

8629

FRASER VALLEY

FORM "JP"

STRAWBERRY HILL

FILE No.

7624

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 Kaname

HOME ADDRESS: 1386 Horrel Rd., R. R. #1, New Westminster, B. C.

REGISTRATION NUMBER 12435 SEX: male AGE: 37

OCCUPATION: farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kimiko #484

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Hiroshi (M) Koji (M) Sumiko (F) Yasuo (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14, 12, 9, 1 yrs.

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

1. LOCATION AND DESCRIPTION: Title # 102096E. 5 acres
Lot 96 of the SE quarter of Sec. 36, twp. 4, map 1133 in the
District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 roomed 2 storeyed wooden
frame dwelling house with basement (1 extra room in basement)
4 chicken houses. 1 feed house. 2 storeyed chicken house. 1 garage
1 woodshed 1 colony house.

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

4. TAXES (Amount and where payable) \$18.93 1941 paid to Corp. of Delta, Ladner

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Gerhard J. Wiens
R.R. #1, Abbotsford, B. C. lands and furnishings mentioned in "Indenture"

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 strawberry, black currants, rasp-
berry, gooseberry, red currants, asparagus, rhubarb, fruit trees.
Sold to S. J. Wherry, \$1200, for \$1200 money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1, sec. 1

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

3 electric brooders, 3 incubators, 1 Beatty EL pump with 80 gal tank, 1 water fountain -- 30 pieces, 1 spray pump, 2 beds, 1 kitchen pantry, 1 bedroom set, 1 vacuum cleaner, 2 rolls linoleum, 1 electric fan, 1 1929 Chevrolet sedan, in custody of R.C.M.P., 3 lengths galvanized water pipes, 1 length same, 5-7' crosscut saws, 2 sledge hammers, 4 wedges, 80 poultry feed troughs, 4 axes, 1 nail hammer, 1 hand crosscut saw, 1 peevie, 4 garden rakes, 7 shovels, 1 crow bar, 2 manure hook, 2 mattocks, 18 galv. water pails, 2 packs, 3 tables, 800' lumber, 1000' bd. lumber, 400 bd.ft. lumber, 20 pieces light sabbh, 20 auto-matic water floats, 200 lbs. No. 11 galvanized wire.
To be kept in house & used by tenant.

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: North Westm Fire Insurance Co.
\$1500.00 on furniture.

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)
\$100.00 Victory Bonds

8. BANK ACCOUNTS: Bank of Montreal, New Westminster B.C., \$600.00

9. LIFE INSURANCE: Confederation Life Ins. \$1000.00 #X558686 Benef.-wife.
Koji (son) Confederation Life Ins. \$1000.00 #X558685 Benef.--30 yrs.
Hiroshi (son) Sun Life Ass. Co. #2026400 \$1000.00 Benef.-mother.

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 7th day of May 1942

(Signature)

Kaname Sato

W. Williams

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date September 11, 1945.

Full Name Kaname SATO
(Surname in Block Letters)

Registration No. 12435 ^x Male - Female Age Jan. 1, 1905
(check)

Former Address 1386 Horrel Road, R. R. #1, New Westminster, B. C.

Date Evacuated 18/5/42 Naturalized - Canadian-Born - National^X
(check)

Present Address 326 Edison Avenue, North Kildonan, Man.

x
Married - Single
(check)

Name of Wife Kimiko #12436

Name of Mother ^{Nee} SATO, Ume (Japan) Name of Husband -
Name of Father Kumataro (Deceased)

Names of Children under 16 _____

Our File No. 8629 Registered with Custodian Yes
(yes or no)

Requested By _____

Additional Information Farmer - Owner of 5 acres & bldgs. 1929 Chevrolet

78-19

Farm Appraisal Report

File No. 7L-667

Land Description Lot 96 of S.E. 1/4 of Sec. 26, Tp. 4, May 1133.

House No. 1944 Horel Road

Containing 4.22 Acres

Owner's Name SATO, Kaname

Post Office Address R.R. 1, New Westminster.

Nearest Rail Point New Westminster - C.P.R. -

Distance 2 1/2 miles

Market Town Kennedy Station - B.C. Electric Ry.

Distance 5 "

Church (give denomination) New Westminster - all denominations

Distance 5 "

Nearest School Kennedy School

Distance 1 "

State how property was identified: Map location.

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

Direct access to Horel Road - gravel, fair condition.

EXHIBIT NO. 930-5

DATE Sept 21/48

FILED BY Chambers

Is this district a good one? Reasonably good.

Employment opportunity City industries-3 miles; Timberland Mills-2 miles.

Predominating Nationality and religion: Japanese owners predominate in this area.

Describe Fencing and its condition: No fences.

Value \$

Water supply: Domestic supply from 3 wells. Electric pressure pump.

Value \$

Electricity-power available. Lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 24	Frame	1 1/2 st.	Shgl.	14	Conc.	Fair	600.00
Add'n	8 x 24	"	1 "	"	14	"	"	50.00
Garage A	12 x 16	"	1 "	"	14	Wood	"	
Garage B	10 x 16	"	1 "	"				
Incubator	24 x 40	"	2 "	"	3	Conc.	Good	800.00
Granary	20 x 108	"	1 "	"	12	Wood	Fair	600.00
Poultry	20 x 44	"	1 "	"	12	Con. blks.	Good	270.00
Add'n	20 x 72	"	1 "	"	12	Wood	Fair	480.00
Poultry	20 x 130	"	1 "	"	12	"	"	525.00
Poultry	20 x 140	"	1 "	"				

Total present day value \$ 3325.00

\$ 2000.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Yes.

Describe the basement and chimneys: Cement 1 1/2 feet; wood lined 4 1/2 feet. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished Wood lined

Are buildings painted? House, poultry hse. Condition of paint Poor to fair.

Distance from nearest bush No exposure.

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

Cultivated Land

BC/462-P

BC/1962-A

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.82	Level	Sandy loam, 15" to 18"	Hardpan	Mixed small fruits	70.00	337.40
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
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 \$ 337.40

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 2337.40

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

Property occupied by tenant. Growth indicates a good state of fertility.
Land is in a fair state of cultivation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for limited area-small fruits and poultry.

Noxious weeds:

None of consequence.

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

Corporation of Delta -

Assessed - Land - \$1265.00 - 1942 Tax - \$20.56.
Imp. - \$3000.00

Date: July 27th, 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 24 day of July 1942

Inspector's Signature

"H.L. SINCLAIR"

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

JL-667 - K. SATO

Farm Appraisal Report

Remarks:

This is a fair small holding situated on the bench land South of the Fraser River. The land lies in a slight depression or pocket and the soil is of a better texture than the general surrounding area. A fair state of fertility is indicated by crop growth.

The property has been operated as a poultry farm with limited area in small fruits & vegetables.

Buildings are generally of a fair type and construction and have been kept in fair repair. The incubator house is of comparatively new construction on cement foundation, painted, in good repair. Addition to poultry house No. 1 is of new construction, not completed, with foundation on cement blocks.

The domestic water situation is uncertain in this area, and during dry seasons, water has to be conveyed to property.

(b) (7)(C), (b) (7)(D)

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

The property is leased to G.J. Wiens. for duration of War at \$20. per month as from May 6th, 1942.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

111

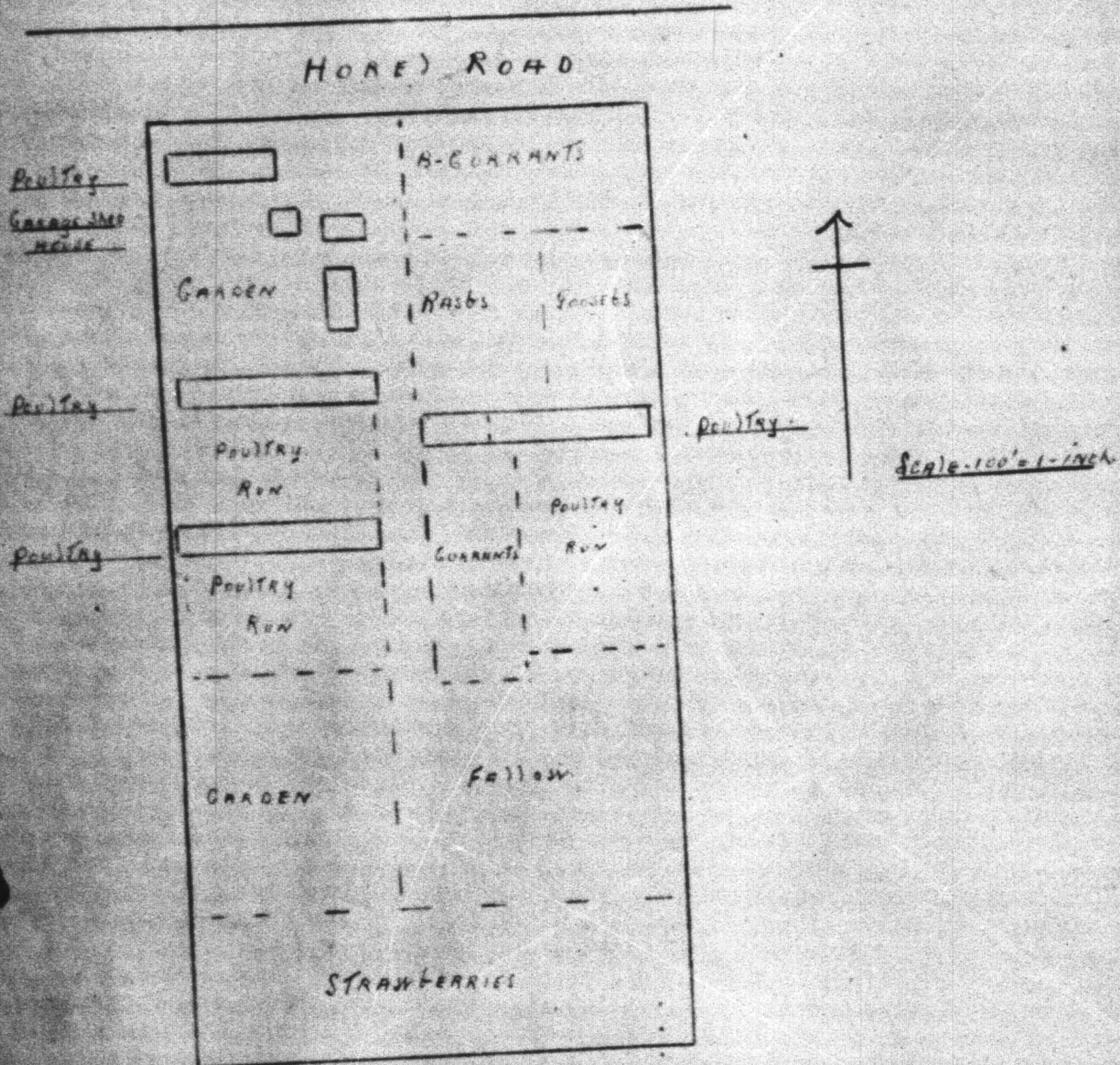
ORCHARDS, SMALL FRUITS, ETC.

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

[illegible]

Amount fruit trees add to value of farm \$.

Diagram of Property



Lot-96- of SE 1/4 of Sect. 36 - Twp-4 - N. 4. 82. 1133. - 4. 82. 1133.

KAMANE - SATO.

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

value is \$2500

Date 29th July 1942

[Signature]
District Superintendent.

NAME SATO, Kazuo

REGISTRATION NO. 12435

FILE NO. 8629

The following chattels were sold by public

auction at Surrey, B.C. on May 30, 1945

Vacuum cleaner

\$ 27.00

Total (Auctioneer's Fee: \$2.70
(Advertising: 0.51
Less Expenses: (Moving: 5.11

\$	27.00
\$	8.32
	18.68

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 13.

Remarks.

NAME

SATO, Kaname

Original super change
sent to Sato
Oct 18/1965

REGISTRATION NO. 12435

FILE NO. 8629

The following chattels were sold by public

auction at Surrey, B.C. on May 2, 1945

Incubator	\$ 4.00
Chaff cutter	2.00
Screw jack	11.00
Cupboard	1.50
Chairs, etc and barrow	1.50
Bed & 3 cash	2.00
Linoleum	4.50

Total

(Auctioneer's Fee: \$2.65

\$ 26.50

Less Expenses:

(Advertising: 0.97

\$ 6.11

(Moving: 2.49

Net Proceeds Credited:

\$ 20.39

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 12.

Remarks.

PERSONAL PROPERTY SCHEDULE

Registration Date: May 7, 1942
Evacuation Date: May 18, 1942

<u>Declared</u>	<u>Inventoried May 22/42</u>	<u>Sold by Custodian</u>	<u>Abandoned</u>
3 brooders	"	2 - 24/4/45	
3 Incubators	"	{ 1 - 2/5/45	
Pump & Tank	"	UNABLE TO SELL	
Water Fountains 30	"	24/4/45	fixture
Spray	"	24/4/45	
2 beds	"	1 - 2/5/45	
Kitchen Pantry	"	2/5/45	
Bedroom Set	Dresser		SOLD BY SAYS - ON LEASE
Vacuum Cleaner	"	2/5/45	
2 rolls linoleum	"	2/5/45	
Fan	DISPOSED OF BEFORE EVACUATION OR STOLEN BEFORE DATE OF INVENTORY		
4 lens Pipe	"		
2 Cross-cut saws	"		
2 Sledge Hammers	Disposed of before evacuation or stolen before date of inventory		
4 Wedges			
30 feed troughs		24/4/45	
4 axes			
Hammer	Disposed of prior to evacuation or stolen before date of inventory		
Handsaw	"		
Peevee			
4 rakes	Disposed of prior to evacuation or stolen before date of inventory		
7 shovels			
Cross bar			
2 manure hooks			
2 mattocks			
18 Pails		24/4/45	
2 picks			
3 tables	Disposed of prior to evacuation or stolen before date of inventory		
2200' lumber	1800'		Used on property.
20 Prs. light sash		3 pr. - 2/5/45	" " "
20 water floats		24/4/45	" " "
200# Wire	180#		" " "
	Wheelbarrow	2/5/45	
	Green food cutter	2/5/45	
	House-jack	2/5/45	
	Egg Scale		MISSING
	2 - 5 gal. drums		"
	8 used egg crates		ABANDONED
	Scales	24/4/45	
	Wheel	24/4/45	
	Chair	2/5/45	

Net Proceeds of Auction \$16.92
" " " Appraised \$4.22

W E Anderson
Aug 28/45

Original sent Oct 18/45

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 8629

NAME: Kaname SATO

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$60.00

PURCHASE PRICE: \$60.00

COMMITTEE'S APPROVAL: June 15, 1945

PURCHASER'S FULL NAME: Mr. G. H. Wiens

ADDRESS: Surrey, B.C.

OCCUPATION: Retired.

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

~~YES~~

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD:

2 Electric brooders	\$40.00
Wheel	1.00
Sprayer	8.00
Small scale	3.00
Pails	2.00
Chick troughs	6.00
	<hr/>
	\$60.00

MEMORANDUM

File No. 8629

May 21st, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Kaname SATO, 1386 Horrel Road
New Westminster

The tenant on this property, G. J. Wiens purchased furniture and other articles from K. SATO for \$170.00 at the time of the latter's evacuation. The receipt has been examined by me and is quite valid.

The electric pump and kitchen cupboards are fixtures. All other recoverable effects have been taken to auction and disposed of.

Material used by the tenant in furtherance of his lease is listed herein and the file is now complete insofar as chattel liquidation is concerned.

WJI:LEM



MEMORANDUM

TO: File 8629

FROM: Specified Articles Department

June 23, 1943.

Re: SATO, Aname - Reg. 12435

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1929 Chevrolet Sedan No. C-4 License No. (41) 52495	\$25.00

Sold to Campbell Motors

August 21, 1942.

Selling Price \$35.00

H.C.

Administrative Expenses: \$26.98

Balance credited: \$8.02

EXHIBIT NO.

930-9

DATE

Sept. 24/43

FILLED BY

Crown

W.E. Anderson
Aug 28/42

File 8629

April 24th, 1945.

RE: Kaname SATO, 1386 Horel Road # 12135

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

2 Electric brooders	\$40.00 ✓
Wheel	1.00
Sprayer	8.00
Small scale	3.00
Pails	2.00
Chick troughs	6.00
	<u>\$60.00</u>
Less 10% appraisal fee	<u>6.00</u>
<u>NET PROCEEDS</u>	<u>\$54.00</u>

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

TRAPP MOTORS LTD.

SIGNED:

TRAPP MOTORS LTD.

WITNESS:

Custodian representative

Returned
S.
SUBMITTED TO THE RURAL ADVISORY COMMITTEE ON June 10, 1945.

REPORT

File No. 8629

May 10th, 1945.

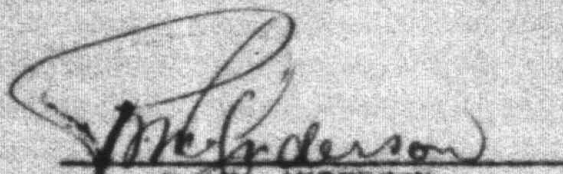
TO: The File

FROM: Mr. R. M. Anderson

RE: Kename SATO

I have examined the undermentioned material and consider the same valueless and not recoverable.

70' of water pipe (used)
8 Galvanized pails (full of holes)
1820 ' of miscellaneous lumber (used)
1 Kitchen cupboard (fixture)
20' gutter pipe (used)
180 Lbs. wire (used)
2 - 5 Gallon oil tanks (used)
Quantity of cement blocks (broken) *not* saleable.


R. M. ANDERSON

RMA:LBM

FIRE INSURANCE SUMMARY

File No. 8629.

Kaname SATO - Reg. No. 12435.

The above named Japanese declared on his JP Form, signed 7th May, 1942, that he carried no Fire Insurance.

However, it was found that he had a Policy issued by the North West Fire Insurance Co., No. 205019 - \$1500.00, covering \$1000.00 on the dwelling and \$500.00 on the household effects, falling due on 22nd July, 1943. The \$1000.00 covering the dwelling was transferred to The Director, The Veterans' Land Act, and \$3.13 refund was credited to Kaname SATO'S account. This Policy was renewed July 22nd, 1943, under North West Fire Policy No. 210124 - \$1500.00. The Premium of \$16.00 covering the \$1000.00 on the dwelling was paid by The Director, The Veterans' Land Act, and the Premium of \$8.00 was charged to Kaname SATO. This portion of the Policy covering the household effects was cancelled August 1st, 1945, and a refund of \$1.60 was credited to Kaname SATO'S account.

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

July 10th, 1946.


D. A. CRAMER.

DAC:JS

REG. NO.		NAME			FILE NO.	
12435		SATO, Kaname			8629	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	<i>Renewed. Pol. # 210124 - March 1st Jan</i> 205019	\$1,500.	July	22	1943	1386 Horel Rd., Strawberry Hill, B.C., Lt. 94, 8th Sec. 36, Twp. 4, Mun. Delta.
North West Fire Insee. Company.	<i>Blag. transferred to V.L.A.</i> 210124	\$1,500.	July	22	1946	1386 Horel Rd., Strawberry Hill B.C., Lt. 94, 8th Sec. 36, Twp. 4, Municip. Delta, B. C.

North West Fire Insurance Policy 210124 expiring on July 22, 1946, covered the following:

Building - \$1,000.00
Household effects - 500.00

The portion covering dwelling was transferred to the Director, V.L.A. and the sum of \$3.13 was refunded and credited to the account. Portion on household effects was cancelled, August 1, 1945, and refund of \$1.60 was credited to the account.

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

W. Anderson
Aug 28/45

LIABILITY SUMMARY

File No. 8629.

Kaname SATO - Reg. No. 12435.

The above named Japanese declared on his JP Form, signed 7th May, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

July 10th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITIES SUMMARY

File NO. 8629

September 10, 1945.

Re: Kaname SATO, Reg. No. 12435

This file reveals no claims registered against the above-named Person.

Certified to be in accordance with information on file.

DATE:

Sept 10 / 45

W E Lamm

PERSONAL PROPERTY SUMMARY

File No. 8629

September 10, 1945

Re: Kaname SATO, Reg. No. 12435

CHATELS: On May 6, 1942, Kaname SATO leased his property to G. J. Weins for the duration, and at the same time sold his household effects to Weins for \$170.00, paid to SATO direct.

On May 7, 1942, SATO registered with the Custodian, declaring certain chattels and farm equipment, which were inventoried and checked by our fieldmen on May 22, 1942, and were found to be intact, except for a quantity of small tools, which we assume were disposed of by SATO prior to his evacuation on May 19, 1942.

The remaining chattels were liquidated by the Custodian; the net proceeds from chattels sold at auction amounted to \$16.92, and the net proceeds from chattels sold by appraisal amounted to \$54.00. A

The chattels were quite well accounted for and all saleable articles have been disposed of, excepting the electric pump outfit left on the property as a fixture, and a quantity of lumber and wire which were used on the property.

For detailed record of disposition of chattels see Chattels Schedule.

Motor-Vehicle: See Specified Articles Memorandum.

Securities & Bank Account: Declared - \$100.00 in Victory Bonds
\$600.00 in Bank of Montreal, New Westminster
These assets were not under the control of the Custodian.

Life Insurance: Declared - Confederation Life Insurance Co. Policy #X558686
Amount: \$1,000.00 - Beneficiary: Wife
(In possession of Insured at time of Declaration)

Two life policies on minor sons also declared:
Insured: Koji - Confederation Life Insurance Co.
Policy #X558685 (30 years) Amount: \$1,000.00
Insured: Hiroshi - Sun Life Assurance Co. of Canada
Policy #2026400 - Amount: \$1,000.00

None of these policies came under the control of the Custodian and no premiums were paid through this office.

This file reveals no evidence of other personal property.

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

DATE:

Sept 10/45

W E Anderson

REAL PROPERTY SUMMARY

JAPANESE NAME: Kaname SATO Reg. No. 12435 File No. 8629.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/462-P. First Offer.

PROPERTY ADDRESS: 1386 Horrel Road, R.R. No. 1, New Westminster, B.C.

LEGAL DESCRIPTION: Lot 96 of the South East quarter of Section 36, Township 4, Map 1133,
Mun. of Delta, D. N. W.

TITLE: Registered in the name of Kaname SATO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 26041, dated July 14th, 1943.

ASSESSED VALUES: Land - \$ 265.00
Improvements - \$2000.00 - \$2265.00. Taxes - \$20.56.

CLASSIFICATION: This is a small Fruit Farm with Dwelling and out-buildings.
The Custodian's representative reported May 22nd, 1942, that this property had an area of 5 acres (assessed as 4.82 acres) planted to the following crops: $\frac{3}{4}$ acre strawberries, $\frac{1}{4}$ acre black currants, $\frac{1}{4}$ acre raspberries, $\frac{1}{4}$ acre gooseberries, $\frac{1}{4}$ acre red currants, $\frac{1}{4}$ acre rhubarb, $\frac{1}{8}$ acre asparagus, some fruit trees.
1 - $1\frac{1}{2}$ storey 6 room house 24' x 24' with basement, in good condition.
4 chicken houses. 1 two storey new chicken house 20' x 50'. 1 colony house. 1 feed house. 1 woodshed. 1 garage.

HISTORY OF ADMINISTRATION: This property was leased by Kaname SATO on 6th May, 1942, to Gerhard Jacob Wiens for the Term - Duration from 6th May, 1942. Consideration \$20.00 per month, commencing 6th May, 1942, and thereafter on the 6th of every month. No Taxes. House included, also certain chattels to be returned to Lessor at the end of the War at the same price as originally paid, viz., \$170.00. No schedule of chattels attached.
Lease handed to The Director, The Veterans' Land Act, July 28th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$2,295.00 as at 1st January 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Kaname SATO as at May 19th, 1944, again which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$2,277.00 from said transaction.
Adjustments as at 1st January, 1943, to the amount of \$3.13, covering unexpired Fire Insurance Premiums, were placed to the credit of Kaname SATO'S credit.

credit.

Page 2.

File No. 3629.

The following Fire Insurance Policy:

North West Fire Insurance Co., Policy No. 210124 - \$1,000.00, covering dwelling, was transferred to The Director, The Veterans' Land Act.

In view of the Custodian having collected rents to September 7th, 1943, viz., \$160.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

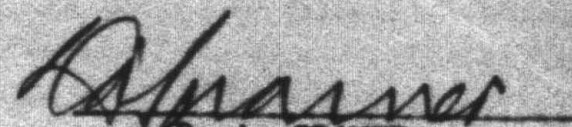
OLD CERTIFICATE OF TITLE

No. 192096-E Kaname SATO declared on his JP Form, signed 7th May, 1942, that the Title Documents were in his 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.

Certificate of Title No. 170946-E in the name of The Director, The Veterans' Land Act.

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

July 10th, 1946.


D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (J.L. 667)

File No. 8629

Kaname SATO (Mr.)

Reg. No. 12435

Civic Address: 1386 Horrel Rd., R.R.#1, New Westminster, B. C.

Legal Description: Lot 96 of the South East quarter of Section 36, Township 4, Map 1133, Municipality of Delta in The District of New Westminster.

Classification: Dwelling and outbuildings. (4.82 acres, mostly cultivated, six room dwelling, storage house, garage, 6 chicken houses, 1 colony house, in fair to good condition.)

Registered in the name of: Kaname SATO

State of Title: Clear

Administration & Revenue: Leased by SATO for duration at \$20.00 per month. (Revenue after Dec. 31/42 accrued to V.L.A.)

Sold to The Director, Veterans' Land Act for \$2,295.00 (cash) as at January 1, 1943.

Title delivered March 9, 1944.

Payment received May 12, 1944 and credited to Account
May 19, 1944 - Net amount \$2,292.00
Legal Fees of \$15.00 were charged to the account.

Chattels: Not involved in sale except fixtures. Electric pump and cupboards.

Insurance: Buildings transferred.
Household Equipment cancelled July 31, 1945.

Certified Correct

Aug 28/45

[Signature]

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 8629

MUNICIPALITY:

Date: May 22/42

NAME: SATO, Kaname

REGISTRATION NO.

ADDRESS: 1386 Horrel Rd. R.R. #1, New West'r.

PROPERTY: Farm

ACREAGE: 5

KIND OF CROPS: Straws. Bl. Currants Rasps, Goose Berr. Rd. currant, rhubarb, fruit trees and asparagus

APPROXIMATE ACREAGE OF EACH: 3/4 straw. 1/4 Bl. currants, 1/4 Rasps, Goose berr. trees
red currants, rhubarb, 1/8 fruit trees and asparagus

HOUSE: Frame

VACANT:

OCCUPIED x

DESCRIPTION 1 1/2 storey

ROOF: shingle

SIZE: 24 x 24

NO. OF ROOMS 6

CONDITION: Good

OTHER BUILDINGS: storage hse. 25 x 25 (new) Root hse. 8 x 12 G. Chicken hse. 20 x 50 G. Chick Hse. 20 x 125 G. Chick Hse. 20 x 100 P.
chick hse. 20 x 75 P. Chick hse 2-storey 20 x 50 (new). Gar. 10x16 P.

NAME OF LESSEE OR RENTOR: Colony hse. 12 x 16 G.
Gerhard J. Wier

TERMS: \$20. a month - 1 yr. lease

WATER: none

ON:

OFF:

LIGHT:

ON: x

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Beatty Elec. pump & 80 gal. tank
3 Elec. Brooders 250
3 Incubators
1 dresser
1 Premier Vac. Cleaner
2 rolls Linoleum
60' 3/4" water pipe
10' 1/2" " "
4 cross cut saws. 7'
10 Galvanized pails
1820' Lumber 5 to 10
180 lbs. wire
1 Wheelbarrow
1 Green feed cutter
1 Kit. cupboard
1 house jack
1 egg scale
2-5 gal. oil tanks
8 egg cases
20' gutter pipe
1 hand spray pump
1 Curney scale.

*S. sold by auction 2/5/45
Burrey 12*

*S. sold to tenant. 24/4/45
appraised by Traff Motors*

Signed:

[Signature]

Extract from Lease. RK.

File #8629.

Lessor: Kaname SATO.

Lessee: Gerhard Jacob WIENS.

Date: 6th May, 1942.

Term: Duration, from 6th May, 1942.

Consideration: \$20.00 per month, commencing 6th May, 1942,
and thereafter on the 6th of every month.
No Taxes.

Property:

Land: Lot 96 of S.E. $\frac{1}{4}$ Section 36, Township 4,
Municipality of Delta, N.W.D.

House: Included. ✓

Chattels: Included, to be returned to Lessor at the end of
the War at the same price as originally paid,
\$170.00. ✓

*No schedule of chattels attached
May 6th payment made direct to Sato. ✓ to lease*

Lease handed to S.S. 8-8/7/43.

Canada

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

JAPANESE EVACUATION SECTION

File No. 8629

Reg. No. 12435

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Kazuo SATO,
326 Edison Avenue,
North Kildonan, Man.

Dear Sir:

Re: 1386 Horrel Road, New Westminster, B. C.
Mun. of Delta, Lot 96 of the S.E. $\frac{1}{4}$ of Sec. 36,
Tp. 4, Map 1133, Dis. of New Westminster,
C. of R. 52116.

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	\$ 2295.00
Add:	
Unexpired insurance premium as at January 1st, 1943	3.13
	<u>2298.13</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>\$ 2295.13</u>

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.

R

1963	Jan. 1	Balance brought forward		Debit	Credit	Balance
			Credit re Sale of Property		\$ 127.46	
			Land Registry Office C/E	\$ 1.00		
	July 5	Fire Insurance premium		8.00		
	27	Cheque to you		100.00		
	Sept. 10			50.00		
1964						
	Nov. 11			50.00		
					\$209.00	
					\$2722.59	
					CR 2213.59	

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kaname Sato

File No. 8629

Reg. No.

Company Confederation Life Asc.

Agency Vanc.

Policy No. X558 686

Premium - \$ 31.58

Payable: Annually, Semi-annually or monthly

Month Nov. Day 8

REMARKS:

Letter sent 12/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Koji Sato

File No. 8629

610 7. L. Brown
Marionwood House
man

Reg. No.

12435

Company Confederation Life Ass.

Agency Vanc.

Policy No. X558 685

Premium - \$ 30.54

Payable: Annually, Semi-annually or monthly

Month Nov. Day 4

REMARKS:

32

Receiv. sent 12/9/62

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. KANAME SATO

File No. 8629

W. L. Brown

Reg. No. *12435*

Norwood Grove, Minn

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2026400

Premium - \$ 40.35

Payable: ^X Annually, Semi-annually or monthly

Month August

Day 1st

REMARKS:

Letter sent 2012/193

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8629

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

January 12, 1943.

Mr. Kaname SATO,
c/o Thos. Brown,
Norwood Grove P.O.,
MANITOBA.

Dear Sir:

Re: Motor Vehicles

Our No. 04

Your Car

which was surrendered to the Authorities, has been
sold for

Charges against your car were as follows:

Liens

\$ 35.00

Administrative Expenses

\$

\$ 26.98

The Balance thereafter remaining of

\$ 8.02

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
EL.

ROYAL CANADIAN MOUNTED POLICE

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
 Sub-Division File No.
 Division File No.
 Headquarters File No.

Detachment
 Sub-Division
 Division
 Date

19

RE: SATO, Kaname 1586 Horral Rd., New Westminster, B.C.
 On March 9th 19 42, 1 H.P. Price RCMP
 MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	(41) 52495 29 Chev. Sedan 500464 587409 45974 appears in fair condition	TIRE NUMBERS 5
EXTRA EQUIPMENT	NONE	
DESCRIPTION & CONDITION VERIFIED	<p><i>Kaname Sat</i> Signature of Owner 22435 Japanese Registration No.</p> <p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>H. P. Price</i></p>	
DATE:	March 9th/42	
	<p><i>H. P. Price</i> SIGNATURE OF MEMBER SUBMITTING REPORT</p>	

This Indenture

Made the **sixth** day of **May** in the year of Our
 Lord one thousand nine hundred and forty-**two**.

In Pursuance of the "Short Form of Leases Act"

Between

**KARAME SATO (Farmer) of Rural Route #1, New Westminster,
 in the Province of British Columbia.**

hereinafter called the Lessor of the FIRST PART; and

**GERRARD JACOB WIENS (Farmer) of Rural Route #1,
 Abbotsford, in the Province of British Columbia.**

hereinafter called the Lessee of the SECOND PART;

~~Witnesseth~~ that in consideration of the yearly Rents, Covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee

Executors, Administrators and Assigns, ALL AND SINGULAR:

that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Delta, New Westminster District, Province of British Columbia, and more particularly known and described as lot **THIRTY-SIX (36)** of the South-East Quarter Section **THIRTY-SIX (36)**, Township **FOUR (4)**.

In addition to the lands and premises above-described, the said Lessee agrees to purchase from the Lessor the household equipment named herein for the price or sum of **ONE HUNDRED & SEVENTY DOLLARS (\$170)**

Electric Washer (Beatty)	\$ 75.00	125.-
Electric Brooder (Grand View)	25.00	50.-
4 Beds, 9 Chairs, 1 Table	25.00	50.-
1 Stove (Heater)	5.00	8.-
Electric Heater	5.00	8.-
Kitchen Cook Stove (Coal & Wood)	25.00	80.-
	\$170.00	

It is also understood and agreed between the Lessee and the Lessor that the household equipment above-named is to be returned to the said Lessor at the end of the War, in the same condition and at the same price as originally paid; viz., **ONE HUNDRED AND SEVENTY DOLLARS (\$170.00)**

EXHIBIT NO.

DATE

FILLED BY

930-6

Sept 21/48

Crown

May

day of

Sixth

From the

one thousand nine hundred and forty-

For the duration of the war.

for the term of

next ensuing

Belbings and Baying, therefor, to the Lessor, his

heirs or assigns

the clear yearly rent or sum of

Twenty \$20/100 Dollars

of lawful

money of Canada, payable on the following days and times, that is to say:

On the sixth day of each and every month, the first of such
payment to be made on the sixth day of May, 1942.

And the said Lessor, Administrators, COVENANT with the said Lessor

to pay rent, and to pay taxes, and to repair (reasonable wear and tear and

damage by fire and tempest excepted); and that the said Lessor may enter and view state of repair;

And that the said Lessor will repair according to notice (reasonable wear and tear and damage by

fire and tempest excepted);

And will not assign or sub-let without leave;

that shall be deemed a nuisance on the said premises;

And that the said Lessor

will have the premises in good repair (reasonable wear

and tear and damage by fire and tempest excepted);

And also will at all times during the said term maintain the garden of the said premises in good

order and properly planted and watered, and the lawns, if any, properly cut and watered.

And also that if the term hereby granted shall be at any time seized or taken into execution or in

attachment by any creditor of the said Lessor or if the said Lessor 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, the then current quarter's rent shall immediately

become due and payable and the said term shall immediately become forfeited and void.

And it is hereby declared and agreed that in case the premises hereby demised or any part thereof

shall at any time during the term hereby granted be burned down or damaged by fire, so as to render

the same unfit for the purposes of the said Lessor then and so often as the same shall happen the

rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury

sustained, and all remedies for recovering the same shall be suspended and abated until the said

premises shall have been rebuilt or made fit for the purpose of the said Lessor

Proviso for re-entry by the said Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

Provided Always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted, and the said Lessor shall accept rent at the rate hereby reserved, the new tenancy thereby created shall be a tenancy from month to month and shall be subject to the like conditions and covenants as are herein contained.

In Witness Whereof the said parties have hereunto set their hands and Seals

Signed, Sealed and Delivered
IN THE PRESENCE OF

Phil. Hopmann
Notary Public
New Westminster B.C.
also both signatures

Kaname Sato
Gerhard. Josef Wiens

Attestation of Witnesses

To Whom:

I, _____ of the _____ in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ therefor, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 194 _____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Dated May 6th, 194 8.
Witness
KAMEI SATO
—TO—
GEORGE J. WILSON
House Lease
Dates
—TO—
A. A. MacINTOSH, LTD.
28 Lorne St.
New Westminster, B.C.
Victoria Eng & Pub. Co., 521 Yates St., Victoria, B.C.

for Spaker of a Deed

I HEREBY CERTIFY that, on the _____ day of _____ 194 _____ at _____ in the _____ of _____

of _____
KAMEI SATO
[whose identity has been proved by the evidence on oath of _____]

who is] personally known to me, appeared before me and acknowledged to me that _____ the person _____ mentioned in the annexed instrument as the maker _____ thereof, and whose name _____ subscribed thereto as part _____, that _____ knows the contents thereof, and that _____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at _____ day of _____ 194 _____
_____ and forty _____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia
K. B. [Signature]

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

This Agreement made the 16th day of May, 1942.

Kaname Sato
R. R. No. 1, New Westminster, B. C.

I hereby make agreement between Gerhard Jacob Wiens for renting my Farming Material and he promised to take the responsibility himself for the duration of the War.

The Materials are:-

App	2	-	3 Grandview Electric Brooders
		-	3 Charter Incubators
		-	1 Beatty Electric Pump with 80 Gallon tank
		-	1 Bedroom drawer glass mirror
		-	1 Premier Electric M Vacuum Cleaner
		-	2 rolls Linoleum
		-	3 pcs 20 ft long $\frac{3}{4}$ in. galvanized water pipe
		-	1 pc. 10 ft $\frac{3}{4}$ in. galvanized water pipe
		-	4 7 foot Wood Cross-cut Saw
		-	10 Galvanized water pails
		-	600 Board feet 2X4 (Lumber)
		-	600 Board feet 2X3 "
		-	400 Board feet 1X6 "
		-	200 Board 36/4 Feet 2X6 "
		-	20 8" X 10" 4-lite Sash
		-	180 pounds No. 11 Galvanized Wire
		-	1 Wheelbarrow
		-	1 Green food Cutter
		-	1 Kitchen pantry
		-	1 No. 152 House Jack
		-	1 egg scale
		-	2 5 gal. oil tank
		-	8 egg cases
		-	2 10 ft gutter pipe
		-	1 Yamato Spray pump
		-	1 Gurney Scale

EXHIBIT No.

930-8

DATE

Sept. 24/48

FILLED BY

Okawa

Kaname Sato
Gerh. J. Wiens

File 8629

April 4th, 1945.

RE: Kaname SATO, 1386 Horel Road

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

2 Electric brooders	\$40.00
Wheel	1.00
Sprayer	8.00
Small scale	3.00
Pails	2.00
Chick troughs	6.00
	<u>\$60.00</u>

Less 10% appraisal fee	<u>6.00</u>
------------------------	-------------

<u>NET PROCEEDS</u>	<u>\$54.00</u>
---------------------	----------------

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 _____.

EXHIBIT NO. 930-7
DATE Sept. 24/48
FILED BY [Signature]

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 8629

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

15th June, 1942.

Mr. G. J. Wiens,
1386 Horrel Road,
R.R. #1,
New Westminster, B.C.

Dear Sir:

re: Kaname Sato.

Mr. Page, of the Brackman-Ker Milling Co., Ltd., New Westminster, has handed us the sum of \$20.00 received by him from you, being payment due June 6th under your lease with K. Sato, for which we thank you.

On checking over the lease we note that the first payment was due on May 6th. Kindly advise us to whom you paid this.

We also note that you purchased a number of household articles to the value of \$170.00, and would ask that you advise us whether or not you hold a receipt for this amount.

Thanking you in anticipation of an early reply, we are,

Yours truly,

R. P. Alexander
R. P. Alexander,
Assistant Manager.

FOR:GF

See one

*Paid direct
to Sato*

8629
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 25 1942

Richardson

% Thos Brown
Harwood Grove P.O.
Manitoba
Sept 19, 1942

The Custodian's Office
Department of Sec. of State
Van. C.S.
Dear Sir:-

I would be very much obliged
if you would let me know if you
could pay for our land tax of the
year 1942 from the rental fee
from Mr. Okura. I thank you
I remain,

Yours truly,
K. Satō

Parole No. 150742
Serial No. 12435

75/9/42

Co. Baker 80⁰⁰

claims in file

K. SATO. Reg No 12435.
40 E. L. BROWN

Worwood Grove, N.H.

July 14th 1943.

R C A



EVACUATION SECTION

Rec'd JUL 19 1943

No. 8629

Referred Richardson

Dept of the Custodian.

506 Royal Bank Bldg.

Cos of Hastings & Granville St

Vancouver, B.C. Richardson

Dear Sir:

Ever since I evacuate from
the coast. I have heard not
one word from my tenant
Mr. Wein. who promised
to look after my farm under
the terms of the \$20.00 per month
rent.

I'm very much pleased if
you kindly correct during
the last 2 month rent and send
right over it to me. Because
I was working at a small
Box mill last year and un-
fortunately. I cut off my

R C A F



Right hand fingers by the saw.
There is only a thumb left on
my right hand. so I hardly
do anything from service.
~~therefore~~ there is any one
to support my family. my
eldest son is only 15 years old.
under him. 3 more small children.
therefor my condition is very
difficult.

Please kindly send me answer
of the my past 12 month rent. and
will you send it to me. and
I'm obliged.

Anxiously awaiting answer
from yours as soon as possible.
Yours truly

Kaname Sato

326 Edward Ave.,
Nash. Eldon, Mass.,
June 4, 1944.

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

EVACUATION SECTION	
Rec'd	JUN 8 1944
File No.	8629
Ans.	WCA
Referred	Anderson

Dear Sirs,

Some time ago I wrote a letter to you with regard to some old magazines written in the Japanese language that I left in the attic of my home on 4th St., residence no. 1386 - a request to have the magazines sent to me at the above address. I have had no answer as yet, however, and so am writing again to ask if I may have them as soon as possible since I have no reading matter. I should be very much obliged if you would be so kind as to give this your prompt attention.

Thanking you,

Sincerely,

Yours truly,
Kaname Sato
Registration No. 12435

W. E. Anderson Esq.
Farm Department.
Custodian Office
Vancouver, B.C.

EVACUATION SECTION	
JUL 23 1945	
Rec'd	
File No.	8629
Ans.	W.E.A.
Referred	Farm File # 8629

346 Edison Ave.
North Kildonan
Manitoba.
Reg. # 12435
July 19th, 1945

Dear Sir:

Will you please send me
all my account money as soon as possible.
Because, as you know: the prices of
everything has been jumped up for the
consequence of the inflation. but our
wages have not been raise in direct
proportion. To keep living it is very
hard for my present condition. I am
working my self to suport five in the
family. and still more I have handicap
iden that any other people since three
years I have lost my four finger But I
would not like to make trouble to the go-
vernment for the maintenance. I would like
to keep self suport as can possible.
I am wishing you accept my one's inmost
feeling and I beg to your warm sympathy
for me and I am expecting those the money

Because I need it to keep living
yours Very Respectfully

Kaname Sato

Requiem 500?

W.E. Anderson Esq.
Farm Department
Custodian Office

EVACUATION SECTION

Rec'd. AUG. 27. 1945

File No. 8629

Ans.

Referred

Anderson

not by you

326 Edison Ave

N. Kildonon

Manitoba

No. 8629

August 24th

Dear Sir.

Thank you I received your
letter of August 1st. 1945.
I was very disappointed when I
got your letter.

Because I expected the money
for my family who must prepare
for winter and I told you about
my living condition.

I do not need the Bank for I
have no surplus.

I wish you will send me the
Balance as soon as possible.

Yours Very Truly

Kaname Sato

8629

18th October, 1945.

Mr. Kaname SATO,
Registration No. 12435,
326 Edison Ave.,
North Kildonan, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 8th October with reference to the liquidation of your chattels.

Attached hereto is an itemized copy of the sale of chattels by Auction, and also those sold by appraisal to the tenant.

According to a lease given by you to G.J. Wiens, dated 6th May, 1942, prior to your registration with this office you sold your chattels to him for consideration of receiving \$170.00, and according to our records this sum was received by yourself.

Upon the sales list attached you will note the items listed by you on your inventory, with the exception of three Charter incubators, which although offered for sale at the Auction, the auctioneer was unable to sell. The dresser, vacuum cleaner and linoleum were apparently included in items sold by you to Mr. Wiens, while the building material and the wire were used on the property. The egg scale we were unable to locate and the egg cases had deteriorated and were abandoned as having no re-sale value. The Beatty Electric Pump and Tank outfit was a fixture on the property and was included as such when the property was sold.

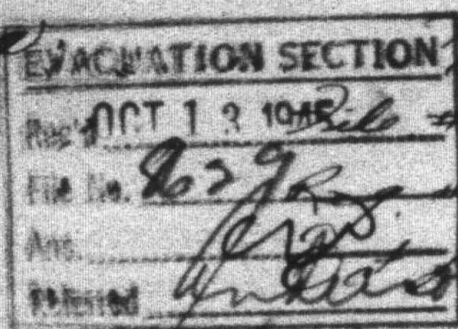
We trust this covers the chattel situation to your satisfaction and fully answers the questions you have raised.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

W.E. Anderson, Esq.
Farm Department,
Custodian office.



Dear Sir,

Thank you very much.
I received your letter of September
11, 1945, and I understood from
its explanation of your letter excepted
my farm equipment. According to
your summary saying its amounting
to \$70.92. I could not understand
what kind goods did you sale.
Kindly notify and explain what kind
of goods you have sold. I will
enclose its list of goods here with.
Will you please reply as soon as
possible.

Yours Respectfully
Kaname Sato

- 3 Grandview Electric Brooder ^{sold} Size 500 Chick
 3 Charter Incubators Size 550 eggs ^{much to sell}
 1 Beatty Electric Pump with 80 gallon tank
 1 Bedroom drawer glass mirror
 1 Premier Electric Vacuum Cleaner
 2 rolls Linoleum
 3 Pcs 20 ft long $\frac{3}{4}$ in. galvanized water pipe
 1 Pc. 10 ft $\frac{1}{2}$ in. galvanized water pipe
 4 7 foot wood Cross-cut Saw
 10 Galvanized water ~~pipe~~ pails ^{sold}
 650 Board feet 2x4 (Lumber)
 600 Board feet 2x3 " } Used in project
 400 Board feet 1x6 "
 200 Board feet 2x6 "
 20 8" X 10" 4-Lite sash ^{sold}
 180 pound No. 11 Galvanized Wire ^{used in project}
 1 Wheelbarrow ^{sold}
 1 Green food cutter ^{sold}
 1 Kitchen pantry ^{sold}
 1 No. 152 House Jack ^{sold}
 1 egg scale ^{missing}
 2 2 gal. oil tank ^{sold}
 8 egg cases ^{broken}
 2.15 ft. gutter pipe
 1 Yamato Spray Pump ^{sold}
 1 Gurney Scale ^{sold}

September 11, 1945.

Mr. Kaname SATO,
Registration No. 12435,
326 Edison Avenue,
North Kildonan, Man.

Dear Sir:

From time to time you have been advised in regard to the administration of your affairs, and, this now being completed, it is felt that you would appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and, while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

When you registered with the Custodian, on May 7, 1942, you declared various items of real and personal property. In the following paragraphs we will give you a report of the management and liquidation thereof.

Real Property- Prior to your evacuation, you entered into a lease with Mr. G. J. Wiens to rent your property at a rental of \$20.00 a month. The first month's rental was collected by yourself. Monthly rentals after that date were credited to your account up to the date of the sale of your property, as was shown in the statement attached, which also covers the sale of your property.

Personal Property- In your declaration to the Custodian, you stated that you were the owner of a quantity of household effects and farm equipment. Under your agreement with Mr. Wiens, you sold your household effects to him for the sum of \$170.00. The saleable balance of your personal property has now been liquidated, and the net proceeds of the sale, amounting to \$70.92, have been credited to your account.

Motor-Vehicle- The 1929 Chevrolet Sedan, which was surrendered to the Royal Canadian Mounted Police, was sold and the net proceeds of \$8.02 were credited to your account, as was shown in the statement sent to you in January, 1943.

Insurance - The life insurance policies of yourself and your two sons have not come under the control of this office. These, no doubt, have been dealt with by yourself.

Financial Statement- You have requested that we remit to you the balance of the funds standing to your credit in this office. Accordingly, we enclose Custodian cheque in the amount of \$1,771.11. A statement of your account also is enclosed.

8629

Mr. Kaname SATO

- 2 -

September 11, 1945.

It would appear that we have accounted for all the property of every kind left by you in the protected area, which vested in the Custodian, and, in order that you may confirm this, and acknowledge the attached cheque, we are enclosing a stamped, addressed envelope for your reply.

Yours truly,

WRA/FA

W. E. Anderson,
Administration Department.

Enclosures (4)

REGISTERED

File No. 8629
Reg. No. 12435

Kayano SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 19	Balance as per statement sent	\$	\$2,213.59	
1945 April 23	Legal fees - Veterans' Land Act	15.00		
June 6	Goods sold to tenant Appraisal fee	6.00	60.00	
June 7	Proceeds Auction Sale		16.92	
August 1	Cheque to you	500.00		
August 7	Refund of premium re Northern Fire Policy No. 210124		1.60	
		<u>\$ 521.00</u>	<u>\$2,292.11</u>	

CR \$ 1,771.11

File No. E629
Reg. No. 12435

Kaname SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 15	Cash payment under lease - June	\$	\$ 20.00	
July 11	Cash payment under lease July		20.00	
August 15	Rents collected		20.00	
September 1	Rents collected		20.00	
September 26	1942 taxes paid	20.56		
October 13	Rents collected		20.00	
November 2	Rents collected		20.00	
December 14	Rents collected		20.00	
December 28	Transferred from car account		8.02	
1943 January 1	Sale of Real Property - 1386 Horrel Rd., New Westminster Unexpired Insurance premium as at Jan. 1/43 Registration fee Land Registry Office - Certificate of Encumbrance	3.00 1.00	2,295.00 3.13	
July 5	Fire Insurance premium	8.00		
July 24	Cheque to you	100.00		
September 10	Cheque to you	50.00		
1944 March 11	Cheque to you	50.00		
		<u>\$ 229.56</u>	<u>\$2,446.15</u>	

OR \$ 2,213.59

MEMORANDUM

Fial No. 3629

December 8th, 1945.

TO: W. E. Anderson
FROM: W. J. Iverson

Re: Kaname SATO, Reg. 12435

Re Sato's letter of December 2nd, 1945 we have located and identified the Vacuum Cleaner and linoleum, the vacuum cleaner was in suspense account, the latter item was wrongly credited. These items are now being transferred to K. Sato.

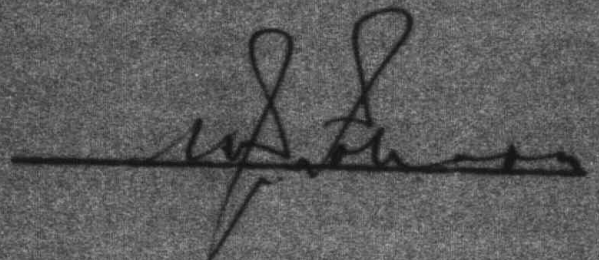
We have no immediate knowledge of the missing brooder but have written Mr. Weins about it.

The dresser was taken out I believe and remained unsold in our auction rooms due to its poor quality or it might have been the cupboard sold for \$1.50.

A question came up with Weins about the kitchen pantry and it was considered too poor to remove. We are questioning Weins about this.

The missing sashes I do recall were shown us by Weins, they had been used in the chicken house.

WJI:DP



326 Edison Ave
North Kildonan, Man.

Dec 2 / 45

EVACUATION SECTION

Rec'd DEC 6 1945

File No. 8629

Ans.

Referred

Mr. Anderson,
The Custodian's Office
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir,

Enclosed please find an agreement made
between Mr. G. J. Wiens & myself on the
16th of May, 1942. The only items sold to the
tenant are as follows:

Beatty electric washer	\$ 75.00
1 Grandview electric brooder	25.00
4 beds, 9 chairs, 1 table	25.00
1 stove (heater)	5.00
1 Electric heater	5.00
1 Kitchen Cook stove	35.00
Total	\$ 170.00

You will note that the dresser, vacuum
cleaner, and 2 rolls of linoleum are not
included in the list sold to Mr. Wiens,
therefore he must have them in his possession
or he sold them without being authorized to do
so by me or your office.
I regret to have to trouble you so often
but will you please show Mr. Wiens the enclosed
list as well as this letter to see if he can account

for the missing articles if he has not got them in his possession.

On the list of chattels sold you included 2 electric brooders for the sum of \$40.00. I would like to know what became of the other one as I originally had four of which I sold one to Mr. Wiens for \$25.00 and registered 3 with the Custodians office. However I have only received payment for two.

Also in the agreement with the tenant Mr. Wiens there are 20 - 8" x 10" 4 lite sash of which in your list only 3 have been sold. Therefore there are 17 window sash to be accounted for, either by the Custodian's Office or Mr. Wiens who was supposed to be responsible.

Thanking you

I remain

Yours truly

Sil. No. 8629
Japanese Registration No. 12435

Kaname Sato

5th March, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:

Re: KANAME SATO - Reg. No. 12435

In reply to your letter of the 27th February, please be advised that the credit balance of the above Japanese at this office is \$22.15.

He was the owner of real property in the Protected Area which was sold. Full details of our administration together with a cheque in the amount of \$1771.11 were forwarded to him on the 11th September, 1945, which sum represented his full credit balance at that time.

We trust this is the information you desire.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

8629

18th July, 1946.

Mr. Kaname SATO,
Registration No. 12435,
326 Edison Avenue,
North Kildonan, Manitoba.

Dear Sir:

A review of your chattels has been completed and we have found that you have not been credited with proceeds of sale of your vacuum cleaner and some linoleum. Their net sale value amounting to \$22.15 has now been credited to your account, and we have attached hereto Custodian cheque in full settlement. We are unable to locate any further chattels which could be identified as yours. However it is noted on your file that some articles appear to be missing. If any information regarding these items is discovered later you will be advised.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

Form 100-1000
1-1-35

8629/12435

N^o 1144

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Vancouver, B.C.

Date Sept. 29th, 1945.

The Government of Canada acknowledges that SATO, Kenzo
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

~~Cash~~ - - - - - \$3,830.00 ✓

NOT NEGOTIABLE

Y406

[Signature]
for Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,

Nov. 23/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

TREASURY DEPT. CLAIM \$ *ML*

Dear Sir:

Re: SATO, Kaname *8629*
#12435

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 3830.00

Draft Issued- - - - - \$ 3830.00

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,

E. G. Coburn
E. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

IN THE MATTER OF "THE INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,
 21st September, 1948.

IN THE MATTER OF THE CLAIMS OF

HIROSHI SATO

20

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq., Appearing for the
 Dominion Government.

S.M. CHERNICK, Esq., Appearing for the
 Claimant.

S. MIYAYAMA, Esq., Official Interpreter.

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

2.
H. Sato,
In Chief.

HIROSHI SATO, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: I would like to make a minor amendment
in connection with the real property. Instead of
showing the specific amount at \$6,566.00, we are
estimating the value of the land and buildings at
\$6,500.00. I will just check to see the Custodian's
sale price so I can confirm whether or not it is
10 correct. Possibly my learned friend can give me the
sale price by the Custodian. Neither of us seem to
have it but no doubt if it is recently stated in the
claim, it will be correct.

THE COMMISSIONER: All right.

MR. CHERNIACK: It will no doubt be shown in Vancouver.

MR. FERG: They generally send us a copy of the Veterans'
Land Act offer.

MR. CHERNIACK: In this case, your honour, the property
stood on the Title in the name of the claimant's
20 father Kaname Sato.

Q I show you a Japanese document, can you identify
this? A Yes, sir.

Q What is that? A That is a document stating
that my father's land will be mine.

Q It was given to you? A Yes.

Q This is signed by your father?

A Yes, sir, I lived with my father.

MR. CHERNIACK: I wonder if the claimant can read this to
the Interpreter so that a translation could be put on
30 the record?

H. Sato,
In Chief.

THE COMMISSIONER: Yes, the Interpreter can give it to
the Reporter.

BY MR. CHERNIACK:

Q What is the first line, read it in Japanese?

A I am not sure of the first line.

Q Well, the next one? A "The property which I
own at B.C. province, Delta, Lot 96 of South-East
Quarter Section, Surrey 6, Township 4, Map 1133,
district of New Westminster, B.C. The foregoing
land and building and chattels and poultry, goods
and lumber and the rest of the chattels and all the
other buildings I give title to my eldest son
Hiroshi Sato."

Q You are not sure of the next line? A No.

Q And this (indicating) is the date? A Yes.

Q What date is it? A September 5, 1945. This was
written at North Kildonan, 326 Nelson Avenue, in my
father's name.

MR. CHERNIACK: Might I suggest as we want to finish it
now that he give a fuller translation.

THE COMMISSIONER: You will put the document in, it is
only a matter of translation?

MR. CHERNIACK: Yes. I showed this to Mr. Hirayama
(Japanese Interpreter) and he said he could read it.

THE COMMISSIONER: Yes, all right.

MR. CHERNIACK: So possibly this afternoon we can get him
to read it to Mr. Pounce, the Court Reporter.

(Document written in Japanese, EXHIBIT 1.)

MR. CHERNIACK:

30 Q I also show you an English written document, can you

H. Sato,
In Chief.

identify that? A Yes.

Q Whose signature is that? A My father's.

(Document in English, Exhibit 2)

MR. CHERNIACK: This reads "September 5, 1946. I,
Kaname Sato hereby give my eldest son Hiroshi Sato
the full rights of the possession of my property
located on Municipality of Delta, Lot Ninety-six
(96) of the South-east Quarter of Section 36,
Township 4, Map 1135 in the District of the New
Westminster, B.C. and all the chattels that are
left on the farm. (Signed) Kaname Sato."

THE COMMISSIONER: That last document is a little equivocal.

MR. CHERNIACK: Well, Mr. Sato was not a lawyer.

MR. YERG: I wish to make a submission in this case and I
think I had better make it now so you will be seized
with the facts. I might say that I have agreed with
my learned friend that the evidence in the case can go
in but subject to this submission, that the record is
this, that Kaname Sato, the father of this boy, appears
to be the registered owner of the above property
according to a Certificate of Emancipation obtained on
July 1943 at the Land Office, New Westminster. Now,
Mr. Sato, the father of the claimant, was repatriated
to Japan on the S.S. Marine Falcon on October 2, 1946,
and accordingly the claim on his behalf is not within
the terms of the reference, but he declared this property
as his own in his J.P. Form and he received the full
amount of the net proceeds derived from its sale at the
time he was repatriated. The property has been sold
and the father received the proceeds. Now, this

H. Sato,
In Chief.

claimant, Hiroshi Sato, according to information supplied by the Royal Canadian Mounted Police, was born on the 10th of February, 1928, and was therefore only 14 years of age when evacuated and he is still a youth under 21 years of age. Now, it is submitted that the documents that have been supplied are not sufficient documents in law in which to transfer these claims and property or the interest in the claims to the claimant.

10 THE COMMISSIONER: The last document is in English and I observe it states it gives him the right of possession of the property and chattles but doesn't transfer the title.

MR. FERG: But apparently what happened in the case here is the property was sold, chattels disposed of, the father received the proceeds and the only thing that would come to this boy is the possibility of claim being settled by this Commission, and I submit, or I have arranged with my learned friend, Counsel for the
20 Crown, to allow the evidence to go in subject to this objection, that if the claim is ultimately thrown out, that we are not prejudiced by allowing the evidence in.

THE COMMISSIONER: The Reporter is making a note of that.

MR. CHERNIAK: Yes. As my learned friend indicated, neither of us propose to argue this point now, but leave it to the adjourned hearing. I would only like to point out that this Commission itself is not sitting as a matter of law except insofar as it was created by the Cabinet, to consider whether or not
30 justice was done in certain cases and it may be that

H. Sato,
In Chief.

the Commissioner in considering these facts will consider that this claimant should be heard. It may be that he will throw it out. We are not arguing it now and the evidence will be brief so that we can put it on the record and let the Commission make the decision.

THE COMMISSIONER: Yes, I think perhaps that is best. This Exhibit Number 1, I will leave it for the Interpreter.

10 MR. CHERNIACK: Well, I propose to do that right in Court. I think the Interpreter will be able to read it.

THE COMMISSIONER: Perhaps he had better go over it first.

MR. CHERNIACK: Well, I will give him that opportunity.

MR. FERG: There is just one other thing, if I may interject. If it is so found that this claimant is not entitled, then the father being repatriated to Japan and not being a resident of Canada no longer, that the claim nor the evidence will be received in support of any claim on behalf of Kaname Sato, the father.

20

MR. CHERNIACK:

Q Your father, I understand, left at the end of September, 1946, for Japan? A Yes.

Q Did he take with him any members of your family?

A Yes.

Q Who? A My mother and two brothers and one sister.

Q Is there any part of your family left in Canada other than yourself, are you the only one left here?

20 A Yes, sir.

7.
H. Sato,
In Chief.

Q And you didn't go with them? A No.

Q Why was that? A I came from Japan seven years ago and I didn't like Japan, so I like to stay in Canada.

Q And you refused to go with your parents?

A Yes.

Q Where were you born? A New Westminster.

Q New Westminster, British Columbia? A Yes.

10 Q And you have no relatives left in Canada, is that correct? A That is right.

MR. CHERNIACK: Mr. Hirayama, the Interpreter, has prepared a translation of Exhibit 1 and I think we should get him to certify it and leave it with Mr. Pearce.

THE COMMISSIONER: You will attach it to the original document?

MR. CHERNIACK: Yes. Shall we put into the record that Mr. Hirayama, one of the Official Interpreters, has translated this and also attach his translation to the original Exhibit 1?

20 THE COMMISSIONER: That is a true and correct translation of the document?

MR. HIRAYAMA: Yes, that is the best I can do, sir.

MR. CHERNIACK:

Q Mr. Sato, I show you two typewritten statements; were these prepared in accordance with your instructions?

A Yes, sir.

Q And is that (indicating) your signature on each paper? A Yes.

30 Q Are the contents true to the best of your knowledge,

8.
H. Sato,
In Chief.

information and believe?

A Yes, sir.

MR. CHERNIACK: I tender them as Exhibits 1 and 2 respectively, your honour.

THE COMMISSIONER: You have 1 and 2 in.

MR. CHERNIACK: I am sorry, 3 and 4 respectively. The Real Estate Statement and the Personal Chattels Statement identified by the claimant and on behalf of my learned friend I will file the Appraisal as Exhibit 5.

(Real Estate Statement, EXHIBIT 3.)

(Personal Chattels Statement, EXHIBIT 4.)

(Appraisal Report, EXHIBIT 5.)

10

MR. CHERNIACK: Referring to the real property, the claimant sets out that the crops on the land are set out in the S.S.B. Appraisal filed as Exhibit 5. He sets out that his father purchased the property in 1932 and his father cleared all the land, dug three wells and installed electric pressure pumps. Now the buildings on this property are as set out in the claim which has been filed and the valuations that are shown in the claim are those given to the claimant by his father, so that obviously, your honour, it will remain only a question of valuation, the claimant being unable to give very much information as to costs and is only able to estimate the market value of the \$6,500.00, which will be up to the Appraisers at the adjourned hearing, to be either confirmed or varied, that is, the valuations as set by the claimant.

20

THE COMMISSIONER: Well, that observation applies to the chattels too.

30

MR. CHERNIACK: Yes, to a large extent it does, because the

H. Sato,
In Chief.

claimant sets out in the exhibit that they were all bought by his father. He doesn't know the price paid or when they were bought.

THE COMMISSIONER: Is there personal property in that?

MR. FERG: No, there is none, your honour, and we don't know what happened to the chattels in this case as there is no accounting of them.

MR. CHERNIACK: We have certain auction sheets for just a few of the items, some of which were sold by the other auction sales by the Appraiser and some of which were sold by auction. The claimant does set out that certain of the items were bought while he was present, he was able to certify as to the date they were bought. I might indicate that this real property is three and one-half miles from New Westminster, having direct access to Horel Road, which is gravelled and in fair condition. There is mention made of the electric pressure pump but it is not valued, nor is it indicated this value has been added to the land. The buildings are valued by the Appraiser in Exhibit 5 at \$5,325.00 and the amount added to farm is \$2,000.00. The total value given in the Appraisal is \$2,337.40. Mr. Barnett, District Superintendent, sets his valuation at \$2,500.00. The assessment which is shown on page 2 of the Appraisal as being land \$1,265.00, improvements \$3,000.00, and the total would be \$4,265.00. The comments as to the buildings on page 3 of Exhibit 5 are that the buildings are generally of fair type construction and have been kept in fair repair. It indicates that the Incubator House is apparently of new construction.

H. Sato,
In Chief.

with cement foundation, painted and in good repair and an addition to the poultry house, number 1, is of new construction, not completed, and the foundation is of cement blocks. I might indicate that there is a letter, which I didn't think I need file, from the Custodian to Mr. K. Sato, dated ---

THE COMMISSIONER: That is the father?

MR. CHERNIACK: Yes, dated October 18, 1945, which sets out that the Beatty Electric Pump and Tank was a fixture on the property and was included when the property was sold. I have already indicated that was included so far as value was concerned, it was not shown in the Appraisal. That is all.

MR. FERG: Your honour, it is submitted again in connection with this case that this is not a proper claim to come before this Commission, due to the fact that the property concerned with this claim was owned by the claimant's father, Kaname Sato, and that it is one of those claims which is and ought to be claimed in personam and, secondly, cannot be assigned. It is also submitted in any event that documents, Exhibits 1 and 2, are not such documents on which the claimant can found a claim. It is also submitted that in the event that the claim is considered at all, that the real property was sold at its fair market value, that the personal property was sold at its fair market value and anything claimed by the claimant for goods which have not been found that the claim is excessive and unreasonable. I will file the following document but before doing so I would like to ask the witness

H. Sato,
In Chief.

Cr. Sema.

CROSS EXAMINATION BY MR. FERG:

some questions.

Q Do you know whether your father had rented his property before being evacuated or not?

A Yes, he did.

Q Who did he rent it to? A Mr. G.J. Weins.

Q You know that? A Yes, sir.

Q How old were you at the time of evacuation?

A Fourteen, sir.

10 Q And do you remember then, or were you present at all, when your father arranged to lease his property to Mr. G.J. Weins?

MR. CHERNIACK: I have the Lease, if my learned friend would like it.

THE WITNESS: I wasn't present.

MR. FERG:

Q Do you know your father's signature? A Yes, sir.

Q I show you a document, would that be your father's signature (indicating)?

20 A Yes, it is my father's signature before he lost his mind.

Q Do you know Mr. Weins's signature? A No, but I saw his writing a couple of times.

Q But you didn't see him write? A No, sir.

MR. FERG: I will file this, this is a lease dated the 6th of May, 1942, made between Kaname Sato, as Lessor, and Gerhard Jacob Wiens, as Lessee, and following is part of the lease: "In addition to the lands and premises above described, the said Lessee agrees to
30 purchase from the Lessor the household equipment

H. Sato,
Cr. Exam.

named herein for the price or sum of One Hundred and Seventy Dollars (\$170).

Electric Washer (Beatty)	\$ 75.00
Electric Brooder (Vrand Vise)	25.00
4 Beds, 9 Chairs, 1 Table	25.00
1 Stove (Heater)	5.00
Electric Heater	5.00
Kitchen Cook Stove (Coal & Wood)	25.00
	<u>\$ 170.00</u>

10 It is also understood and agreed between the Lessee and the Lessor that the household equipment above-named is to be returned to the said Lessor at the end of the year, in the same condition and at the same price as originally paid; viz., One Hundred and Seventy Dollars (\$170.00)."

(Lease referred to, EXHIBIT 5.)

Q Do you know if your father sold any other chattels to Wiens? A No, sir.

Q There is a record in the file here of Wiens having
20 purchased another \$60.00 worth of goods, do you know anything about that? A No, sir.

Q Well, these goods were apparently sold by the Custodian to Wiens - now, Mr. Sato, when the agreement or the papers, Exhibits 1 and 2 - you know what Exhibit 1 is? A Yes.

Q And Exhibit 2? A Yes.

Q Where were these papers signed? A At 326 Edison Avenue, North Kildonan.

Q That is in Winnipeg, in Canada? A Yes.

30 Q They were actually signed there? A Yes, sir.

H. Sato,
Cr. Exam.

Q Did your father know at that time he was being repatriated to Japan? A Yes, sir.

Q Did he know the date he was leaving?

A No, sir, he knew the date when he left Winnipeg but didn't know the date when he was going to leave Canada.

Q Do you remember what date it was when he left Winnipeg?

A I am not sure, about September 18th, or 17th, I am not sure.

10 Q And he knew when these documents, Exhibits 1 and 2, were prepared he would be leaving for Japan on the date you say that he was to go?

A Probably he got a letter from the Mounted Police and probably he knew.

Q You knew when he was going? A Yes, sir.

Q And you knew at the time these papers were signed the date he was going? A Yes, sir.

Q Now, you discussed together about your father's claim; at that time did your father talk to you about the claim against the government in connection with real property? A Yes, and he left me all the necessary documents.

20

Q He left you all the necessary documents?

A Yes.

Q What do you mean by "necessary documents"?

A When the land was bought and how much it cost and how much the house was worth now.

Q And of course your father knew at that time, he knew that he was being repatriated and going off to Japan he would have no further right or claim in connection

30

H. Sato,
OP. EXH.

with that property?

MR. CHERNIACK: That is a question of law, I do not see this witness is able to decide that.

MR. FERG: I just want to find out if they discussed it.

MR. CHERNIACK: All right, but I am pointing out he cannot make an answer as to whether the matter was legally right or not.

MR. FERG:

10

Q Was it discussed at all between your father and yourself about the claim, or prospective claim, there might be in connection with his property at the Coast?

A Yes, we discussed it.

Q You did? A Yes.

Q What was said between your father and yourself about it? A My father told me to put in the claim about my land and he gave me the documents.

Q Did you give your father any money or anything for the property mentioned in Exhibits 1 and 2?

20

A No, sir, but he left me some money, I didn't give him money.

Q He left you money? A Yes.

Q Left you the money coming out of his property?

A No, sir, he left me money so I could go to school.

Q He gave you money to keep you here in this country?

A Yes.

Q But you didn't give him any money for these documents?

A No, sir.

Q Why didn't you go to a lawyer and have a proper assignment, or proper papers, drawn up?

30

A My father was busy at that time going back to Japan

and didn't know it, probably he didn't know to go to a lawyer.

Q Was it mentioned at all between you?

A No, sir.

Q So after talking it over you decided your father would give you a paper writing allowing you to file claim such as you have filed in this case?

A Yes.

Q And that is what this was done for?

10 A Yes, sir.

Q And who gets the money out of this in case there is some money paid, do you intend to give it to your father? A Yes, sir, it all depends on my father, if he wants to keep it here.

Q If your father says you can keep it, you will keep it, but otherwise you propose to give the money to your father? A Yes, unless my brothers come back, I will be in business then.

Q You are the only one of the family left here?

20 A Yes.

Q Was that arranged between your father and yourself that if you found there was some money realized out of this claim you would give it to your father if he asked for it? A Yes, sir, not arranged but that is the way I saw it. He didn't say anything about it.

Q Was there anything said at all about the disposition of the proceeds of this claim in the event there was any proceeds? A What do you mean?

30 Q Maybe I can put it more simply.

H. Sato,
Cr. Exam.

A We did talk a little bit about it.

Q That is, what you would do with the money?

A Yes.

Q And what did you agree to do with it?

A If he wanted it in Japan, if necessary I will send the money to Japan.

Q That is what you agreed to? A Yes.

Q At the time of signing the papers?

10 A Yes, but at that time he knew that the Canadian government might allow my brothers to enter Canada and in that case he and my brother would start business together with this money.

Q Otherwise the arrangement was that you would send the money to your father in Japan?

A Yes, sir.

Q You didn't know anything about the value of the farm?

A No, sir.

Q For the chattels? A I know about the farm only from the documents left by my father.

20 Q And you do not know anything about the value of the chattels? A No, sir.

Q You do not know what your father paid for them?

A Except the stove, the vacuum cleaner and washer.

Q Do you know what your father paid for the washing machine? A He traded in with an old one and paid \$85.00.

Q And got the new machine? A Yes.

THE COMMISSIONER: Is that what your father told you?

MR. FERG:

30 Q Were you present when that deal was made by your

H. Sato,
Cr. Exam.

father? A No.

Q It is just what he told you? A He told me that he bought it.

Q That is how you know, he told you? A Yes.

Q And is that the same with the other things, that it is just what your father told you that you are telling us now? A Yes.

Q You did not know yourself of your own knowledge what your father paid for these things?

10 A No.

Q You did not see him buy it and you were not there when he bought it? A No, sir.

Q I will put in the Appraisal of some chattels sold by the Custodian to Wiens, it is an appraisal and sale, list of articles, by the Trapp Motors Limited. I also put in the list of the chattels which the claimant made 15th of May, 1942.

(Appraisal, Exhibit 7.)

(List of Chattels, EXHIBIT 8.)

20 MR. FERG: And it is signed by Kaname Sato and G.J. Wiens and I also put in a memorandum in connection with specified articles, the car, it gives a description of it and the appraised value, appraised at \$25.00, and sold to the Campbell Motors for \$36.00.

(Memorandum, EXHIBIT 9.)

Q What is your age now? A 20.

Q Twenty years of age? A Yes, sir.

Q And you would like to stay in Canada?

A Yes, sir.

30 Q And you like Canada? A Yes, sir.

H. Sato,
Cr. Exam.

Q That is very nice - you didn't sign any papers at all, yourself, in connection with your father turning these things over to you?

A No, sir.

Q And at the time of receiving the papers you didn't sign any notice or anything to the Custodian or to anybody in connection with these chattels?

A No, sir.

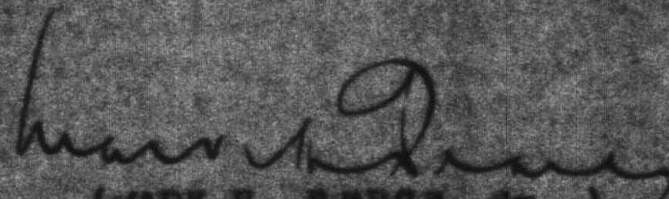
10 Q In other words, you just had the agreement signed and you kept them in your possession ever since?

A Yes, sir.

MR. FRO: That is all the questions, your honour.

(PROCEEDINGS ADJOURNED SINCE DUE)

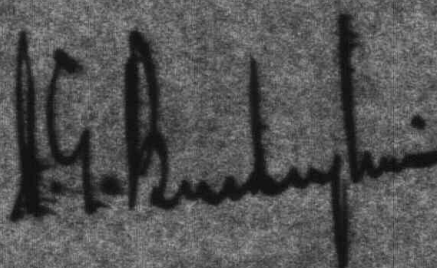
Certified to be a true and accurate transcript.


(MARK H. FORGE, Sr.)
OFFICIAL REPORTER.

CERTIFICATE

10

I, the undersigned Sub-Commissioner hereby certify that the foregoing 18 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.


(SUB-COMMISSIONER)

Name of Claimant **SATO, Kaname**
 Custodian File **Hiroshi**

Case **930**

8629 & 0/191

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
<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 CHATELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											00