

10353

REAL ESTATE

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SATO, Tsutao
Formerly...1828 Pandora St., Vancouver, B.C.
HOME ADDRESS: Now at...475 Alexander St., Vanc'r. B.C.
REGISTRATION NUMBER 00010 SEX: Male AGE: 50
OCCUPATION: Principal of Japanese Language School

(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: Japanese Language School, 475 Alexander St., Vanc'r. B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hanako "File 10395 No Claims Jan. 13/47 D."

ADDRESS OF WIFE OR HUSBAND: 475 Alexander St., Vanc'r., B.C.

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 501-7

DATE 2 Apr. 1948

FILED BY

J.W.G. Hunter

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 1828 Pandora St., Vancouver, B. C.

in the City of Vancouver, B.C. Lot 6 1/2/3 Blk. E, D.L. 183

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 7-rooms wooden frame dwelling house, 1-shack

3. INSURANCE (Give particulars; state where policies are) \$1,500.00 taken out with

A.E. Austin & Co. Ltd. Company and policy unknown. Policy has been left with Pemberton Realty.

4. TAXES (Amount and where payable) \$30.00 paid 1941 payable City Hall, Vanc'r B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) "Occupied since Apr. 1 by" Mr. Finsker - rent \$25.00 monthly. Agent for this property - Pemberton Realty, 418 Howe St., Vanc'r. B.C.

"Box surrendered"
May 26/1942 (Manager)
Jan. 13/47 D. "

"H0846"

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Safety Deposit Box 48

Canadian Bank of Commerce, Powell St., Branch, Vanc'r, B.C.

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

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Stored at Bowman Storage Ltd., Powell St., Vanc'r, B. C. the following:

1-bedroom suite, 1-chest (clothing silverware etc.); 1-vacuum

cleaner; 1-box (silver ware, china, & frames); 1-trunk; 1-floor

lamp; 3-pc. Chesterfield; 2-boxes (house supplies) 1-parcel (frames).

Alexander

Stored at 439 Powell St., Vanc'r, B. C. in one room of this building.

3-tables; 3-cupboards; 1-sofa; 2-book-shelves; 8 7-picture frames;

1-dinnerette-suites 8; 5-chairs; 1-dresser; 40 photo. records;

4-record cases; 544 books; 1-electric stove; 5-boxes chinaware;

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

"In care of Pemberton Ltd."

None

8 - sold 5/9/45 - Vancouver 51

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: Insurance is included with building insurance mentioned on page 1. taken out with A.E. Austing, Vanc'r, B.C.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

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

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100.00 War Saving Certificates in Safety Deposit Box 48
Bank of Commerce, Powell St., Vancouver, B.C.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$2000.00 Sun Life Assurance Co., beneficiary-Hanako (wife) Policy # unknown in Deposit Box 48 Bank of Commerce, Powell St., Vanc'r., B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: 48 Bank of Commerce, Powell St., Vanc'r, B.C.

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 2nd day of June 1942

(Signature) T. Sato

"Signature illegible"

Witness

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

DATE: May 10, 1948

M. B. L. Lansen

INFORMATION FROM R.C.M.P.

Date 4/12/42

Our File No. 10353

Full Name SATO, Tsutae
(Surname in Block Letters)

Registration No. 00010

^V
Male - Female
(check)

Age Oct. 6, 1891

Former Address 1828 Pandora St., City

(New add.) 439 Alexander St., City

Date Evacuated 6/6/42

Naturalized - Canadian-Born - National^V
(check)

Present Address College Heights, Lacombe, Alta.

^V
Married - Single
(check)

Name of Wife Hanako #00214

Name of Husband - - -

Name of Mother SATO, Toyo

Name of Father SATO, Genzaimon (Dec'd)

Names of Children under 16

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Principal of Jap. Language School (owns own home)

File No. 10353

--- SUMMARY ---

January 15th, 1947

--- REAL ESTATE ---

Reg. No. 00010

Catalogue No: 169

Japanese Name: Tsutae SATO

Civic Address: 1828 Pandora Street, Vancouver, B.C.

Legal Description: East half of Lot 6, Block 3, Subdivision "E", District Lot 183,
Plan 180, Vancouver, B.C.

Classification: Dwelling

Registered in the name of: Tsutae SATO

Title: Clear

Sold to: Andrew George Finskars and Elvira Finskars (Joint Tenants)
for \$900.00 Cash as July 7, 1944.

Title delivered to: Mrs. E. Finskars as October 3, 1944. Certificate No. 107974
L. Adjustments completed.

Funds released to account of: Tsutae SATO as September 29, 1944.

Chattels: Not involved

Fire Insurance:
on Building Transferred to New Owner.

Remarks: These premises were placed with Pemberton Realty Corpn.
Ltd., Agents, by Tsutae SATO and this arrangement was
not disturbed by this office. In giving a valuation of
this property in 1944, Mr. Harvey of Loewen & Harvey Ltd
described the whole premises as in a poor condition (see
his letter June 12, 1944).
The property was rented to a Mr. Finskars at \$25.00 per
month. An application was made to Rent Control Board on
or about June 26, 1944 for increase in rental, but the
Board would not grant any increase. However, as the
property was sold as July 7th, 1944 this action did not
materially affect the revenue to SATO. The expenses of
upkeep during administration amounted to approximately
\$47.00, according to financial statements on file.
No unusual attention was required from this office in
the administration other than as noted.

Assessed Valuation 1944

Land - \$360.00

Improvements 550.00

(over)

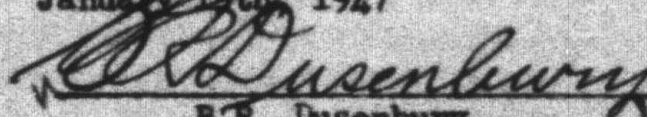
January 15th, 1947

SUMMARY - REAL ESTATE - continued
Remarks: - Assessed valuation 1944

File No. 10353

Appraisal - \$900.00
Sale Price - \$900.00

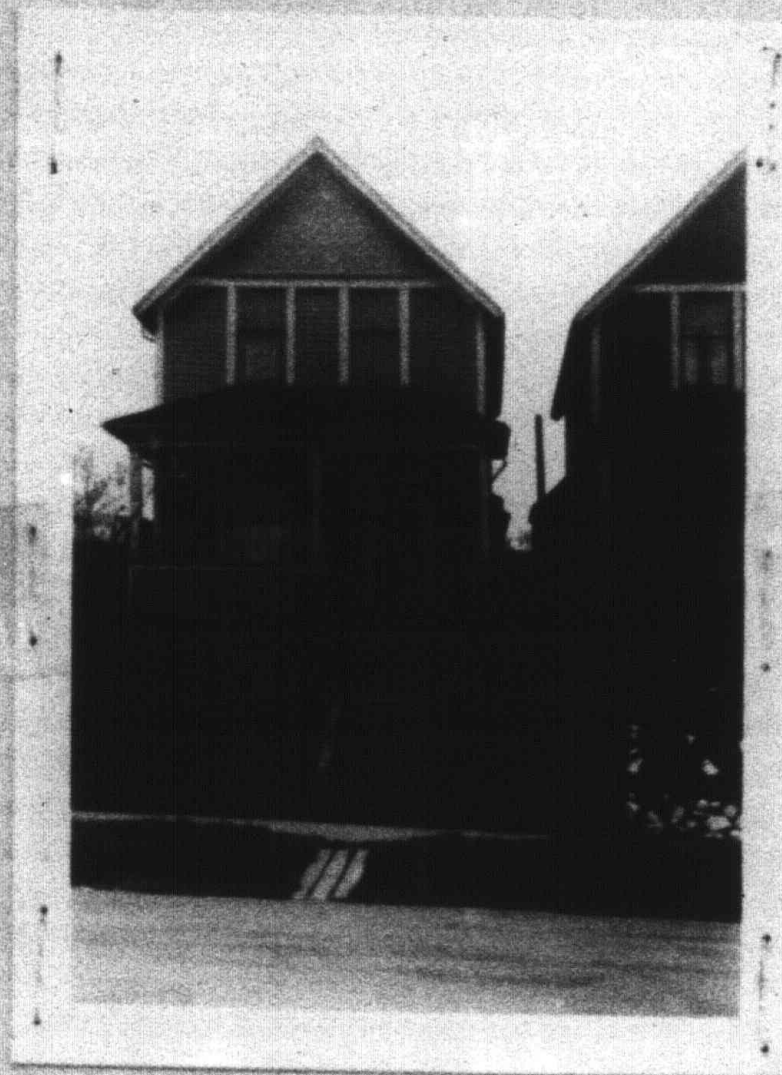
The above Summary is certified to be
in accordance with the information on file,
January 15th, 1947


B.R. Dusenbury,
Office of the Custodian.

SATO, Teutae

1828 Pandora St., Vancouver, B. C.

Evac. File #10353



Picture Taken April 29, 1943.

EVACUATION SECTION	
Rec'd	JUN 3 1944
File No.	10353
Ans.	AS 6/6/44
Referred	HARRIS

1828 Pandora St.,
Vancouver, B. C.

June 3rd, 1944

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

Dear Sirs:

Re: Catalogue No. 169,
1828 Pandora Street

I am the tenant of the property at the
above address and would like to know if you would
consider an offer of \$900.00 cash for this pro-
perty.

Yours truly,

Andrew G. Finskars

Andrew G. Finskars

10353

June 6, 1944.

Mr. Andrew G. Finskars,
1828 Pandora Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 169,
1828 Pandora Street.

We are in receipt of your letter of June 3rd,
in which you submit an offer to purchase the above property for
the sum of \$900.00.

As we did not receive any tenders on this
particular property, we are prepared to give consideration to
any offer which we may now receive, based upon an independent
valuation.

At the moment this property has not been
appraised, but we will endeavour to have this done as soon as
possible and then advise you in regard to the offer to which
you refer.

Yours truly,

F. G. Shears,
Director.

FGS:AS

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street,
VANCOUVER, B.C.

June 12th, 1944.

Department of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings,
Vancouver, B.C.

EXHIBIT No. 501-3
DATE 2 Apr. 1948
FILED BY J.W.G. Hunter

Dear Sir:

Re: Catalogue No. 169 - 1828 Pandora Street,
East $\frac{1}{2}$ of Lot 6, Block 3, Subd. "E" of
District Lot 183.

This half Lot is 24.7 x 122 feet, on the South side of Pandora Street, between Salisbury and Victoria Drives. It is about four feet above street level and slopes up slightly towards a 20 foot lane at the rear. Cement steps lead from the front sidewalk, and a cement walk, badly cracked, to the front of the house. Cement posts holding the gate are loose. A wire fence is across the front, wood posts rotten - solid board fence on East side, full length of the lot. Picket and solid fence on West side. At the rear is a tumble down woodshed of no value.

The house consists of a two (2) and one (1) storey frame building with shingle roof, siding walls and shingle gables. The roof, eaves and down-pipes are good. Paint is in fair condition only. There is no basement and foundations are cement block with wood post. Some of these wood posts are rotting, and base boards loose. The front verandah rail and posts are loose and the sides of the front steps too.

Rooms consists of an Entrance Hall and stair - living-room, without fireplace - arch to dining-room, kitchen and pantry with sink - hot and cold water from exposed piping. The kitchen and pantry are a one (1) storey addition. Off the end of the hall is a small storage or bedroom. Upstairs are three (3) bedrooms - 2 with small closets, and large bathroom with full standard plumbing.

Fir floors are not in good condition and the plaster is broken in several places - decoration is only fair. There is one (1) single flue brick chimney in the kitchen, with opening, in the bathroom for stove in upper hall.

In my opinion a fair valuation is \$900.00.

Yours faithfully,

"A. Rout Harvey"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. DATE: May 10, 1948 *M. B. J. Jensen*

Copy for Mr. Peters

10353

June 29th, 1944

Mr. Andrew G. Finkbein,
1828 Pandora Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 169,
1828 Pandora Street.

Further to your letter of June 3rd, and our reply of June 6th, in connection with your offer to purchase the above property for the sum of \$900.00. This is to advise you that we are prepared to recommend the acceptance of this offer.

Will you please forward to us a certified cheque for \$900.00 this being the full amount of the purchase price, and advise the full name, address and occupation in which this property is to be registered, also state whether or not the Transferee is a British subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FCS:la

ESTABLISHED 1887

Rec'd	JUL 3 1944
File No.	10353
Ans.	<i>Put</i>
Entered	<i>Harrop</i>

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 30, 1944.

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

Re: Catalogue #169,
1828 Pandora Street.

Dear Sirs:

We have to-day received an offer of \$1,100 on the above property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED

W G Moore

W. G. Moore.

WGM-JM

10353

July 5th, 1944

The Pemberton Realty Corporation Limited,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 169
1828 Pandora Street, Vancouver.

We are in receipt of your letter of June 30th, in
which you submit an offer of \$1,100.00 on the above property.

This is to advise you that an offer on this pro-
perty has been recommended for acceptance, and we cannot there-
for accept your offer.

Yours truly,

F.G. Shears,
Director

FOS:lm

STATEMENT RE SALE OF:

Name: SATO, Tetsuo

Catalogue No: 169

File No: 10353

Street Address: 1828 Pandora St.,
Vancouver

Reg. No. 00010

Legal Description: 6 E 1/2 E 1/4 183

Date of Sale and Adjustments July 7th, 1944

Sale Price

\$ 900.00

~~Real Estate Agent's Commission~~

\$

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance~~~~Map and Plan~~~~Mortgage~~~~Interest on Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

10.26

Taxes

15.52

~~Water~~11.50\$ 925.78

Net Proceeds credited to your account

\$ 914.28

Date: October 14th, 1944Compiled by: George Peters

Catalogue No. 169
File No. 10353
1828 Pandora Street
6/E 3/2/183 Vancouver

September 27, 1944.

ANDREW GEORGE FINSKARS and EMILIA FINSKARS

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of July 7, 1944)

	DEBIT	CREDIT
Purchase price	\$900.00	
Cheques received		\$900.00
Rent July 7th to July 31st - $24/31 \times \$23.75$		18.71
Registration fees on deed - \$900.00	5.80	
$93.3\% \times \$11.00$ insurance premium (expiry 25/4/47)	10.26	
$177/365 \times \$32.01$ Purchaser's proportion of 1944 taxes	15.52	
Amount owing by purchaser		<u>12.87</u>
	<u>\$931.58</u>	<u>\$931.58</u>

AMOUNT OWING BY PURCHASER - \$12.87

File No. 10353.
Catalogue No. 169.

September 21st, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tanaka SATO
City of Vancouver
E. 1/2 of Lot 6, Blk. 3, Subd.
"B", D.L. 183, Sp. 1, N.W.D.,
Plan 180.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated August 10th, 1944,
we attach herewith the following documents in connection there-
with.

1. Copy of application number 107973-L, dated August 10th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 107974-L, dated August 10th, 1944, registering the property in the names of Andrew George Finskars and Elvira Finskars - Joint Tenants (Deed).
3. Duplicate of Transmission dated July 28th, 1944.
4. Duplicate of Deed dated July 28th, 1944 - Secretary of State to Andrew George Finskars and Elvira Finskars - Joint Tenants.
5. Certificate of Indefeasible Title number 107974-L, dated September 18th, 1944, covering the above property in the names of Andrew George Finskars and Elvira Finskars - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 169
File No. 13053
1828 Pandora Street
6/E¹3/E/183

Receipt of Certificate of Title No. 107974-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Legal and General Assurance Society Limited policy No. 13827 which has been assigned to us.

Dated at Vancouver, B. C., this 3rd day of Oct 1944.

Mrs. E. Jurskus

A. E. AUSTIN & CO. LTD.

833 Hastings Street West,
VANCOUVER, B.C.

EXHIBIT No. 501-4
DATE 2 Apr. 1948
FILED BY W.E. Huckvale

February 17th 1948.

Mr. T. Sato,
College Heights,
Lacombe, Alberta.

Dear Mr. Sato:

Re: 1828 Pandora Street.

Your letter of the 13th instant in respect to above property received this morning and note your points in question.

Now for my own information. What month and year did the Custodian sell your house? I understand it was in July of 1944.

1. Revising the 1944 valuation, I believe the near correct value would be:- House \$2250.00 to \$2450.00 and Land \$400.00.
2. The Market value is definitely higher than the Fire insurable value, and especially on a rising market which was quite visible in 1944. If, as you say, the Custodian appraised the insurable value that year at \$2000.00 the market value of the house, exclusive of the Lot, would be between \$2250.00 to \$2450.00, and could be 25% to 30% higher than the insurable value.
3. I misunderstood your reference in respect to your third question in your letter of the 4th instant. I noted the Custodian sold your house in July 1944 for \$900.00. I was under the impression that the owner sold it the same year for \$3500.00. In your letter of the 13th instant you stated it was sold to the present owner for \$3500.00 last year (1947), an increase in value of almost 400% over the 1944 price of \$900.00 at which the Custodian sold it. I would say a give away price.
4. I further note you are now claiming for your former home sold by the Custodian \$2000.00 for the House and \$700.00 for the land, which is certainly not unreasonable but rather on the conservative side.

- 2 -

Mr. T. Sato

February 17th 1948.

I would value the House to-day at \$31 0.00 and the
Land at \$450.00 - a total of \$3600.00.

I trust this information may be a reasonable
basis to your claim.

Yours truly,

"M. A. Stuart"

MAS/MO

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.

DATE: May 10, 1948

B. I. Lucas

File No. 10353

--- SUMMARY ---

January 15th, 1947

--- LIABILITIES ---

Re:- Tautae SATO,
Reg. No. 00010

No Claims against or indebtedness of Tautae
SATO are revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
January 15th, 1947.

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

REG. NO. 00010	NAME SATO, Tsutae, Mr.	FILE NO. 10353				
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Palatine Insurance Company	<i>Renewed - Pol. # 13527</i> 383227	\$1500.00	<i>Legal for Anne</i> April	25	1944	East half of Lot 6, Block 3-B, D.L. 183 and being No. 1828 Pandora St. City of Vancouver.
Legal & General Assurance Soc. Ltd.	<i>Transferred to New Owners - Finskars</i> 13827	\$2,000.00	April	25	1947 <i>12/5/44</i>	1828 Pandora St., Vancouver, B. C.

File No. 10353

-- SUMMARY --

January 15th, 1947.

-- FIRE INSURANCE --

Re:- Tsutae SATO,
Reg. No. 00010

Fire Insurance on Building as at date of sale was \$2,000.00 having been increased when renewed April 25, 1944. The Insurance was transferred to new owners and the Policy was delivered to Mrs. E. Finskars as October 3, 1944. A Return premium of \$10.26 was allowed Tsutae SATO in the adjustments.

Fire Insurance on chattels was not renewed as all Furniture and personal effects had been removed(see letter 25-4-44-Pemberton).

NOTE: Fire Insurance carried on dwelling amounting to \$2000.00 seems to have been too much in view of the sale price of the whole property for \$900.00. The assessed value of Improvements in 1944 was \$550.00.

The above Summary is certified to be in accordance with the information on file,
January 15th, 1947.

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

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. TSUTAE SATO

File No. 10353

*College Heights
Lacombe, Alta*

Reg. No. 00010

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2002107

Premium - \$ 51.60

Payable: ^X Annually, Semi-annually or monthly

Month December Day 1st

REMARKS:

Letter sent 24/8/52

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. TSUTAE SATO

File No. 10353

*College Heights
Lacombe, Alta*

Reg. No. 00010

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2002108

Premium - \$51.60

Payable: ^X Annually, Semi-annually or monthly

Month March Day 28th

REMARKS:

Letter sent 24/8/43

File No. 10353

--- SUMMARY ---

January 15th, 1947.

--- PERSONAL PROPERTY ---

Re:- Tsutae SATO,
Reg. No. 00010

CHATELS: See Chatels Schedule.

NOTE: -- Memo(Spain)15-4-46 states that the following goods of SATO are stored at Bowmans Storage Ltd. It was verified today per telephone that these are still there:- "1 Filing Cabinet, 1 Parcel glass, 1 Steel box."

ACCOUNTS RECEIVABLE:

"None" is registered in registration of June 2, 1942 per SATO. However the file has developed the information that Dr. C.G. HORI through P.S. Ross & Sons on October 8, 1943 paid into the account of Tsutae SATO 25% dividend on \$200.00 or \$50.00. Later in answer to our letter SATO stated by letter December 26th, 1945 that Dr. HORI owed him \$150.00 which would agree with the balance after \$50.00 as above was paid. SATO also claims interest from October 1940 up to now(Dec. 26/45) but does not reply when asked the rate of interest. A further dividend of 14% was received amounting to \$28.00 which reduce the remaining balance to \$122.00 as advised SATO January 3, 1946. Dr. C.G. HORI owes SATO therefore \$122.00 plus interest on this item, according to the file.

WAR SAVINGS CERTIFICATES:

LIFE INSURANCE:

SAFETY DEPOSIT BOX

(On Page 3 of Registration dated June 2,
1942 by T. SATO is recorded:-
(

"\$100.00 War Saving Certificates in Safety Deposit Box 48
Bank of Commerce, Powell St., Vancouver, B.C.

Life Insurance.\$2000.00 Sun Life Assurance Co. beneficiary- Hanako
(wife) Policy # unknown in Deposit Box 48 Bank of Commerce Powell St.
Vancr. B.C."

As Certificates and Life Insurance did not vest in the Custodian, no action was taken by this office in respect to same.

SAFETY DEPOSIT BOX #48. Inquiry of the Manager of the Canadian Bank of Commerce Powell St. Branch disclosed that this Box was surrendered May 26, 1942, which would be prior to evacuation.

REFUND: - A refund of \$7.32 from Provincial Collector of Income Tax was received by this office for account of Tsutae SATO and was forwarded to him as Feb.6, 1943.

LOAN FUND - Certain sums were paid to the University of B.C. to a fund known as "T. SATO Loan Fund" per request of SATO. See March 1944 and February 1945. Reference only.

Maintenance Association - Vancouver Nippon Kyoritsu Go - Gakko Maintenance Association in which Tsutae SATO is interested. See File 10526. Reference only.

SPECIFIED ARTICLES: There are no Cameras, radios, Fire Arms or Vessels revealed in the registration or the file.

(over)

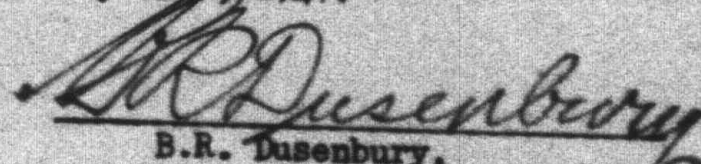
January 15th, 1947

SUMMARY - PERSONAL PROPERTY - continued

File No. 10358

No other Personal property of Tsutae SATO is revealed on the file.

The above Summary is certified to be in accordance with the information on file, January 15th, 1947.


B.R. Dusenbury,
Office of the Custodian.

NAME SATO, Tautee

REGISTRATION NO. 00010

FILE NO. 10353

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on September 5, 1945.

- Dining table and 4 chairs
- 2 Wooden stands
- Book shelf

\$ 4.00 ✓
1.25
0.25 ✓

Total (Auctioneer's Fees \$ 0.55
Less Expenses: (Advertising \$ 0.35
(Moving \$ 0.88

\$ 5.50
\$ 1.78
\$ 3.72

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 51.

Remarks.

*agad to Lolo
copy Feb 23/47
A*

No. 10353

CHATEL SCHEDULE

January 15th, 1947

Re: - Tantea SATO,
Reg. No. 00010

Insured

Sold at Auction

Remarks

Jan. 2/42

Stored at Romans Storage Ltd.

1 bedroom suite
 1 chest (clothing, silverware etc)
 1 vacuum cleaner
 1 box silverware, china & frames
 1 trunk
 1 floor lamp
 3 ps Chesterfield
 2 boxes (house supplies)
 1 parcel frames

Stored at 439 Alexander St.
in one room of this building

3 tables
 3 cupboards,
 1 sofa
 2 book shelves
 7 picture frames
 1 finnette suite
 5 chairs
 1 dresser
 40 phonograph records
 4 record cases
 X 544 books
 1 Electric stove
 5 boxes Chinaware
 lacquered goods (25 ps)
 1 Elec. iron
 2 boxes miscellaneous articles

(1) Sept. 5/45

(1) Sept. 5/45

(1) Sept. 5/45 also 2 wooden stands

Apparently most of these articles in storage were shipped by Mr. SATO himself, with the exception of the following:- 1 Filling Cabinet, 1 Parcel glass, 1 steel box see Mr. Spain's memo April 15/46. These are still in storage

Evidently a great many things were stolen from 439 Alexander St. see Mr. Green's ltr. Sept. 24/43 and the remainder must have been shipped by Mr. SATO himself, see Mr. Green's requisition June 8/44.

X See Whse Rec. #317- Dec. 7, 43 on File #10526 - re 80 boxes and 3 baskets of books - Nippon Kyoritsu Go-Gakko Assn. for possible connection.

W.D. Davidson

10353

July 27, 1942

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tsutae SATO

We have your letter of the 20th instant in which you enclose your cheque in connection with the rental of the property of the above.

We observe your remarks that you have received instructions from Mr. Sato to deposit all funds to his credit in the Bank. We are noting this on our file and this matter will be handled by us. For the time being, however, it is not our intention to disburse the full amount received by us, but to retain a credit in the above account on our books.

When evacuation has been finished and we have assurance that all our files are complete as regards claims etc., we will then consider the matter of disposing of any funds which we have on hand.

Yours truly,

F. G. Shears,
Assistant Manager.

PGS/PMH

10353

Sent. 3rd, 1942

Mr. Tsutae Sato,
Registration No. 00010,
Lacombe, Alberta.

Dear Sir:-

In your registration form of June 2nd you declared some goods left at Bowman Storage and some at 439 Alexander Street. The Custodian has no objection to your storing things with Bowman's, but of course charges incurred will be for your account.

Turning to your effects at 439 Alexander Street, we find there is a locked room there which probably holds your goods. Our agents have installed an additional padlock for the sake of safety. We see from your "JP" that you have Insurance on these effects and we assume, therefore, that everything is satisfactory. We would, however, request you to write and confirm that this is so.

We recently received a call from the Rev. Kosaburo Shimizu with whom, we understand, you have been in contact and who had a list of books needed for the use of Japanese Internees. This list was signed by the chairman of the Japanese Language School at 439 - 475 Alexander Street and we therefore permitted this gentleman to take away the books required.

Yours truly,

H. F. Green
Protection Department

HFG:IF

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 23 1942

Gibson

College Heights,
Lacombe, Alberta,
Sept. 19, 1942.

Mr. S. M. Gibson,
Insurance Dept.,
Dept. of the Sec'y of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

With reference to your letter of September 9th,
File No. 10353, this is to give you authority to deduct
the premiums on my and my wife's insurance policies from the
rental accounts at the Pemberton Realty Corporation Limited,
Vancouver.

Kindly remit the premium of \$55.20 on Mrs. Hanako
Sato's Life Insurance Policy No. 2045883 to the Sun Life
Assurance Company of Canada after obtaining the said sum at
the Pemberton's.

Yours very truly,

Tsutae Sato

Tsutae Sato.

10353

Vancouver Nippon Kyoritsu Go-Gakko

(JAPANESE SCHOOL OF LANGUAGES)

475 ALEXANDER STREET
VANCOUVER, B. C.

Green
out to Gibson
OFFICE OF THE CUSTOMS
JAPANESE SECTION
RECEIVED
OCT 7 1942

College Heights, Alta.
October 4, 1942

Mr. H. F. Green
Protection Department
Dept. of Secretary of State
Office of Custodian
506 Royal Bank Building
Hastings and Granville
VANCOUVER, British Columbia

Dear Sir:

In reply to your letter of September 3 I wish to say that I appreciated your care for the Japanese school and properties stored there. I thank you for the additional pad-lock placed on the door.

You ask confirmation of the statement that effects stored at 439 Alexander Street are covered by insurance. I wish to say that the insurance held covers only fire and damage caused by fire.

Regarding the sending of Japanese books from the library to Japanese internment camps, I have no objection. I regret, however, having heard from Rev. Shimizu and Mr. Ida, the chairman of our school board, that the door and windows at 439 Alexander Street have been broken and possibly some things removed.

Yes, of course, I understand that the storage of my goods with Bowman's is at my own expense.

Yours truly,

Tsutomu Sato

T. Sato

TS:HW

10353

December 17th, 1942.

Mr. Tsutae SATO,
Registration #00010,
College Heights,
Lacombe, Alberta.

Dear Sir:

Thank you very much indeed for your letter dated December 8th.

From a letter to you dated December 11th from Mr. Gibson of our Insurance Department, you will have learned that we have effected payment on your behalf of the \$45.20 balance due by you to the Sun Life Assurance Company on Policy #2002107.

Attached please find a statement of your account taken from our books from which you will observe that you have a credit balance at this time with us amounting to \$71.04.

Our attention has been drawn to the fact that taxes on your property for 1942 are slightly in excess of \$30.00 and have not as yet been paid and we presume that on replying to this letter you will express a desire that a settlement of this obligation be effected by us from your present credit balance.

Our records indicate that it is your desire that we pay to the Sun Life on your behalf on March 28, 1943, a further sum of approximately \$49.00.

Your letter requests us to send a remittance to you ^{before} at this time but in order to save correspondence and ~~having been~~ doing so we would appreciate your comments. If it is your desire that we pay taxes at this time, we are prepared to consider very sympathetically any request you may have for payment to you thereafter of the credit balance then remaining in your account.

Yours truly,

R. P. Alexander,
Manager.

RPA/EM

No. 1

78.00

Wm. J. Sato
League
Regr.

EVACUATION SECTION	
Date	FEB 13 1943
File No.	1572
Referred	Wm. J. Sato

College Heights,
Lacombe, Alta.
Feb. 10 1943

Mr. P. Wm. J. Sato
Custodian Office
Royal Bank Bldg.
Vancouver, B.C.

File 10353.

dealt by Wm. J. Sato
2/12/43

Dear sir:

I received your letter of February 6th and the cheque amount seven dollars thirty two cents (\$7.32) refund of 1% wage deduction.

Regarding with the 1% wage deduction of the other five teachers, they claimed to Provincial Collector, Court House, Vancouver, to refund to them last June. But so far their claim for it have not been paid. Would you kindly give the matter your attention.

I have to pay sum of sixty dollars (\$60.00) to the J. Sato Loan Fund University of British Columbia on February every year.

No. 2.

I enclosed the letter to the U. B. C.
Please you send the cheque amount of sixty
dollars (\$60.00) to the U. B. C. from my account.

Yours Truly
Tautae Sato

Reg. #00010
File #10353

10353

February 15, 1943.

Mr. Tsutae Sato,
Japanese Registration No. 00010,
College Heights,
Lacombe, Alberta.

Dear Sir:

We are in receipt of your letter of the 10th instant, and as requested are sending a cheque for \$60.00 to the University of British Columbia Committee on Scholarships from funds we have on hand.

Respecting the 1% wage deduction of the other five teachers, we are looking into this matter and will communicate in due course with the parties concerned.

Yours truly,

P. Douet,
Administration Department.

PD:BT

College Heights.
Lacombe Alta.
March 7 1943

Mrs. P. Houet
Custodian Office
Royal Bank Bldg.
Vancouver, B.C.

EV. CITATION SECTION	
Rec'd	MAR 10 1943
File No.	10353 12/3
Referred	<i>[Signature]</i>

Dear Sir:

I inform to you that I received a letter and receipt of \$60.00 of the T. Sato Loan fund from University of British Columbia.

I want to have my goods which I stored in Bowman storage 827 Powell St., Vancouver, B.C. Please you make arrangement in this matter. I have sent the money sixty five dollars (\$65.00) to Bowman storage for shipping and freight charge.

No objection
to *[Signature]* Miss A.
1/3

yours Truly
Tantao Sato

Regs. # 00010
File # 10353

10353

March 13, 1943.

Mr. Tautae SATO,
Registration No. 00010,
College Heights,
Lacombe, Alberta.

Dear Sirs:

Thank you for yours of March 7th. We
have told Messrs. Bowman Storage that we have no
objection to your effects being sent to you, and we
have no doubt that they will arrange this promptly.

Yours truly,

H. F. Green,
Protection Department.

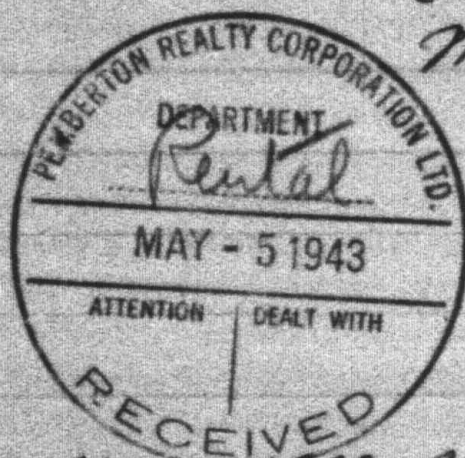
HFG:AS

12

File 10353

College Heights
Lacombe Alta
May 1st 1943

Pemberton Realty
Vancouver, B.C.



VACATION SECTION	
MAY 12 1943	
File No.	
Ans.	
Referred	

Dear sir:

I Thanks you were sending the statement of my house rent account. In the statement there is charges of \$14.25 for repairs, please tell me what part of house repaired? And there is charge of water rate of \$5.95 ^{2nd family} on April 17 1943. But on Feb. 16 1943 you paid \$7.00 for water rate, so you paid the water rate twice with in two month. please Tell me in this matter also.

Yours Truly
T. Sato

P.S. As you know you paid \$37.60 for repairs during past 12 month.

May 6	1942	4.50
Nov. 13	"	11.50
Feb 16	1943	3.50
Mar. 12	"	3.85
April 16	"	14.25
Total		\$37.60

Geo Bagley
Carpenter new steps
Plumbing
Carpenter shed

SEE MAY 11/43.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

May 11, 1943.

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	
Ans.	<i>[Signature]</i>
Referred	<i>Milson</i>

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

Attention Mr. Milson

Dear Sir:

Re: T. Sato - File 10353
1828 Pandora Street

Enclosed is a letter received from T. Sato in connection with his property. Would you kindly reply to same? The \$11.50 carpentry repairs was for new steps and \$14.25 carpentry repairs to Woodshed and roof. The extra item for water is due to more than one family residing on the premises.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

GHJ:CC

Encl. SEE

MAY 15th/43

[Signature]
Rental Department.

10353

May 13, 1943

Mr. Tsutae SATO,
Reg. No. 00010,
College Heights,
Lacombe, Alta.

Dear Sir:

We have received from the Pemberton Realty Corp. your letter of May 1st in regard to your property at 1828 Pandora Street. They advise us that the \$11.50 carpentry repairs was for new steps, and the \$14.25-carpentry repairs to the woodshed and roof. The extra item of water is due to more than one family residing on the premises.

In regard to the extra water rates, the existing rental regulations are such that if you rent premises to one tenant, he has the right to sublet a portion of the place to another party. However, when the City of Vancouver discover this, they immediately send in a bill for additional water rates based on the house being occupied by two families. Our agents are taking this matter up with the Rental Control Board and are endeavouring to have it arranged that the tenants pay the additional charge.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

INSTRUCTION SECTION	
Rec'd	MAY 28 1943
File No.	✓ C.553
App.	
Referred	Spair

College Heights
Lacombe, Alta.
May. 26 1943

Custodian Office
Royal Bank Bldg,
Vancouver, B.C.

Dear Sir:

I want to have my goods which stored in my school 439 Alexander Street Vancouver, B.C. Will you kindly send me following things.

1. Two large wooden boxes (about 26^{in.} x 28^{in.} x 34^{in.}) stored in the east room of upstairs of brick building. Chinaware, tableware, albums of snapshot, and other things in those boxes. So please be careful when to send.
2. Aluminium kettles (big size) stored in same room.
3. Coffee table stored in same room.

Shipping expenses will pay from my account.

By the way I want to know that books in the library room in the wooden building.

are keeping in good condition?

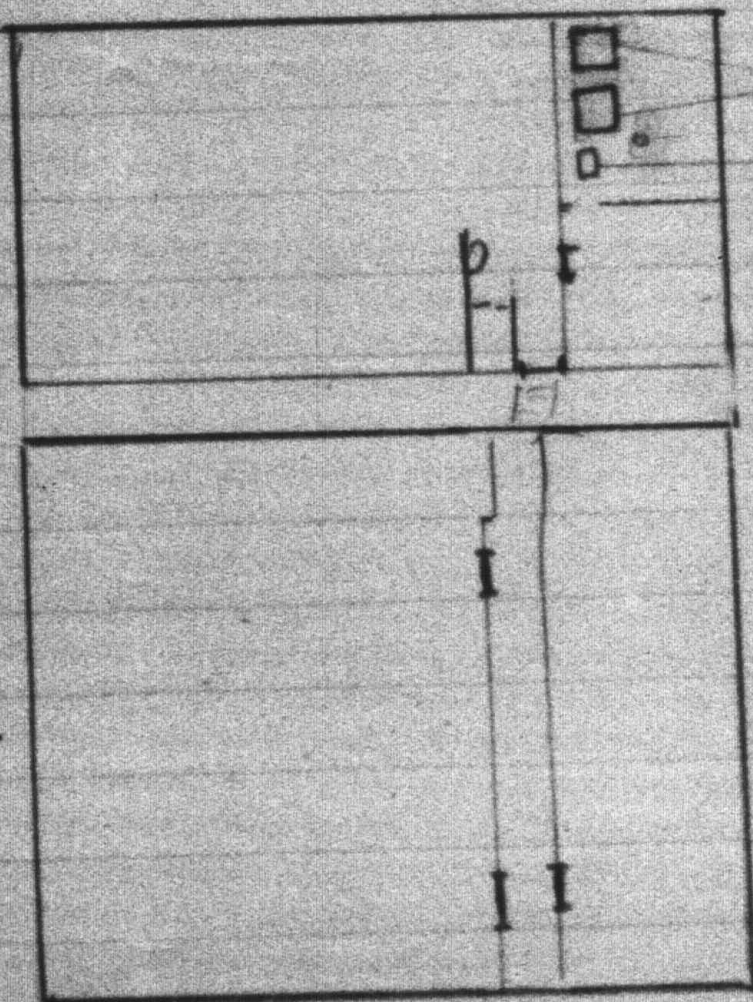
yours truly
Tantae Sato

Reg. no. 00010

File no. 10353

Brick bldg.

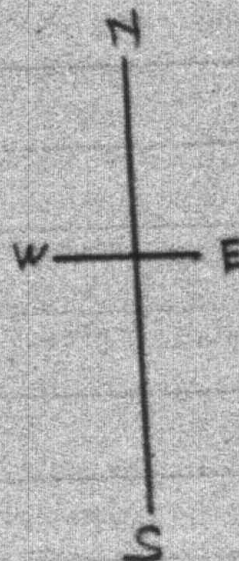
Wooden bldg.



Boxes

Coffee Table

Kettles



Alexander St.

10363

May 31, 1943.

Mr. Tsutae SATO,
Reg. No. 00010,
College Heights,
Lacombe, Alta.

Dear Sir:

We have your letter of the 26th instant
in reply to which, we would inform you that all
the books in the school library were removed from
the school and carefully stored in the Custodian
warehouse.

With reference to the articles required
by you as mentioned in your letter, please apply to
the B. C. Security Commission after filling in the
enclosed Custodian release forms. This is the
correct procedure, and your compliance with same
will facilitate and expedite shipment.

Yours truly,

Geo. B. Spain.
Protection Department.

GBS/MFP
Encls.

EVACUATION SECTION	
Rec'd	JUN 8 1943
File No.	
Ans.	
Referred	G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address College Heights
Lacombe, Alta.

Date June 4 1943

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

I, Iantae Sato, Police Registration No. 00010

hereby request you to release to me the under-noted property

stored at 439 Alexander St. Vancouver, B.C.

in possession of Iantae Sato

and I release you from any claim whatsoever with respect to such property.

Description of Property:

• Two large boxes (Chinaware, Albums of snapshot, Lacquered goods, Photograph records and other things)

• Aluminium kettle, Coffee Table

Original Address 439 Alexander St. Vancouver, B.C.

Date Evacuated to Vancouver June 6 1942

Date Evacuated to Present Address June 8 1942

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old

Number in Family - under 5

TOTAL NUMBER IN FAMILY 2

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Claimant Signs Here

Iantae Sato

EVACUATION SECTION	
Rec'd	JUN 26 1943
File No.	10353
Ans.	Spain
Referred	Spain

College Heights
Lacombe, Alta
June 23 1943

Mr. G. B. Spain
Custodian Office
Vancouver, B.C.

Dear Sir:

I have wrote letter to you on May 27
and June 4 1943 that I want to have my goods
which I stored at Japanese school 439 Alexander st
Same time I wrote to the B. C. Security Commission
on June 4. 1943 as your advice.
But so far those goods not come yet here.
Should you kindly give this matter your attention.

Please send me a copy of catalogue listing
the Japanese properties.

yours truly
T. Sato

Reg. # 00010

File # 10353

10353

July 2, 1943.

Mr. Tsutae SATO,
Registration #00010,
College Heights,
Lacombe, Alta.

Dear Sir:

We have your letter of the 23rd requesting shipment of chattels from the Japanese school at 439 Alexander Street.

We were obliged to remove all chattels from this building to the Custodian warehouse and without proper identification, the chattels were stored in mixed condition, making it impossible for us to effect shipment of goods which are not marked with the owner's names.

Under these circumstances, we regret being unable to make shipment in accordance with your request.

Yours truly,

Geo. B. Spain.
Protection Department.

GBS/MFP
Enc.

EVACUATION SECTION	
Rec'd	BUL 51948
File No.	10 353
Ans.	<i>[Signature]</i>
Referred	<i>Spain</i>

360 Homer St,

July 3rd 1943.

Mr. T. Sate #00010,
College Heights,
Lacombe, Alta.

Dear Sir,

We have your letter of June 25th enclosing Custodian Release of June 4th. We are unable to locate the goods mentioned. 439 Alexander St School has been broken into and the goods have been badly mixed. It is possible that when a check is made your goods may be found, and we are turning this over to the Custodian to advise us when, so that we can ship these to you.

Yours truly,

C.W.Fisher
Transportation.

CWF/MS

c.c. Custodian
Royal Bank Bldg.

Please note and advise when located

[Signature]

EVAC. SECTION	
Rec'd	JUL 14 1943
No.	10353
Referred	Green

College Heights
Lacombe, Alta
July 10 1943

Mr. G. B. Spain
Custodian Office
Vancouver, B.C.

Dear Sir:

I recieved your letter of July 3rd and I disappointed greatly to hear that you can't send my goods which are not marked with the owner's name. I was planning to have a dinner party of Japanese meal for the prominent persons at here in Lacombe, such as College teachers, bank managers. That is why I need Japanese table wares. I am very sorry so many times trouble you but please find my goods and send me as soon as you possible. The goods which I want is follows.

- 1. Two wooden boxes
 - size about 26 in x 28 in x 34 in
 - Chinawares Tablewares, albums of snapshot, phonograph records and others in the boxes.

2. Aluminium kettles and coffee table.
If you can't find the kettles and coffee table
please send two wooden boxes only.

Yours Truly
T. Sato

Reg. #00010

File # 10353

College Heights
Lacombe Alta.
July 10 1943

Mr. G. B. Spain
Custodian office
Vancouver, B.C.

Dear sir:

I recieved your letter of July 3rd and I disappointed greatly to hear that you can't send my goods which are not marked with the owner's names. I was planning to have a dinner party of Japanese meal for the prominent persons at here in Lacombe, such as Collige Teachers, bank manager, that is why I need Japanese table wares. I am very sorry so many times trouble you but please find my goods and send me as soon as you possible. The goods which I want is follows.

1. Two wooden boxes.

• size about 26ⁱⁿ x 28ⁱⁿ x 34ⁱⁿ

• Chinawares, tablewares, albums of snapshot, phonograph records and others.

2. Aluminium kettles and coffee table.
If you can't find the kettles and coffee
table please send me two wooden boxes
only.

yours truly

T. Sato

Reg. # 0010

Filo. # 10353

①

College Heights
Lacombe, Alta.

Aug. 26 1943

Custodian office
Vancouver, B.C.

EVACUATION SECTION

Rec'd SEP 1 1943

File No. 10353

Ans.

Referred

T. Sato

Dear sir:

Enclosed the "Notice of premium due"
of Sun Life Assurance Co. Please remit the
premium of \$49.70 on Mrs. Hanako Sato's
Life Insurance Policy No. 2045882 to the
Sun Life Assurance Company of Canada
from my accounts at your office.

Mr. H. H. (I sent a letter to you on July 10 1943 regarding
with my goods which I left in Japanese school
439 Alexander St., Vancouver, B.C.
But so far I received no reply from you.
I enclosed the copy of the letter which
I sent to you on July 10 1943. Kindly give
this matter your attention.

Yours Truly
T. Sato

Reg # 00010

File # 10353

10353

September 11, 1943.

Mr. Tsutae SATO,
Registration No. 00010,
College Heights,
Lacombe, Alberta.

Dear Sir:

We have your letter of the 26th. ultimo regarding your chattels left at the Japanese School at 439 Alexander Street.

It would give us pleasure to arrange the despatch of your chattels to you, but unfortunately the school was broken into by vandals, and for the purpose of protection, we had to move the contents of the school to the Custodian Warehouse.

It is also unfortunate that the Japanese owners did not exercise sufficient precaution, as the chattels were not marked with the owners names and we cannot attempt to separate them on the bases of description.

Whilst we would be very glad to help you, we are afraid it will be impossible to do so.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

College Heights
Lacombe, Alta.
Sept. 17 1943

Mr. G. B. Spain
Custodian Office
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 21 1943
File No.	10352
Ans.	24/9/43
Referred	Green

Dear sir;

I received your letter of Sept 11th regarding my chattels left at the Japanese school 439 Alexander St.

I greatly appreciated you moved my chattel from Japanese school to the Custodian Warehouse for the purpose of protection.

Once again I ask you to send my chattels and again I explain my goods. As you know I left many of my goods but things which I want to have are two boxes size about 26 in x 28 in x 34 in. I think you can easily find out those two large boxes. because

(1) There was no such large box

in Japanese school.

(2) And the contents of the boxes are chinaware, tableware, albums of snapshot, phonograph record and others. And all chinawares are packed in paper boxes on the boxes marked "I. Sato" so that if you open the wooden boxes you can easily find out.

yours truly
I. Sato

Reg. # 00010
File # 10353

10353

September 24th, 1949

Mr. Tsutae SATO,
Registration No. 00010,
College Heights,
Lacombe, Alberta.

Dear Sir:-

Thank you for your letter of September 17th. We might as well make it quite clear that the damage done by juveniles who broke into the premises at 439 Alexander Street, was very considerable. The contents of all boxes were strewn on the floor and all books scattered around. The two boxes to which you refer were left completely empty with the exception of an album found in one of them. Under these circumstances, we had no option but to engage two helpers who packed everything up into apple boxes and other empty containers and move the whole to storage.

Our storage is now very full but is gradually being emptied by auctions of furniture and equipment. Books and effects such as yours would not be sold at least for a very long time to come and when the pressure of work lets up, we may be able to examine and report on the contents of these boxes. This will not be for a long time.

We are very sorry indeed that this should have happened, but as you may have read in the papers, there has been a great deal of juvenile delinquency in Vancouver and unoccupied Japanese buildings have been constantly entered and ransacked. We have done all that we could and later on we will try and satisfy you as regards delivering to you what remains.

Yours truly,

H. F. Green
Protection Department

HFG:IF

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

EVACUATION SECTION	
Rec'd	AUG 14 1944
File No.	10352
Ans.	✓
Referred	Milson

put to Milson

Lacombe, Alberta,
August 11th, 1944.

Mr. Milson, Custodian Officer,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Tsugae Sato
Registration #00010
File # 10352

10353

The above party sold through us in 1942, 10 shares of United States Steel Corporation, Common Stock. We enclose herewith for your information copy of a form forwarded to us for completion. We find that since making application the funds from the sale of the shares required to be placed in a blocked account in New York. The situation now is that James Richardson and Sons, through whom the shares were sold, are unable to arrange for the payment of dividends to the purchaser and they are asking Mr. Sato to make up these amounts as dividends fall due. He in turn can be re-inbursed when restrictions regarding the funds and property of Japanese are lifted in the United States.

Mr. Sato claims to know you and has especially requested that we write you in the matter to ascertain whether you can do anything to have the money released from the blocked account.

We should appreciate a reply at your earliest convenience.

Yours truly,

B. D. Macarthy

Encl. 1

Manager.

File No. 10353

ENE 7 SECTION
Rec'd AUG 15 1944
File No.
Ans'd
Refer'd <i>MR. Milson</i>

MEMORANDUM

To: Mr. K. W. Wright

August 15th, 1944

From: Mr. G. D. Milson

Re: Tsutao SATO

Attached find letter from the Royal Bank of Canada, Lacombe, Alberta in regard to 10 shares of United States Steel sold by Tsutao SATO. Will you kindly advise me if it is possible for Ottawa to unblock the proceeds of this sale.

GDM/GH

*for Milson
Pls advise Royal Bank
to communicate with Mr.
A. H. Mathies, Assistant
by Custodian, Ottawa as
all matters pertaining to
A. D. Custodian must be
dealt with by our head office
on stock return K W W.
15/8/44*

G. D. Milson

10353

August 16th, 1944

The Manager,
Royal Bank of Canada,
Lacombe, Alberta.

Dear Sir:

Re: Tsutae SATO

Referring to your letter of August 11th in regard to the 10 shares of United States Steel Corporation sold by Tsutae SATO, we would suggest that you take this matter up with Mr. A. H. Mathieu, Assistant Deputy Custodian at Ottawa.

We return herewith Application Form which was sent in your letter.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

College Heights, Alberta
February 15, 1945

Office of Custodian
Royal Bank Building
Vancouver, B. C.

EVACUATION SECTION
Recd FEB 15 1945
10353
Ans. JMO
Referred Wilson

Dear Sir:

I have to pay the sum of sixty dollars (\$60) to the T. Sato Fund at the University of British Columbia annually.

I have enclosed a letter to the University of British Columbia.

Will you please send a cheque amounting to sixty dollars (\$60) to the University of British Columbia from my account.

Yours very truly,

T. Sato

T. Sato

Registration Number 00010
File Number 10353

TS/st

10353/Int 213

January 3rd, 1946.

Mr. Tsutae SATO,
Reg. No. 00010,
College Heights,
Lacombe, Alberta.

Dear Sir:-

We are in receipt of your letter of the 26th ultimo stating that Dr. HORI owes you \$150.00. We assume that this amount was originally \$200.00 and you have deducted a dividend of \$50.00 paid by Dr. HORI as per our letter to you of the 8th October 1943. Since that time we have received a further dividend from him of \$28.00 on the 19th of October 1945 for which your account has received credit. This would reduce the balance owing to you to \$122.00, if the above is correct.

If there is to be interest from October 1940 state the rate of interest to be computed.

Please let us hear further from you on this matter.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

MEMORANDUM

File No. 10353

April 15th, 1946.

TO: The File

FROM: Mr. G. B. Spain

RE: Tsutomu SATO, Reg. No. 00010

During the course of an investigation to determine what is held in public warehouses in Vancouver, Bowman Storage Ltd. revealed that the following goods belonging to the above were stored in their warehouse:

1 Filing cabinet
1 Parcel glass
1 Steel box

Chill there
see phone 14-1-47 D

Storage charges on these goods are paid up to June, 1947.

GBS:LEM

Copy for Agnes

W. G. Lyman

File No. 10353

MEMORANDUM

January 17th, 1947

TO: Mr. Wills,

FROM: Mr. Dusenbury

Re: - Tautae SATO,
Reg. No. 00010

We shall be obliged for a memo to the file in respect to any remaining chattels of the above in Vancouver.

His previous address was 1828 Pandora Street. Chattels of his were handled at 992 Powell Street. He had goods stored at 439 Alexander Street.

HRD/DD.

Jan 20/47

Unable to Locate any chattels
for above named Japanese

[Signature]
Jan 20/47

[Signature]
Wm Wills

January 18th, 1947.

REGISTERED.

Mr. Tsutao SATO,
Reg. No. 00010,
College Heights,
Lacombe, Alberta.

Dear Sir:-

We have brought forward your file for review and to examine your affairs that have come under control of the Custodian, preparatory to forwarding to you a brief report of same.

In this review it is noted that your principal asset was your Real property located at 1828 Pandora Street which was handled by Messrs. Pemberton Realty Corporation Ltd., Agents, at your request and with our approval. This property was rented at \$25.00 per month to a Mr. & Mrs. Finskars who purchased it on July 7, 1944. You were advised of this sale. Various statements of your account have been supplied to you at your request and you have thereby been kept advised of the items affecting your account. The receipts and disbursements in your behalf are recorded in them.

In addition to the funds arising from your Realty, you received credit for payments from Dr. C.G. HORI in the sum of \$78.00; refund of Income Tax \$7.32 and from Auction of Chattels \$3.72. There is a balance unpaid of the Dr. HORI account of \$122.00 according to our records.

The Chattels indicated by your file have been difficult to handle. You had access to them in June 1944 and our records do not record just how many you removed at that time. Certain ones of them were stolen as indicated in our letter of September 24, 1943 particularly. Certain ones of them were placed in Bowman's Storage and at present the following articles are listed as there:-

- 1 Filing Cabinet
- 1 Parcel glass
- 1 Steel box

The only proceeds from sales are shown as above noted, amounting to \$3.72 as per attached Auction sheet No. 51, dated September 5, 1945.

Our last statement to you showed a credit balance of \$134.58 in your account. Since that statement we have paid out at your request and for your account the following:-

Dec. 10/46- Sun Life Assurance Co. of Canada - \$43.72
leaving a present credit balance of \$90.86 in your account, for which we are enclosing our cheque.

In this report we are not including any reference to the Vancouver Nippon Kyoritsu Co-Gakko in which you are interested, and which is handled on our records separately under File #10526 under which file we would ask that you write when dealing with matters affecting that Association.

Mr. Tautae SATO - continued

- 2 -

In the foregoing together with previous letters, various statements and reports, it would appear that we have accounted for your interests including Real and personal property, that have come under our control and we shall be obliged, if you will confirm same when acknowledging this letter and the attached cheque.

For your convenience in replying we are enclosing a self addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BPD/DD.
Enc. 3.

50 Books
20 Photographs
1 Box documents
1 Book etc.
1 Book etc.
1 Book etc.
1 Book etc.

1/3/50
B.R. Dusenbury

10353

January 30th, 1947.

Messrs. Bowman Storage Co. Ltd.,
829 Powell Street,
Vancouver, B.C.

Dear Sirs:-

Re:- Tsutae SATO,
Reg. No. 00010

The Custodian has no objection to your
delivering to Mr. Tsutae SATO or his order any Chattels
of his presently in your possession.

Any charges you may have in connection
with same you will require to collect from Mr. SATO
direct.

 Yours truly,

B.R. Dusenbury,
Office of the Custodian.

HRD/DD.

College Heights,
Lacombe, Alberta,
February 28, 1947.

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

*Recd
mch 8/47*

Dear Sir:

On the occasion of my trip to Vancouver early this month, I was able to have fifty-six boxes of library books sent to my present home in Lacombe, Alberta.

Aside from these Japanese library books, there were five hundred and forty-four (544) books belonging to me which I reported and left in the care of the Custodian at the time of my departure from Vancouver in June of 1942. When I made a trip to Vancouver in June, 1944, however, I brought back with me about fifty of the books.

One of the purposes of my recent return to Vancouver was to recover the remainder of my books. But I found that every book was missing. Among the collection were many fine books which are irreplaceable at the present time, and it is with a deep feeling of disappointment and regret that I make this report.

Yours very truly,

Tsutae Sato

Tsutae Sato, Reg. No. 00010
(File No. 10353)

*Copy for
Hastings*

10526/1
10353 ✓

April 19, 1947.

Mr. Tsutao SATO,
Registration No. 00010,
College Heights, ALBERTA.

Dear Sir:

Re: The Vancouver Nippon Kyoritsu
Go-Gakko (Japanese School of
Languages) Maintenance Association.

We acknowledge your letter of April 11, 1947, and also a letter from Messrs. McCormick and Gordon with an attached Certificate signed by Mr. McCormick.

While the spelling of the names of the Officers does not correspond with that in your letters of October 28, 1946, and March 7, 1947, we presume that Mr. McCormick's Certificate is intended to corroborate your statement and we are, therefore, forwarding a cheque in favour of the Vancouver Nippon Kyoritsu Go-Gakko (Japanese School of Languages) Maintenance Association, for the sum of \$192.00, as requested.

Kindly acknowledge receipt of this cheque, signing the receipt with the Association name, by yourself, in your capacity of Secretary.

With reference to the information supplied by Mr. McCormick, he omitted to provide the names of the interpreters or state where the meeting was held, and we are writing him for this further information.

Yours truly,

A. G. McARTHUR,
OFFICE OF THE CUSTODIAN.

AGM:HS
Enc.

P. Pierce

File 10353
Reg. 00010

Tsutas SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 22	July 1, A. Finskars - rent at \$25.00 a mo. Pemberton's Balance from account April 16 Water rates May 6, Chimney Cleaning Pemberton's commission	\$ 7.75 4.50 3.75	\$ 75.00 23.75	
August 13	Aug. 1, A. Finskars - rent Funds held for water rates Pemberton's commission	 7.00 1.25	25.00	
September 25	Ck # 447 - Sun Life Ass. Co. - premium policy # 2045882	49.33		
September 28	Sept. 1, A. Finskars - rent Water rates Pemberton's commission	 7.00 1.25	25.00	
September 30	Aug. funds held for water rates sent to us		7.00	
October 23	Oct. 1, A. Finskars - rent Pemberton's commission	 1.25	25.00	
October 29	1% Wage Deduction refund for 1st 6 mos/41		7.32	
November 25	Ck # 968 - Certificate of Encumbrance, Vancouver	1.00		
November 28	Rent - A. Finskars Commission - Pemberton's Repairs and maintenance	 1.25 11.50	25.00	
December 14	Ck # 1170 - Bal. on Policy # 2002107	45.20		
				\$ 71.04 Credit.

Replaced

Tsutomu SATO

File No. 10353
Reg. No. 00010

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	July 22	July 1 - A. Finskars \$25.00 rent Balance from account Apr. 16 - Water rates May 6 - Chimney cleaning Commission	\$ 7.75 4.50 3.75	\$ 75.00 23.75	
	August 13	Aug. 1 - A. Finskars - rent Funds held for water rates Pemberton's commission	7.00 1.25	25.00	
	September 25	Ck 447 - Sun Life Assurance Co. Premium on policy # 2045882	49.33		
	September 28	A. Finskars - rent Water rates Commission	7.00 1.25	25.00	
	September 30	August Water rates - funds held sent in		7.00	
	October 23	A. Finskars Commission	1.25	25.00	
	October 29	1 $\frac{1}{2}$ Wage Deduction refund for 1st 6 months 1941		7.32	
	November 25	Ck 968 - Certificate of Encumbrance - Vancouver	1.00		
	November 28	Rents collected Commission Repairs & Maintenance	1.25 11.50	25.00	
	December 14	Ck 1170 - Balance on policy # 2002107	45.20		
	December 23	Rents collected Commission	1.25	25.00	
1943	January 26	Rent collected Commission	1.25	25.00	
	February 1	Ck 1654 - City of Vancouver taxes for 1942 on 1828 Pandora St.	33.22		

- 2 -

File No. 10353

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 February 4	Ck 1686 - T. SATO	\$ 7.32		
February 19	Ck 1831 - University of S. C. payment requested by Evacuee	60.00		
February 25	Rents collected			
	Pemberton's commission		25.00	
	Repairs & Maintenance	1.25		
	Sundry per rental statement	3.50 -		
		7.00		
March 25	Rents collected			
	Commission			
	repairs & maintenance	1.25	25.00	
		3.85 -		
April 2	Ck 2526 - Sun Life Assurance Co. premium on policy # 2002108	45.20		

CR \$ 5.95

Tsune SATO

File No. 10553
Reg. No. 00010

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Cr dit</u>	<u>Balance</u>
1942 July 22	July 1 - A. Finskars - \$25.00 rent Balance from account	\$	\$ 75.00	23.75
	April 16 - water rates	7.75		
	May 6 - Chimney cleaning	4.50		
	Commission	3.75		
August 13	Aug. 1 - A. Finskars - rent Funds held for water rates Pemberton's commission	7.00 1.25	25.00	
September 25	Ck 447 - Sun Life Assurance Co. - premium policy # 2045882	49.33		
September 28	A. Finskars - rent Water rates Commission	7.00 1.25	25.00	
September 30	Aug. water rates - sent in		7.00	
October 23	A. Finskars - rent Commission	1.25	25.00	
October 29	1% wage deduction refund for 1st 6 months 1941		7.32	
November 25	Ck 968 - Certificate of Encumbrance - Vancouver	1.00		
November 28	Rents collected Commission Repairs & Maintenance	1.25 11.50	25.00	
December 14	Ck 1170 - Balance on policy # 2002107	45.20		
December 23	Rents collected Commission	1.25	25.00	
1943 January 26	Rents collected Commission	1.25	25.00	
February 1	Ck 1654 - City of Vancouver - taxes for 1942 on 1828 Pandora St.	33.22		
February 4	Ck 1686 - T. SATO	7.32		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 February 19	Ck 1831 - University of B. C. - payment requested by Evacuee	\$ 60.00	\$	
February 25	Rents collected Commission - Pemberton Repairs & Maintenance Sundry	1.25 3.50 7.00	25.00	
March 25	Rents collected Commission Repairs & Maintenance	1.25 3.85	25.00	
April 2	Ck 2526 - Premium on life policy # 2002108 \$51.60 less dividend \$6.40	45.20		
May 3	Rents collected Commission Repairs & Maintenance Sundry	1.25 14.25 5.95	25.00	
May 27	Rents collected Commission	1.25	25.00	
June 21	City of Vancouver - 1943 taxes	31.75		
June 25	Rents collected Commission	1.25	25.00	
July 24	Rents collected Commission	1.25	25.00	
August 27	Rents collected Commission Sundry	1.25 12.90	25.00	
September 8	Ck 5055 - premium on Sun Life Policy # 2045882	49.70		
September 27	Rents collected Commission	1.25	25.00	
October 8	Payment of 25% dividend - re - claim <i>Dr by Heri</i>		50.00	
October 26	Rents collected Commission	1.25	25.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	November 26	1.25	\$ 25.00	
	Rents collected Commission	45.62		
	December 28		25.00	
	Gk 7061 - Premium on policy # 2002107			
	December 29	1.25		
	Rents collected Commission Repairs & Maintenance	8.55		
				CR \$ 100.98

File No. 10353
Reg. No. 00010

Tsutsu SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 December 29	Balance brought forward	\$	\$ 100.98	
1944 January 26	Rents collected		25.00	
	Commission	1.25		
	Repairs & Maintenance	5.35		
February 25	Rents collected		25.00	
	Commission	1.25		
	Sundry	12.90		
March 13	Ck 8669 - University of B. C. - 4 installment on T. Sato Loan Fund	60.00		
March 24	Rent collected		25.00	
	Commission	1.25		
April 1	Ck 9121 - Sun Life Assurance - premium on policy # 2002108	45.62		
April 26	Ck 9546 - Pemberton Insurance Corp. - premium Legal & General policy # 13827	11.00		
April 24	Rents collected		25.00	
	Commission	1.25		
May 27	Rents collected		25.00	
	Commission	1.25		

CR \$ 84.86

File No. 10353
Reg. No. 00010

Rentals

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 27	Balance as per statement sent	\$	\$ 84.86	\$ 84.86 Cr.
June 12	Charges re packing personal belongings	6.00		
June 24	Rents collected		25.00	
	Commission	1.25		
June 27	1944 taxes	32.01		
July 7	Balance rents to date		5.04	
	Credit re Sale of Property		914.28	
September 9	Sun Life Assurance Co.	49.48		
		<u>\$ 88.74</u>	<u>\$1,029.18</u>	
				<u>\$ 940.44 CR</u>

File No. 10353
Reg. No. 00010

Tsuta SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 October 4	Balance as per statement sent	\$.	\$ 940.44	
December 9	Premium on Sun Life policy 2002107	45.38		
December 18	Cheque to you	500.00		
1945 February 17	University of British Columbia - payment of loan fund	60.00		
April 2	Premium on policy # 2002108	45.38		
September 22	Premium due Sept 1 on policy # 2045882	49.09		
October 2	Proceeds Auction Sale		3.72	
October 19	Dr. C. G. Hori - dividend of 14% applied on claim		28.00	
December 7	Sun Life premium on policy # 2002107	44.91		
		<hr/>	<hr/>	
		\$ 744.76	\$ 972.16	

CR \$ 227.40

Tautae SATO

File No. 10353
Reg. No. 00010

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 December 7	Balance as per statement sent	\$	\$ 227.40	
1946 April 12	Sun Life premium policy # 2002108	44.91		
August 30	Sun Life premium policy # 2045882	47.91		
		<hr/>	<hr/>	
		\$ 92.82	\$ 227.40	
				CR \$ 134.58
				<hr/>
1946 December 10-	Cheque to Sun Life Assurance Co.	43.72		
1947 January 18-	Cheque to you	<u>90.86</u>	<hr/>	<hr/>
		227.40	227.40	NIL
		<hr/>	<hr/>	<hr/>

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
TSUTAE SATO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

W.E. HUCKVALE, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
T.P. HONORIN, Esq., Official Reporter.

30

2
T. Sato,
In Chief.

MR. HUCKVALE: Your Lordship will remember there were two claims, and you agreed to hear the personal one of Mr. T. Sato. If it suits my friend's convenience, I would sooner get the personal one out of the way before we deal with the claim of the Association.

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

10 DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Sato, you are submitting a claim with respect to certain real estate which you describe as 1826 Pandora Street in Vancouver? A: Yes.

Q And with respect to that real estate you instructed me to prepare this form? A: Yes.

Q And did you sign it? A: Yes.

Q And have you read it over? A: Yes.

Q And are the statements contained in that form true and correct? A: Yes.

20 (STATEMENT MARKED EXHIBIT NO. 1).

Q Now I believe you had some correspondence with the Custodian respecting insurance on that dwelling house? A: Yes.

Q I show you this letter (producing). Is that the letter that you received from the Office of the Custodian? A: Yes.

MR. HUCKVALE: This is a letter, sir, addressed to the claimant dated April 22nd, 1944, (reading).
I tender that, sir.

30 (LETTER MARKED EXHIBIT NO. 2).

3
T. Sato,
In Chief.

MR. HUCKVALE: Perhaps my friend would file his appraisal, the advertisement for tenders, the successful tender, and a letter from Messrs. Pemberton that came in after the property was sold.

MR. HUNTER: Leewen & Harvey's appraisal of June 12th, 1944, is for \$900.00, my lord.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. HUNTER: I don't think, my lord, there is any advertisement in this file.

10 MR. HUCKVALE: Perhaps my friend would admit that the property was sold for \$900.00 to some people named Finakar, who were tenants of that property.

THE COMMISSIONER: The sale was in 1944?

MR. HUNTER: Yes, my lord, the 7th of July, 1944.

MR. HUCKVALE: And following the sale for \$900.00 to those tenants, an offer for \$1100.00 was received from the Pemberton Realty Company. I think I am correct in that.

MR. HUNTER: That is correct, my lord. After the
20 previous offer had been accepted, this later offer came in.

THE COMMISSIONER: Yes, I see.

MR. HUCKVALE: Q: Mr. Sato, do you know this person who was the tenant in your house named Finakar?

A Yes.

MR. HUCKVALE: I will point out at this time, sir, that the next questions I am going to ask are purely hearsay but they are hearsay of a nature that can be easily investigated. It deals with the
30 selling price by the tenant after he sold it.

4
T. Sato,
In Chief.

THE COMMISSIONER: All right, I will receive it for what it is worth.

MR. HUCKVALE: Q: Did you see Mr. Finckar in Vancouver in recent times? A: In September of last year.

Q September of 1947. Did he tell you anything about his selling of the house that we are talking about?

A Yes.

Q And what had he sold it for, according to what he told you? A: He told me he sold it for

10 \$3500.00.

Q Did he tell you he had listed it with any agencies?

THE COMMISSIONER: You have all this in your statement, Exhibit 1.

MR. HUCKVALE: Yes, I am going to put in the listing, sir.

THE COMMISSIONER: That is of less value, I think, than the fact it was sold for \$3500.00.

MR. HUCKVALE: The listing was for \$3600.00.

THE COMMISSIONER: I might list a place for \$10,000.00 and only get \$3000.00 for it. I do not think
20 that is of any value.

MR. HUNTER: I think the most valuable part of the evidence is that we must not overlook the fact the sale was made in 1947.

MR. HUCKVALE: Q: In respect of that property did you have some correspondence with Messrs. A.E. Austin & Company of Vancouver?

THE COMMISSIONER: He has verified all this in Exhibit 1.

MR. HUCKVALE: Yes. I can put in the actual letter.

Q Is that the reply you got from Austin & Company?

30 A Yes.

T. Sato,
In Chief.

MR. HUCKVALE: I will tender that, sir.

(LETTER MARKED EXHIBIT NO. 4).

Q You also have a claim, Mr. Sato, respecting certain personal chattels? A: Yes.

Q And you have listed those chattels in your original claim? A: Yes.

Q And with respect to those chattels, you asked me to draw this document? A: Yes.

Q And then you signed it, and is it true and correct?

10 A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: I would ask my friend to file the claims analysis as well as the J.P. form.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: I want to get him to identify this J.P. form.

Q Did you sign this document, Mr. Sato?

A Yes.

20 MR. HUCKVALE: I will tender this, my lord, but I would like to direct my learned friend's attention to the left hand column of the analysis respecting the property stored at 439 Alexander Street. You will notice there are five boxes of chinaware, but some place in this analysis apparently they have declared that there is -- no, I am wrong, I am sorry.

THE COMMISSIONER: They show in item 14, "chinawares, 5 boxes less one".

30 MR. HUCKVALE: Yes. That is in the J.P. form and apparently in the analysis. I thought he had left

them out but apparently they are there.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. HUCKVALE: On the personal chattel form, sir, there
is a typographical error in the third last word.
I have "lifted". It should be, of course, "limited".

THE COMMISSIONER: Oh yes. It has been changed in my
copy.

10 MR. HUCKVALE: Q: I take it on your statement attached
to your claim form you have given a correct account
of the chattels that you had at either of these
two places? A: Yes.

MR. HUCKVALE: That is all. Will you answer Mr. Hunter,
please?

THE COMMISSIONER: Just before you open, Mr. Hunter,
there is one feature of this claim that I think
ought to be clarified from the point of view of
the claimant.

20 Q: Your counsel has put in a letter from Austin &
Company referring to their valuation of your
property made in 1948, when they say that the
value should be put at \$3600.00, and there is
the other evidence that it was sold in 1947 for
\$3500.00. A: Yes.

30 THE COMMISSIONER: Now, so far as I am concerned, I
must look at the value of the property, or the
fair market value in 1944, when it was sold, and
not the value in 1947 which was substantially
greater in all property. My purpose, Mr. Huckvale,
in making these comments is that I do not wish
this man to go away from here with the idea that

7
T. Sato,
In Chief.
Discussion; cross-exam

because the property was worth very much more in 1947, due to peculiar market conditions, that he is entitled to think in those terms.

MR. HUCKVALE: No. All we can do is make a relation.

THE COMMISSIONER: Yes, but I feel it is my duty to point out it was 1944.

MR. HUCKVALE: I think he understands there was a rising market.

THE INTERPRETER: The witness says he understands that.

19 MR. HUNTER: It is submitted, my lord, that the property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that the personal property ^{was} left under the custody, control or management of some person other than the Custodian, appointed by the owner, and that accordingly until such property was taken under the custody, control or management of the Custodian it is not within the terms of reference. It is submitted, in any event, that the prices claimed for the personal chattels not sold are exorbitant. 20
May I see Exhibit 7, please, the J.P. form?

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Sato, when you left the Coast, you left certain of your chattels at 439 Alexander Street?

A Yes.

Q And this property and the chattels in it were left in the care of Pemberton's Limited, were they?

30 A At the beginning, yes.

T. Sato,
Gross-Sherman.

Q And did you ever do anything to remove them from the custody of Pemberton's? A: No.

Q They continued to look after the property?

A Yes.

MR. HUNTER: It is submitted, my lord, for my friend's benefit at a later date when the Custodian came into this picture, it was reported to him there had been a break-in of this place and he then removed things. The real property, I believe, is entirely a question of value.

19

Q This four piece dinette set, Mr. Sato, when did you buy that, or 5 pieces? A: 1928.

Q And what wood was it made from?

A Hard wood.

Q What kind? A: I don't know what kind of wood. It was a walnut finish.

Q Are you sure it was even hardwood? How do you know?

A Yes, I am sure it was hardwood.

Q How do you know? A: Well, because I used it and could see it.

20

Q What type of book shelves were these?

A There were two, one with five glass doors which lifted up, and one small open bookcase.

Q These were bookcases, were they, not book shelves?

A The small one was a bookshelf.

Q The other one was one of these sectional book cases, was it? A: Yes.

Q I see. What do you mean by lacquered goods?

A The answer is "Hiroshi" which means lacquered goods or Japanese lacquer.

30

T. Sato,
Cross-exam.

Q Yes, but what type of goods were lacquered?

A They were soup bowls and rice bowls and various Japanese style dining utensils, and tableware, all in Japanese lacquer.

Q How these books, five hundred and forty, less fifty, what type of books were they?

A They were various types. Educational books were in the majority.

Q Japanese?

A: Those in Japanese were in

10

the majority.

MR. HUNTER: That is all, thank you.

MR. HUCKVALE: There is just one question.

Q These goods at 439 Alexander Street, was a known list of them given to the Custodian before you put them in there?

A: No. I sent in a rough

list, but not a detailed list.

Q Did you advise the Custodian what you were doing with your goods at the time of your evacuation--where you were storing them?

A: Yes.

20 MR. HUCKVALE: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Hornobin
"J. P. HORNOBIN"
Official Reporter.

LETHBRIDGE, ALTA.
2 April 1948.

DEFENCE BRIEF

Tsatae SATO

File No. 10353

Case No. 501

*Dwelling
1828 Pandora St.*

REAL PROPERTY CLAIMS

1. Real Property Claim

\$2,700.00

Appraised at

\$900.00

Sold for

\$900.00

Witness: Loewen, & Harvey, ~~appraiser~~ ✓

Exhibit 1 - Real estate statement

Exhibit 2 - Custodian letter to Sato of
22 April 1944.

Exhibit 3 - Loewen & Harvey's appraisal
12 June 1944.

Transcript 3 - re offer received for \$1100.00
after the sale for \$900.00.

Exhibit 4 - Letter from Austin & Co. dated
17 Feb. 1948 valuation \$3,600.00.

Transcript 4 - Hearsay that house resold Sept.
1947 \$3,500.00.

Transcript 6 - Commissioner pointed out Custodian
sale made in 1944 - values in 1947
substantially greater.

PERSONAL PROPERTY CLAIMS

2. Chattel Claim

\$1071.28

(a) Goods valued by claimant
at \$85.00

Sold by auction

\$5.50

Witness: Thompson & Binnington, auctioneer
Mr. Wills attended sale. ✓

(b) Goods valued at \$956.28

Left under the custody,
control or management of
someone other than the Cus-
todian appointed by the
owner of the property.

(c) Goods undeclared and not found, \$20.00.

Exhibit 5 - Chattel statement

Exhibit 6 - Claims analysis.

Exhibit 7 - J. P. Form.

Name of Claimant

SATO, Tetsuo

Case

501

Custodian File

10353

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
900.00	45.00 12.50									257.50
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			
			General ratio to apply	1055.00	485.30 458.32				485.30	
TOTAL RECOMMENDATION										742.80

10353

November 21st, 1950.

Mr. Tsutao SATO,
College Heights,
Lacombe, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 501

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 ... \$742.80.

Cheque in your favour is enclosed for \$728.69
and we have paid the Co-Operative Committee .. \$ 14.11
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

CLAIM NO. 501 - Tsutao SATO

The claimant seeks to recover \$1071.28 for household goods.

Counsel have found it impossible to identify the very small quantity of goods which were sold at auction in terms of the claim. It is shown that the place wherein these goods were stored by the Custodian had been broken into, and the goods of the claimant as well as those of other persons were subjected to extensive pilferage, as well as intermixture.

In the circumstances Counsel have agreed to classify \$1055.00 claim value of goods as having been lost while in the possession of the Custodian, and to apply thereto the over-all calculation of 46 per cent.

In these circumstances Counsel propose payment to the claimant of \$485.30, in which I concur.

H. I. BIRD

Commissioner.

February 1st 1950.

CLAIM NO. 501 - Tsutae SATO

This claim is made in respect of a 7 room dwelling at 1828 Pandora Street, which the claimant says cost in 1938 \$600.00, and upon which she had made expenditures of \$450.00. It appears to be a relatively old dwelling if one may judge from the photograph produced by the Custodian. It was appraised in June 1944 at \$900.00, and sold in July 1944 at the same figure. The assessed value in 1944 was \$910.00.

In view of the fact that the Custodian received an offer of \$1100.00 prior to acceptance of the \$900.00 offer, I am unable to say that fair market value was realized on the sale made at \$900.00.

I THEREFORE RECOMMEND payment to the claimant of the sum of \$257.50, of which \$57.50 represents charges made by the Custodian to the claimant's account.

*Check
your*

H. L. Bird

Commissioner.

December 29th 1949.