

8638



FRASER VALLEY

STRAWBERRY HILL  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE No 8638

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, Masao  
HOME ADDRESS: R.R. No. 1, Gibson Rd., New Westminster, B.C.  
REGISTRATION NUMBER 08661 SEX: Male AGE: 44  
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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Takao

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

NAMES OF ANY LIVING CHILDREN: Akiko (F) Keiko (G) Kou (F)

Yukiko (F) Teruko (F)

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

AGE OF CHILDREN: 15, 13, 9, 5, 3

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

1. LOCATION AND DESCRIPTION: Lots 69 and 70, D.L. 440, Group 2,  
District of New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room dwelling, woodshed

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

4. TAXES (Amount and where payable) \$12.29 for 1941, payable at Ladner

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home

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

9. IF FARM LAND STATE CROPS SOWN: Strawberries, black currants, fruit trees, grape vine (2)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen stove, 1 heater, carpenter tools,

Garden tools, 1 hand cultivator, 6 shovels, 3 bars, 1 wheelbarrow,

In the house at R.R. No. 1 Gibson Rd., New Westminster, B.C.

Key will be left in care of the Custodian when I leave

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

1 dog

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

CLAIM ON ANY SUCH PROPERTY: None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
Six \$5 War Savings Certificates at home
8. BANK ACCOUNTS: None
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) M. Laro

J. D. Williams  
Witness

FOR DEPARTMENTAL USE



3/10/42

INFORMATION FROM R.C.M.P.

Date

Dec. 7/42

RETURNED TO JAPAN

S.S. GENERAL MEIGS

17th JUNE, 1946

Full Name SATO, Masao  
(Surname in Block Letters)

Registration No. 08661

Male - Female  
(check)

Age Feb. 1, 1898

Former Address

R.R. #1, Gibson Rd., New Westminster, B.C.

Date Evacuated

12/3/42

Naturalized - Canadian-Born - National  
(check)

Present Address

Slocan, B.C.

Married - Single  
(check)

Name of Wife

SANJO Takao - 1762

Name of Husband

Name of Father

SATO, Tomokichi (dead)  
formerly KASUNA

Name of Mother SATO, Miyoji (Japan)

Names of Children under 16

Akiko (F) 29/12/26

Kaiko (F) 23/8/28 - Ka (F) 8/8/32 - Yokiko (F) 23/1/37 -

Tsuniko (F) 5/12/38

Our File No.

8638

Registered with Custodian  
(yes or no)

Yes

Requested By

B. McKim

Additional Information

Sawmill worker (3 hours mill) and

farmer (strawberries)



REAL PROPERTY SUMMARY

**JAPANESE NAME:** Masao SATO                      Reg. No. 08661                      File No. 8638.

**CATALOGUE NO:** Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BC/604-P.                      First Offer.

**PROPERTY ADDRESS:** R.R. No. 1, Gibson Road, New Westminster, B. C.

**LEGAL DESCRIPTION:** Lot 69 of Lot 440, Group 2, Map 1133, Mun. of Delta, D.N.W.  
AND  
Lot 70 of Lot 440, Group 2, Map 1133, Mun. of Delta, D.N.W.

**TITLES:** Registered in the name of Masao SATO.

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order filed No. 24721, dated August 26th, 1942.

**ASSESSED VALUES:**

Lot 69 - Land	- \$254.00	
Improvements	- \$500.00	- \$754.00.
		Taxes - \$8.19
Lot 70 - Land	- \$252.00	
Improvements	- -----	- \$252.00.
		Taxes - \$4.10
		\$1016.00
		\$12.29

**CLASSIFICATION:** Small Fruit Farm with Dwelling and out-buildings.  
The Custodian's representative reported July 7th, 1942, that this property had an area of 9.20 acres - 2½ acres cleared (rest bush) planted to the following crops: 1 acre strawberries, ¾ acre black currants, 15 mixed fruit trees, 2 grape vines.  
1 - 1 storey 7 room house in fair condition. 1 woodshed. 1 small root house.

**HISTORY OF ADMINISTRATION:** This property was leased by Masao SATO on 2nd June, 1942, to Carl Zappone for the Term - Duration from 15th June, 1942. Consideration - \$135.00 to be paid June 15th, 1942, \$5.00 on 15th July, 1942, and thereafter \$5.00 on the fifteenth of each month. Municipal Taxes are to be deducted from rent. House included.  
  
Lease handed to The Director, The Veterans' Land Act, July 29th, 1943.

**SOLD:** To The Director, The Veterans' Land Act for \$514.00 as at 1st January, 1943.  
Approval of Advisory Committee - 1st June, 1943.  
  
Funds released to the credit of Masao SATO as at May 19th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$493.00 from said transaction.



transaction.

Page 2.

File No. 8638.

In view of the Custodian having collected rents to September 15th, 1943, viz., \$36.00 net, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

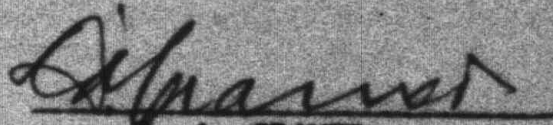
**OLD CERTIFICATES OF TITLE**

Nos. 130413-E and 130414-E Masao SATO declared on his JP Form signed 7th May, 1943, that the Title Documents were "at home". There is nothing on file to show that the Certificates of Title had been asked for by this office, or that they had been deposited in the Land Registry Office, New Westminster.

Certificates of Title Nos. 170948-E and 170949-E in the name of The Director, The Veterans' Land Act.

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

July 15th, 1946.

  
D. A. CRAMER.

DAC:JS



FIRE INSURANCE SUMMARY

File No. 9638.

Masao SATO - Reg. No. 08661.

The above named Japanese declared on his JP Form, signed May 7th, 1942, that he carried no Fire Insurance. This appears to be correct as there is nothing on file to show that any Fire Insurance had been placed on his buildings or contents.

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

July 15th, 1946.

  
D. A. CHAMER.

ENC-13



LIABILITY SUMMARY

File No. 8638.

Masao SATO - Reg. No. 08661.

The above named Japanese declared on his JP Form,  
signed May 7th, 1942, that he had no Personal or Trade Debts.

However, the following claims were lodged against him:

M. Nishiguchi Co. Ltd.	\$240.00	August 15th, 1942.
Shotaro Nakamura	6.47	March 10th, 1943.

and furthermore Masao SATO, in his letter of June 16th, 1944,  
acknowledging the above claims also instructed the Custodian,  
in the same letter, to pay the following Debts:

Koji Takahashi	\$100.00
Chikataro Miyachi	48.00

so, on July 4th, 1944, cheques were issued to each of the above  
creditors and charged to Masao SATO'S account.

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

July 15th, 1946.

  
D. A. CRAMER.

DAC:JS



711 Stock Exchange Bldg.,  
475 Howe Street,  
Vancouver, B.C.  
Oct. 16/46

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

TREASURY DEPT. CLAIM \$ 400

Dear Sir:

Re: SATO, Masao <sup>8638</sup> #08661  
-----

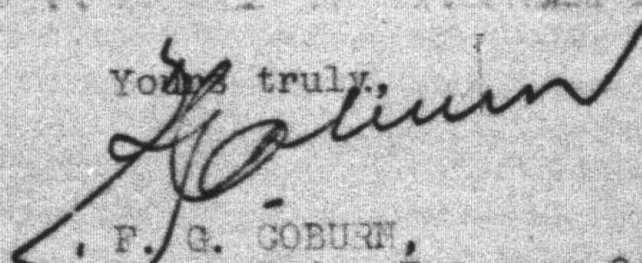
Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - Nil

Draft Issued - - - - - 400.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 400.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

  
F. G. COBURN,  
Supervising Treasury Officer.

FGC/EJ.



8638

April 25th, 1945.

Mr. Masao SATO,  
Registration No. 08661,  
Slocan City, B. C.

Dear Sir:

We are in receipt of your request through the  
B. C. Security Commission that your available balance  
with this office be forwarded to you.

We accordingly enclose herewith Custodian  
cheque in the amount of \$129.81 being total amount of  
your credit balance with this office.

Yours truly,

R. D. Richardson,  
Farm Department.

Enc. (cheque)  
RDR:OH

Credit balance - Nil



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 8638

NAME: Masao SATO

DATE ADVERTISED:  
(or other information)

APPRAISER'S NAME: Trepp Motors Ltd.

VALUATION: \$70.00

PURCHASE PRICE: \$70.00

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mr. C. Zapadne

ADDRESS: 1320 Gibson Rd, Delta, B.C.

OCCUPATION:

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:	1 Heater	\$4.00
	4 Chests of drawers	16.00
	Bureau	5.00
	2 Old Wardrobes	6.00
	1 Old clock	3.00
	1 Dresser	6.00
	1 Gramophone	3.00
	1 Old couch	2.00
	1 Old Range	5.00
	5 chairs	4.00
	2 Small cabinets	1.00
	1 Jap cabinet	3.00
	Bundle of Garden tools	4.00
	1 Bed	3.00
	Small Hand cultivator	6.00
		<hr/>
		\$70.00



Chattels belonging to SATO, Masao #08661

File 8638

1320 Gibson Rd., Delta B.C.

Sold to tenant, Mr. C. Zaponne.

1 Heater	\$4.00
4 Chests of Drawers	16.00
Bureau	5.00
2 Old Wardrobes	6.00
1 Old Clock	3.00
1 Dresser	6.00
1 Gramophone	3.00
1 Old Couch	2.00
1 Old Range	5.00
5 Chairs	4.00
2 Sm. Cabinets	1.00
1 Jap Cabinet	3.00
Bundle of Garden Tools	4.00
1 Bed	3.00
Sm. Hand Cultivator	6.00
	<u>70.00</u>

Less Appraisal Fee (10%) 7.00

63.00

"Considered a just and fair appraisal as made by me  
this 23rd day of September 1944. "

Witness.

*Wm. Anderson*

Signed

TRAPP MOTORS, LTD.

*J. D. In apr*

Approved by R.A.C.  
12/2/45



8638  
6173

*Person*

December 11th, 1944.

The B. C. Security Commission,  
360 Homer Street,  
Vancouver, B. C.

Attention: Mr. M. L. Brown

Dear Sir:

Re: Masao SATO - Reg. No. 08661  
Takeo SATO - Reg. No. 12762

Replying to your enquiry of the 5th instant, we have to advise that Takeo SATO, wife, has no assets registered with this office.

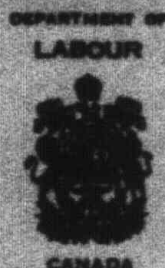
Masao SATO has a credit balance of \$81.81, but as the Custodian has to reserve \$50.00 for legal expenses in connection with the sale of his property, there is actually only \$31.81 available at this time.

Under date of June 29th last, Masao SATO requested us to pay N. NISHIGUCHI & Co. Ltd. the sum of \$240.00 in full settlement of their claim for merchandise supplied prior to evacuation. This payment was made, and he was advised of same on July 17th last. We have no record of any other monies owing N. NISHIGUCHI & Co. Ltd. by Mr. SATO.

Yours truly,

R. D. Richardson,  
Farm Department.





BRITISH COLUMBIA SECURITY COMMISSION

380 Homer Street,  
Vancouver, B. C.  
December 5th 1944

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

EVACUATION SECTION	
Rec'd	DEC 6 1944
File No.	<i>8638 6173</i>
Ans.	<i>ROR</i>
Referred	<i>Anderson</i>

Dear Sir,

Re: Masao SATO Reg No. 09661 - #6638  
Takeo SATO Reg No. 12762 - No assets - 6173

The above named man states that he owes a grocery account to NISHIGUCHI Stores formerly of New Westminster, B. C., and wishes to pay it.

We shall appreciate it if you will let us have a statement of assets in regard to this man and his wife and at the same time inform us if any claim has been lodged by the above named firm.

Yours truly,

*M. L. Brown*

M. L. Brown  
Office Manager.

#6173 Takeo - Wife No assets

#6638 Masao - C. B. C. 8181

#50 Resume for legal

/MBS



File No. 8888

Date Sept. 24/44.

## SUMMARY

Name: S A T O, Masa o #08661

Address: Gibson Rd., Delta, B.C.

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

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

(3) - We have sold to the tenant articles as per attached list at \$ 70.00 for which herewith cheque or cash.

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

Nothing Outstanding.

The tenant gave us the following explanation:

P.M.A. niersch



INVENTORY OF CHATTELS BELONGING  
TO

SATO, Masao #08661  
1320 Gibson Rd. Delta B.C.

" I have today inspected the undermentioned articles and  
consider them to be valueless and should be abandoned. "

3 Bed.	( old iron )
1 Heater.	( rusted away )
1 Wheelbarrow.	(
2 Wooden Barrels.	Fallen apart.
Few Utensils.	
1 Lantern.	
2 Sm. Tables. H.M.	
1 Cooler	
2 Cross Cut Saws.	

Signed.

*Tom Anderson*

Sept 24/44.



## EVACUATION SECTION

Rec'd JHI 13 1944 Aug 3/44.

File No. F638

Ans. C. M. C.

Referred McAlister

Slocum City, B. C.

July 29<sup>th</sup> 1944

Dear Sir:

In regards to the letter which I received last week I am positively sure that Miyachi's first name is Chikata. He used to work at French Mills before and is now living in Kato. He is the only one with the name of Miyachi who formerly lived in French Mills. He is over 60 years of age.

Also I would like to say that I actually do owe him money, the amount of (\$5.00) forty-eight dollars.

Yours truly,  
Mr. M. Cato



7593  
8638

July 4th, 1944

Mr. Chikaburo MIYACHI,  
Registration No. 08660,  
Kaslo, B. C.

Dear Sir:

re: Masao SATO  
Reg. No. 08661

We have had a letter from the above named saying that he owes Chikataro MIYACHI \$48.00. Your name with the Custodian is shown as Chikaburo, and we wish to know whether you are the correct man or otherwise.

Please advise us by return if SATO owes you \$48.00 in order that we can get this matter straightened out. If you are not the correct man do you know whom Chikataro MIYACHI is?

Please reply by return mail.

Yours truly,

AMCA:ND

A. McAlister,  
Claims Department.



Honorable Sir  
June 29, 1944

EXAMINATION SECTION	
JUL 5 1944	
File No.	8038
Ans.	Referred

Dear Sir:

In reply to your letter I would be greatly pleased if you would please pay the following claims from the funds at my credit in your office:

1. Mr. Nakajima to Lt. J. \$240.00
2. Shataro Nakamura \$6.47
3. Koji Nakahashi \$100.00
4. Shikata Miyachi \$48.00

As far as I'm concerned I am sure that the first name of Miyachi is Shikata and not Shikata. I think there is a mistake in your file.

Yours truly,  
Mr. Michael Lato

P.S. Although Koji Nakahashi and Shikata Miyachi have not lodged any claim with the Custodian, please settle them on and behalf of me. I am sure there is a claim.

Had reply with me from Miyachi to Mr. Lato



8638

June 26th, 1944

Mr. Masao SATO,  
Registration No. 08661,  
Slocan City, B. C.

Dear Sir:

We have for acknowledgment your letter of the 16th of June 1944 in which you acknowledge owing the two following claims:-

1. M. Nishiguchi Co. Ltd. .... \$240.00
2. Shotaro NAKAMURA..... 6.47

Unless we hear from you in the course of the next ten days we propose to pay these claims from the funds at your credit in this office.

With regard to the other two claims:-

3. Koji TAKAHASHI..... \$100.00
4. Chikataro MIYACHI..... 48.00,

they have not lodged any claim with the Custodian against you, and we suggest that you settle them direct. However, if you wish this office to settle them on your behalf from the funds now at your credit, we shall be glad to do so. Please advise us in your reply what you want done.

For your information the addresses of the two individuals concerned are:-

Koji TAKAHASHI,  
Registration No. 08090,  
c/o B.C. Security Commission,  
Winnipeg, Man.

Chikaburo MIYACHI,  
Registration No. 08660,  
Kaslo, B. C.

Yours truly,

A. McAlister,  
Claims Department.

AMcA:ND

P.S. You will note that the first name of MIYACHI on our file is Chikaburo, Reg. No. 08660, aged 62, employed at Fraser Mills, before evacuation. We notice you spelled the name Chikataro.



EVACUATION SECTION	
Rec'd	JUN 23 1944
File No.	9628
Ans.	
Referred	

Gloucester City, B.C.  
June 14, 1944

Dear Sir,

It is correct that the claims <sup>has</sup> been being lodged against me.

Mr. M. Nishiguchi Co. Ltd. \$24.000

Shutaro Nakamura 10.47

Business that I am to pay to:—

Mr. Kaji Takahashi 100.00

Mr. Chikatos Miyachi \$48.00. lives in Koda.

Feb 1593 Kaji Takahashi used to live in New Westminster. Went to Manitoba May 1942 & I do not know his present address.

Yours truly  
M. M. Sato

Copy put in  
file  
7593  
4893



8638

January 28, 1944.

Mr. Masao SATO,  
Registration No. 08661,  
SLOCAN CITY, B. C.

Dear Sir:

In reply to your letter of January 18, 1944, in which you request funds, we are enclosing a cheque in the amount of \$50.00 from your credit account held at this office. Please acknowledge receipt of this cheque.

It appears from your remarks that you did not receive a copy of our letter, dated August 30, 1943, informing you of the present status of your property, therefore, we are enclosing a duplicate of this letter for your information.

Yours truly,

W. F. Anderson,  
Farms Department.

Enc. 2.  
/EG



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 8638

Reg. No. 08661

506 Royal Bank Building,  
Vancouver, B. C.

JUN 8 1944

Mr. Masao SATO,  
Slocan City, B. C.

Dear Sir:

Re: Gibson Road, New Westminster, B. C.  
Mun. of Delta, Lots 69 & 70 of Lot 440, Gp. 2, Map 1133,  
Dis. of New Westminster, C. of E. 50265 and 50266.

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	\$ 514.00
<b>Add:</b>	
Unexpired insurance premium as at January 1st, 1943	514.00
<b>Less:</b>	
Tax arrears to December 31st, 1942	\$
Registration fee	6.00
Encumbrance—Principal	
—Interest	6.00
Net proceeds of sale	\$ 508.00

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.



1973	Jan. 1	Balance brought forward	Credit	Debit	Balance
			\$ 20.28		\$ 20.28 CR
		Credit re Sale of Property	508.00		
		Land Registry Office C/E (2)	\$ 2.00		
1974	Feb. 1	Cheque to you		50.00	
					\$52.00
			\$528.28		CR\$476.28



C-604-P  
C-1599-B

NO/804-9  
NO/1599-2

Page 1

S.S. Form No. 43  
(Sheet 1)

# Farm Appraisal Report

File No. JL-698

Land Description Lots 69 & 70 of D.L. 440, S.E. 1/4, Sec. 2, Tp. 4, Gr. 2, N.W.D.

Containing 9.18 Acres

Owner's Name SATO, Masao Post Office Address R.R.#1, New Westminster.

Nearest Rail Point Kennedy Distance 1 mile

Market Town New Westminster Distance 5 "

Church (give denomination) Evangelical, R.C. Distance 1 "

Nearest School Kennedy Distance 1 "

State how property was identified: Map, roads, survey stake.

Roads: State whether property has access to main road, the kind of road and its condition.  
On very fair cross road about 8 miles from Scott Road.

In this district a good one? Agriculturally not.

Employment opportunity New Westminster and odd nearer point, good.  
Much industrial work available.

Predominating Nationality and religion Japs right here. In district as a whole -  
British, Protestant.

Describe Fencing and its condition: A little line fencing but no much. Value \$

Water supply: Well. Value \$

## BUILDINGS ON FARM

8638

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	14.4x10	Frame	7'	Shgl.	3 & 4	Wood	Fair	350.00
Lean-to	8.2x7	"	6'	"	6	"	"	"
Wood shed	16.2x6	Split Ced.	5'	Shks.	Old	"	Poor	nil
cow shed	8x8	"	6'	"	"	"	"	nil
(There is also a bathhouse of no value & an impromptu pickers shed)								
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Lights.

Total present day value \$ 350.00

Total Value Buildings add to farm \$ 250.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Knobbed henhouse type.

Describe the basement and chimneys: Metal. No basement.

No. rooms downstairs? 7 Upstairs? nil How finished Shiplap in; shingled out.

Are buildings painted? No. Condition of paint

Distance from nearest bank None near.

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



## Cultivated Land

BC/804-P  
BC/1899-2

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	CROP AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.25	Undulating	Spotty good 16" loam & 34y.in. on 13. clay & in many spots gravelly & sandy.		Berries - fair.	45.00	101.25
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
6.98	Undulating	As above.		Bush-light alder, odd stump.	110.00	25.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. DRY, SWAMPY, ROCKY.			NATURE OF TREES IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 274.50

Total added by buildings to value of farm \$ 250.00

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

Total value of farm \$ 524.50

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

Continuously occupied and fairly well tilled.

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

Small fruit and poultry.

Noxious weeds:

Old Canada Thistle.

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

Delta - General \$12.29.

Date: July 29, 1942.  
Place: Chilliwack, B.C.I certify that the above report is based on a personal examination  
of the whole farm made on the 28 day of July 1942.

Inspector's Signature

"R. L. RAMSAY"

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



JL-695 - M. SATO

# Farm Appraisal Report

**Remarks:** Place reasonably well located about .9 miles from Scott Road on a good gravelled side road and runs right through to the Bayley Road.

Soil is a trifle better than the average, having some very good soil patches intermixed with the poor stuff. Harpan exists at 2-3' varying.

Buildings are few and of a cheap type. The house is the only one of any value.

There is fruit on the place as follows:

Strawberries - just over  $\frac{1}{2}$  acre.

Black Currants - interplanted with straws - .6 acres.

Tenant, G. Zappert, paid \$135.00 for crop & pays \$5.00 per month for the place to live on now.

## (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

There are 10 - 7 year old trees, mostly Yellow Transparent, rather badly scattered over the place & consequently don't add anything as they do not impress a buyer.

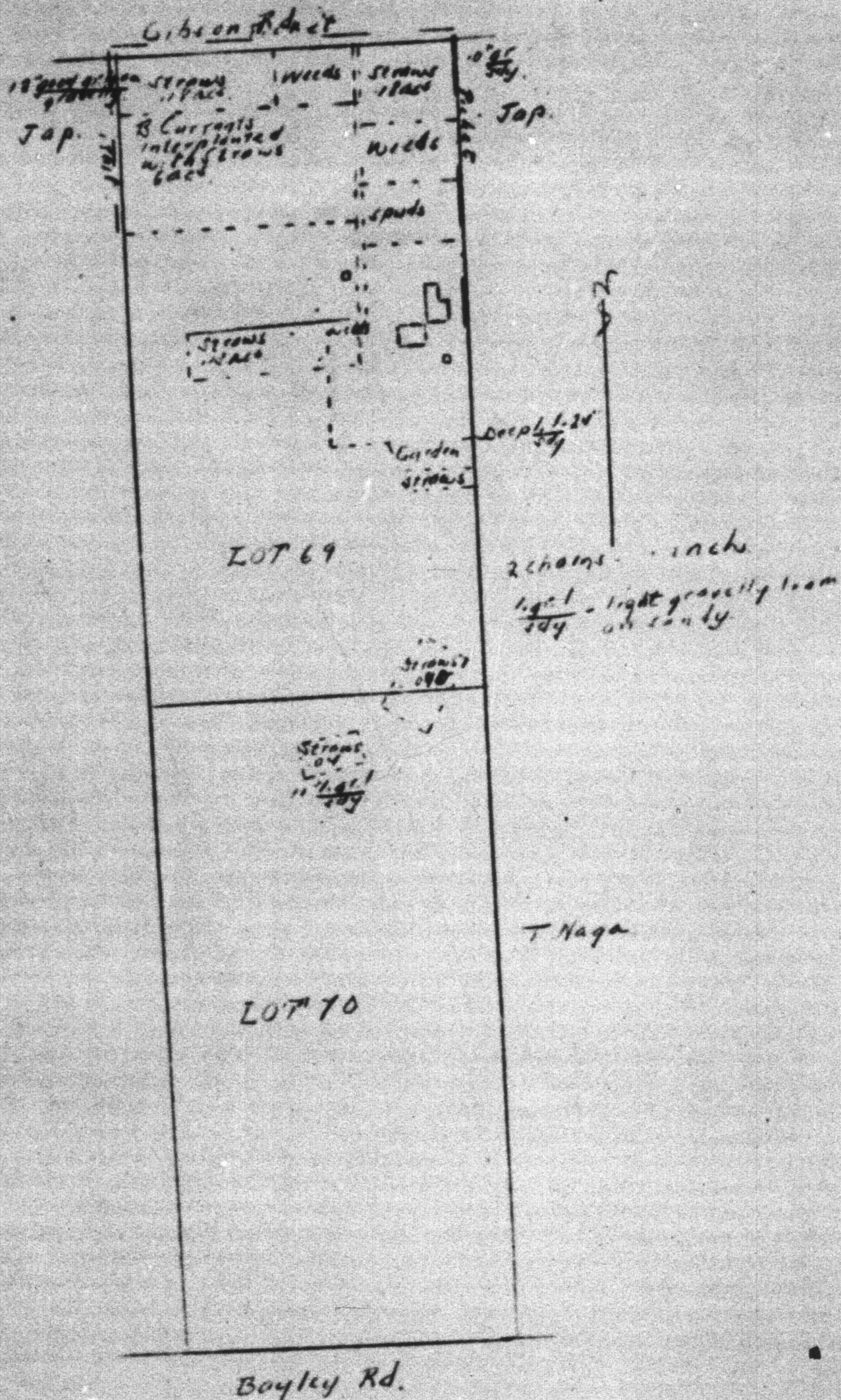
Total \$

nil

Amount fruit trees add to value of farm \$



Lot 69 & 70 of S.E. 1/4, Sec 8, T.4, D.L. 440, Sp. 2, S.W.D.  
Diagram of Property



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

value is \$ 650.00

Date 31st July 1942

"I.T. BARNET"

District Superintendent.



EVACUATION SECTION	
Rec'd	JAN 22 1944
File No	8658 + 6173
Ans.	W&A
Referred	Anderson

SLOCAN CITY, B. C.,  
January 18, 1944.

Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Dear Sirs:

Please send me the rent income from my house entrusted to you. It is rented at \$5.00 per month since July 1942 which means that there should be about \$60.00 or \$65.00 after deducting taxes. I would like to have this money for dental work and clothing.

Also, if possible please let me know the condition of my furnitures left in my house.

An early remittance will be greatly appreciated.

Yours truly,

Above property is at Strawberry  
Hill, New Westminster, B. C.

*Masao Sato*

SATO, Masao Reg. #08661

SATO, Takao Reg. #22762

bu 18-78  
To UHA 3/6 20  
54 1/2



8638

April 12th, 1943.

Mr. J. K. Cooper,  
442 Columbia St.,  
New Westminster, B. C.

Dear Sir:

Re: Masao SATO

Some little time back you wrote to the Superintendent of the Soldier Settlement of Canada regarding Carl Zappone and a lease that he has on the Sato property on Gibson Road.

This is to advise you that the Office of the Custodian is now handling all arrangements with regard to leaseing of Japanese lands and in Mr. Zappone's case it will be necessary for him to deal direct with this office.

Yours truly,

G. T. McKay,  
Farm Department.

GTM/EM

51



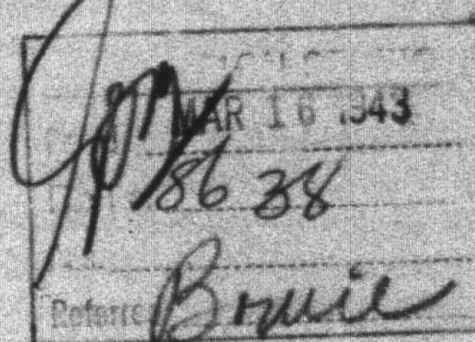
• REAL ESTATE •

**J. K. COOPER**

• INSURANCE •

442 COLUMBIA STREET  
NEW WESTMINSTER, B.C.

March 15th., 1943.

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

Gentlemen:

Re: Masao SATO: File No. 8638

Mr. Carl Zappone has asked me to write in connection with the above property. He wishes to state that he has returned to the property after an absence of a few months during which he moved his family to warmer and more comfortable quarters. During this absence he made periodic "check-ups" about once a week.

Mr. Zappone has secured help to look after the crop and is making the necessary arrangements for the coming season. He wishes to assure you that he is aware of his responsibility for the property and invites your inspection at an early date but as he works during the daytime, would appreciate your calling after 6 P.M. if at all possible.

Trusting that you will favor Mr. Zappone with an early reply in care of this office, I remain,

Yours very truly,

J. K. COOPER,

Per: 

WC/L



• REAL ESTATE •

**J. K. COOPER**

• INSURANCE •

442 COLUMBIA STREET  
NEW WESTMINSTER, B.C.

February 24th., 1943.

8638  
Mr. I. T. Barnet,  
District Superintendent,  
Soldier Settlement of Canada,  
518 Rogers Building,  
Vancouver, B. C.

Re: File JL695 - Masao SATO

Dear Sir:

With reference to yours of Jan. 16th., 1943  
JK:HJ, would advise that we have been requested by Mr. Carl  
Zappone to write you regarding the Gibson Road Property with a  
view to continuing as tenant under terms of the original lease.

Our understanding is that you have no object-  
ion to this arrangement provided satisfactory arrangements are  
made through your office. Kindly advise exactly what is required  
to comply with regulations regarding this property and oblige.

Yours very truly,

J. K. COOPER,

Per: *Mmb oop*

*Ans - Apr 12 -  
JTM*

WC/L





COPY FOR THE CUSTODIAN

SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER \_\_\_\_\_

PLEASE QUOTE FILE **72 695**

518 Rogers Bldg.,  
Vancouver, B.C.,  
January 16, 1945.

Mr. Carl Lappone,  
c/o Mr. J.K. Cooper,  
442 Columbia St.,  
NEW WESTMINSTER, B.C.

7636

Dear Sir:

Re: Masao SATO

We are continuing to receive inquiries for the above property, the persons interested advising that you are still endeavouring to turn over your lease, although on the other hand we have been recently advised through your agent that you intend to return to the property and operate it. We have now turned the new year, and if you wish to lease the property for the coming season it will be necessary that you make satisfactory arrangements through this office without further loss of time.

Yours truly,

I.T. BARNET,  
District Superintendent.  
Per: *[Signature]*

JK:HJ



86-28



YOUR FILE NUMBER.....  
PLEASE QUOTE FILE JL 695

**SOLDIER SETTLEMENT OF CANADA**

518 Rogers Bldg.,  
Vancouver, B.C.,  
November 25, 1942.

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

Dear Sir:

Re: Masao SATO

The lessee of the above noted property advised you through Mr. J.K. Cooper, real estate agent at New Westminster, that he was unable to continue with the property. Subsequently we received two inquiries for the holding but were unable to develop applications as the tenant, Carl Zappone, evidently declined to formally relinquish his interest in the lease agreement.

Apparently for some time he has offered to sell the lease through Cooper for the sum of \$250.00 cash, the new tenant to pay in addition a monthly rental. For obvious reasons no one was interested to take the place over and we enclose herewith for your information copy of a letter received from J.K. Cooper indicating that Zappone has now decided to continue with the property "subject to ruling from Ottawa on the matter", whatever is to be understood from that statement, as we have not received back the application previously sent to the tenant for renewal of the lease.

Yours truly,

I.T. BARNET,  
District Superintendent.  
Per: *[Signature]*

JK:HJ  
Encl.



COPY

C

1-1

Real Estate

J. K. COOPER

Insurance

422 Columbia Street  
New Westminster, B.C.

November 18th, 1942.

Mr. I.T. Barnet,  
District Superintendent,  
Soldier Settlement of Canada,  
Vancouver, B.C.

Dear Sir:

Re: File No. JL 695 Masao SATO

Regarding yours of the 28th of October,  
Mr. Zappone has decided to continue operation of  
the property, subject to ruling from Ottawa on  
the matter but wishes to thank you for your kind  
co-operation in supplying information and pros-  
pective tenants.

Yours very truly,

J.K. COOPER

Per: Wm. Coop

WO/L



TELEPHONE 2164 OF THE CUSTODIAN  
JAPANESE SECTION

*Richardson*  
CITY MARKET BUILDING

RECEIVED  
SEP 30 1942

• REAL ESTATE •

J. K. COOPER

• INSURANCE •

442 COLUMBIA STREET  
NEW WESTMINSTER, B.C.

September 29, 1942.

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

Dear Sir:

Re: File No. 8638 - Masao SATO.

We have been requested by Mr. Carl Zappone, lessee under lease dated June 2nd, 1942 with M. Sato (copy in your possession), to ask for a copy of the inventory pertaining to furnishings in the leased property at Gibson Road, Delta.

Mr. Zappone's brother has been called up to undergo military training, thus leaving him shorthanded and he is contemplating an assignment of lease as permitted in said contract.

Trusting to have an early reply in this matter, I remain,

Yours very truly,

*J. K. Cooper*  
J.K. COOPER

JKC:G



TELEPHONE 2104

OFFICE OF THE CITY MARKET BUILDING  
JAPANESE *Bill*

**RECEIVED**  
AUG 20 1942

• REAL ESTATE •

**J. K. COOPER** • INSURANCE •

442 COLUMBIA STREET  
NEW WESTMINSTER, B.C.

August 18, 1942

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

Gentlemen:

Re: File No. 8638 - Masao SAKTO

08661

With reference to yours of the 11th instant, WGB:MD, kindly  
note that in addition to the articles listed in the inventory  
Mr. Carl Zappone reports the following articles are owned by  
Saito - two small tables, three large tables, eight chairs and  
six shovels.

Enclosed please find cheque No. 11869 in the sum of \$4.00,  
being payment due on the 15th instant from Carl Zappone, Gibson  
Road, R.R. No. 1, New Westminster, B.C., less \$1.00 collection fee  
for the July and August payments.

Kindly acknowledge receipt directly to Mr. Zappone, and  
oblige.

Yours very truly,

*J. K. Cooper*

J.K. COOPER

JKC/L  
Enc.



File No.

Name

Address

Amount

8638

SATO, Masao

R. R. #1, Gibson Rd., Surrey

\$5.57

Reg. No.

08661

Refund of 1% Wage Deductions for first six  
months of 1941 from Provincial Collector,  
Vancouver.

5-18



8638

Aug. 11, 1942

Mr. Carl Zappone  
Gibson Road  
R.R. #1  
New Westminster, B. C.

Dear Sir:

re: Masao SAITO

You have kindly returned to us a list of chattels which have been left by the above on his property. We now hear from Saito that there is some discrepancy in the inventory and that he has in addition to two small tables, three large tables, as well as eight chairs and six shovels. We would greatly appreciate it if you could let us know whether these additional articles can be located.

Yours truly,

H. P. Green  
Manager, Protection Dep't.



WGB:MD



• REAL ESTATE •

**J. K. COOPER**

• INSURANCE •

442 COLUMBIA STREET  
NEW WESTMINSTER, B.C.

July 21st., 1942.

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

Re: File No. 8638

ATTENTION MR. H. F. GREEN

Gentlemen:

Referring to your letter of the 16th. instant addressed to Mr. Carl Zappone, regarding Chattels owned by Masao Sato, No. 08661, beg to advise confirmed list Chattels was forwarded under separate cover on the 20th. instant. At the time of the lease was signed it was understood Mr. Zappone would have the use of the chattels.

Yours very truly,

*J. K. Cooper*

J. K. Cooper.

JKC/L



MacA  
out → Richardson  
File No. 8638

Name: SATO, Masao

Address: Gibson Rd., New Westminster, B. C.

Reg. No. 08661

OFFICE OF THE CUSTODIAN  
INVESTIGATION  
**RECEIVED**  
JUL 21 1942

INVENTORY OF CHATELS LEFT ON PROPERTY

IN HOUSE

1 heater  
4 chest of drawers  
3 beds  
2 linoleum rugs  
2 tables (small)  
1 bureau  
2 wardrobes  
1 mantle clock  
1 dresser  
1 gramophone  
1 bed couch  
1 kitchen range  
2 kitchen chairs  
2 kitchen cabinets  
1 China cabinet  
1 high chair  
cooking utensils (few)  
1 cooler

2 cross-cut saws  
3 mattocks  
1 pick  
1 pickaroon  
2 sledge hammers  
1 hand cultivator  
1 bble. of garden tools  
1 crow bar  
1 lantern

IN SHED (Being used)

1 bed  
1 air-tite heater  
1 wheelbarrow  
2 kitchen chairs  
1 suitcase (old, empty)

IN ROOT HOUSE

3 water barrels (steel)  
2 wooden barrels

Confirmed:

DATE: July 20th, 1942.

Signed: Carl Jappone

S: sold to tenant - 23/9/44 -  
Approved Trappleton

Please return this copy Jm



OFFICE OF THE COMMODIAN  
JAPANESE CONSUL

RECEIVED  
JUL 24 1942

Susan G. S. 36.

July 20, 1942.

Dear Sir,

We have brought the  
carpenter tools but have left  
the 6 shovels and the 3 crow  
bars.

The chattels are for the  
use of the tenant during the  
period of leasehold.

Yours, truly,  
M. Sato.



8638

July 16, 1942.

Mr. Masao SATO, #08661,  
Slocan, B.C.

Dear Sir:

Re: Chattels, R. R. #1, Gibson Rd.,  
New Westminster, B.C.

Enclosed please find list in duplicate of chattels found by our agent when he investigated your premises recently. Would you kindly confirm this list, if correct, by signing your name where indicated and returning to this office in the enclosed envelope.

Would you also indicate on the list whether these chattels are for the use of the tenant during the period of leasehold.

We note that your declaration to the Custodian dated May 7, included carpenter tools, 6 shovels and 2 crow bars in addition. We presume that you have made some disposition of these particular articles. Kindly state if this is correct.

Yours truly,

H. F. Green,  
Manager, Protection Department.

*BM*  
AGM:AS  
encl.



Green  
File No. 8638

Name: SATO, Masao

Address: Gibson Rd., New Westminster, B. C.

Reg. No: 08661

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 24 1942

INVENTORY OF CHATELS LEFT ON PROPERTY

IN HOUSE

1 heater  
4 chests of drawers  
34 beds  
2 linoleum rugs  
2 tables (small) and 3 big tables  
1 bureau  
2 wardrobes  
1 mantle clock  
1 dresser  
1 gramophone  
1 bed couch  
1 kitchen range  
2 kitchen chairs ✓  
2 kitchen cabinets  
1 China cabinet  
1 high chair ✓  
cooking utensils (few)  
1 cooler  
9 chairs  
6 shovels ✓

2 cross-cut saws  
3 mattocks  
1 pick  
1 pickaxe  
2 sledge hammers  
1 hand cultivator  
1 bdl. of garden tools  
1 crow bar  
1 lantern

IN SHED (Being used)

1 bed  
1 air-tite heater  
1 wheelbarrow  
2 kitchen chairs  
1 suitcase (old, empty)

IN ROOT HOUSE

3 water barrels (steel)  
2 wooden barrels

Confirmed:

DATE: July 20, 1942

Signed: Masao Sato

Please return this copy  
A.M.

OK  
All goods taken  
of 18 Aug 42



# This Indenture

made in duplicate the Second day of June in the year of our Lord one thousand nine hundred and forty-two.

## In Pursuance of the "Short Forms of Leases Act"

### Between

MASAO SATO, Farmer, of Strawberry Hill, in the Municipality of Delta, Province of British Columbia.

Insert full Name,  
Street Address and  
Occupation of each  
Party.

--- COPY ---

hereinafter called the "lessor" of the FIRST PART; and

CARL ZAPPONE, Railroad Employee, of 1384 Tannery Road, in the Municipality of Surrey, Province aforesaid.

hereinafter called the "lessee" of the SECOND PART;

**WITNESSETH**, that the said lessor doth demise unto the said lessee, his 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 in the Province of British Columbia, more particularly known and described as follows:—

"Lots Sixty-Nine (69) and Seventy (70), of District Lot Four Hundred Forty (440), Group Two (2), in the District of New Westminster, and being on the Southerly side of Gibson Road."



From the  
Fifteenth  
day of  
June  
for the term of the duration of the lease  
thence ensuing.

YIELDING therefor during the said term the rent of

(as outlined below)

dollars (\$) --

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

\$125.00 is due and payable on the 15th, day of June, 1944 and  
\$5.00 is due and payable on the 15th, day of each July, 1944 and  
\$5.00 is due and payable on the 15th, day of each and every sub-  
sequent month during the continuance of this lease.

THAT the said lessee covenants with the said lessor to pay rent; AND to pay rates for electric

light, gas, water, sewerage, and telephone; AND to keep up fences; AND not to cut down timber;

AND the said lessor may enter and view state of repair, AND that the said lessee will repair

according to notice.

THAT the said lessee will not use premises as a shop.

AND will not assign without leave. And will not sub-let without leave.

AND that he will leave premises in good repair.

AND that he will not carry on any business that shall be deemed a nuisance on the premises.

AND IT IS FURTHER AGREED between the parties to this lease that should the lessor  
return to his property during any crop season the lessee will be permitted to  
harvest and sell all crops, retaining monies derived therefrom for his own use,  
or alternatively, if a mutually satisfactory price can be agreed upon, to sell  
crops in question to the lessor.

AND the lessee is hereby authorized to pay Municipal taxes before due date and  
deduct same from rental payments.

PROVISO for re-entry by the said lessor on non-payment of rent, or non-performance of covenants.  
PROVISO for re-entry on seizure or forfeiture of the said term.  
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 term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current 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 granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the 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 at the option of the lessor have been rebuilt or made fit for the purpose of the lessee.

**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 lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

**IN WITNESS WHEREOF**, the said parties hereto have hereunder set their Hands and Seals.

**SIGNED, SEALED AND DELIVERED**

In the presence of

Signature of Witness

Street Address

City or Town

Occupation of Witness

*J. D. Cooper*  
*412 Columbia St.*  
*New Westminster, B.C.*  
*(Real Estate Agent)*

*Masao Sato*

*Carl Zappone*

*As to both signatures.*



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 8638

MUNICIPALITY: Delta.

Date: July 7, 1942.

NAME: SATO, Masao.

REGISTRATION NO. 08661.

ADDRESS: No # Gibson Rd. New Westminster, B.C. (1st. house west of 1318)

PROPERTY:

ACREAGE: 9.20 2½ acres cleared, rest bush.

KIND OF CROPS:                      Straws.    Blk. Currants.    Fruit Trees.

APPROXIMATE ACREAGE OF EACH:    1.                      ½.                      15. (mixed)

HOUSE: 1 Storey.                      VACANT:                      OCCUPIED Yes.

DESCRIPTION Frame.    Shingled.                      ROOF: Shingle.

SIZE: 52 x 22.                      NO. OF ROOMS 7.

CONDITION: Fair.

OTHER BUILDINGS: Shed, small root house.

NAME OF LESSEE OR RENTOR: Carl Zappone.

TERMS: Copy of lease in Custodian's office.

WATER: Well.                      ON:                      OFF:

LIGHT: None.                      ON:                      OFF:

REMARKS: Long low house, has been added to several times. Rough boarded inside. Has low ceiling attic.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house. (being used)

Heater.  
4 Chest of drawers.  
3 Beds.  
2 Linoleum rugs.  
2 Tables. (small)  
Bureau.  
2 Wardrobes.  
Mantle clock.  
Dresser.  
Gramophone.  
Bed Couch.  
Kitchen range.  
2 Kitchen chairs.  
2 " cabinets.  
China cabinet.  
High chair.  
Cooking utensils. (few)  
Cooler.  
2 Cross cut saws.  
3 Mattocks.  
Pick.  
Pickaroon.  
2 Sledge hammers.  
Hand cultivator.  
Bdle. of garden tools.  
Crow bar.  
Lantern.

In shed. (being used)

Bed.  
Air-tite heater.  
Wheelbarrow.  
2 Kitchen chairs.  
Suitcase. (old, empty)

In Root house.

3 Water barrels. (steel)  
2 Wooden "

*Missing: Carpenter's tools 74  
6 Shovels  
2 Crow bars*

Signed:

*J. Morphy*  
*H. J. Logan*