china cabinet & chinaware, 1 trunk of clothing, 1  
organ & mirror, small barrel of chinaware, ironing  
board, another trunk of clothing, mattress & bed,  
mattress & spring, dining table, another table".

These Chattels were later shipped by the B.C. Pulp  
& Paper Co. to Vancouver, B.C. and placed by Sato  
in charge of his tenant, Chas. Miller, at 633 Powell  
Street, with instructions regarding the handling of  
them. Later some were sold by Miller and by this  
office (Auction Sheet 512), some were shipped to Sato  
by Miller and some were shipped to him through this  
office (Oct. 6, 1942.). Considerable correspondence  
between Sato and this office and Mr. Miller eventuated  
in respect to Sato's chattels concluding, apparently,  
to Sato's satisfaction according to the file.

ACCOUNTS RECEIVABLE:

The file reveals the following accounts owing to  
Tokugoro Sato according to his statement:

1. Kikuzo Nakada - \$64.50 - File 8024.
2. Tsurumatsu Kamei - \$150.00 - File 7102.

No. 1. - Kikuzo Nakada admits that he owes Sato this  
amount but states that he is unable to pay (Letters  
July 26 and Aug. 10, 1944) Sato was so advised in  
letter dated July 31, 1944.

No. 2. - Tsurumatsu Kamei was notified of this claim  
by Sato against him but the file does not indicate  
any reply. No payment by Kamei is revealed.

BANK ACCOUNTS:

Page 3 of Registration by Tokugoro Sato, dated May 9,  
1942, records the following: "\$800.00 (about) Royal  
Bank of Canada, Main & Hastings, Vancouver, B.C.  
Account Number unknown". As this did not vest in the  
Custodian no action was taken by this office.

SPECIFIED ARTICLES:

No Vessels, Motor Vehicles, Radios or Fire Arms are  
revealed on the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in  
accordance with information on file, Aug. 6, 1946

*R. Dusenbury a/s*



MEMORANDUM

File: 8278

September 26, 1944

To: The file

From: Mr. Spain

Re: Tokugoro SATO

633 Powell St.

All chattels as declared by Mr. SATO were located in the possession of Mr. Miller and were taken to Willards Auction Room where they were included in Vancouver Auction No. 512.

GBS/pls

*W. K. Spain*

*Added 7 - final check when results  
known & file reaches me under #15.*



NAME SATO, TokugoroREGISTRATION NO. 09402FILE NO. 8278

The following chattels were sold by public  
auction at 1047 Seymour St., Vancouver on September 28, 1944

Gas Burner	\$ 2.00
Small gramophone	2.25
Tools	4.50
Tools	1.00
Dropleaf table (broken)	0.50 ✓
2 Table leaves	0.10 ✓
China cabinet	15.50 ✓
Dining table (Obsolete)	0.75 ✓

Total

\$ 26.60

Less Expenses: (Auctioneer's Fee) \$2.66  
(Advertising) 0.87  
(Moving) 4.50

\$ 8.03

Net Proceeds Credited:

\$ 18.57

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks.



August 6, 1946

File No. 5273

CHattel Schedule

Re: Tokugoro SATO, Reg. No. 09402

Declared	Inventory	Sold at Auction	Shipped	Destroyed or abandoned
1 gramophone		Van. 512 Sept. 28/44		
tools		" " " "		
Kitchenware (Sachem)				
books (2 boxes)			March 24/43	
China cabinet & Chinaware,		" " " "		
1 Trunk clothing,			by Mr. Miller	
1 Organ & mirror,		by Mr. Miller		
small barrel Chinaware				
Ironing Board,				
Trunk of Clothing			by Mr. Miller	
Mattress & bed,	" "	" "		
Mattress & spring,	" "	" "		
Dining table,	" "	" "		
Table.	" "	" "		

Located at Company Cabin, Woodfibre, B.C.

Remarks: Mention is made of a Hammock & tent  
belonging to Miss Sato. It was shipped  
to her by Mr. Miller. Also box of records

*11 DAD anderson*



File No. 8278

CHattel SCHEDULE

August 6, 1946

Re: Tokugoro SATO, Reg. No. 09402

Declared	Inventory	Sold at Auction	Shipped	Destroyed or abandoned
1 gramophone tools		Van. 512 Sept. 28/44		
Kitchenware (2 boxes)		" " " "	March 24/43	
books (2 boxes)		" " " "		
China cabinet & Chinaware,			by Mr. Miller	
1 Trunk clothing,		by Mr. Miller		
1 Organ & mirror,				
small barrel Chinaware				
Ironing Board,			by Mr. Miller	
Trunk of Clothing		" "		
Mattress & bed,		" "		
Mattress & spring,		" "		
Dining table,		" "		
Table.				

Located at Company Cabin, Woodfibre, B.C.

Remarks: Mention is made of a Hammock & tent  
belonging to Miss Sato. It was shipped  
to her by Mr. Miller. Also box of records

M. D. Davidson



J. Sato . Tokugoro # 09402

I herewith give  
Mr. & Mrs. Charles  
Miller the custody  
of my house <sup>(611 Powell)</sup> for  
the duration of  
the war. The rate  
of the rent is  
eight dollars (\$8.00)  
per month. Mr. Miller  
will also pay for  
the water ~~rates~~ ~~during~~  
~~my absence~~

The rent  
will start  
from June 1st  
1942.

Signed by  
J. Sato.  
Written and witnessed  
by his daughter  
Ayako Sato  
The tenant,  
Charles Miller



I herewith give Mr. & Mrs.  
Charles Miller the custody  
of my house 633 Powell St.  
for the duration of the war.  
The rate of the rent is eight  
dollars (\$8.00) per month.  
Mr. Miller will also pay  
for the water rates and any  
necessary fixtures will be  
entirely in his hands.  
The rent will start from  
June 1<sup>st</sup> 1942. T. Sato

Signed by -  
Written & Witnessed by his  
daughter - Mrs. I. Kitaguchi  
The tenant is C. Miller

T. Sato

Replac



Woodfibre, B. C.  
May 13th, 1942

8278

Mr. T. Sato,  
633 Powell Street,  
Vancouver, B. C.

Dear Mr. Sato:

As Mr. Brennan is at present in Vancouver, I am answering your letter regarding your furniture.

A great part of the belongings of the Japanese have already been shipped to Vancouver. Your furniture is now packed and crated and is ready to be shipped on to-morrow's boat, in accordance with instructions from the Custodian of Alien Property. It will be necessary for you to call at the office of the Custodian, 506 Royal Bank Building, Corner Hastings and Granville Street, Vancouver, where you will obtain a form to fill in, granting them your permission to release the mattresses. I do not believe you will have any difficulty doing this.

I am listing below the articles you left here and which are being sent to Vancouver. This is a copy of the list you gave us.

- |                |                   |                    |
|----------------|-------------------|--------------------|
| 1. Gramophone  | 6. Glass cabinet  | 11. Trunk          |
| 2. Tools       | 7. Trunk          | 12. Mattress & bed |
| 3. Kitchenware | 8. Organ          | 13. Mattress & bed |
| 4. Kitchenware | 9. Chinaware      | 14. Table          |
| 5. Books       | 10. Ironing board | 15. Table.         |

26. 9.90

If there is anything else you care to know, do not hesitate to write to us.

Yours truly,

*P. the W. Clarkson*

Secretary to Mr. Brennan



*Refuse*

MEMORANDUM OF FURTHER PARTICULARS OF:

SATO, Tokugoro  
Formerly Woodfibre, B.C. Now at 259 Powell St., Vanc'r, B.C.  
Reg. No. 09402

Declarant was previously registered at this office, Powell Street, but failed to mention note which he holds on K. Nakada now at Hastings Park, for the sum of \$64.50 due on demand after May 26, 1942.

Signed, *T. Sato*

*May 27/42*  
*[Signature]*

*Nakada*  
*# 00561*  
*Employed at Hastings Park*  
*as Cook. [Signature]*



435 Howe St.,  
Vancouver, B.C.,  
May 28, 1942.

Attention Mr. C.L. Drewry

Office of the Custodian,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:-

re SATO, Tokugoro.  
File No. 8278.

1. Legal Description: Lot 26, Block 43, D.L. 196,  
having a frontage of 25 feet by a depth of 120 feet to a  
20 foot lane, between Princess and Heatley Avenues, and  
known as 633 Powell Street.

This property is in a semi-industrial district,  
being surrounded by factories and warehouses.

2. This is a 3-room frame cottage, no basement,  
has bath, sink and toilet - very old but in fair condition,  
has been decorated by white tenant who has just moved in.

3. It is reported by Mr. Sato in his "JP" form that  
his personal property and furnishings have been left at  
Woodfibre, B.C., in the care of the B.C. Pulp & Paper Co.

4. There is reported to be no insurance on the  
property at 633 Powell Street. We would suggest placing  
\$500.00 fire insurance on the property. ✓

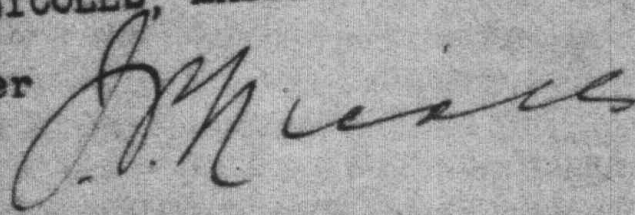
5. The property is reported to be clear title.

6. The property is rented to Charles Miller, an old-  
age pensioner at \$5.00 per month plus water rates of \$10.80  
per year. He and his wife have moved in and would appear  
to be satisfactory tenants. We have notified the tenants to  
pay their rent to us.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per





8278

August 29, 1942

Mr. Tokugoro SATO, #09402  
Kaslo, B. C.

Dear Sir:

Re: Chattels

We wrote you on July 27th in connection with the chattels you left at Woodfibre. It is necessary for us to have a reply, and we ask you to give this matter your immediate attention.

Yours truly,

H. F. Green, Manager  
Protection Department

*WGB*  
WGB:MD

EXHIBIT NO. 587-4  
DATE Aug. 18 1948  
FILED BY J. A. Rice



September 9, 1942

Mr. Charles Miller  
675 Fourth Street  
Yonkers, N. Y.

Dear Sir:

Re: SATO, Tokugoro #3432

The above has declared to the Custodian that the undernoted articles have been left in your care:

All the chattels belonging to  
Tokugoro SATO

Please acknowledge holding these articles by signing and returning to this office the declaration on the attached copy of this letter in the enclosed envelope.

Yours truly,

E. F. Green,  
Manager, Protection Department.

OLD:LF

We wrote the above Japanese in connection with his chattels remaining in this area, and we have had a reply to the effect that he has left them in your care. Could you please send us an inventory attached to your reply to this letter.

Mr. Miller called on me September 11<sup>th</sup> & advised he is holding the following:-

Things to be sold if possible:-

1. Cabinet	\$12.50	
2. Lamp	7.50	sold
3. Box of tools	6.00	
4. Box of tools	10.00	sold

Things to be shipped as proposed:-

1. Trunk	✓	sent to Box of tools
2. Trunk	✓	sent to Box of tools
3. Gas stove		
4. Transmitter		
5. Box of tools	✓	



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
SEP 8 1942

Mr. J. L. Green,  
Office of the Custodian,  
Vancouver, B.C.  
Dear sir:-

In answer to your  
letter of August 29, 1942 I  
wish to inform you that  
all my chattels have been  
taken care of. I have  
left them in the care  
of my tenant Mr. Miller so  
please do not worry. I  
took charge of all of them  
after I got it from you  
and it is being carefully  
looked after.

Thanking you, I am

Yours truly  
T. Lato.

Bele  
Kaslo, B.C.,  
Sept. 7/42

EXHIBIT NO. 587-5  
DATE Aug. 18/48  
FILED BY J. R. Rice



Please return with file

Kaslo, B.C.,  
Sept. 21/14

Dear Mr. Miller,

I am writing to you again  
to ask ~~you~~ to do a favour  
for me.

I would like you to send  
me the two trunks which  
I left at the house. My  
daughter has been taken ill  
and there are some woollens  
which I would like to have.  
It is very cold up here and  
warm clothing sure are a  
necessity. Number of the trunks are 1 & 2.

Please send me the  
two trunks at your earliest  
convenience. I would like to have  
them as soon as possible.

Thanking you, I am  
Please send by  
express

Yours truly,  
Tokugoro Sato



8278

September 28th, 1942

The B. C. Security Commission,  
Marine Building,  
Vancouver, B. C.

Attention Mr. Fisher

Dear Sir:-

Re: SATO, Tokugoro Reg. #09402  
At Kaslo

The above Japanese has written the tenant of his house at 633 Powell Street to ship to him express, two trunks Nos. 1 and 2 containing woollens and warm clothing. The tenant, Mr. Miller, is an Old Age Pensioner who cannot read and is incapable of arranging this. He has just paid us \$10.00 for the purchase of furniture and as Mr. Sato asks for the shipment of these two trunks express, we think the cost of shipment may be taken for the Custodian's account. Would you therefore kindly request Mr. Saunders to arrange shipment?

Yours truly,

H. F. Green  
Protection Department

*Duly shipped by Sec. Comm  
prior to Oct. 8, 1942. May be  
able to ship free as sent with  
other baggage.*

HFO:IF



8278

Green

**BRITISH COLUMBIA SECURITY COMMISSION**

**MARINE BUILDING**

**VANCOUVER, B.C.**

8th October, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
2061 6 130

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
CITY

Attention Mr. H. F. Green

RE: SATO, Mr. T. #09402, Kaslo

Dear Sir:

Your letter 28th ultimo and conversation. We have forwarded the trunk and box of above party at Kaslo with freight shown as prepaid, charged to your account. The weight was 380 pounds.

Attached is copy of the Bill of Lading. Original sent to Supervisor at Kaslo.

Yours truly,

BRITISH COLUMBIA SECURITY COMMISSION

*W. Fisher*  
W. Fisher  
Transportation

CWF/ew







CANADIAN PACIFIC RAILWAY COMPANY

DUPLICATE

Form 124

2

## FREIGHT BILL—PREPAID CHARGES

CAR INITIALS AND NUMBER <b>CP 77916</b>		DATE <b>OCT 6/42</b>	PREPAID FREIGHT BILL NO. <b>57888</b>
TO <b>KASLO</b>	STATION <b>B C</b>	FROM NO. <b>(99)</b>	STATION <b>VANCOUVER B C JN</b>
SHIPPER <b>CHARGE OFFICE OF THE CUSTODIAN DEPT OF SECRETARY OF STATE B C SECURITY COMMISSION 1634</b>			
ROUTE <i>355 Gumed.</i>			
TO <b>CANADIAN PACIFIC RAILWAY COMPANY, DR. FOR CHARGES BILLED PREPAID AS NOTED BELOW.</b>			
PLEASE MAKE CHEQUE PAYABLE TO THE ORDER OF CANADIAN PACIFIC RAILWAY COMPANY AND REMIT			
TO <b>OFFICE OF THE CUSTODIAN JAPANESE SECTION RECEIVED OCT 13 1942</b>			

DESCRIPTION OF ARTICLES AND MARKS	WEIGHT	RATE	FREIGHT	ADVANCES	PREPAID
1 TRUNK EFFECTS OK DO	380	197	7 49		7 49
CAN. PAC. RY. CO. PAID IN SETTLEMENT OF OCT 21 1942 H. E. SMITH, LOCAL FREIGHT AGENT					

DUPLICATE



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 13 1942

<sup>Green</sup>  
aut to Alexander

Karl, B.B.,  
Oct. 9/42

Dear Mr. Miller,

I received your letter yesterday  
and so thank you very much.  
Thanks also for sending the  
trunk, etc. Although I have  
not yet received them.

In your letter you stated  
that you sold two of our  
beds. For how much did you  
sell them? I would also like to  
tell you that we have nothing  
for sale. All the property we  
left behind must not be  
sold at all. We have nothing  
to sell so from now on please  
do not sell anything. I hope this  
is clear to you.

You also said that the  
Custodian took the money to pay



for the freight. This isn't very  
clear to us ~~so~~ I <sup>have</sup> ~~will~~ enclosed  
a 3¢ stamp so please write  
me an answer telling everything  
clearly.

Thank you.

Yours truly,  
D. Sato



8278

October 16th, 1942

Mr. Tokugoro Sato,  
Registration No. 09402,  
Kaslo, B. C.

Dear Sir:-

Mr. Charles Miller has brought to us your letter of October 9th about which he is very worried. You will remember that you wrote to us on September 4th saying that all your chattels were to be taken care of by Mr. Miller. We therefore wrote to him and he called on the writer on September 11th and gave him the following list.

(1) Things to be sold if possible:-

1	Glass Cabinet	\$13.50	
1	Organ	7.50	
1	Big & 1 small table	6.00	
2	Beds	10.00	since sold

(2) Things to be shipped as required:-

- No: 1. Trunk  
2. Trunk  
3. Gas Stove  
4. Gramophone  
5. Box of Records ✓ shipped 25/10/42  
6. Box of Books ✓ shipped 24/11/42  
7. Tent ✓ shipped 26/8/43

He tells us that you have an exact copy of this list giving the prices.

We think that Mr. Miller is a very trustworthy man and it looks as if there must be some misunderstanding. He tells us that he has already sold the organ and the two beds for the prices mentioned above and the money has been paid to us. In the meantime, of course, he will not sell the remaining items.

Your two trunks have been shipped by the Security Commission who have charged the freight (\$7.49) to your account. Of the \$17.50 received, we therefore hold \$10.01 to the credit of your account here. Please write to us clearly and let us know your wishes.

Yours truly,

H. F. Green  
Protection Department

HFG:IF



8278

Green  
Kaslo, B.C.,  
Nov. 5, 1942

Mr. Green,  
To Custodian Dept.,  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
RECEIVED  
NOV 10 1942

Dear Mr. Green,

I received your letter sometime ago and I desire to let you know that ~~now~~ I do not wish to have anything sold. Also I have no copy of the list giving the prices. I have a copy of the list of articles which I left at Mr. Miller's but I did not mention any prices. I do not see why he had to sell the beds as I certainly required them.

I also have a freight charge card from the C. B. R. Company saying that the rate was \$1.77. Yet in your letter you say freight



charges were (\$4.49) Could you  
please write to me and explain?

Also there is a box of  
records at Mr. Miller's. Do you  
think there could be any chances  
of it being sent to me? If  
you cannot do it, it is quite  
alright but if there are any things  
to be sent here maybe you could  
send it to me.

yours truly,  
J. Sato



8278

November 11th, 1942

Mr. Charles Miller,  
633 Powell Street,  
Vancouver, B. C.

Dear Sir:-

Re: SATO, Tokuzoro

Further to your recent visits to the writer, we have now heard from Mr. Sato that he does not wish to have anything further sold. He says he has a copy of the list you hold setting out the articles, but did not mention any prices. He does not understand why you sold the beds as he needed them.

This office is quite satisfied that you have done what you could to protect this man's interests and it is evident that there has been a misunderstanding. Of course the remaining articles should not be sold.

If you have any difficulty in understanding this, or are worried about it, please come in and see the writer.

Yours truly,

H. F. Green  
Protection Department

*(Mr. Miller is an old age pensioner of transparent & palpable honesty)*

HFG:IF



8278

November 11th, 1942

Mr. Tokugoro Sato,  
Registration No. 09402,  
Kaslo, B. C.

Dear Sir:-

Thank you for your letter of November 5th, the contents of which we have conveyed to Mr. Miller. We have, of course, told him to sell nothing further and are very sorry that this misunderstanding has occurred. We feel convinced, however, that Mr. Miller acted in good faith.

Turning to the freight card from the C.P.R., we cannot understand why there should be anything additional to pay as we have on our file, the C.P.R.'s receipted freight bill for \$7.49. As we have three copies of this, we are sending you two herewith and hope that with the assistance of these you will be able to fix things satisfactorily. We also enclose memorandum acknowledging issuance of a Bill of Lading saying that charges are to be prepaid. The original Bill of Lading is, we suppose, already in your hands, having been sent by the Security Commission.

Finally, your box of records. We could probably request the Security Commission to send it to you, but here again we should have to charge your account. If this is in order, please let us know.

Yours truly,

H. P. Green  
Protection Department

Enc.  
HFC:IF



OFFICE OF THE CUSTOMS  
JAPANESE SECTION  
**RECEIVED**  
NOV 23 1942

out to Harat

Nashville, B. C.

Nov. 20/42

Mr. S. S. Green

Office of the Customs,  
506 Royal Bank Bldg.,  
Hastings - Granville,  
Vancouver, B. C.

Dear Sir:-

Thank you for your letter of November 11th. I hope that I have not caused you, or Mr. Miller any inconvenience.

I would like to have the box of records sent to me at my expense. You may charge it to my account. Thanking you again, I remain,

Yours truly,  
Shigoro Sato

Wm. H. Miller  
Sec. Comm.



EVACUATION SECTION  
 Rec'd **AUG 25 1943**  
 File No. **8278**  
 Ans. *Spun*  
 Referred *C. Fisher*

**BRITISH COLUMBIA SECURITY COMMISSION.**  
**CUSTODIAN RELEASE FORM**

Address Naslo  
B.C.  
 Date AUGUST 9/43

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

I, TO KUGORO SATO, Police Registration No. 09402  
 hereby request you to release to me the under-noted property  
 stored at 633 Powell ST, VANCOUVER  
 in possession of MR. Charles Miller  
 and I release you from any claim whatsoever with respect to  
 such property.

Description of Property:

TENT  
HAMMOCK

Original Address Wood Lake B.C.  
 Date Evacuated to Vancouver MAY 4 1942  
 Date Evacuated to Present Address JUNE 5 1942  
 Number in Family - 12 years and over 5  
 Number in Family - 5 to 11 years old 5  
 Number in Family - under 5 5  
 TOTAL NUMBER IN FAMILY 5

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

APPROVED:  
 BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

T. Sato  
 Claimant Signs Here

Vancouver, B.C. August 25th, 1943.

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

Two copies of Release to you. Will ship when mutually  
 convenient. Charges are guaranteed.

B.C. SECURITY COMMISSION

Per C.W. Fisher  
 C.W. Fisher, Transportation



TELEPHONE: PACIFIC 6553

ESTABLISHED 1908

VANCOUVER'S SELECT HOME SELLERS



# P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.

September 14th, 1943,

The Custodian Enemy Alien Property  
506 Royal Bank Building,  
City.

Gentlemen:

Re Tender for Real Estate  
Catalogue No. 211. ✓

In the behalf of our client,  
Mr. J. Hensock, we hereby submit his tender  
of \$505.00 to purchase the above parcel of  
Real Estate numbered 633 Powell Street,  
all cash.

\$505<sup>00</sup> ✓

*Handwritten:* J. Hensock  
22nd

Yours very truly,

P.C. GIBBENS & CO. LTD.

PER: *Handwritten signature: L.R. Maddaford*

LRM:s

L.R. Maddaford.

650<sup>00</sup>

Established Over A Quarter Of A Century



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA  
October 5, 1943.

OCT 8 1943	
Rec'd	
File No.	
Ans.	✓
Referred	Stamp

#211--633 Powell St., 26-43-196.

This is a 3-room cottage and wood shed. Only plumbing is toilet and sink. Post foundation, no basement. Built 51 years.

Value . . . . . \$550.00

PEMBERTON REALTY CORP. LTD.

*W G Moore*

W. G. Moore.

WGM-JM



8278

REGISTERED

October 18th, 1943

Messrs. P.C. Gibbens & Co. Ltd.,  
254 East Hastings Street,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 211,  
633 Powell Street

Your letter of the 14th instant written on behalf of a client enclosing cheque for \$50.50 and offer to purchase 633 Powell Street for the sum of \$505.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$550.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

P.C. Shears,  
Director.

33  
FCS/AW  
ENCL.



EVACUATION SECTION	
Rec'd	APR 6 1944
File No.	8278
Ans.	<i>Tom</i>
Referred	<i>Melton</i>

KASLO, B.C.

April, 4 1944.

OFFICES of the CUSTODIAN,  
c/o MARINE BLDG.,  
VANCOUVER, B.C.

Dear Sir:

Quite a few years ago I lent some money to a Japanese named Kameii(surname) Tsuru<sup>170130</sup>~~uchi~~ and was not able to get it back from him as I did not know his whereabouts. The sum that I lent to him was one hundred and fifty dollars (\$150). At present he is residing in Kaslo and working as a night watchman for the B.C.S.C. I would like him to return it but every time I near him or see him he ducks around corners or pretends that he does not know me. I wonder if you could deduct a small amount from his paycheck and send it to me every month. He is a single man and has nobody to support. I am not working and would like to have it back.

Thanking you I remain,

Yours truly,

Tokugoro Sato.

*T. Sato*



8278

June 20th, 1944

Mr. Tokugoro SATO,  
Reg. No. 09402,  
Kaslo, B. C.

Dear Sir:

As requested in your letter of June 15th, enclosed find our cheque for \$35.00 from your balance with us. This will leave a balance with us of \$37.43 but we will require about \$45.00 to pay your 1944 taxes.

We have a claim filed against you by M. Furuya Company for \$8.20. Will you kindly advise us if this is correct, and if so, authorize us to pay same.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.



Kaslo, B.C.

July 3/44

Office of the Custodian,  
506 Royal Bank Bldg.,  
Hastings and Granville  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd JUL 6 1944	
File No. 8278	
Ans. <i>son</i>	
Referred <i>Mukom</i>	

Dear Sir:-

Thank-you for your check of \$35.00 which I received on the 30<sup>th</sup> of June. Please pay my 1944 taxes.

You stated in your letter (file no 8278) that you have a claim filed against me for \$8.20 by M. Furuya Co. This is not correct as I closed my account with them before I left the coast and did not leave myself in debt with them. It may be that they have the <sup>wrong</sup> date as there were quite a few living in the same town as us.



Yours truly,  
Lokugoro Sato.  
(Reg. No. 09402)



8278

August 3, 1944.

Messrs. Whitaker & Whitaker,  
942 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 211  
633 Powell Street

Your letter of July 13th, enclosing cheque for \$65.00 and offer to purchase the above property for the sum of \$650.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$585.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,  
Director.

GP:EB



6278

August 9, 1944.

Mr. Tokugoro SATO,  
Registration No. 09402,  
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 211  
633 Powell Street,  
Lot 26, Blk. A3, D.L. 196

Please be informed that your property, consisting of 633 Powell Street, Vancouver, B. C., is in the course of sale on the basis of a valuation independently made, and following directions issued from Ottawa. The proceeds of this sale will be credited to your account, and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, B. C., Title No. 13845-K Indef. covering this land.

Yours truly,

George Peters,  
Administration Department.

GP/FH



Catalogue No. 211  
File No. 8278  
633 Powell Street  
Vancouver/26/43/196

Control of property covered by Certificate of Title No. 109656-L being at 633 Powell Street, Vancouver, B. C., and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of Dominion of Canada General Insurance Company policy No. F800782 which has been assigned to me.

Receipt is also acknowledged of cheque for \$3.04 representing closing of adjustments on sale to me of 633 Powell Street.

Dated at Vancouver, B. C., this 4<sup>th</sup> day of December 1944.

Edeland Picard



To The Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:-

Re: 633 Powell St. Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

*Edelard Piard*  
Edelard Piard signed



Catalogue No. 211  
File No. 8278  
633 Powell Street, Vancouver  
26/43/196

November 27, 1944.

ADELAND PICARD  
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 8, 1944)

	DEBIT	CREDIT
Purchase price	\$650.00	
Cheques received		650.00
<u>Amount of rent collected</u>		
August 8th to August 31st - 23/31 x \$7.60 plus 67¢ water charge		6.31
September 1st to September 30th - \$7.60 plus 90¢ for water		8.50
October 1st to October 31st - \$7.60 plus 90¢ for water		8.50
November 1st to November 30th - \$7.60 plus 90¢ for water		8.50
Registration fees on deed - \$650.00	5.30	
Insurance premium - 28.43 x \$3.00	.85	
Water to December 31, 1944 - 145/184 x \$5.40	4.26	
Purchaser's proportion of 1944 taxes - 145/365 x \$46.22	18.36	
Balance owing to purchaser	3.04	
	<u>\$681.81</u>	<u>\$681.81</u>

BALANCE OWING TO PURCHASER 3.04



8278

December 1, 1944.

Mr. C. Miller,  
633 Powell Street,  
Vancouver, B. C.

Dear Sir:

No: Catalogue No. 211  
633 Powell Street  
26/43/196

Please be informed that 633 Powell Street has been sold  
to Adolard Picard, 121 Heatley Avenue, as of August 6th. You may expect  
to receive word on behalf of this purchaser as to rentals and other  
incidents connected with this property.

Yours truly,

George Peters,  
Administration Department.

GP:EB

cc to Adolard Picard  
cc to Whitaker & Whitaker  
cc to Macaulay, Nicolls, Hattland & Co. Ltd.



8278

December 5, 1944.

Messrs. Whitaker & Whitaker Ltd.,  
942 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 211  
633 Powell Street  
Vancouver/26/43496

Sale of the above property has been completed by delivery of title to the purchaser, Mr. Adelard Picard, 121 Heatley Avenue, Vancouver. Attached please find commission cheque for \$32.50 representing 5% of the sale price payable to your order.

Yours truly,

George Peters,  
Administration Department.

GP:MA  
Enc.



## STATEMENT RE SALE OF:

Name: SATO, Tokugoro

Catalogue No: 211

File No: 8278

Street Address: 633 Powell St.

Reg. No. 09402

Legal Description: 26/43/196

Date of Sale and Adjustments ... August 5th, 1944. ....

Sale Price \$ 650.00

Real Estate Agent's Commission \$ 32.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances~~~~Unpaid Vendor~~~~Mortgages~~~~Arrears of Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance .85

Taxes 18.36

Water 3.37 4.26

17.37 \$ 673.47

Net Proceeds credited to your account

626.10

Date: ... December 19th, 1944. ....

Compiled by: ... George Peters. ....



8278

December 21st, 1944.

Mr. Tokugoro SATO,  
Registration No. 09402,  
Kaslo, B.C.

Dear Sir:

Re: Catalogue No. 211  
633 Powell St., Vancouver, B.C.  
26/13/196

Please be informed that the above property has been sold as of August 8th, 1944, for the sum of \$650.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters  
Administration Department

GP:PR  
enc. (2)  
cc: B.C. Security Commission



## STATEMENT RE SALE OF:

Name: SATO, Tokugoro

Catalogue No: 211

File No: 8278

Street Address: 633 Powell St.

Reg. No. 09402

Legal Description: 26/43/196

Date of Sale and Adjustments August 8th, 1944.

Sale Price \$ 650.00

Real Estate Agent's Commission \$ 32.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~ENCUMBRANCES:~~~~Unpaid vendor~~~~Mortgages~~~~Arrears of taxes~~~~Other charges~~

## Adjustments:

Fire Insurance .85

Taxes 18.36

Water 3.37 1.26

17.37 \$ 673.47

Net Proceeds credited to your account

626.10

Date: December 19th, 1944.

Compiled by: George Peters.



File No. 8276  
Ref. No. 09402

Summary SA70

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 22	Sale of 2 beds " organ	3.00	10.00 7.90	
October 13	Fire Insurance premium	17.90 5.40		
October 13	Plumbing repairs Water to 31st December	7.49		
October 19	Freight charges		7.84	
October 29	15 Days tax refund		53.40	
December 12	Rents collected (incl. water) 6 x \$2.90 Commissions	2.40 50.00		
1943 March 18	Cheque to you	2.47		
March 31	Cartage & Freight		106.60	
December 16	Rents collected - 12 x \$8.90 Less commission, water, repairs, etc.	16.10 46.06		
1944 January 12	1943 taxes	1.00		
February 3	Land Registry Office - Certificate of Encumbrance	35.00		
June 21	Cheque to you		71.20	
July 31	Rents collected - 6 x \$8.90 Less commission, water 1944 taxes	8.60 46.22 5.40		
August 6	Water rates Balance rents to date - nett Credit re Sale of Property		5.56 626.10 18.57	
November 6	Proceeds Auction Sale			
		<u>\$ 249.04</u>	<u>\$ 906.97</u>	



8278

January 15, 1945

Messrs. P. S. Ross & Sons,  
Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sirs:

Re: M. Furuya Company -  
Tokugoro SATO

In connection with M. Furuya Company's claim against Tokugoro SATO, for \$8.20, the latter denies owing this amount stating that all claims of M. Furuya Company against him have been settled, we are therefore taking no further action in this connection. If you should wish to contact T. SATO in regard to this matter, we beg to advise that his present address is as follows:

Tokugoro SATO,  
Reg.No. 09402,  
Kaslo, B. C.

Yours truly,

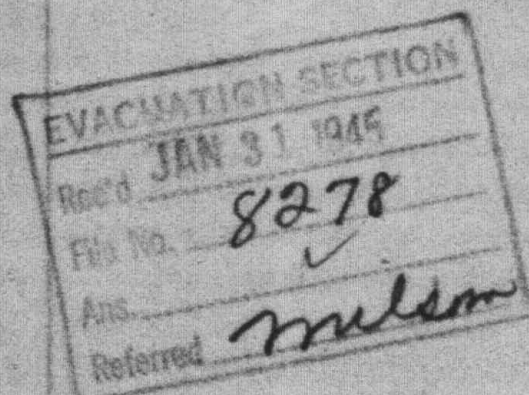
G. D. Milson  
Administration Department

GDM/GH



Office of the Custodian  
506 Royal Bank Bldg  
Hastings & Stanville  
Ottawa, Ont.

Kaslo, B.C.  
Jan. 27/45.



Dear Sir:-

I would like to have my <sup>all</sup> account  
transferred to the Kaslo branch of the Bank  
of Montreal. Please inform me as  
soon as this transaction has taken  
place.

Thank - you.

Yours truly,  
(Mr.) Tokugoro Sato  
Reg. No. 094602



Lemon Creek, B.C.  
June 19/45.

Offices of the Custodian,  
Vancouver,  
B.C.

EVACUATION SECTION	
Rec'd	JUN 23 1945
File No.	8228
Ans.	
Referred	

Dear Sir:—

I would like you to send me  
from my account about fifty dollars  
(\$50.00) each month to cover the  
cost of my families family's living.

As we are not receiving maintenance and  
with no work to support ourselves, it  
is necessary that we have this money.  
I have started a charge account at me  
of the stores here and it is long over-  
due.

Please send it at your earliest  
convenience as I would like to pay  
my debt.

Thank you.

Yours Truly,  
(Mr.) Tokugoro Sato



41 Fir Ave.,  
Lemon Creek, B.C.  
June 5/45.

Office of the Custodian  
Vancouver, B.C.

EVACUATION SECTION	
JUN 8 1945	
File No.	8278
Ans. by	
Referred	Molson

Dear Sir:—

I have been relocated to  
Lemon Creek from Tsalo and am  
now living in a house of one room  
which is 14' x 12'. With four adults  
it is impossible to live in this  
little place. I would like you to  
send me fifty dollars (\$50.00) from  
my bank account as I am making  
an extension to the house. With no-  
body supporting the family and with  
no income, the \$50.00 is a necessity.  
I have to pay the bills for the  
nails, lumber, etc. I have purchased,  
so please send the money as soon as  
possible.

43-645  
657.93 Cr.

Yours truly,  
(Mr.) Tokugoro Sato





**BRITISH COLUMBIA SECURITY COMMISSION**

360 Homer Street,  
Vancouver, B.C.  
June 29th 1945

Dept of Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

**EVACUATION SECTION**

Rec'd JUN 30 1945

File No. 8278

Ans.

Re: Dusenbury

Attention Mr B.R.Dusenbury

Dear Sir,

Re Tokugoro SATO #09402  
Custodian File #8278

We would be obliged if you would forward to the above named a monthly remittance of \$40.00 until his credit balance is reduced to \$520.00, the amount of rehabilitation reserve allowed for himself and his wife. ✓

We consider \$40.00 each month sufficient for their needs.

Would you kindly forward the first remittance as soon as possible as the family claim that they are in need.

Yours truly,

*M.L. Brown*

M.L. Brown  
Office Manager.

E/s



6278

September 6th, 1945.

Mr. Tokugoro SATO,  
Reg. No. 09402,  
KASLO B.C.

Dear Sir:-

Enclosed find our cheque for \$40.00, being  
your September remittance.

After deducting the above amount, there is the  
sum of \$537.93 standing to your credit with the Custodian,  
of which the sum of \$520.00 is retained for rehabilitation  
purposes.

Yours truly,

B.R. Dusenbury,  
Administration Department.

DD.  
Enc.

cc to Dept. of Labour, Japanese Division.



Lemon Creek, B.C.

Jan. 9, 1945.

To the Custodian of Enemy Property,  
Vancouver, B.C.

\$

This is to certify that I, Tokugoro  
Sato, Reg. No. 09402, am indebted to  
Parker Bros., Lemon Creek, B.C., to the sum of  
Fifteen and  $\frac{16}{100}$  dollars (\$15.16) for groceries  
and supplies received from their store.

The full amount of my debt (\$15.16) I  
wish deducted from my cash funds held in  
trust for me by the Custodian of Enemy Property,  
Vancouver, B.C., and credited to Parker Bros.,  
Lemon Creek, B.C.

Signed: SATO. TOKUGORO

Witness: Ichiyoko Kawabara

Address: Lemon Creek, B.C.

Address: Lemon Creek, B.C.



Howard A. Parker

# Parker Brothers

Groceries, Meats, Drugs, Dry Goods, Hardware, Etc.

Lemon Creek,

Slocan, B. C.

January 15, 1946

EVACUATION SECTION	
Rec'd	JAN 18 1946
File No	1614, 8278
Ans.	
Referred	Bill

Wendell E. Parker

Custodian,  
Enemy Property,  
Vancouver, B.C.

File  
8278

Dear Sir:

We beg to enclose herewith order from Haruo Kimoto for the sum of \$92.76 and one from Tokugoro Sato for \$15.16. ✓ Both these men are indebted to us for goods and provisions supplied by us.

We shall be very pleased if you will debit the accounts of these men with their respective amounts and remit us cheque for the amount due us.

Yours truly,

PARKER BROTHERS.

Per

*W. E. Parker*

Funds frozen by L Oct 4/45 - Dept LYN  
Mrs Scobie says await copy of Dept L to  
Lemon Creek. (Kool)

L  
1944-46

Received  
Jan 27/46

D



8278

January 21st, 1946.

Parker Brothers,  
Leon Creek,  
Slocan, B.C.

Dear Sirs:-


Re:- Tokugoro SATO  
Reg. No. 09402 - Account \$15.16

We are in receipt of your letter of the 15th instant together with order on us to pay to you \$15.16 on account of the above named Japanese. On account of the information on file we took the matter up with the Department of Labour, Japanese Division as is customary, and they have asked that we withhold payment of this account until they write to their representative in that area. On hearing from them we shall give the matter our further attention.

It is noted that the signature appearing on the order does not correspond with SATO's signature on his registration form nor to an endorsement on a recent cheque to him.

Yours truly,

BRD/DD.

  
B.R. Dusenbury,  
Administration Department.



EVACUATION SECTION

Rec'd JAN 25 1946

January 24th 1946

Ans.

Refer

8279

Dusenbury

FROM: Welfare Dept, Vancouver, B. C.

TO: Mr T. A. Moryson, Supervisor, Kaslo, B. C.

Re: Tokugoro SATO #09402

The above named has sent an account of \$15.00 from Parker Bros., to the Custodian asking that they pay this from his credit.

Please advise Sato that due to the fact he has signed for voluntary repatriation to Japan and has elected to live on maintenance, he will not be permitted to draw upon his Custodian credit for any purpose except for paying premiums on insurance policies now in force.

Isabel Weston  
I. Weston  
Welfare.

IW/MS

C.C Mr B.R.Dusenbury  
Office of the Custodian (File #8278)

C.C. Files



Summit Lime works,  
Crows Nest, B.C.  
July 10/46.

Office of the Custodian,  
506 Royal Bank Bldg.,  
Hastings & Granville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	JUL 15 1946
File No.	8278
Ans.	
Replied	Gessenburg

Dear Sir,

I have relocated  
from Lemon Creek, B.C. and am badly in  
need of funds so kindly send me all my  
money which is held by you.

I was told by the  
Commissioner of Lemon Creek that I would  
be able to draw my funds so I would  
appreciate it very much if you could send  
me the full amount at the earliest date.



Yours truly,  
(M.A.) Lokugoro Sato.

~~2~~



8278

July 15th, 1946

Mr. Tokugoro SATO,  
Reg. No. 09402,  
Summit Lineworks,  
Crow's Nest,  
B.C.

Dear Sir:-

This will acknowledge receipt of your letter of the 10th instant.

In reply we wish to say that owing to the extra amount of work in the office occasioned by many repatriates leaving for Japan, necessitating the examination of records in their behalf, and owing to the summer vacation of members of the Staff, the completion of the review of your file and affairs that have vested with the Custodian will be further delayed. While we cannot promise just when we shall be able to make a final report to you, we wish to say that we shall place your name among the first to be attended to, on our return from vacation.

Yours truly,

BRD/DD.

B.R. Dusenbury,  
Administration Department.  
per:

29-7-46  
B



August 9, 1946.

*Registered*

Mr. Tokugoro Sato,  
Reg. No. 09402,  
c/o Summit Line Works,  
Crow's Nest, B.C.

Dear Sir:

This will further acknowledge receipt of your letter of the 10th ultimo regarding your locating at Crow's Nest, B. C. and the forwarding of funds to your credit with the Custodian.

On return of the writer from holiday, your file and affairs that vested with the Custodian came up for review preparatory to forwarding you a report of same, together with a cheque for your balance. This is the customary procedure when the entire balance is requested and forwarded.

In this review it is noted that your principal asset vesting with the Custodian was 633 Powell Street, Vancouver, B.C. and that this was occupied by a Mr. Chas. Miller. The rents paid by him through Macauley, Nicolls, Maitland & Co. Ltd., Agents for the property, were received by this office and credited to your account on our books in the usual manner. The property was sold as of August 8, 1944, and a report in detail of your whole account, including that of sale of 633 Powell Street, was forwarded to you in our letter of December 21, 1944. This statement showed a credit balance of \$657.93 to your account. Since that date we have forwarded to you the following amounts:

July 3, 1945	\$40.00
August 3, 1945	40.00

leaving a present balance of \$577.93. We are forwarding our cheque to you for this amount, payable to your order.

The correspondence and reports to you from time to time in respect to your chattels has accounted for them as having been shipped to you, sold for your account and credit, or otherwise disposed of in accordance with your instructions.



Tokugoro Sato.

August 9, 1946.

You lodged claims against the following:

1. Kikuzo Nakada - \$64.50
2. Tsurumatsu Kamei - \$150.00

NAKADA admitted owing you this amount but was unable to pay same, and you were so advised as July 31, 1944, in which letter we gave you his address.


KAMEI was advised of your claim against him but did not reply to our notice. His present address is New Denver, B.C. and his registration No. is #10389.

In the foregoing and in previous letters, statements and reports, it would appear that we have accounted for all your affairs that vested with the Custodian.

We shall be obliged if you will acknowledge this letter, confirming same. We enclose a stamped addressed envelope for your convenience in reply.

Yours truly,

BRD/AC  
Enc. (2)

  
B. R. Dusenbury,  
Administration Department.



8278  
7102

*please file*

June 3, 1947.

Mr. Tokugoro SATO,  
Reg. No. 09402,  
CROWS NEST, Alta.

RE: Tsurumatsu KAMEI - \$150.00

Dear Sir:

This is to advise that we have written to Mr. KAMEI on several occasions regarding your claim against him for \$150.00, but he has not replied to our letters. We would therefore suggest that you contact him direct regarding payment of your claim. His present address is Prince Rupert, B.C.

Yours truly,

F. Matheson  
Office of the Custodian

LBM:



Summit Lineworks  
Leaves Nest, B.C.  
Aug. 31/46.

Office of the Custodian  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 3 1946
File No.	8278
Ans	<input checked="" type="checkbox"/>
Referred	Disenfranchisement

Dear Sir:-

I wish to thank you for the  
cheque which you sent me. I am sorry  
I never informed you earlier but I  
hope ~~no~~ I caused no inconvenience.  
Thanking you once again I am,

Yours Truly,  
Tinkerson S. to.

P. J. B.



8278

May 5th, 1947

Mr. Tokugoro SATO,  
Reg. No. 09402,  
Hazelton, Alberta.

*C/O W.E. Gagnier  
D.V. J. Lohm.  
1142 - 5 Avenue S.  
Lethbridge, Alta.*

Dear Sir:-

In a review of your file and account it is noted that you have to your credit with the Custodian the sum of \$7.35 being payment on account of a claim which you had lodged against Kikuzo NAKADA and which has been credited to your account since February 14th last.

We enclose herewith our cheque for \$7.35 and would ask that you acknowledge receipt of same in due course.

Yours truly,

B.R. Dusenbury  
Office of the Custodian.  
per:

DD.  
Enc. 1.

*10/5/47  
redacted. an. D.*



FILE NO. 4278  
REG. NO. 09402

TELEPHONE SALES

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 22	Sale of 2 beds " organ Fire Insurance premium		\$ 10.00 ✓ 7.50 ✓	
October 13	Plumbing repairs Water to 31st December	3.00 17.90 5.40		
October 19	Freight charges	7.49		
October 29	1st Wage tax refund		7.84	
December 12	Rents collected (incl. water) 6 x \$8.90 Commissions	2.40	53.40	
1943 March 16	Cheque to you	50.00		
March 31	Cartage & Freight	2.47		
December 16	Rents collected - 12 x \$8.90 Less commission, water, repairs, etc.	18.10	106.60	
1944 January 12	1943 taxes	46.06		
February 3	Land Registry Office - Certificate of Encumbrance	1.00		
June 21	Cheque to you	35.00		
July 31	Rents collected - 8 x \$8.90 Less commission, water 1944 taxes	8.60 46.22	71.20	
August 8	Water rates Balance rents to date - net	5.40	5.56	
November 8	Credit re Sale of Property Proceeds Auction Sale		626.10 18.97 ✓	
		\$ 249.04	\$ 906.97	



File No. 276  
H.C. No. 09402

TOKUMOTO SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 December 7	Balance as per statement sent			
1945 August 4	Cheques to you - July & August - 2 @ \$40.00 each	80.00		
1946 August 12	Cheque to you	577.93		
1947 February 19	Kikuzo WAKADA - claim paid		7.35	
May 6	Cheque to you	7.35		
		<u>\$ 665.28</u>	<u>\$ 665.28</u>	

HIL

Accounting Department  
May 20th, 1946



File No.  
8278

ANALYSIS OF  
CLAIM

May 19, 1948  
REAL PROPERTY  
SECTION

Tokugoro SATO,  
Reg. No 09402

REAL PROPERTY,

633 Powell Street,  
known as  
Lot 26/43/196/196,  
Vancouver, B.C.

Catalogue #211

Tokugoro SATO makes claim for (Gross-

\$1800.00

Sales price (Gross)

650.00

Appraisal -

Pemberton Realty Corporation Ltd. \$550.00

Tenders -

- (a) Gibbens & Co. Ltd.  
(J. Nemeck) - \$505.00 rejected  
(b) Whitaker & Whitaker \$650.00  
(Adelard Picard)  
Acceptance of tender (b)

650.00

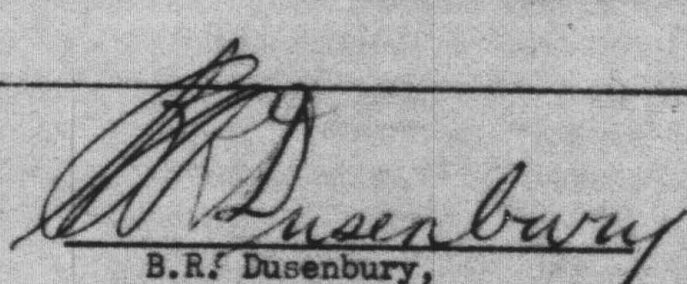
Assessed value, 1944

Land - \$750.00  
Improvements 200.00

RECAP:

Gross amount of claim -  
" " sale

\$1800.00  
650.00

  
B.R. Dusenbury,  
Office of the Custodian



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,  
August 18th, 1948.

IN THE MATTER OF THE CLAIM OF  
SATO TOKUGORO.

PROCEEDINGS AT HEARING.

20 

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the  
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the  
Claimant.

MRS LILLIE THOMAS,

Secretary.

B.E. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

20



2  
T. Sato,  
In Chief.

THE SECRETARY: Case No. 587, Tokugoro Sato.

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

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Sato, you have a claim for a dwelling house  
that you owned in Vancouver, is that correct?

A Yes.

10 Q And that dwelling house was described as Lot 26,  
Block 43, District Lot 196, Group 1, New Westminster  
District Plan No. 196, is that right?

A Yes.

8 Q And the street number was 633 Powell Street in  
Vancouver, is that right?

A Yes.

Q Now with respect to that real property will you  
take a look at that form (indicating), please?

A Yes.

20 Q Have you read that form over, or had it read over  
to you? AP Yes.

Q And are the particulars given in that form true  
and correct to the best of your knowledge, infor-  
mation and belief?

A Yes.

Q And is that your signature on that form?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

30 MR. HUCKVALE: Q: Now you tell us in that form that  
some man offered you \$1800.00 for the house in



3  
T. Sato,  
In Chief.

1940, is that correct?

A Yes.

Q And can you tell us what business that man was in that made that offer to you?

A He was a sort of employment broker.

Q And he had his business at 274 Powell Street, is that right?

A: Yes.

Q Now, Mr. Sato, in addition you have a claim for some chattels, is that right?

10 A Yes.

Q And with respect to those chattels will you look at that form (indicating), please?

A Yes.

Q And are the particulars given in that form true and correct to the best of your knowledge, recollection and belief?

A Yes.

Q And is that your signature on that form?

A Yes.

20 MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Now if my friend would file on behalf of the Crown the analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Mr. Sato, did you ever give the tenant of this property any permission to sell any goods on your behalf?

A No.

Q Well any money that you received for chattels sold,  
30 did you get it through the Custodian?



T. Seto,  
In Chief.  
Cross-Exam.

A Yes, from the Custodian.

Q Now you claimed for some tables, a big table and a small table; do you remember that?

A Yes.

Q Was either one of those tables broken?

A No, they were not broken.

Q Will you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

10

I am submitting the chattels sold by the Custodian were sold for their fair market value.

I am submitting that the claimant turned over his property to persons other than the Custodian and that they were either lost, disposed of or stolen and the Custodian is not responsible for that property, and if the Custodian is responsible the claim filed by the claimant is exorbitant.

CROSS-EXAMINATION BY MR. RICE:

20 Q You left your chattels with the B.C. Pulp & Paper Company, did you not, at Woodfibre, B.C.?

A Yes.

Q And then you had them shipped to Vancouver and turned over to Mr. Miller, your tenant?

A No, I received them myself.

Q When you received them, you turned them over to Mr. Miller?

A: No, I

just left them in the house.

Q Left them in the house with Mr. Miller?

30 A Yes, in the woodshed.



T. Sato,  
Cross-Exam.

Q In the woodshed?

A Yes, in the woodshed.

Q Do you recall receiving a letter from the  
Custodian's office when you were at Kaslo, B.C.,  
in August, 1942, regarding your chattels?

A Yes.

Q You recall receiving that?

A Yes.

10 Q The letter says: "We wrote you on July 27th in  
connection with the chattels you left at  
Woodfibre. It is necessary for us to have a  
reply, and we ask you to give this matter your  
immediate attention."

You got the original of that letter of which this  
is a copy? A: I received it,  
but I didn't want to sell them so that I didn't  
do anything about them.

Q You received an original letter of which this is  
a copy? A: Yes.

20 MR. RICE: I wish to tender this copy of the letter,  
your Honour, to the witness.

THE SUB-COMMISSIONER: Exhibit 4.

(LETTER MARKED EXHIBIT NO. 4).

MR. RICE Q: I show you another letter addressed to  
the Custodian's office by, apparently, yourself  
from Kaslo, B.C., under date of September 4th,  
1942. Will you look at that (indicating), and  
tell me if that is a letter that you wrote or  
had written for you? Can't he answer that? Can't  
30 he say whether that is a letter that he either wrote



er had written for him?

A He doesn't recognise the letter.

Q Oh, I see. Read the letter to him then. He is very cautious. Can't he answer now whether he wrote the letter or had it written for him? Why does he hesitate?

A Yes.

Q He wrote the letter himself?

A No, my son wrote this letter for me.

10 Q Your son wrote this letter on your instructions?

A Yes.

Q It reads: "In answer to your letter of August 29, 1942, I wish to inform you that all my chattels have been taken care of. I have left them in the care of my tenant, Mr. Miller, so please do not worry. I took charge of all of them after I got it from you and it is being carefully looked after. Thanking you, I am, yours truly, T. Sato."

20 I wish to tender that letter as an exhibit, your Honour.

(LETTER MARKED EXHIBIT NO. 5).

MR. REE: Q I show you a photograph; do you recognise it?

house.

A: Yes, that is my

Q That is a photograph of your house?

A Yes.

MR. RICE: I wish to tender this photograph, your Honour, as an exhibit.

30

(PHOTOGRAPH MARKED EXHIBIT NO. 6).



7  
T. Sato,  
Cross-Exam.

MR. RICE: I also wish to tender as an exhibit a summary respecting the real estate, its assessment and sale, and also attached is a summary respecting the administration.

(SUMMARIES MARKED EXHIBIT NO. 7).

MR. RICE: I also wish to tender, your Honour, a copy of the valuation of the property as supplied by the Pemberton Realty Corporation Limited valuing the property at \$550.00.

10

(VALUATION MARKED EXHIBIT NO. 8).

MR. RICE: That is all, thank you.

MR. HUCKVALE: That is all, thank you, Mr. Sato.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

*C. R. Howard*  
"C. R. HOWARD"  
Official Reporter.

20

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

SUB-COMMISSIONER.



File No.  
8278

DEFENSE BRIEF

Tokugoro SATO,  
Reg. No. 09402

File No. 8278

Case No. 587

Lethbridge, Alta.  
Aug. 18, 1948  
Case #587

Case 587  
File 8278

REAL PROPERTY CLAIM GROSS -

<u>Real Property Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$1800.00 Cat. #211	\$550.00	\$650.00

Witnesses:

1. W.G. Moore, of Pemberton, Appraiser.
2. F.G. Shears,  
Cat #211

Submissions:-

"Improvements" as shown Exhibit #1 may be regarded as "renewals", "repairs," or "replacements": Agents Macaulay, Nicolls, Maitland & Co. Ltd., May 28/42 report this property, "This is a 3-room frame cottage, no basement" "very old but in fair condition" etc. Report letter on claim file. Exhibit #1- Claimant states he was offered \$1800.00 for this place in 1940. This does seem incredible considering particulars of premises shown in Claim file.

2. 1944 Tax Statement-to be filed.

PERSONAL PROPERTY CLAIM - GROSS

Household Effects -

\$116.60  
\$111.00

Appraisal  
No "

Sold for  
\$16.85  
at Auction

No "

\$17.50  
Private sale by  
Miller, tenant,

Witnesses:

1. W.G. Willard,  
Auctioneer,
2. D.A. Smith  
Ex staff
3. Miller, tenant,  
(if available)

5.60

116.60 as claimed

no record  
at any time.

Submissions:-

1. Transcript p.6, lines 12- 19 inc. and Exhibit 5- seem to definitely define the situation, without argument, as to Claimant's wishes and instructions re his chattels. His claim at 5 d indicates that his chattels were in care of "my tenant". (who was Miller)



File No.  
8278  
Tokugoro SATO,  
Reg. No. 09402

- 2 -

Case No. 587

*Case 587  
File 8278*

Submissions:-continued.

Analysis as Exhibit #3  
tells the story of dis-  
position of chattels.

BRD/DD.

November 18, 1948



Case 587  
File 8278

File No.  
8278  
Tokugoro SATO,  
Reg. No. 09402

Summary of Defense  
Witnesses:

Where  
required

Summary of  
Documents to be filed.

Witness  
proving same.

W.G. Moore

p 7, lines 6 -  
9 inc.  
Appraisal

F.G. Shears

advertising  
and  
tenders

W.G. Willard

auctions

D.A. Smith

auctions

Chas Miller

re Chattels  
p.4, lines 23-30 inc.  
p.6, and lines 12-18 inc.

1944 Tax Statement

BRD/DD

November 18, 1948



Name of Claimant

SATO, Tokugoro

Case 587

Custodian File

8278

REAL PROPERTY										
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 Total	Sale Price	Total Award 125% of all Sale Prices: % of Total		
650.00	32.50 12.50									45.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
68.00	16.65	5.05				17.50	2.10	7.35		
TOTAL RECOMMENDATION										52.15



October 12th, 1950.

Mr. Tokugoro SATO,  
Summit Lineworks, (via Crow's Nest, B.C.)  
Hasel's Spur, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 587

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 ... \$52.15.

Cheque in your favour is enclosed for \$51.31  
and we have paid the Co-Operative Committee .. \$ 0.84  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS/js  
1 encl.



CLAIM NO. 587 - Tokugoro SATO

This claim is made in respect of a dwelling at 633 Powell Street, Vancouver, the assessed value of which is \$950.00.

The appraisal made by Pemberton Realty Corporation Ltd. describes the 3 room cottage as having been built 50 years before. They valued the property at \$550.00. It was sold in 1944 at \$650.00.

In my opinion no case has been made out for special consideration in respect to this claim.

*H. J. Bird*

Commissioner.

January 11th 1950.