8630

FRASER VALLEY

Form "JP" FILE No. 8430

STRAWBERRY HILL

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: GOTO, Bungoro

HOME ADDRESS: R.R. No.1. New Westminster, B.C.

REGISTRATION NUMBER 05511 SEX: Male AGE: 34

OCCUPATION: Fisherman

(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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shigeko #6285

ADDRESS OF WIFE OR HUSBAND: R.R. No.1, New Westminster, B.C.

NAMES OF ANY LIVING CHILDREN: Kiyo (M) Kimiye (F)

ADDRESS OF CHILDREN: R.R. No.1, New Westminster, B.C.

AGE OF CHILDREN: 13, 12

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

1. LOCATION AND DESCRIPTION: Lot 7 of the District Lot 131 group 2 Map 6284 District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling house, Floating net house

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

4. TAXES (Amount and where payable) $19 for 1941, payable at Delta

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present, leased to Mr. Peter J. Hammer who will occupy the house when I leave

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office New Westminster

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: I live in my brother's house at River Road, R.R. No.1. New Westminster, B.C.

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:

Farm implements, 1 Palmer 6 H.P. engine, 1 spring net, 100 lb pig lead, ~~Singer sewing machine~~, 3 cross cut saws in my brother's house at River Rd., New Westminster, B.C. Also household furniture to be left at the same place.

30' x 7½ gas fishing boat, Navy No. NW002G, license No. BG1084 in custody.(Gray marine engine ~~4-40~~ 4-40) 2/2/44

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

FORM "JP"

FILE No.

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)

$300 Victory Bonds, $75 War Savings Certificates at home.

8. BANK ACCOUNTS: $2324.60 in the Bank of Commerce, Royal Bank, Bank of Montreal, Bank of Nova Scotia, all at New Westminster.

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 7th day of May 1942.

(Signature) Bungoro Goto

T. B. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 19/43

File No. 8630

Full Name GOTO, Bungoro
(Surname in Block Letters)

Registration No. 05511

x
Male - Female
(Check)

Age 11/5/07

Former Address R. R. #1, New Westminster, B. C.

Date Evacuated May 18/42.

✓
Naturalized - Canadian-Born - National
(Check)

Present Address c/o Art Schultz, Emerson, Man.
1161 St Mary's Rd. St Vital Manitoba

✓
Married - Single
(Check)

Name of Wife (CHIBA) Shigeko #10570

Name of Husband

Name of Mother Dec'd.

Name of Father GOTO, Bunji

Names of Children under 16 Kiyoo (M) 28/7/29
Kimiye (F) 9/12/30

Requested by E. C. T.

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman owns gas boat

77/10

REAL PROPERTY SUMMARY

JAPANESE NAME: Bungoro GOTO Reg. No. 05511 File No. 8630.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/621-P. First Offer.

PROPERTY ADDRESS: 1084 River Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 7 of part of a 30 acre portion of Lot 131, Group 2, Map 6284, Municipality of Delta, D. N. W.

TITLE: Registered in the name of Bungoro GOTO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 26231, dated September 17th, 1943.

ASSESSED VALUES: Land - $550.00
Improvements - $ 60.00 $610.00. Taxes - $18.36.

CLASSIFICATION: This is a small piece of property. The Municipality of Delta assesses the property as having an area of 5.53 acres. The Custodian's representative, in his report of May 22nd, 1942, claims that there are only about 2½ acres, with ¼ acre planted to black currants. The lessee P. J. Hammer states that the only crop on the place was Canada Thistle. 1 Storey 4 room house 18' x 25' built on stilts.

HISTORY OF ADMINISTRATION: This property was leased by Bungoro GOTO, May 2nd, 1942, to Peter J. Hammer for a term of 2 years from May 2nd, 1942. Consideration being $100.00 per annum, payable $50.00 on the first day of August in each year and the balance - $50.00 on the first day of December in each year Mr. Hammer, on January 7th, 1943, wrote in to the office as follows: "I hereby turn over my Lease contract to Mr. C. F. Bakerman. Bungoro GOTO'S property of Delta Municipality."
This Lease was cancelled by default and replaced by Lease No. 145, granted by the Custodian to Cornelius Francis Bakermans on January 7th, 1943, for the term of 1 year from 1st January, 1943. Consideration - $72.00, payable $6.00 per month. First payment to be made 1st January, 1943, and the further sum of $6.00 on the first of each succeeding month until paid in full.

Lease handed to The Director, The Veterans' Land Act, 27th July, 1943.

SOLD: To The Director, The Veterans' Land Act for $578.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Bungoro GOTO as at March 16th, 1944, against which were charges for Registration Fees - $3.00, Legal Fees - $15.00, leaving a net credit of $560.00 from said transaction.

In view of the Custodian having collected rents to 31st May, 1943, viz., $30.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

OLD CERTIFICATE OF TITLE
No. 131051-E Bungoro GOTO declared on his JP Form, signed 7th May, 1942, that his Certificate of Title was on deposit in the Land Registry Office, New Westminster.

Certificate of Title No. 166891-E in the name of The Director, The Veterans' Land Act.

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

June 22nd, 1946.

D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 8630 — 3rd June, 1947.

Re: Bungoro GOTO - Reg. No. 05511

CHATTELS: The above Japanese registered with this office on the 7th May, 1942, and at that time declared leaving household furniture, farm implements, gas boat engine and spring net, and stated that he lived in his brother(s house. The brother, Toshiaki GOTO, File No. 5612, declared leaving an almost identical list of furniture and farm implements, and when the property was inventoried by our fieldmen on the 5th October, 1942, a copy was sent to them for confirmation, which they both signed with the addition of a number of other articles. A copy of the inventory with the additions was sent to their tenant, who confirmed that these were left in his care with the exception of a hammer and a peavey.

An offer was received at this office on the 25th September by R. Dietterle of $50.00 for a spring and a fall net. Two telegrams were sent to the GOTO's in this connection and the nets were sold by this office before a reply was actually received as nets deteriorated so rapidly. On the 19th October, we received replies from both brothers stating that the $50.00 was to be credited to Bungoro GOTO.

According to a letter dated 16th February, 1943, on file, Mr. Silda had sold nets for the GOTOS, and sent money to them direct.

On the 15th April, 1943, Mr. Jack Paipalus brought in a note signed by GOTO asking that Paipalus ship a barrel from his net house, and as we had no objection to this being done, we advised the tenant on the property to allow Mr. Paipalus to ship the barrel.

Bungoro GOTO's float house was appraised for the sum of $40.00, and was advertised for sale by public tender in the Vancouver and New Westminster papers on the 26,28, and 29th August, 1944, and the following tenders were received:-

Canadian Fishing Company Ltd.	14th Sept. 1944	$50.00
C.F. Bakermans.	9th September, 1944	40.00

Bakermans, the tenant, on the property, was allowed the opportunity to rais his offer to $50.00, which he did and his offer was accepted 2nd October, 1944.

As Toshiaki GOTO was the owner of the house in which the brothers declared leaving their chattels, he was credited with the funds received from the sale of the chattels, amounting to the sum of $95.79.

SPECIFIED ARTICLES: Bungoro GOTO's fishing boat was sold through the JFVDC, as of the 10th September, 1942, for the net sum of $789.50, and this amount was credited to GOTO's account at the Bank of Nova Scotia, New Westminster.

ACCOUNTS RECEIVABLE: On the 7th March, 1946, Bungoro GOTO informed us through the Department of Labour, that he had loaned his Uncle, Yasuji GOTO, the sum of $500.00, and he wished us to collect this amount and the funds to be sent to him. Yasuji GOTO acknowledged that this debt was owing, and the $500.00 was transferred to Bungoro GOTO, and sent to him.

BONDS & INVESTMENTS: The above Japanese declared having $300.00 in Victory bonds and $75.00 in War Savings Certificates, but these were not brought

under control by the Custodian.

BANK ACCOUNT: Bungoro Goto declared having several bank accounts in New Westminster, but these also were not brought under control by the Custodian.

This file reveals no other personal property assets.

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

HA .....

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 2, 1944

Name: GOTO, Bungoro Reg. No. 05511 File: 8630

Boat File No.: JFVDC 778

Name of Vessel: "B.G." 30' x 7'x3' (1939) Grey Marine 40 HP (1939)

Lic. or Reg. No.: NEW WESTMINSTER 2673

Naval No.: NW.002-G

Owner's Valuation: $1,000.00 ✓

JFVDC Valuation: $795.00 - Survey 642 New Westminster

Custodian Valuation: None

Date of Sale: August 25, 1942

Purchaser: A. Mikelson

Signature on Sales Papers: Bungoro Goto

Selling Price: $800.00 ✓

Paid to JFVDC or [redacted]: $800.00

Supervision Costs: $10.50

Balance due Owner: $789.50

Paid to: Deposited to the credit of Bungoro GOTO, Bank of Nova Scotia, New Westminster on September 10, 1942.

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job 200- $43.34 (Paid)

Additional Information:

FM

⊙ *Please refer to "Certificate" of British Registry" in filling this blank; special attention is required in cases of "Length" "Width" and "Depth"*
此ノ書式ヲ御記入ノ際ハ充分『登簿證』ヲ御覧下サイ 特ニ『長サ』『幅』及『深サ』ニ特ニ注意ヲ要シマス

Name of Vessel (船名)	B.C.	Official Number (登記番號) NW 2673	Naval Control Number (海軍省ノ番號) N.W. 002 C
Port of Registry (登記港名)	New Westminster, B.C.	Date of Registry (登記期日)	
Gross Tonnage (總噸數)		Net Tonnage (ネット噸數)	
Length ⊙ (長サ)	30'	Width ⊙ (幅) 7'	Depth ⊙ (深サ) 3'
Make of Engine (Present) (機械ノ名) (現在ノ)	Grey Marine	Date When Re-installed (若シ入替ヘタ場合ヘ其ノ期日)	2 yrs.
Horse Power (馬力)	40 H.P.	Knot (Speed) (速力)	
When Hull Built (船体建造期日)	2 yrs.	When Hull Rebuilt (若シ改造ノ場合ヘ其ノ期日)	

Type of Vessel: (船ノ型) Seiner セイナー ☐ Packer パッカー ☐ Gill-Netter ギルネット ☒ Troller トローラー ☐ Trawler 底引キ ☐ Other 其他 ☐ ✓

Formerly Used as (從來ノ使途)	Gill-netter	Value (Replacement) (船價) (建造スル場合)	
Date When Surveyed Last (最近ノサーベイヤレタル期日)		Value (Present) (船價) (現在ノ)	$1,000.00
Place of Operation (使用區域)	Fraser River	Value (Insured) (船價) (保險ヲ附スル場合)	
Charter Rate: 1940 (傭船料金率)	Own use	Chartered To: 1940 (傭船先)	
1941	" "	1941	
Amount of Mortgage, If Any (抵當權ノ金額)	Nil	Mortgaged To: (抵當權者入先)	
Registered Owner's Name (登錄船主名)	Goto, Bungoro	Actual Owner's Name (現實所有者名)	Goto, Bungoro
ADDRESS (住所)	Sunbury	ADDRESS (住所)	c/o S. Inouta Sunbury R.R.#1 New Westminster B.C.

Remarks: (註)

Agreement for Sale of Vessel

BETWEEN: BUNGORO GOTO

(hereinafter called the "Vendor")

OF THE FIRST PART

AND

A. MIKELSON

(hereinafter called the "Purchaser")

OF THE SECOND PART

In consideration of the sum of $1.00, the receipt of which is hereby acknowledged, ~~we~~ I agree to the sale and purchase of the vessel hereunder described:

Name of Vessel: "B. G." 1084 NW 0020 NW 2673

Official Number: NW 2673

Port of Registry: NEW WESTMINSTER

Length: 30' Breadth: 7' Depth: 3'

Propelling power: GREY MARINE 40 HP

For the price or sum of $ 800.00 (EIGHT HUNDRED DOLLARS)

Payable as follows: CASH

FURTHER, ~~we~~ I the said BUNGORO GOTO for my heirs, covenant with the said A. MIKELSON and HIS assigns, that ~~we~~ I have power to transfer in the manner aforesaid, the premises hereinbefore expressed to be transferred, and that the same are free from encumbrances, except as hereunder set out:

~~BALANCE of purchase price to be secured forthwith by mortgage on the vessel.~~

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this

day of A.D. 1942.

SIGNED, SEALED and DELIVERED
in the presence of:

Witness T. Goto

Witness Bungoro Goto.

FIRE INSURANCE SUMMARY

File No. 8630.

Honolulu Office - Doc. No. 0533.

The above named Japanese declared on his JI Form, signed May 7th, 1942, that he carried no Fire Insurance on his property. This was found to be correct.

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

June 24th, 1946.

D. L. CRAMER.

DAC:JS

LIABILITY SUMMARY

File No. 8630.

Bungoro GOTO - Reg. No. 05511.

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

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

June 24th, 1946.

D. A. Cramer

D. A. CRAMER.

DAC:JS

File No. 8630
Reg. No. 05511

Bungoro GOTO

	Date	Particulars	Debit	Credit	Balance
1942	August 17	Rents collected - P. J. Hammer	$	$ 50.00	
	November 13	Taxes	18.36		
1943	January 1	Credit re Sale of property		575.00	
		Land Registry Office - Certificate of Encumbrance	1.00		
	January 8	Cheque to you	25.00		
	July 9	P. J. Hammer - balance re 1942 lease		4.12	
1944	September 23	Sale of floating net house		50.00	
		Appraisal " "	4.00		
		Advertising " "	5.32		
	December 1	Cheque to you	575.44		
1945	April 23	Legal fees re sale of property	15.00		
1946	April 5	Bungoro Goto - loan repayment		500,00	
		Cheque to you	500.00		
1947	June 6	Cheque to you	35.00		
			$1,179.12	$1,179.12	
					NIL

MEMORANDUM

Files 8630
5612

March 13th, 1945.

TO: The Files

FROM: Mr. W. J. Iverson

RE: GOTO, Bungoro #05511
GOTO, Toshiaki #05462
1084 River Road

Both Bungoro GOTO and Toshiaki GOTO declared the same inventory of belongings left in the house at 1084 River Road. The proceeds from the liquidation of effects are being credited to File 5612, Mr. Toshiaki GOTO.

Why?

WJI:LBM

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 8630

NAME: Bungoro GOTO

DATE ADVERTISED: August 26th, 28th and 29th, 1944
(or other information)

APPRAISER'S NAME: S. C. Carlsen

VALUATION: $40.00

PURCHASE PRICE: $50.00

COMMITTEE'S APPROVAL: ——— 3 November 44

PURCHASER'S FULL NAME: C.F. Bakermans

ADDRESS: R.R. #1, New Westminster, B.C.

OCCUPATION: Farmer

BILL OF SALE REQUIRED: YES NO
(state if purchase price already paid or arrangements made) None prepared

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Floating net house, 1084 River Road, Sunbury, B.C.

MEMORANDUM

File Nos.: 5612
8630

May 9th, 1944.

To: FILES

From: Mr. Green

Re: Toshiaki and Bungoro GOTO

Mr. Carlsen and the writer visited Sunbury on Monday, May 8th in order to establish just what buildings were affixed to the property and which might be regarded as movable and subject to arrangements other than those made with the land. Unfortunately, rainy weather prevented any photographs being taken.

108A River Road, (J.L. 588 and J.L. 652).
The boat house on these properties is a fixture. The net house on the float could not be found and enquiries are being addressed to the tenant of this property, Mr. Peter John Hammer.

HFG:IF

BC-621-P

Farm Appraisal Report

COPY

File No. J.L.352

Land Description Lot 7 of DL 151, Grp.2, Map 6284
No.1045 River Road Containing 5.5 Acres

Owner's Name Bungaro GOTO Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 9 miles

Market Town " " Distance 9 "

Church (give denomination) Lutheran Distance 2½ "

Nearest School Sunbury Distance ½ "

State how property was identified: Map L.R.O. Sketch, road and dyke

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

No.1045 River Road, gravelled road on top of dyke.

Is this district a good one? Yes

Employment opportunity Nearby in peat bogs; industrial in New Westminster; bus service to New Westminster

Predominating Nationality and religion: Scandinavians in majority. Lutheran

Describe Fencing and its condition: Ft.of east Bdy.fenced in poor shape Value $ incl.in land

Water supply: Municipal supply Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	Lumber	7	Shgls.	old	piling	fair	$ 225.00
	x							
	x	This building is built on piles over tidewater and is reached by bridging from the shoulder of the dyke. According to my measurements it is within the area included in the title.						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 922-3
DATE Sept 20/46
PAID BY [illegible]

Electric lighting not installed but dom.power line passes along dyke.

Total present day value $ 225.00

$ 225.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? $

Describe the basement and chimneys: No basement; no chimney - just a roof jack.

No. rooms downstairs? 4 Upstairs? attic How finished matched lumber

Are buildings painted? Yes Condition of paint old

Distance from nearest bush No bush

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.6	level 3.6 acres	6 to 10" peaty loam	Clay	Currants, hay and pasture	$80	$ 288.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
1.9	Level 1.9 acres	Up to 8" 10" peaty on clay	peat loam	Removal of covering of "Hardhack" and working in of light peat covering	$40	$40	76.00

Area Unsuitable for Cultivation.

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

Total value of Land $ 364.00

Total added by buildings to value of farm $ 225.00

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

Total value of farm $ 589.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Leased by a neighbour, J.F. Bunner who does not occupy the house.
cultivation maintained

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Most suitable as a farm home for a fisherman. Not a mixed farming unit due to small acreage, and being a long, narrow strip.

Noxious weeds:
None observed

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

Munic. school	-	$9.43
Water tax	-	3.92
Dyke	-	.77
Drainage	-	4.24
		$18.36

Corporation of Delta
Ladner, B.C.

Date: 29th July, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 23rd day of July 19 42.

Inspector's Signature "B.C.WORKWORTH"

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

Farm Appraisal Report

B. Cote J.L. 652

Remarks: This property would carry considerably more value if it were on a loc,and not strung out into a long river lot. Soil is good and what remains to be cultivated will not be difficult,nor expensive to bring into production,though it will take time.Just now the existing ditches require cleaning out in places,though they are still functioning.

As a farming unit further acreage would be required,which would increase the value to some extent.As it is,a home for a fisherman or industrial worker is all that it can be called.Canedi fruits do well and could be added to other activities as a sideline.

(FOR ORCHARD LANDS ONLY)

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

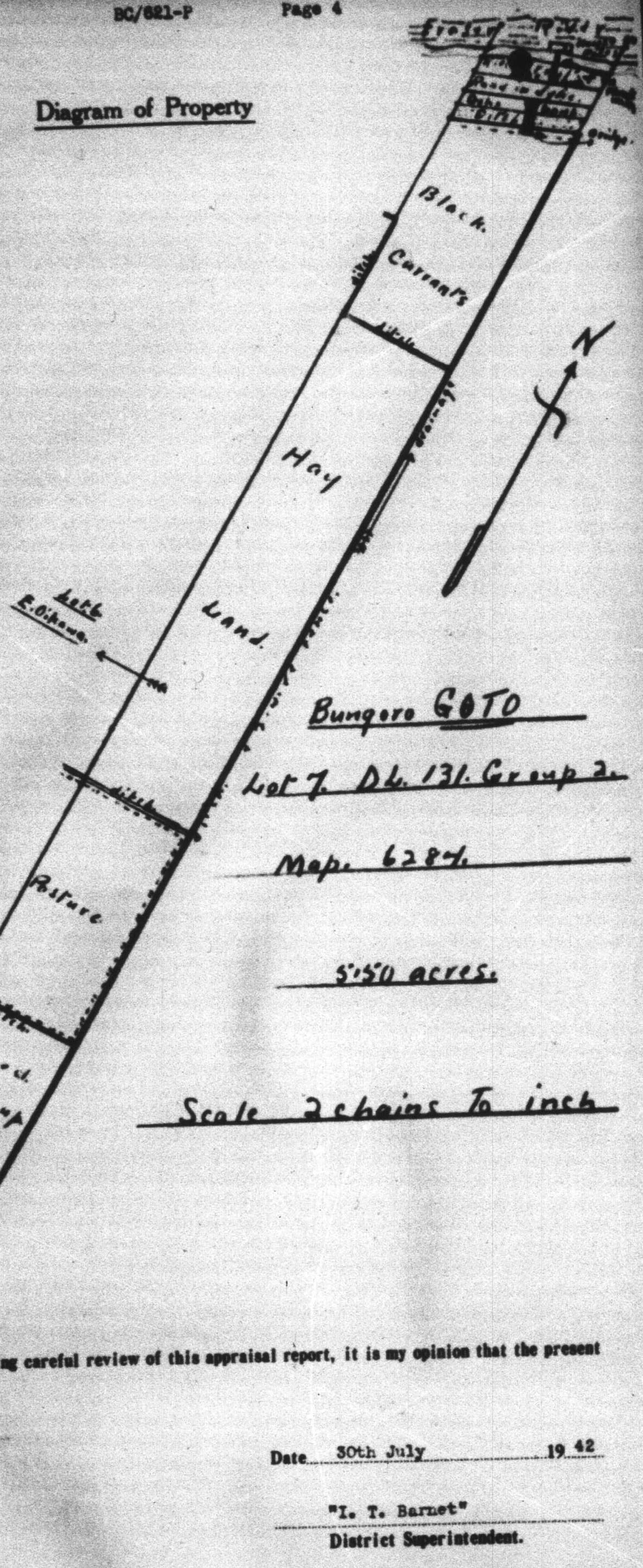
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
4 small fruit trees not yet in production have no added value.	$
Some fruits are black currants.6.8 acres	$
Remaining crop is hay.	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



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

value is $ 500.00

Date 30th July 19 42

"I. T. Barnet"

District Superintendent.

Advertisement appearing in Vancouver and New Westminster Newspapers on August 26th, 28th and 29th, 1944.

File No. 8630

P-32-2-44

FLOAT HOUSES FOR SALE

The Secretary of State of Canada and/or Custodian offers for sale by tender:

PARCEL "A" Small floating bath house and two-room float house, opposite 1024 River Road, Sunbury.

PARCEL "B" Combined float and net house at 1047 River Road, Sunbury.

PARCEL "C" Net rack float, Sunbury.

PARCEL "D" Tie-up float, Sunbury.

PARCEL "E" One 2-log float walk and one net rack float, 1093 River Road, Sunbury.

PARCEL "F" Float, 1087 River Road, Sunbury.

PARCEL "G" Woodshed on float and three shacks, River Road, Sunbury.

PARCEL "H" Two float houses and net house, also open float, 1041 River Road, Sunbury.

PARCEL "I" Floating net house, 1084 River Road, Sunbury. Formerly occupied by Bungoro Goto.

PARCEL "J" Floating net house, 1084 River Road, Sunbury. Formerly occupied by Toshiaki Goto.

PARCEL "K" Shack on bank, walkway float, square float, net float and float house, River Road, Sunbury.

PARCEL "L" Float house and net house, also float walk and woodshed, end of Salter Street, New Westminster.

Tenders for the individual parcels should be addressed to the undersigned marked "Tender" up to Noon Pacific Daylight Saving Time on the 16th day of September, 1944, and must be accompanied by a certified cheque payable to the Custodian for 10% of the amount tendered.

Arrangements to inspect will be made by the undersigned.

The highest or any tender not necessarily accepted.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to the condition or state of repair.

DATED at Vancouver, B.C., this 26th day of August, 1944.

THE CUSTODIAN,
806 Royal Bank Bldg.
Vancouver, B. C.

Extract from Lease.

File #8630.

Lessor: Bungoro GOTO.

Lessee: Peter John HAMMER.

Date: 2nd May, 1942.

Term: 2 years from 2nd May,1942, with option to extend lease from month to month.

Consideration: $100.00, payable $50.00 on 1st August each year, and balance $50.00 on 31st December each year.

Property:

Land: Lot 7 of D.L. 131, Gp.2, according to Map or Plan #6284, N.W.D., Municipality of Delta.

House: Included.

Chattels: Not included. No schedule of chattels attached to lease

8630

4th August, 1942.

Mr. P.J. Hammer,
R.R. #1,
New Westminster, B.C.

Dear Sir:-

Re: BUNGORO GOTO

Up to this writing we have not received payment of $50.00 due on the first instant andask that you be good enough to let us have your remittance to cover by return mail, making your cheque payable to the Custodian of Enemy Property.

Thanking you in advance for your prompt compliance to our request, we are

Yours truly,

Manager,
Farm Department.

RDR:FM

7/8/42

Hammer was in will be making 50.00 in few days. He is very dissatisfied with deal & is writing Goto.

WG

Out → Redlands

R. R. 1
New Westminster
August 15th 1942

Office of Custodian.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 17 1942

8630
05511

Dear Sir;

Re. Bunzaro Goto
Land Lease #

Please find enclosed
$50.00 in Post Moneyorder

Yours truly.

Peter J. Hammer

Particulars please

Paid due Aug. 1st under lease.

R

c/o H. Stey,
Emerson Man.
Aug. 25/42

Japanese Fishing Vessel Disposal Com.
1528 Marine Building,
Vancouver, B.C.

Dear Sir,

Recieved your letter yesterday about my boat. B.S. 1084, sold for the sum of $800.00 The standard Bill of sale form and a Claim assignment form with the documents has already been sent to Mr. K. Kimura.

When we left B.C. — I gave the power of attorney to him and left my documents at his office. But yesterday I have recieved these documents back so probably it might take some time before I could arrange the business before August 31st. as stated in your letter. In his letter it stated he also was sending the register of my vessel but it was not in the mail. So I guess there would be a few weeks of delay.

* As for the price of my vessel which you sold agrees with me. *

RECEIVED
AUG 28 1942

Yours Truly,

Bungoro Goto

Green

Sunbury R.R. #1 1089
Sep. 26, 1942.

Department of Secretary
of State office of
the custodian.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 28 1942

Dear Sir:- - -

There are two fishing nets on T. + B. Goto place. Do you want to sell them. And how much do you want for them would you let me now as soon as you can. There not much good. But I would like the Cork line + the lead line

Thank you.

Your Truly

Robert Dietterle
Sunbury R.R.1 1089

New Westminister.
B.C.

Or phone Silver Star N.W. ~~2037~~
1766 -R.1.

Exclusive Connection with WESTERN UNION TELEGRAPH CO.
Cable Service to all the World
Money Transferred by Telegraph

CANADIAN NATIONAL TELEGRAPHS

D. E. GALLOWAY, ASSISTANT VICE PRESIDENT, TORONTO, ONT.

Form 6102

CLASS of SERVICE DESIRED	
Full-Rate Message	
Day Letter	
Night Message	
Night Letter	

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

RECEIVER'S No.	TIME FILED	CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

VANCOUVER B C

BUNGORO GOTO #05511
c/o HENRY STEG
EMERSON MAN

SEPT 26 1942

R DIETTERLE OFFERS FIFTY DOLLARS FOR YOUR SIX INCH SPRING NET AND EIGHT INCH FALL NET TELEGRAPH COLLECT IF YOU ACCEPT

Charge Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.
Pacific 6131

OFFICE OF CUSTODIAN

VANCOUVER

8360)
5612)

September 30th, 1942

Mr. Robert Dietterle,
Sunbury P. R. #1,
New Westminster, B. C.

Dear Sir:-

Re: GOTO, Bungoro
GOTO, Toshiaki

As requested by you when you called here on September 26th, we telegraphed Bungoro Goto and referred to him your offer of $50.00 for his 6" Spring Net and 8" Fall Net, but have still received no answer from him. We will let you know as soon as this comes to hand and meanwhile regret the delay.

Yours truly,

H. F. Green
Protection Department

HFG:IF

P.S. Since writing the above, Mr. Silver has telephoned us and the writer told him that we would telegraph the Gotos again and if no reply to the contrary was received would authorize the sale by t lephone on Friday morning, October 2nd.

Form 618L

Exclusive Connection with WESTERN UNION TELEGRAPH CO. Cable Service to all the World Money Transferred by Telegraph

CANADIAN NATIONAL TELEGRAPHS

D. E. GALLOWAY, ASSISTANT VICE PRESIDENT, TORONTO, ONT.

CLASS of SERVICE DESIRED	
Full-Rate Message	
Day Letter	
Night Message	
Night Letter	

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

RECEIVER'S No.	TIME FILED	CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

VANCOUVER B C

SEPT 30 1942

BUNGORO GOTO #05511
TOSHIAKI GOTO #05462
c/o ART SCHULTZ
EMERSON MAN

RE:TEL IF NO ANSWER FRIDAY MORNING SHALL AUTHORIZE SALE AT FIFTY DOLLARS

OFFICE OF CUSTODIAN

VANCOUVER

Charge Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.
Pacific 6131

5612
8630

October 5th, 1942

Messrs. Toshiaki Goto and
Bungoro Goto,
Registration Nos. 05462 & 05511,
c/o Art Schultz,
Emerson, Manitoba.

Dear Sirs:-

On September 26th we telegraphed Mr. Bungoro Goto c/o Henry Steg, Emerson Manitoba, that Mr. R. Dietterle, who we think is known to you, offered $50.00 for your 6" Spring and 8" Fall nets. We understand that you disposed of all your good nets before evacuation and that Mr. Peter John Hammer had authority to dispose of the balance after you had left.

As we had no answer, we telegraphed both Mr. Bungoro Goto and Mr. Toshiaki Goto c/o Art Shultz, Emerson Manitoba on September 30th Wednesday morning, advising that if we did not hear from you by Friday we should authorize the sale at $50.00 in order not to miss the opportunity of disposing of these nets before further deterioration. We had no answer by Saturday morning, October 3rd, and have therefore made the sale and credited the money to your joint accounts.

We are not clear to whom these nets belong. Mr. Bungoro Goto declared one net and Mr. Toshiaki Goto four nets. Our inspector, however, found only the items as per our enclosed list in triplicate. Would you kindly examine this together and if it covers all your property in the restricted area, jointly sign and return two copies.

Please be sure to answer this letter, let us know to whom the $50.00 should be credited and either sign and return two copies of our enclosure or advise us if there are any shortages.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

October 5th, 1942

INVENTORY OF CHATTELS LEFT ON PROPERTY

Toshiaki Goto:

1 Heater ✓
1 Dining Table ✓
1 China Cabinet ✓
4 Kitchen Chairs ✓
1 Rocker ✓
1 Gramophone Case ✓
~~4 Bedsteads~~
1 Gramophone ✓
1 Wall Clock +
1 Old Kitchen Stove +
1 Bundle Garden Tools ✓
✓150ft. 1" manila rope

Bungoro Goto:

✓1 Palmer 6 H.P. Engine
+ 100lb. Pig Lead
3 Cross-cut saws
2 Peevee
✓✓4 Bedstead
✓1 8 lbs. hammer.
+1 6 volt battery. (Exide Edge)
1 10 lbs hammer
1 Swedish Saw
✓1 New Compressed Air Sprayer
✓1 plumer
✓2 Double axes.

This represents all my property in the protected area of British Columbia.

Date Oct. 6th ..... Signed T. Goto

B. Goto

8630
5612

November 13th, 1942

Mr. Bungoro Goto,
Registration No. 05511,
c/o Mr. K. Stes,
Emerson, Man.

Dear Sir:-

As requested in your brother's letter of November 2nd and your letter of October 29th, we are sending you herewith our cheque for $50.00.

Thank you also for returning the signed list of chattels. We draw your attention to the fact that both you and your brother added items to the list which you did not originally declare to this Department and while, therefore, we will make a further check, we do not feel that we are concerned with these additional items. You should have specified them at the time of registration when we could have immediately taken steps to check them.

We are sending a copy of this letter to your brother.

done 13-11-42

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

Copy

November 16th, 1942.

File No: 5612 & 8630

NAME: Toshiaki & Bungoro GOTO

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 21 1942

CHATTELS

Toshiaki GOTO

1 Heater
1 Mining Table
1 China Cabinet
4 Kitchen chairs ~~2 abandoned~~
1 Rocker
1 Gramaphone Case
1 Gramaphone
~~1 Wall clock~~ M
1 Old kitchen stove a
1 Bundle garden tools
150Ft. 1" manila rope M

Bungoro GOTO

1 Palmer 6H.P. Engine
100 lbs. Pig Lead M
3 Cross cut saws
2 Peevee
4 Bedsteads ~~2 abandoned~~
1 8lbs. hammer
1 6volt battery (Coyle) a
1 10 lb. hammer
1 Swedish saw
1 New compressed air sprayer
1 Pruner
2 Double axes

9/3/43 MISSING.

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

Date Nov 16 1942 Signed Peter J. Hammer

Please sign and return one copy.

Only one Hammer
and one Peevee on the place

TELEPHONE 26 203

BRITISH COLUMBIA SECURITY COMMISSION

550 SOMERSET BUILDING
WINNIPEG, MANITOBA
December 29th,1942.

R. C. BROWN
COMMISSIONER'S REPRESENTATIVE
FOR MANITOBA

CUSTODIAN SECTION
Rec'd JAN 4 1943
File No 8630 5612
Ans.
Referred Coffey
Both with ↑↑

Attention Mr.R.D.Richardson.

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

Dear Sir:

Re: Bungoro GOTO, #05511, Your No.8630,
and Toshiaki GOTO, #05462, Your No.5612,
Family Serial No.436.

One of the above men requested that I write you respecting two leases covering properties in the Municipality of Delta, which they have with Peter John Hammer.

The property which Hammer holds under lease from T.Goto is Lot 2 of District Lot 133, Group 2, Map 852, Municipality of Delta. The terms of the lease call for a rental of $100.00 per year for a period of one year. An advance of $50.00 was paid at the time the lease was drawn, and the balance was to be applied against taxes of approximately $40.00, with the surplus to be forwarded to the landlord. Insofar as this property is concerned we are told that Mr.Goto has not yet received any tax receipt, nor any surplus of the second $50.00. # 5612

With respect to the property under lease to Hammer from B.Goto, we are advised it is described as Lot 7 of District Lot 131, Group 2, Map 6284, in the Municipality of Delta. The lease dates from May 2nd, 1942, for a period of two years, at a yearly rental of $100.00, payable $50.00 on the first of August and $50.00 on December 31st in each year. We are informed by Mr.Goto that no rental has as yet been paid on this property. # 8630 X

As the above two leases were produced for my inspection, the only question which arises is that of non-payment, or otherwise, of rental.

Would you be good enough to check into this matter for the

Goto brothers and advise me or write them directly, at your pleasure.

Yours truly,

R.C.Brown

R.C.BROWN,
Commissioner's Representative
for Manitoba.

RCB'Mc.

8630

7th January, 1943.

Mr. Bungoro GOTO,
Registration No.05511,
c/o Mr. Henry Steg,
Emerson, Alberta.

Dear Sir:

We enclose herewith our cheque in the amount of $25.00, being payment on account of funds which we hold to your credit.

On August 17th we received the sum of $50.00 from Mr. Hammer, the tenant of your property, covering payment due August 1st. Out of this we have paid the 1942 taxes amounting to $18.36 and, after deducting the enclosed cheque, there remains a balance to your credit of $6.64.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

cc: B.C. Security Commission, Winnipeg, Man.

R. R. 1

New Westminster B.C.

Jan. 7 1943

Custodian of Enemy Alien Property

Dear Sir.

I hereby turn over my Lease contract to Mr. C. F. Bakerman

Buongara Gotos Property of Delta Municipality

P. J. Hammer

8630

January 9th, 1943.

Mr. Peter John Hammer,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Bungoto GOTO

We have received your letter in which you state that you wish to cancel your lease on the above Japanese property.

The Custodian has no objection but would point out that on a pro rata basis, the sum of $16.67 is due the subject Japanese through this office for the term for which you had this property.

We request that you give this your immediate attention and will expect your cheque for same within the next few days.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

EVACUATION SECTION
Rec'd JAN 13 1943
File No. 8630
Ans.
Referred ~~[illegible]~~

R.R. 1 New Westminster
Jan. 12 1943.

Office of Custodian
Vancouver

Dear sir.

R. Bungaro Goda

Recieved your letter where you state I owes $16.67. But it is impossible for me to pay any more, because my expenses is way above the income I got of the place it cost me $15.00 to fix up and around the House, such as window panes cutting brush around the House side walk from the road and small repairs, my time spent, and some hired help cleaning Canadian tistle of the place. the whole place is covered whit thistles. and so is the place I am living on here is no income what soever I got to work outside every day to make a living, it cost me $25.00 to clean and paint the House before we could move in and the Black Currant and the place, well when expenses paid there is nothing left. Here is only one acre under cultivation on the place

Yours truly
Peter J. Hammer

8630

January 13th, 1943.

Mr. Peter J. Hammer,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Bungoro GOTO

In reply to your letter of January 12th in answer to our request for the balance of rent due on the above Japanese property, we have noted your expenditures on this property and dwelling-house. Upon receipt of receipted bills totalling $16.67 or more for work done on this property, we will consider the account closed.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

R.R.1. New Westminster
Jan. 21st 1943

EVACUATION SECTION
Rec'd JAN 22 1943
File No. 8630
Ans.
Referred Richards

Office of Custodian

Dear Sir.

Re: Bungaro Goto

In reply to your letter of Jan. 18. here is my expenses and income of the place

	expenses	income
250 lb. Black Currants a 12c $30.00		$30.00
Rent of dwelling house 7 months a $6.00		42.00
window panes for the House $5.30	$5.30	
Hired man to clean up around the house and make a sidewalk from the road day and a half a $4.00 pr. day $6.00	6.00	
[illegible]stos paper for fire protection 1.25	1.25	
[illegible] a man to help cut and clean up Canadian thistles on the place a $4.00 pr. day day and a half	6.00	$18.55
Berry pickers 250 lb. a 3c	7.50	
Cash rent	50.00	
and 8 days of my own time in the spring. weeding at a loss of $40.00 wages at the Peat Plant	40.00	
	$116.05	$72.00

5.30
6
1.25
6
18.55

Yours truly

Peter J. Hammer

8630

January 26th, 1943.

Mr. Bungoro GOTO,
Reg. No. 05511,
c/o Art Shultz,
Emerson, Man.

Dear Sir:

At the time of your evacuation from the protected area you leased your property at Sunbury to Mr. P. J. Hammer for the sum of $100.00, of which $50.00 was payable August 1st, 1942, and $50.00 payable December 31st, 1942. Mr. Hammer paid the $50.00 on August 1st but upon contacting him for the final payment due under his lease, he informs us that he is unable to carry on but has located a tenant for the property who will pay the rent of $6.00 per month as from January 1st, 1943.

In view of the fact that Mr. Hammer obtained a tenant for your property and cancelling his lease pro rata, we wrote him for the payment of $16.67 which would be due on that basis. Mr. Hammer has now written us advising that he had spent the following amounts for the improvement of your property:

Window panes for the house	$5.30
Hired man to clean around the house and make a sidewalk from the road	6.00
Asbestos paper for fire protection	1.25
Hired man to help cut and clean away Canadian thistles, etc.	6.00
Total	$18.55

In view of the fact that Mr. Hammer has spent this amount, which would ordinarily be paid by the landlord, he feels that he is not required to pay the balance we have written him for and although we feel he is quite justified in his claim, we would appreciate your acknowledging his account as paid in full with you.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

P.O. Box 318
Emerson Man.
Jan. 30 - 43

EVACUATION SECTION
Rec'd FEB 2 1943
File No. 8630
Ans.
Referred Wedethur
Richardson

Office of the Custodian,
Vancouver. B.C.

Dear Sir.

Refering to your file 8630.

Recieved your letter to-day stating that P. J. Hamner has cancelled the lease of my property.

I understood at that time that anything like cleaning ~~Canada~~ Canadian thistles where going to be cleaned by himself & the said proof profit from the currants kept by himself.

I think Mr. Hamner is unfair by charging me for that kind of work done to my property. Other like fixing the house was ok by myself before I left.

Would like the Custodian to inform the new tenant not to cut or saw up any logs that are on my property.

Would also like to know if Mr. Hammer just rented the house or whole property.

You see the property has a 9 big water front & all the logs are boom in so nothing would float out or around to bother any person.

If this new tenant does cut the wrong log well everything I stored well float out.

Kindly look this property of mine over more fully.

Yours truly,

B. Goto

Reg. No. 05511

C O P Y

New Westminster,
Feb 17/43.

File #8630

The Custodian of Enemy Property,
Vancouver, B. C.

Dear Sir:

I would like to make a standing offer of $450.00 for the Bungoto Goto place which I am now renting.

In case that movable property comes up for sale first, I tender an offer of $40.00 - for the nethouse.

Would you let me know as soon as you have authority to sell this property.

Thanking you in advance,

Yours truly,

"C. F. Bakermans,
Gen. Del.
New Westminster.

P.S. Kindly keep this on file.

16

8630

February 19th, 1943.

Mr. Peter J. Hammer,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Bungoro GOTO

Since receiving your communication stating the work done on the subject Japanese property, we have communicated with Mr. Goto and while he authorizes the expenditure of:

Window panes	$5.30
Clean around house and make sidewalk from road	6.00
Asbestos paper for fire protection	1.25
Total	$12.55

he does not think it fair that he should be charged for the cutting of the Canadian thistles.

In view of the facts you, therefore, owe as a balance under your renting agreement, $4.12. Please let us have your cheque for this amount.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EH

8630

May 17th, 1944.

Mr. C. F. Bakerwans,
General Delivery,
New Westminster, B. C.

Dear Sir:-

Re: Bungoro GOTO

You will recall that in February last year, when you were renting the property of Bungoro Goto, you made an offer of $40.00 for the net house on his property. Now that the real estate has been sold to the Director of the Veteran's Land Act, this office is disposing of the movable property and wishes to dispose of the net house. Our records show this to be on floats and to measure 20' x 40' approximately. On a visit to Sunbury the other day, this float could not be found and we are wondering if you are using it in some other position. Please let us hear from you promptly.

Yours truly,

H. F. Green
Protection Department

HFG:IF

NOTE TO FILE:- It is not clear to the writer whether this is the same net house as that declared by Toshiaki Goto, file 5612, and enquiries are also being made on that file.

Halifax N.S. June 2-44

EVACUATION SECTION
Rec'd JUN 8 1944
File No. 8630
Ans. 17/6
Referred Green
part to there

H.F. Green
Protection Dept.

Re file No 8630.,
Bowyers Goto:-

Dear Sir:-

I have your letter stating that the nethouse could not be found. I have since then received a letter from my wife and the nethouse is still on the place.

I would, as soon as this is possible, like to buy the entire property, I understand that these Japanese places are being held for returned soldiers. The nethouse is in use as a shed, and as there is a lot of our things in there, I cannot see how my wife could possibly get it out and under shelter. Thus I hope you can leave things as they are, untill my return. I intend to come to the office whenever I come within range to do so. In the meantime please enter my name for an intended buyer of this place.

I have a farm on the prairies would there perhaps be a possibility of making a trade. I believe both properties would be of a very similar value.

yours very truly
C.F. Bakermans.

K608331
Gnr. C.F. Bakermans
No. 1 "C" Battery A23
M.P.O. 615
Halifax N.S.

8630

June 27th, 1944.

K608331,
Gnr. C. F. Bakermans,
Tr. 1 "C" Battery A23,
M. P. O. 615,
Halifax, N. S.

Dear Sir:-

Re: Bungoro GOTO

Thank you for your letter of June 2nd which we regret not having answered more promptly. As far as the real estate is concerned, this has been sold to the Director of the Veterans Land Act and any application for purchase would have to be addressed to him. Their address is the Rogers Building.

Turning to the net house, this is not really part of the property and it has not yet been decided whether this is covered by the sale referred to above. If it is finally decided that it is covered, its purchase would be governed by what we have written previously; if not, we have your application on file and will bear it in mind when we come to sell.

Yours truly,

H. F. Green
Protection Department

HFG:IF

5127 5612
1654 7549
5598 5447
4948
7540
8630

August 21st, 1944.

Mr. James R. Agar,
444 Columbia Street,
New Westminster, B. C.

Dear Sir:-

Attention Mr. Carlsen

We should be grateful if you would give us some more valuations of float houses and we append below a list of the ones in which we are interested. For the most part, these are the ones that were inspected by Mr. Carlsen and the writer in May and we are adding remarks which we think will help Mr. Carlsen to locate and identify the ones in question.

Files 1654 and 5127, Hideo ONOTERA and Tatsuo ONOTERA. One two-log float walk and one net rack float 20' x 50', 1093 River Road, Sunbury.

File 5598, Kishichiro SASAKI. Float 20' x 50', 1087 River Road. Mr. Carlsen will remember that Mr. Donaldson was interested in this.

File 4948, Eiki OIKAWA. One wood shed on water-logged float 18' x 50'. Two shacks 12' x 18' and 12' x 14' on one float floated ashore. Float shack 20' x 50'. This is at River Road, Sunbury and if there is a number we should like to know it.

File 7540, Gennosuke SUZUKI. Five-room float house aground. Four-log float walk 8' x 20'. Net house on float 20' x 50'. Open float 24' x 50', all at 1041 River Road, some rented to Mr. Peterson. A Mr. Nustad is, I believe, the tenant of the five-room float house and is interested in the purchase of this.

File 8630, Bungoro GOTO. Floating net house (not to be confused with the boat house which is a fixture). Mr. Carlsen may remember that this could not be found when we visited 1084 River Road. We later wrote to the tenant of the real estate and find that a Mr. C. F. Bakermans confirms that

floated ashore as to be difficult of removal. While we are advertising to secure a competitive price, we hope in these cases to sell to the tenants.

Yours truly,

H. F. Green
Protection Department

HFG:IF

CABLE ADDRESS
"CANFISCO" VANCOUVER
ALL CODES

INCORPORATED APRIL 30TH 1906

BANKERS
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

Rec'd AUG 31 1944
File No.
Ans. 6/9/44
Referred Mr Green

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

August 30, 1944

PRODUCING AND COLD STORAGE PLANTS:
Vancouver, Canada
Butedale, "
Prince Rupert, "
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kalama, " "
RESEARCH LABORATORIES:
Vancouver, Canada
SALMON CANNERIES, BRITISH COLUMBIA:
Vancouver
Bones Bay
Butedale
Carlisle
Goose Bay
Gulf of Georgia
Haysport
Kildala
Koprino
Lagoon Bay
[illegible]eport
[illegible]tou
Margaret Bay
Nanaimo
Oceanic
Porcher Island
Tallheo
Wales Island
PACKERS OF:
NEFCO RAPID FROZEN PRODUCTS
BELLEANNA, IMPERIAL, COLUMBIA, SUPERB, SUPREME AND VALUE BRANDS:
Fresh, Frozen and Smoked Fish
Mild Cured Salmon
Dry Salt Herring
Fish Meal and Oil
CANNED FISH REGISTERED BRANDS:
[illegible] Seal, Blue Seal, Red Seal, Pink Seal, White Seal, Aquarium, Angler, Bell, Colonial, Conqueror, Excello, Fisherman, Gold Leaf, Heron, Rover, Red Breast, Supreme, Sea Wave, Superb, Value.

The Custodian,
506 Royal Bank Bldg.
VANCOUVER B.C.

8630.

Dear Sir: Re. Parcel I.

We have had an appraisal made of this float including wood shed and shacks and are prepared to make an offer of $50.00 cash for same.

We feel this is all that this parcel is worth and if you are prepared to consider this offer we will be glad to forward a cheque for this amount immediately but unless you are prepared to consider same there is not much use in sending a cheque.

Hoping to hear from you at your convenience, we remain,

Yours very truly,

THE CANADIAN FISHING CO. LTD.

Jas S Eckman
Vice-President.

JSE:AH

ALL AGREEMENTS AND CONTRACTS ARE CONTINGENT UPON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO APPROVAL BY AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ERRORS.

C.I.F. QUOTATIONS FURNISHED

CABLE ADDRESS
"CANFISCO" VANCOUVER
ALL CODES

INCORPORATED APRIL 30TH, 1906

BANKERS
THE CANADIAN BANK OF COMMERCE
VANCOUVER, CANADA

The Canadian Fishing Company Ltd.

PRODUCERS AND DISTRIBUTORS OF FRESH, FROZEN, CURED, AND CANNED FISH
ICE AND COLD STORAGE

PRODUCING AND COLD STORAGE PLANTS:
Vancouver, Canada
Butedale, "
Prince R[illegible]rt, "
Ketchikan, Alaska
Seattle, Wash., U.S.A.
Kalama, " "
RESEARCH LABORATORIES:
Vancouver, Canada
SALMON CANNERIES:
BRITISH COLUMBIA:
Vancouver
Bones Bay
Butedale
Carlisle
Goose Bay
Gulf of Georgia
Hayspert
Kildala
Koprino
Lagoon Bay
[illegible]port
[illegible]ou
Margaret Bay
Nanaimo
Oceanic
Porcher Island
Tallheo
Wales Island
PACKERS OF:
NEFCO RAPID FROZEN PRODUCTS
BELLEANNA, IMPERIAL, COLUMBIA, SUPERB, SUPREME AND VALUE BRANDS:
Fresh, Frozen and Smoked Fish
Mild Cured Salmon
Dry Salt Herring
Fish Meal and Oil
CANNED FISH
REGISTERED BRANDS:
[illegible]eal, Blue Seal, Red Seal, Pink Seal, White Seal, Aquarium, Angler, Bell, Colonial, Conqueror, Excello, Fisherman, Gold Leaf, Heron, Rover, Red Breast, Supreme, Sea Wave, Superb, Valur.

FOOT OF GORE AVENUE
VANCOUVER, B.C.
CANADA

Sept. 14, 1944

Mr. H.F. Green,
Office of the Custodian,
506 Royal Bank Bldg.
VANCOUVER B.C.

Dear Sir: Re: Bungoro Goto,
Parcel "I"

This will refer to your letter dated Sept. 6th in regard to our offer of $50.00 for this parcel.

We are actually bidding in behalf of Harold Olsen, one of our fishermen who would like to get this parcel and are therefore enclosing herewith a cheque for $50. covering the amount of our tender and we sincerely trust that same will be acceptable to you.

Yours very truly,

THE CANADIAN FISHING CO. LTD.

Jas S Eckman
Vice-President.

JSE:AH

ALL AGREEMENTS AND CONTRACTS ARE CONTINGENT UPON FIRE, STRIKES, ACCIDENTS, AND ALL OTHER CONDITIONS BEYOND OUR CONTROL. ALL CONTRACTS ARE SUBJECT TO APPROVAL BY AN OFFICER OF THE COMPANY. UNLESS OTHERWISE SPECIFIED ALL PRICES ARE F.O.B. SHIPPING POINT. WE RESERVE THE RIGHT TO CORRECT STENOGRAPHIC ERRORS.

C.I.F. QUOTATIONS FURNISHED

File 8630

COPY

File No. 2-A-1

19th September, 1944.

MEMORANDUM

TO: MR. F.G. SHEARS

FROM: MR. K.W. WRIGHT

Re: Tenders - "Float Houses for Sale" advertised on the 26th August, 1944 - tenders to close 16th September, 1944.

The following is a list of the tenders opened in my Office this morning in the presence of Mr. Green. Valuations are also listed.

Will you be good enough to place these on the agenda for the next meeting of the Rural Advisory Committee in order that approval may be given for those tenders that have been accepted.

File No.	Valuation	Amts.	Rents.	Tenderer	Remarks
PARCEL "A"					
3377	$75.00 2 rm. Flt. House $35.00 Floating Bath House	$75.00	$10.00	E. Torvik (tenant)	Reject- Mr. Green to ascertain if Torvik has left premises & then advise Torvik & Alderidge, another prospective purchaser. "K.W.W."
PARCEL "B"					
5597	$65.00	$66.50	$66.50	Can. Fishing Co. (tenant)	ACCEPT "K.W.W."
PARCEL "C"					
7548	$45.00	$47.50	$47.50	Can. Fishing Co. (tenant)	ACCEPT "K.W.W."
PARCEL "D"					
8628	$145.00	$105.00	$10.50	T. Sjoblom	Reject "K.W.W."
		$150.00	$150.00	Can. Fishing Co. (tenant)	ACCEPT "K.W.W."
PARCEL "E"					
1654 5127	No offers received.				Put for sale sign on this property. "K.W.W."

Please note that Mr. Carlson values these at $10.00 and $35.00 and advises - "I would recommend the immediate disposal of the above floats as I think that if left much longer they will deteriorate on account of weather conditions and storms and become valueless."

PARCEL "F"					
5598	$25.00	$25.00	$2.50	M.O. Donaldson (tenant)	ACCEPT "K.W.W."
PARCEL "G"					
4948	$35.00	$50.00	$50.00	Can. FishingCo. for Harold Olsen	ACCEPT "K.W.W."

File No.	Valuation	Amts.	Rents.	Tenderer	Remarks
PARCEL "C"					
7540	$112.50	$175.00	$17.50	Peter Peterson & R.V. Rustad	ACCEPT "K.W.W."

Mr. Peterson uses the Net House and Mr. Rustad occupies the Plant House; if tender accepted they will make arrangements that will be mutually satisfactory.

PARCEL "E"					
8630	$40.00	$40.00	$4.00	C.F. Bakerman (tenant)	Write Bakermans asking if he is willing to increase offer to $50.00. ✓
		$50.00	$50.00	Can. Fishing Co. for Harold Olsen	HOLD for reply from Bakerman. "K.W.W."
PARCEL "I"					
5612	$25.00	$20.00	$2.00	Ed. Raine (tenant)	Ask Raine to increase offer to $25.00. "K.W.W."
PARCEL "K"					
7549	$45.00	$25.00	$2.50	P. Peterson	Ask Peterson to increase offer to $45.00. "K.W.W."
PARCEL "L"					
5467	$440.00 Westminster Trust $205.00 Mr. Carlson	$200.00	$20.00	Coulthard, Sutherland for R. Goodfellow	Have asked Mr. Green to secure 3rd valuation & report back. "K.W.W."

Mr. Carlson reports as follows: "The floats at Sunbury should be disposed of as soon as possible due to winter storms and large steamers. These boats when they go by, they create large waves which loosen the logs and break the beams holding the float together. The logs are getting water logged and should be attended to right away, unless this is done most of them will be submerged by next spring, this would make them valueless."

"K.W. Wright"

K.W. WRIGHT

KWW/DG

P.S. Tenders are being held in safe-keeping by the Accounting Department.

8630

5th June, 1947.

REGISTERED

Mr. Bungoro GOTO,
Registration No.05511,
1181 St, Mary's Road,
St. Vital, Manitoba.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of $35.00, which sum represents your full remaining credit balance at this office, and for your information we are also enclosing a statement of your account showing entries made since the one sent to you 13th April, 1944, with details of your property sale.

When registering with this office in May, 1942, you declared leaving a number of chattels on property belonging to your brother, Toshiaki, and as he declared an almost identical list of chattels, when these goods were sold in April, 1945, the net sum of $95.79, was credited to his account. We are today sending your brother, Toshiaki, the balance of his account, including this amount, and if any adjustment is necessary regarding proceeds from sale of these chattels, it will have to be settled between yourselves. We are enclosing a copy of our auction sheet, and list of goods sold by appraisal to the tenant on Toshiaki's property.

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 cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls.4(cheque)

STATEMENT OF ACCOUNT
Bungoro GOTO - Reg. No. 05511

File No. 8630

5th June, 1947.

Date	Particulars	Debit	Credit	Balance
1944	Balance as per statement sent 13th April, 1944		$584.76	
Sept. 23	Sale of float and net house by public tender		50.00	
Sept. 28	Appraisal fee on float house	$4.00		
Sept.29	Advertising fee	5.32		
Dec. 1	Cheque to you	575.44		
1945				
Apr. 23	Legal fees in connection with conveyance of property	15.00		
1946				
Apr. 5	Full settlement of loan by Yasuji GOTO		500.00	
Apr. 5	Cheque to you	500.00		
		$1099.76	$1134.76	$35.00

8630

June 18, 1948.

REGISTERED

Messrs. Chernick & Chernick,
Barristers and Solicitors,
No. 31 - 460 Main Street,
Winnipeg, MANITOBA.

Dear Sirs:

Re: Lot 7 of part of a 30 acre portion of Lot 131, Group 2, Map 6284, Municipality of Delta in the District of New Westminster.

For your information we enclose herewith copy of Soldier Settlement Board appraisal of above real property which was sold by the Custodian, in regard to which you have filed a claim with the Commissioner on behalf of Mr. Bungoro GOTO, Registration No. 05511.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (1)

Form No. 18. House Lease

8630

THIS INDENTURE

Made the Second 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 BUNGARO GOTO (Farmer) of Rural Route No. 1, New Westminster, Province of British Columbia.

hereinafter called the Lessor of the FIRST PART; and

PETER JOHN HAMMER (Farmer) of Rural Route No. 1, New Westminster, 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 situate and lying and being in the Municipality of Delta, District of New Westminster, Province of British Columbia and more particularly known and described as Lot SEVEN (7) of District Lot ONE HUNDRED & THIRTY-ONE (131), Group TWO (2), according to Map or Plan filed in the Land Registry Office at New Westminster, B. C. and numbered 6284.

Cancelled by default Replaced by Lease No. 1145
Cornelius Francis Bakerman

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 COVENANTS 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

A. N. MacIntosh

Bungaro Goto

Peter John Hammer

Form No. 18. House Lease

Victoria Printing & Publishing Co., 521 Yates St., Victoria, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 7 1942

Rec'd from Abbotsford

This Indenture

Made the Second 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

SUNGARO GOTO (Farmer) of Rural Route No. 1, New Westminster, Province of British Columbia.

hereinafter called the Lessor of the FIRST PART; and

PETER JOHN LOEWEN (Farmer) of Rural Route No. 1, New Westminster, 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 situate and lying and being in the Municipality of Delta, District of New Westminster, Province of British Columbia and more particularly known and described as Lot SEVEN (7) of District Lot ONE HUNDRED & THIRTY-ONE (131), Group TWO (2), according to Map or Plan filed in the Land Registry Office at New Westminster, B. C. and numbered 6294.

From the Second day of May

one thousand nine hundred and forty-two.

for the term of Two Years next ensuing

Yieldings and Paying, therefor, to the Lessor, his heirs or assigns the clear yearly rent or sum of ONE HUNDRED . . . . . .XX/100 Dollars of lawful money of Canada, payable on the following days and times, that is to say:

The sum of FIFTY DOLLARS ($50.00) on the First day of August, in each year
The balance, FIFTY DOLLARS ($50.00) on the Thirty-First day of December, in each year

And the said Lessee his Executors, 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 Lessee 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; And will not carry on any business that shall be deemed a nuisance on the said premises;

And that the said Lessee will leave 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 Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, 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 Lessee 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 Lessee

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

Wm. MacKenzie

Bungoro Goto

Peter Ohan Hammond

Affidavit of Witness

To Wit:

I, ..., of the .....

of....., 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 thereto, 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 2nd, 1942.

Between

BUNGARO GOZO

—TO—

PETER J. EMMER

Power Lease

Between

—TO—

A. E. MacKENZIE, LTD.
22 Lome St.
New Westminster, B. C.

Victoria Fig. & Pub. Co., 521 Yates St., Victoria, B.C.

For Maker of a Deed

I HEREBY CERTIFY that, on the Second day of May, 1942,
at New Westminster
of British Columbia.
BUNGARO GOZO
.....[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 he is
the person mentioned in the annexed instrument as the maker thereof, and whose name
is subscribed thereto as party, that he knows the contents thereof, and that
he 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
New Westminster, B.C. Second
....., this day of
May
....., in the year of Our Lord one thousand nine hundred
and forty-two.

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

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

II

File No. 8630 June 23, 1948.

PERSONAL PROPERTY MEMORANDUM

Re: Fishing Vessel "B.C." N.W.2673
(Mr.) Bungoro GOTO
Registration No. 05511.

Mr. Goto's fishing vessel was sold through the Japanese Fishing Vessels Disposal Committee on August 25, 1942, for $800.00, and the proceeds, less expenses amounting to $10.50, were credited to his account in the Bank of Nova Scotia, New Westminster, B. C.

In a letter dated August 25, 1942, addressed to the Japanese Fishing Vessels Disposal Committee, Mr. Goto stated as follows:

"As for the price of my vessel which you sold agrees with me."

Letter attached to claim file.

Mr. Bungoro Goto's valuation of Vessel is $1,200.00; at time of Evacuation Mr. Goto valued his vessel at $1,000.00.

A summary taken from Vessels Records, is attached to Claim file.

W. J. Johnston

WJJ/HMS

File No. 8630
Reg. No. 05511

Bungoro GOTO

	Date	Particulars	Debit	Credit	Balance
1942	August 17	Rents collected - P. J. Hammer	$	$ 50.00	
	November 13	Taxes	18.36		
1943	January 1	Credit re Sale of property		575.00	
		Land Registry Office - Certificate of Encumbrance	1.00		
	January 8	Cheque to you	25.00		
	July 9	P. J. Hammer - balance re 1942 lease		4.12	
1944	September 23	Sale of floating net house		50.00	
		Appraisal " "	4.00		
		Advertising " "	5.32		
	December 1	Cheque to you	575.44		
1945	April 23	Legal fees re sale of prop rty	15.00		
1946	April 5	Bungoro Goto - loan repayment		500.00	
		Cheque to you	500.00		
1947	June 6	Cheque to you	35.00		
			$1,179.12	$1,179.12	
					NIL

J.L. No. 652

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 8630

Reg. No. 05511

506 Royal Bank Building,
Vancouver, B. C.

Mr. Bungoro GOTO,
c/o Art Schmits,
Emerson, Manitoba.

APR 13 1944

Dear Sir:

Re: Lot 7 of part of a 30 acre portion of Lot 131, Gp. 2, Map 6284, D. of N. W., Mun. of Delta, C. of T. 52569.

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. Negotations 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 - - - - - - - - - - - - - - -	$ 578.00	
Add:		
Unexpired insurance premium as at January 1st, 1943 - - - - - - -		
		578.00
Less:		
Tax arrears to December 31st, 1942 - - - - -	$	
Registration fee - - - - - - - - - - - - -	3.00	
Encumbrance—Principal - - - - - - - - - -		
—Interest - - - - - - - - - - - - - -		3.00
Net proceeds of sale - - - - - - - - - -		$ 575.00

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.

1943		Debit	Credit	Balance
Jan. 1	Balance brought forward		$ 31.64	$ 31.64 CR
	Credit re Sale of property		575.00	
	Land Registry Office C/E	$ 1.00		
8	Cheque to you.	25.00		
July 9	P. J. Hunsur balance re 1942 lease		4.12	
		$26.00	$610.76	CR $584.76

CASE NO. 922

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

THE HONOURABLE MR. JUSTICE A.C. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,
20th September, 1948.

IN THE MATTER OF THE CLAIMS OF

BUNGORO GOTO

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERO, Esq.,	Appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	Appearing for the Claimant.

S. HIRAYAMA, Esq., Official Interpreter
MARK H. MARCH, Esq., Sr., Official Reporter.

SUSUMU GOTO, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: Your honour will note in this claim there is a claim made for land and buildings, that is the real property, and a claim made for a fishing vessel. As to the fishing vessel, I am withdrawing that claim subject to the extension of term of reference and I find that in the real property claim the claimant included a float-house, that is a house on a float, that should have been claimed as personal chattels and therefore I have reduced the claim of the real property and asking permission to set up a claim for this float house. $575.00 was the quoted sale price. There was the sum of $3,000.00 shown and in place of that I ask leave to show $2,000.00 as the value of the real property and $575.00 as the Quotation's sale price and the loss on the real property $1,422.00.

THE COMMISSIONER: The amount for which it was sold was how much?

MR. CHERNIACK: $575.00, the loss is therefore $1,422.00.

THE COMMISSIONER: Right, and the float house?

MR. CHERNIACK: The float house valued at $250.00, the Quotation's sale price $50.00 and the loss therefore would be $250.00. The total loss therefore is $1,672.00.

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

A Yes.

Q And are these (indicating) your signatures?

A Yes.

Q And you swear the contents to be true to the best of your

knowledge and recollection? A Yes.

MR. CHERNIACK: I tender these documents as Exhibits 1 and 2 respectively. The Real Estate Statement and the Chattel Statement referring to the float home.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

THE COMMISSIONER: Before we continue, you have got your claim for the land and buildings $2,000.00, sale at $578.00, leaving a loss of $1,422.00.

MR. CHERNIACK: Yes.

THE COMMISSIONER: Now the float home?

MR. CHERNIACK: $300.00

THE COMMISSIONER: Sale price $50.00, leaving a loss of $250.00?

MR. CHERNIACK: Yes.

THE COMMISSIONER: Now $250.00 and $1,422.00 is $1,672.00?

MR. CHERNIACK: Yes. On behalf of my learned friend I will file as Exhibit 3 Appraisal Report. Referring to Exhibit 1 you will note this property was purchased in April, 1939, for $656.65. I have on my file, and I am showing to my learned friend, a deed of land dated April 11, 1939, from Elizabeth Anne Quaggan to the complainant for a consideration of $650.65. Referring to the land for which claim is being made, your honour will note that this land consists of 5-1/2 acres of which almost 2 acres remain uncleared and the balance has been cleared at the date of purchase. The claimant sets out that he constructed a bridge 60 feet long and 10 feet wide in 1939 at an estimated cost of $250.00, broke the ground and cleared the land at an additional estimated cost of $200.00, planted 10 mixed

H. Goto,
In Chief.

fruit trees and constructed a boat harbour of piles and logs at a cost of $150.00. In addition to this he had a house which he purchased in 1938 for $200.00 and in the spring of 1941 he moved the house to the present site and constructed a heavy pile foundation at an estimated cost of $150.00. This building is referred to in the Appraisal, Exhibit 5, but the valuation shown doesn't to any extent compare to the cost shown in Exhibit 1. The claimant comments in Exhibit 1 that the appraiser values this land at $264.00, that is the land without the building, whereas three years prior to the appraisal, at a time when the market was lower, he paid $658.65 and then spent a substantial amount putting in the bridge, a harbour, and cleaning up the land. A quick perusal of Exhibit 5 doesn't indicate that the bridge was taken into account in fixing the value of this property, except that it is shown on the diagram, page 4, of Exhibit 5. The claimant continues in Exhibit 1 that the cost of putting in the black currants amounted to over $500.00 in addition to the other items given, and that the crop would not reach its peak until 1942 and 1943.

Q Is that correct, Mr. Goto, do you say your currant crop would still be producing in 1945?

A In 1945.

Q What about 1946? A Oh, yes, it is still good after that for about ten years.

Q Without replacing the plants, that is the same plants?

A Yes, the same plants.

MR. CHERNIACK: I have indicated that because the sale date was January 1, 1945. Mr. Goto further sets out in Exhibit 1

that the building on that lot cost him $750.00 and was certainly worth a great deal more than $225.00, which is the Appraiser's estimate. The claimant coincides with this statement, that he believes that the property, land and buildings, was worth at least $2,000.00 at date of sale. Exhibit 3 gives the location of this property as being 9 miles from New Westminster on River Road, which is a gravelled road on top of dyke. It sets out on page 2 that the property is most suitable as a farm home for a fisherman and refers elsewhere to this being more favourable if it were not strung out in a long river lot as shown in the exhibits. It should be pointed out, as no doubt it will be in Vancouver, that this property was purchased along with a number of other similar sized lots by the Veterans' Land Act. Referring now to the float house ---

THE COMMISSIONER: There is no valuation on it, on the float house.

MR. CHERNIAK: I do not know if my learned friend has that or not. It is, of course, not included in the Appraisal, Exhibit 3, because it is not part of the land. As to whether the appraisal is unfair or not my learned friend will have to advise on that. The claimant sets out he purchased the float house in 1939. It wasn't new when he purchased it and he paid $150.00, and in the fall of 1941, which would be about six months prior to evacuation, he put on a new shingle roof, repaired the walls and floor at a cost of about $200.00, and he values it at about $500.00. This float house, as we are informed, was sold by the Custodian for $60.00.

B. Goto,
In Chief.

MR. PERO: It is submitted on behalf of the government that the real property sold at its fair market value and that the claim made for the chattels, the float house, is excessive and unreasonable, and it is also submitted while the house is included in the Farm Appraisal Report, this house apparently is built over tide water, and it is submitted it is not within the boundary of the property and therefore is not part of the real property.

MR. CHERNIACK: May I ask if my learned friend's contention is that the sale price or the valuation placed by the Appraiser doesn't include the value of this house?

MR. PERO: It includes it, your honour, but it is submitted, as we have submitted before in cases of this type, where the houses are built on piles out over the tide water that they are not within the boundaries of the real property owned and, therefore, the claim cannot be properly made for them. I am simply making this as a submission and what the ultimate decision will be in the matter rests, of course, with the Chief Commissioner.

CROSS-EXAMINED BY MR. PERO:

Q Mr. Goto, you didn't have an independent valuation made on your real property or your float house at the time of evaluation or since?

A No.

Q You have indicated in your claim that you did some work on the land, breaking ground and clearing the land at a cost of about $200.00; how much breaking did you do?

A One acre and a quarter.

Q Did you do the work yourself? A No, I hired somebody.

Q Did you do any of the work yourself?

A Yes, I did a little bit myself.

Q What was the nature of the work you had to do in order to clear this land? A I ploughed the land to begin with, then I had the weeds pulled by hand.

Q Well, in connection with all of this land, as a matter of fact, all the clearing, you did it yourself, there was no clearing on the land when you purchased it?

THE COMMISSIONER: Oh, yes.

MR. YEW: I see. He says there were no improvements at the date of purchase.

MR. CHERNIAK: He says there was no clearing at the date of purchase.

MR. YEW:

Q So you cleared one and a quarter acres yourself?

A Yes.

Q And you say that this involved ploughing it and bringing it under cultivation? A Yes.

Q Does it cost $200.00 to clear and plough and work up an acre of that type of land? A Yes.

Q What labour is involved in it?

A I had the land ploughed and had to get the weeds pulled by hand after it was ploughed, otherwise the weeds will come up again, so I had them all pulled by hand.

Q What did it cost you to get it ploughed?

A I had the machine in there three times.

Q Well, how much did you pay for ploughing it?

A $19.00 for the man.

Q How long would it take a man to pull the weeds?

A Six people working at it, it takes one week, and it had

to be done four times a year.

Q Six people one week? A Yes.

Q Four times a year? A Yes, every month in the summer time.

Q Is that before you put the crop in? A Yes, and I had that done after the crop was in, but it was done four times before it was planted.

MR. FERG: That is all.

THE COMMISSIONER: You have no personal property account showing the float house.

MR. FERG: No, there is nothing about it. The only thing we have is there were two offers made for the purchase of it. One offer for $60.00 and another one for $40.00. The property was advertised for sale on the 26th, 28th and 29th of August, 1946, and in pursuance of that there were two offers received, one for $40.00 and the other for $60.00 and the property was sold for $60.00, that is all we have on the record. There is no analysis from the Custodian.

MR. CHERNIACK: I would like to indicate the property was sold to the tenant of the land by the Custodian. I do not know whether my learned friend can confirm that and I want you to give us any particulars as to the appraisal of the property.

MR. FERG: I cannot give you any information as to appraisal but the record is - I think a number of parcels were appraised - the record here states that Goto's float house was appraised for the sum of $40.00 and was advertised for sale by public tender in the Vancouver and New Westminster papers on the 26th, 27th and 28th of

August, 1944, and the following tenders were received. Canadian Fish Company Limited, 14th September, 1944, $50.00; C. F. Bahrmann, 9th September, 1944, $40.00. Bahrmann, the tenant on the property, was allowed the opportunity to raise his offer to $50.00, which he did, and his offer was accepted on the 22nd September, 1944. I haven't the master file here and I couldn't tell you who it was appraised by. Apparently it was, and I saw it in connection with another file, where several parcels of land were appraised by the same appraiser and apparently this parcel was included, but there is no memorandum in this file according to it.

THE COMMISSIONER: All right.

MR. CHERNIACK: May I also ask my learned friend if he has any record of rentals of this float house.

MR. FERG: Do you mean a seperate rental of it?

MR. CHERNIACK: Yes.

MR. FERG: No, I haven't, I see no mention of it in the lease.

THE COMMISSIONER: There is nothing more you can get?

MR. CHERNIACK: No.

THE COMMISSIONER: All right, witness, you are through.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

MARK H. BEARGE, ST.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 9 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.

Defence Brief

Bungoro GOTO

File No. 8630

Case No. 922 ✓

WINNIPEG
20 Sept. 48

REAL PROPERTY CLAIM

1. Real Property Claim	Appraised at	Sold for
2000.00	589.00	578.00

Witness: B.C. Wormworth, Appraiser ✓

PERSONAL PROPERTY CLAIM

2. Chattel Claim	Appraised at	Sold for
300.00 Float House	40.00	50.00

Witness: S.C. Carlsen, Appraiser. ✓

Trans. 2. Claim for fishing vessel withdrawn. Floathouse originally included in real property claim now claimed as a chattel. Trans. 5 and 8 appraisal of float house now in Case file. Float House was advertised for sale on the 26, 28 and 29 Aug. 44. Two offers were received, one for 40.00, the other for 50.00.

Submission:

That the real property sold at its fair market value and that the claim made for the chattels, the float house, is excessive and unreasonable, and it is also submitted while the house is included in the Farm Appraisal Report, this house apparently is built over tide water and it is submitted it is not within the boundary of the property and therefore is not part of the real property.

EWN/mw

Name of Claimant GOTO, [illegible] Case 902

Custodian File

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	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					378.00		303.40				303.40

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 & Not Found & 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 CHATTELS

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	
						30.00	6.00	6.00

TOTAL RECOMMENDATION	311.40

1540

8630

December 28th, 1950

Mr. Bungoro GOTO,
R. R. # 1,
Sunbury,
New Westminster, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 922

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 ... $ 311.40.

Cheque in your favour is enclosed for $ 293.39

and we have paid the Co-Operative Committee .. $ 18.01

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BE
Encl.