

8791

FRASER VALLEY

WHONNOCK

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

EXHIBIT No.

DATE

FILLED BY

8791

114 A-4

OCT 2 1942

K. A. B. H. H. H.

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: KATO, Katsujiro

HOME ADDRESS: P.O. Box 195, Whonnock, B. C.

REGISTRATION NUMBER 13554 SEX: Male AGE: 52

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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Saji 8796

ADDRESS OF WIFE OR HUSBAND: P.O. Box 195, Whonnock, B. C.

NAMES OF ANY LIVING CHILDREN: Harue (F) Setsuko (F)

ADDRESS OF CHILDREN: P.O. Box 195, Whonnock, B. C.

AGE OF CHILDREN: 15, 10

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

1. LOCATION AND DESCRIPTION: Subdivision 4 SW quarter Sec 6 District of Maple Ridge,

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) ---

4. TAXES (Amount and where payable) \$9.98 for 1941, payable at Maple Ridge

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) ---

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

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 wife's house at Whonnock, BC

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, carpenter tools, logging equipment in the house

Whonnock, B. C.

*Don't know
what to do
about this
one*

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

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

CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
30 \$5 War Savings Certificates in my possession
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 11th day of May 1942.

(Signature)

K. Kato

J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

July 21, 1943

Our File No. 8791

Full Name

KATO, Katsujiro

(Surname in Block Letters)

Registration No.

13554

Male - Female
(check)

Age dec. 1889

Former Address

P.O. Box 195 Whonnock, B.C.

Date Evacuated

24/9/42.

Naturalized - Canadian-Born - National
(check)

Present Address

Bay Farms, ^{Slocan} B.C.

Coleman, Ontario

Married - Single
(check)

Name of Wife

(nee) SATO / Saju #13533

Name of Husband

Name of Mother

Chiyo (decd)

Name of Father

Kikuzi (decd)

Names of Children under 16

Haruyo (F) #15597

Setsuko (F) 29/4/32

Requested by

J. Spratt

Registered with Custodian

(Yes or No)

Additional Information

James Strawberry

5 acres

LIABILITY SUMMARY

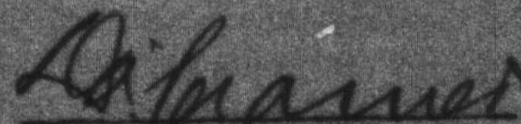
File No. 8791.

Katsuiro KATO - Reg. No. 13554.

The above named Japanese declared on his JP Form signed 11th May, 1942 that he had no Personal or Trade Debts and we can find no evidence of any claims having been filed against him.

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

December 18th, 1946.


D. A. CRAMER.

DAC:JS

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name KATSUJIRO KATO

Bay Farms, Glouan B.C.

File No. 8791

Reg. No. 13554

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2242582

Premium - \$49.70

Payable: ^x Annually, Semi-annually or monthly

Month October

Day 5th

REMARKS: HARUE KATO

Letter sent 27/10

FIRE INSURANCE SUMMARY


File No. 8791.

Katsufiro KATO - Reg. No. 13554.

The above named Japanese declared on his JP Form
signed 11th May, 1942 that he carried no Fire Insurance and
no insurance was placed on his property by the Custodian.

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

December 18th, 1946.


D. A. CRAMER.

DAC:JS

EXHIBIT No. 001-1-1178-6
DATE OCT 20 1948

REAL PROPERTY SUMMARY BY H. A. Cramer

JAPANESE NAMES: Katsujiro KATO Reg. No. 13554 File No. 8791.
Shingo SATO " " 13294 " " 14172.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/53-P. First Offer.

PROPERTY ADDRESS: Whonnock, B. C.

LEGAL DESCRIPTION: Lot 4 of the South West quarter of Section 6, Township 15, Map 2721,
Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the names of Katsujiro KATO and Shingo SATO.

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

Vesting Order filed No. 25701, dated April 12th, 1943.

ASSESSED VALUES: Land \$300.00
Improvements \$50.00 - \$350.00. Taxes \$10.78.

CLASSIFICATION: This is a small piece of vacant property with no buildings built
thereon.

HISTORY OF
ADMINISTRATION: As this was vacant property and not rented from time of evacuation
until sold to The Director, The Veterans' Land Act, there was nothing
to administer.

SOLD: To The Director, The Veterans' Land Act for \$48.00 as at 1st January,
1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the Joint Credit of Katsujiro KATO and Shingo SATO
as at May 19th, 1944, against which were the following charges:
Registration Fees - \$3.00, Legal Fees - \$15.00 = \$18.00, leaving a net
credit of \$30.00 from said transaction.

Certificate of Title No. 170839-E in the name of The Director, The
Veterans' Land Act.

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

December 18th, 1946.

H. A. Cramer
D. A. CRAMER.

DAC:JS

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/53-P
(JL-342)

Vancouver, B.C.

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

KATO, Katsujiro
SATO, Shingo

Dear Sir:-

Re: Lot 4, of the S.W. 1/4, Sec. 6,
Twp. 15, Map 2721,
MUNICIPALITY OF MAPLE RIDGE.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170839-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 17,481.14, in favour of The Secretary of State,
forwarded to you and dated March 14th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 48.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ --

Amount paid to Secretary of State

- \$ 48.00 ✓

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

Yours truly,

T. Tadrick

T. Tadrick,
DISTRICT SOLICITOR

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

MAY 12 1944
Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

JUL 10 1944

File No. 8791 & 14172

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 13554 & 13294

July 5, 1944

Mr. Katsujiro KATO,
Reg. 13554;
Bay Farms,
Slocan, B. C.

(Joint Owner: Shingo SATO)

Dear Sir:

Re: Municipality of Maple Ridge- Lot 4 of the South West
quarter of Sec. 6, Township 15, Map 2721, District
of New Westminster, C. of E. 51612.

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	\$ 48.00
Add:	
Unexpired insurance premium as at January 1st, 1943	_____
Less:	
Tax arrears to December 31st, 1942	\$ _____
Registration fee	3.00
Encumbrance—Principal	_____
—Interest	3.00
Net proceeds of sale	<u>45.00</u> <u>42.00</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

Katsujiro KATO and Shingo SATO - Joint Account

1943

Debit Credit Balance

Jan. 1,

Cr. re Sale of Property

45.00

Land Registry Office
Certificate of Encumbrance

1.00

44.00 Cr.

Farm Appraisal ReportFile No. JL 342Land Description Lot 4 of the SW¹ Sec. 6, Tp. 15, Map 2721, N.W.D.Containing 4.92 acs.m. or 1. AcresOwner's Name KATO, K., and SATO, S. Post Office Address Whonnock, B.C.Nearest Rail Point Whonnock, B.C. Distance 1 mileMarket Town Whonnock 1 mile or New Westminster 27 mi. Distance Church (give denomination) Presbyterian & Anglican, Whonnock Distance "Nearest School Whonnock Public 1 mile, Haney High, 7 mile Distance State how property was identified: Regist. Plan, road and owner.

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

Only has access to a hilly, gravel public road touching its S.W. corner, with a steep unopened road (open trail) along west boundary.
Is this district a good one? Only fair.Employment opportunity Very limited.Predominating Nationality and religion: British and Protestant with some Japanese.Describe Fencing and its condition: Property unfenced. Value \$ Water supply: None developed but good supply available by digging a well 6' to 8'. Value \$ **BUILDINGS ON FARM**

8791-1417 ✓

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	No buildings.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

EXHIBIT NO. 1148-2DATE Oct 20/28FILED BY K. A. [signature]

No electric power available within a mile or so.

Total present day value \$ Total Value Buildings add to farm \$

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it habitable? \$Describe the basement and chimneys: No. rooms downstairs? Upstairs? How finished Are buildings painted? Condition of paint Distance from nearest bush

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

Cultivated Land

EC/53-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
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
4.92	slight slope south	lt. loam 8"-10"	sandy	clear scrub bush stumps	and 150.00	10.00 49.20
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 49.20

Total added by buildings to value of farm \$

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

Total value of farm \$ 49.20

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Undeveloped bush owned by Japanese living on Lot 3 directly south who state they bought it as reverted tax sale land from the Municipality three years ago for \$100.00.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Might be developed in time as a cheap homesite or to enlarge adjoining acreage.
Noxious weeds: Undeveloped logged-over bush and free from noxious weeds.

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

Municipality of Maple Ridge
1942 Land and School Taxes \$10.78.

Date: June 23, 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 19th day of June, 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks Underdeveloped logged-over bush bought for \$100.00 from the Municipality as reverted tax sale land three years ago by the Japanese owners living on Lot 3 adjoining at south.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Situated about $\frac{1}{2}$ mile directly north of the Fraser River, at top of a steep slope or elevation of around 400'. South slope, and gets considerable seepage from north but fertile virgin soil in logged-over bush.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

Nil.

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

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

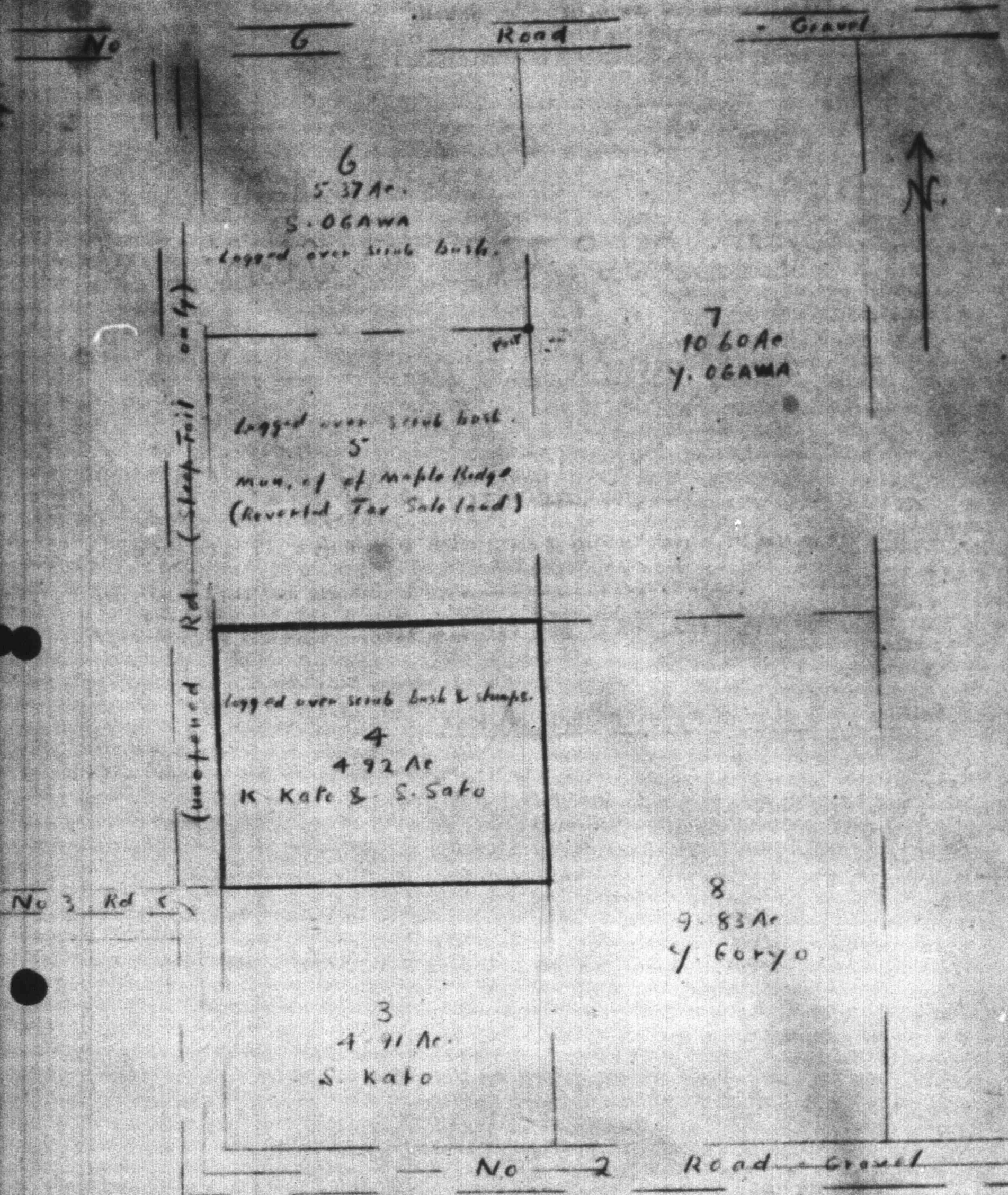
Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

Diagram of Property - In Red - K. Kato & S. Sato

Lot 4 of the S.W. 1/4, Sec 6, Tp. 15, Map 2721 N.W.D. 4 - 92Ac more or less



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

value is \$ 50.00

Date 24th June, 1912.

"I.T. BARNET"
District Superintendent.

PERSONAL PROPERTY SUMMARY

File No. 8791

Re: Katsujiro KATO - Reg. No. 13554

20th December, 1946.

CHATELS: Katsujiro KATO declared when registering with this office on the 11th May, 1942, leaving farm implements, carpenters tools, logging equipment, but these were handled on his wife's file 8796.

BONDS & INVESTMENTS: KATO declared owning a number of War Savings Certificates but these were not brought under control by the Custodian.

LIFE INSURANCE: KATO did not declare having any life insurance, but this file reveals that he owned a Sun Life Policy covering the life of his daughter, Harue KATO. A premium of \$45.90 was paid at the request of his wife from her file on the 11th June, 1943. No further payments were made on this policy by this office.

This file reveals no other personal property assets.

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

/HA

W. E. Harrison
.....

8791
8796

13th May, 1943.

Mrs. Katsujiro (Sajui) KATO,
Registration No. 13553,
SLOCAN EXTENSION, B.C.

Dear Madam:-

Re: Sun Life Policy No. 2,242,582
-Katsujiro KATO-
covering on life of Harue KATO

We have received a letter from your husband dated May 5th, in which he asks that we make payment of premium and interest owing on his policy above mentioned, which fell due on November 5th last. The net amount due, including interest to date, is \$45.90.

As there are no funds at present in your husband's account, will you kindly let us know if you wish us to make this payment from funds standing to your credit. Your credit balance at the present time is \$67.75.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

C
O
P
Y

Slocan Extension, B.C.,
May 31, 1943.

The Custodian's Office,
506 Royal Bank Building,
Vancouver, B.C.

8796
8791

Attention of Insurance Department

Dear Sir:

Re: Sun Life Policy No. 2,242,582,
-Katsujiro KATO-
covering on the life of Harue KATO

Please pardon my negligence in answering you. Regarding the
above mentioned policy, I shall be obliged if you will make the payment
owing on it from my account as to what you have preferred in the inquiry.
I thank you.

Yours truly,

"Mrs.) Katsujiro (Saju) KATO

8791
14172

20th October, 1943.

Mr. Katsujiro KATO,
Registration No. 13554,
Bay Farms,
Slocan, B.C.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st last and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

FGS/PMH.

23rd December, 1946.

REGISTERED

Mr. Katsujiro KATO,
Registration No. 13554,
Coleman, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$14.50, which sum represents your half of the proceeds from sale of property, as shown on the attached statement of the joint account of yourself and Shingo SATO.

Although you declared some chattels when registering with this office, liquidation of same was carried out in your wife's account and her funds will be forwarded to her in due course.

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.

WEL:HA
Encls. 2 (cheque)

P. D. Coleman, Darius Re,
Toronto, Ontario.

December 15, 1947.

Department of the Secretary of State,
Office of the Custodians.

Re. - Statement of joint account of Katsujiro Kato - Rec No. 13554 File 8791
and Shingo Sato - Rec No. 13294

Dear Sir,

We have received your letter dated December 23rd
with your cheque and statement enclosed.

The statement is as follows;

<u>DATE.</u>	<u>PARTICULARS.</u>	<u>DEBIT.</u>	<u>CREDIT.</u>	<u>BALANCE.</u>
1944.	TOTAL PROCEEDS FROM SALE OF PROPERTY (5 ACRES)		\$ 44.00	
1945.	APRIL 23RD LEGAL FEES	\$ 15.00		
1946	DEC. 23RD CHEQUE TO SHINGO SATO	\$ 14.50		
	KATSUJIRO KATO	14.50		
		\$44.00	\$44.00	NIL

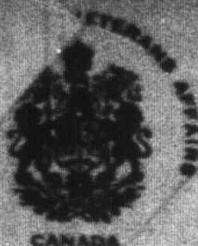
The settlement stated above is the result of your
forced sale of our property. However please note that
its true estimated market value at the time of

evacuation was \$500.00 and not any less and
moreover you have evidently failed to secure
our consent upon its sale. Under these
viewpoints we consider the matter absolutely
illegal and therefore refuse to accept such
irresponsible cheque in order to protect our
legal rights and claims to full restitution
and herewith return the same.

Yours truly,

ENCL. - CHEQUE

Katsujiro Kato
Shingo Sato



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE V-8-10

P.O. Box No. 1059,
Vancouver, B.C.
15th September, 1949.

Attention of Mr. Braidwood

Messrs. Sutton, Braidwood & Morris,
Barristers & Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sirs:

Japanese Property Claims Commission
Case No. 1148 - K.Kato & S. Sato (BC/55-P)
Lot 4 of SW $\frac{1}{4}$ Sec.6, Tp.15, Map 2721,
N.W.D.

With reference to your letter of the 8th instant in regard to the above-noted case, I beg to advise that there is nothing in my notes or our office file to vary the information contained in my Appraisal Report of 23rd June, 1942, of the property. In this connection it is perhaps worth noting that I also inspected the somewhat similar property of Sajiyo Kato (Case No. 1123) adjoining at south on the same date. No doubt you also have a photostat copy of this appraisal and will observe from same that the cultivated and bush acreage are clearly defined and outlined thereon in conformity with standard appraisal practice. It is difficult to see, therefore, that I could have overlooked such an area as the alleged 0.92 acre of cleared land within the total of only 4.92 acres contained in Case No. 1148 - the parcel in question. As the appraisal reports and diagrams will show, both these small parcels were readily defined as to roads and the location of the boundary between them.

With regard to the alleged two hundred raspberry posts on the property: I assume this would be the ordinary rough post split from old cedar deadfall lying in the bush and which normally would not be given any value in a farm appraisal, particularly for such a small quantity. In any event, I have no recollection of having seen any such posts on the property, and even if I did, I most certainly would not have placed any value on them.

I trust the information furnished may be of some use in determining the points raised.

Yours very truly,

H. Allan

A/DISTRICT SUPERINTENDENT
Per *J. Patterson*

JDP.A

File No. 6791 & L1172

STATEMENT OF ACCOUNT
Katsujiro KATO - Registration No. 13554
Shingo SATO - Registration No. 13326

28th Dec. 1946.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent to you 5th July, 1946		\$44.00	
1945				
April 23	Legal fees in connection with conveyance of property	\$15.00		
1946				
Dec. 23	Cheque to Shingo SATO	14.50		
	Cheque to Katsujiro KATO	14.50		
		\$44.00	\$44.00	Nil

XXXXXXXXXXXX 506 Royal Bank
XXXXXXXXXXXX Building,

8th September 1949.

The Acting District Superintendent,
Veterans' Land Act,
D.V.A.,
1231 Haro Street,
Vancouver, B.C.

Attention: Mr. Patterson

Dear Sir,

Japanese Property Claims Commission
Case No. 1148 - K. Kato & S. Sato

In this case I note from your appraisal that the property comprises 4.92 acres of uncleared land. The claimant alleges that .92 acres was cleared but uncultivated and that there were two hundred raspberry posts on the property.

I should be pleased to know if you have any further information, either in your field notes or otherwise, which would be helpful in settling these differences.

Yours very truly,



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J.A. MCGIBSON, SUB-COMMISSIONER.

Toronto, Ontario,

October 20, 1948.

IN THE MATTER OF THE CLAIMS OF

KATSUJIRO KATO
and
SHINGO SATO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

R.A. BENT, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,
G.M.R. UPTON, ESQ., Official Interpreter,
A.G. VEITCH, ESQ., Official Reporter.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

MR. BEST: Perhaps I should explain before the claimant is sworn that this is a small real estate claim for five acres of partially cleared land. It was owned by this witness and his brother-in-law, a Mr. Sato, as joint tenants. They are now employed in the mushroom business, where it is essential that one or the other be on the job all the time, working together. So, we just brought Mr. Sato along this morning to make the claim on behalf of both of them.

KATSUJIRO KATO, the claimant herein, being first duly sworn, testified as follows through the interpreter:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? (indicating)

A. Yes.

Q. And was that form prepared upon your instructions? A. Yes.

Q. And do you swear the contents of it are true?

A. Yes.

MR. BEST: I tender as Exhibit 1, Real Estate, Farm Land.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO.1)

Q. I understand that before evacuation you were engaged in a small fruit farming operation near Whamock, British Columbia. Is that correct?

A. At my wife's house.

Q. Yes. Well then, in addition to the land

3
K. Sato,
Dir. ex.

1
2 which you cultivated and which was registered in your
3 wife's name, I understand that you and your brother-in-
4 law, Mr. Sato, purchased five acres of land from
5 the municipality at a tax sale in 1939. Is that
6 correct? A. Yes.

7 Q. And it is as a result of the sale of this
8 particular land that you are now claiming?

9 A. Yes.

10 MR. CHRISTIE: I tender as Exhibit 2 the Farm
11 Appraisal Report.

12 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 2)

13 And as Exhibit 3 I tender the Notice of Assess-
14 ment for the year 1943.

15 (NOTICE OF ASSESSMENT, 1943, MARKED
16 EXHIBIT NO. 3)

17 MR. BEST: Q. Now, when you purchased this
18 from the municipality I understand that none of it was
19 cleared. Is that correct?

20 A. Yes.

21 Q. And you cleared or had cleared approximately
22 one of the five acres?

23 A. Yes.

24 Q. And in your claim form you said that that
25 acre was cleared at the cost of \$150.?

26 A. Yes.

27 Q. That seems to be almost exactly with the
28 cost of clearing, as estimated by the appraiser,
29 \$150., per acre. How was that \$150., spent by you?

30 A. That was wages.

Q. And I take it that some of the \$150. was your

K. Eato,
Dir. ex.

1 own wages, your own work?

2 A. I employed another man and helped myself,
3 and it was to cover both.

4 Q. You made a remark on your claims

5 "The soil was very rich as witnessed by the
6 returns on other property which adjoined this
7 plot."

8 Have you reference there to the property which you
9 worked and which was owned by your wife?

10 A. Yes. It had reference to my wife's pro-
11 perty and the property which I bought, the soil was of
12 a similar nature.

13 Q. And, what did you grow on this adjoining
14 property?

15 A. On the wife's property, do you mean?

16 Q. Yes? A. Strawberries and raspberries.

17 Q. Were you employed full time as a fruit
18 farmer? A. I was working at the sawmill, too.

19 Q. What did you intend to do with these five
20 acres? A. It was adjoining my wife's property
21 and I intended to develop the whole thing and have a
22 similar farm.

23 Q. With respect to these 200 raspberry posts,
24 I take it you mean that you planted 200 raspberry
25 canes on the property. Is that what is meant by
26 that?

27 A. No; they are posts, cedar posts.

28 Q. For what purpose? Were they fence posts?

29 A. These posts are supports for the canes along
30

1 which the wire is strung.

2 Q. Just one more question: Was there any
3 commercial timber on these five acres which you bought?

4 A. Yes. There was a lot.

5 Q. Of what type timber?

6 A. Alder, cottonwood and some cedar.

7 Q. I notice the assessment is \$350. in 1943,
8 that is, from the assessment notice which Mr. Christie
9 has filed. When you purchased it at this tax sale
10 do you know whether that was the assessed value?

11 A. I do not know anything beyond the amount
12 of taxes which I paid.

13 Q. I see. That is all.

14
15
16 CROSS-EXAMINATION BY MR. CHRISTIE:

17 Q. I am producing a J.P. Form dated May 11, 1944.
18 Is that your signature (indicating)?

19 A. Yes, that is my signature.

20 MR. CHRISTIE: I am tendering the J.P. Form as
21 Exhibit 4.

22 (J.P. FORM, MARKED EXHIBIT No. 4)

23 And, as Exhibit 5, the Certificate of Encumbrance,
24 which shows the registered owners to be the two
25 plaintiffs.

26 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT No. 5)

27 Q. Were there any raspberry canes or had you
28 planted any yet? Had you planted any raspberry canes?

29 A. No. I had not planted any canes.
30

1 MR. CHRISTIE: I do not think it is necessary
2 for me to pursue this further. There seems to be a
3 difference between the appraisal and the claimant
4 as to how much was cleared.
5 have to
6 I think that will be settled in Vancouver.
7 That is all, thank you.

8 RE-EXAMINATION BY MR. BEST:

9
10 Q. There is nothing further you wanted to say
11 about this property?

12 A. I simply want to ask about my brother-in-
13 law's signature.

14 Q. I understood from his honour that under the
15 circumstances it would not be necessary.

16 MR. CHRISTIE: I am quite willing that he should
17 sign on behalf of the two. I have the Certificate of
18 Encumbrance.

19
20 MR. CHRISTIE: I am tendering as Exhibit 6
21 the Real Property Summary.

22 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 6)

23 It is submitted that this property was sold at
24 its fair market value.

25
26 (PROCEEDINGS ADJOURNED SINCE DUE)

27 I hereby certify the foregoing to be a true
28 and accurate transcript of the proceedings
29 herein.

30 *A. G. Veitch*
"A. G. VEITCH"
Official Reporter.

E. Eato.

I, J.A. McBibben, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property
loss, do certify the foregoing is a true
copy of the evidence heard on the within
claim.

J.A. McBibben,
Deputy Commissioner.

Defence Brief

Katsuiro KATO
and
Shingo SATO

Files No. 8791
and 14172

Case No. 1148

TORONTO
20 Oct. 48
V.L.A. Deal

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$500.00

\$ 49.20

\$ 48.00

Witness: J.D. Patterson, Appraiser.

Submission:

That this property was sold at its
fair market value.

Trans. 6 - There is a difference
between the appraisal and the
claimant as to how much of this land
was cleared, which will have to be
settled in Vancouver.

RWN/mw

Name of Claimant **KATO, E.**Case **1148**Custodian File **SATO S.**
8792 and 14172

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total	Sale Price			
					48.00			SPECIAL IN LIEU	150.00	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	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			
TOTAL RECOMMENDATION									150.00	

8791
14172

October 6th, 1950

Mr. Katsujiro KATO &
Mr. Shingo SATO,
c/o Maple Leaf Mushroom Farms,
Daves Rd. & O'Connor Drive,
Toronto, Ontario.

Dear Sirs:

Re: Japanese Property Claims Commission
Case No. 1148

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourselves covering the award recommended under the above Commission, for the sum of \$150.00.

Cheque for \$145.80 is enclosed herein, and the sum of \$4.20 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FGS:EK
Encl.