Name of Claimant SATO, Toye

Case 376

Custodian File 7336

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					3514		2669.80				2669.80

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	
870.00	640.50	192.15	73.62%	130.00	95.70	74.50	8.94	296.79

TOTAL RECOMMENDATION	2966.59

CASE NO: 376.

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B.C.,

March 11th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) TOYE SATO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 376.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Nelson, B. C.,

March 11th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) TOYE SATO.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. FISHER: My lord, speaking to the claim form, the only change on the front page is the Custodian credit which should be $3514.00, which leaves a net claim there of $6986.00. On the chattel claim at the back there are some changes; $1025.00 for chattels.

THE COMMISSIONER: That is in lieu of $928.11.

MR. FISHER: That is correct, my lord, less $715.00 Custodian credit.

MR. HUNTER: May I just have that repeated, please, Mr. Fisher?

MR. FISHER: The total claim for personal chattels would be $1025.00, less a Custodian credit of $715.00 leaving a net claim for chattels of $310.00, and added to the $6,986.00 on the other side gives a total net claim of $7296.00.

(MRS.) TOYE SATO, the claimant herein, being first duly sworn, testifiedthrough the Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Sato, you saw Mr. Leckie yesterday and gave him the information about your farm out in Surrey as to the value ofthe property and what work you have done on it. Is the information you gave true and correct? A: Yes.

Q It is now all set out on this form. Would you ask her to sign it? Attached to it is a picture of your house and the garden? A: Yes.

Q And also a small sketch outlining the drainage ditches? A: Yes.

Q And also some cost figures on the labour for making

the ditches? A: Yes.

Q And they are true and correct? A: Yes.

MR. FISHER: I put that in as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: I ask my learned friend to file as Exhibit 2 the farm appraisal report.

MR. HUNTER: The sketch is part of Exhibit 1.

MR. FISHER: Yes, the pictures and rough sketch of the drainage ditches with some cost figures on it. The farm appraisal report will be Exhibit 2, my lord, showing a total value of the farm of $3579.80.

THE COMMISSIONER: That is with buildings?

MR. FISHER: With buildings. This property was subsequantly sold to the Veterans' Department for $3514.00, I believe. Yes, $3514.00, is that correct, Mr. Hunter?

MR. HUNTER: That is correct. Do you want the assessed value?

MR. FISHER: We might have for the record the assessed values, yes.

MR. HUNTER: Land, $1025.00, my lord, and improvements, $1900.00, a total of $2925.00.

MR. FISHER: Q: When was the house completed, Mrs. Sato?

A 1941, July, finished.

Q And what kind of plumbing did she have in it?

A The usual foreign style plumbing.

Q Did they have an ordinary Pembroke bath?

A Yes. It was an enamel bath such as in houses of Occidentals.

MR. FISHER: I find Mr. Leckie has written on the back that it was a built-in bath.

Q You stated you rented the home for $25.00 a month when you left? A: Yes. She said she rented it at $25.00 a month which is a low price in order to have the property properly looked after and watched.

Q And I understand the crop was more or less sold or rented out separately -- that is the land?

A I sold it at a low price to a white man, a Mr. Fraser.

Q For how much? A: $150.00.

MR. FISHER: I don't think there is anything further I wish to say, my lord, on Exhibit 1 that has been filed. Your Lordship will see quite a few details of the house.

THE COMMISSIONER: Yes, I have seen them.

MR. FISHER: There was one old house on it in addition to the new one built, which was an eight room house.

Q How do you arrive at your value of $10,500.00, Mrs. Sato? A: Ten acres at $450.00 an acre is $4,500.00, and the building at $6,000.00. That was the house with the out buildings and barn.

Q Speaking particularly of the house, who built it for you, Mrs. Sato? Did you have a contractor?

A Yes, the contractor was Mr. Howie Dwyer. She started with this Howie Dwyer, but he didn't finish it, and another person finished it.

Q How much did it cost you altogether?

A $4300.00 for the house, about.

MR. FISHER: I think Mr. Leckie tried to convince her that it was possibly a little higher but she seemed reluctant to amend and we couldn't get her

to amend it.

THE COMMISSIONER: Your Exhibit 1 shows the cost at $4371.00.

MR. FISHER: That is fine.

Q On the personal property you are claiming, Mrs. Sato, did you give Mr. Leckie some information with regard to personal property that you are claiming for?

A A Yes.

Q And is that true and correct? A: Yes.

Q It is set out on this statement and I am asking you to sign this statement.

(APPRAISAL MARKED EXHIBIT NO. 2).

(STATEMENT MARKED EXHIBIT NO. 3).

MR. FISHER: Now I also ask my learned friend for his personal property analysis. I would ask to file that as Exhibit 4, my lord.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: The claim in this instance, my lord, as far asI can see is pretty well a straight valuation dispute.

THE COMMISSIONER: There are a number of these articles shown on Exhibit 3 that must have been subject to the maximum price. Are the valuations now claimed taken into account for the maximum prices for which these things could have been sold?

MR. FISHER: I don't think so, my lord. I don't think Mr. Leckie had that information at the time he interviewed her. We will have to try and fix it up with that information. It is to be noted, though, on the exhibit that she signed that her articles

are practically new. August, 1941, all of those items were purchased, and I think in those circumstances when they came to be sold a year later, that the values she hasput opposite them would not exceed ceiling values.

THE COMMISSIONER:. You might ascertain from her how she arrived at these values. Are the values related to cost to her, or how did she arrive at them?

MR. FISHER: Q: How did you arrive at the values that you have listed for your stuff -- your chesterfield, and so on? A: The prices there under the "prices paid" column, those are the prices as new, and these prices here (indicating), she has reduced because of depreciation at the time of evacuation.

MR. FISHER: The witness pointed to the "prices paid" column on Exhibit 3, I guess it is, the personal chattels claim.

Now on the personal chattel analysis sheet, my lord, that has been filed, Exhibit 4, you will find the figures have been transposed into a column headed "claimant's value" -- the column with the claimant's value set out there -- and the sale values and the values procured at auction are on the other side, and Mr. Leckie, in arriving at the net credit, has given the Department the credit for various articles that were sold that are now being claimed for. The value of the articles claimed for is $1025.00. The Department got $715.00 for them. I don't think there is anything

else to add, my lord.

THE COMMISSIONER: All right.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value and that the personal property was sold for itsfair market valhe.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Sato, the upstairs of your house was uncompleted, wasn't it? A: In my report to the Custodian I stated that it was unfinished, but after I left the house was finished and I paid for it. It was all papered and finished.

Q The upstairs? A: Yes.

Q How was the upstairs finished? A: Building paper, and on top of that wallpaper. I didn't see the finish myself, but it was reported to me by letter.

MR.FISHER: Q: A letter from whom?

A I asked a real estate man in New Westminster, Mr. Dorgan.

THE COMMISSIONER: Q: Mr. Interpreter, would you kindly convey to the witness that I would like her to stop periodically so you may have an opportunity to translate what she says.

A This Mr. Dorgan told her the house had been finished. The upstairs, rather, had been finished and the cost was $41.50, which was paid by the Custodian -- $41.23, which was paid by the Custodian.

MR. HUNTER: Q: I judge that was merely a shiplap finish

with paper over it, would that be right?

A Yes.

Q The shiplap was there before.

A I see.

Q That is your signature, is it, Mrs. Sato (producing)?

A Yes.

Q The information in this form is in accordance with information which you gave.

MR. FISHER: I think my learned friend should put a little more detailed question, my lord, and draw her attention to the particular section he is going to develop and ask her if the information there is correct.

MR. HUNTER: I willbe quite happy to do that.

Q Is the information given in this paragraph 6 under "statement of personal property" correct? Is the information there the information which you gave, and is it correct? A: Yes, that is according to what I told him.

THE COMMISSIONER: What is the heading, Mr. Hunter?

MR. HUNTER: "Statement of Personal Property Owned", my lord. Under that she says (reading). I emphasize that, my lord, because my friend has suggested these were new chattels which should have fetched a higher price. I suggest they were in constant use.

(J.P. FORM MARKED EXHIBIT NO. 5).

MR. HUNTER: These chattels, my lord, were sold in 1945, although they would have been removed, of course, before that under the sale to the V.L.A., but I

suppose they would have been sold for the balance appearing.

THE COMMISSIONER: The sale would have taken place some time in 1943 and presumably the chattels would have been removed to storage in 1943.

MR. HUNTER: At or about that time, I suppose.

Q Mrs. Sato, in this paragraph 2 you stated a large number of items there were rented with the house to Mr. Townsend, then you give a list of certain other chattels there. Were they rented with the house or not?

A No, these were left in the house but only the articles stated there were rented with the house.

Q And the ones which were not rented, were they stored in any one place in the house or were they just in the usual position? A: The things that I didn't rent, I put them in an upstairs room, and also there were other articles which I put in the sawdust room in the basement and those rooms were locked.

Q They were locked, were they, and you had the key, or who had the key? A: I have the key now.

Q You still have the key? A: I haven't it here but I have it at Kaslo. The Custodian opened it with a pass key.

Q Don't you think you can throw that key away now? That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Fisher?

MR. FISHER: No, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

T. P. Horrobin

"T.P. Horrobin"
Official Reporter.

Case 376.

Nelson

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

File 75-36 ACKNOWLEDGED Wed

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

14

(1) NAME TOYE. SATO (RCMP) Reg. No. 10594
(Print) Surname Given Name

(2) Pre-Evacuation Address 281 Peace Arch Highway New Westminster B.C.

(3) Present Address Kaslo B.C.

(4) REAL ESTATE Farm property

(a) Street Address (if any) ..... City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) 281 Peace Arch Highway RR #4 New Westminster, B.C. Municipality of Surrey, LOT 6, SECTION 34, Block 5 NORTH, RANGE 2 WEST, MAP 880 district of New Westminster B C

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business Strowberrey and Rhubarb etc.
(iii) Business
(iv) Any other type of property (describe) .....

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) .....

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $ 4500.00

(ii) Buildings - - - - - - - - - - - - - - - $ 6000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ .....

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 10500.00

(v) Amount at which Custodian sold property and credited your account - - $ 3514.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 7005.00 6986

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 281 Peace Arch Highway RR #4 New Westminster B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) House

(c) How stored or packed at time of evacuation packed in Boxes in the Room

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") Custodian Care"
(in care of Mrs. M. Townsend)

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $ 1025.

TOTAL CLAIM FOR PROPERTY LOSS $ ~~928.11~~

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ ~~793.11~~ 715- 310- 7296

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Nelson

(b) Do you require the services of an interpreter at the hearing? Yes or no yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Taye Sato. of the City of Kaslo
of in the Province of B.C.

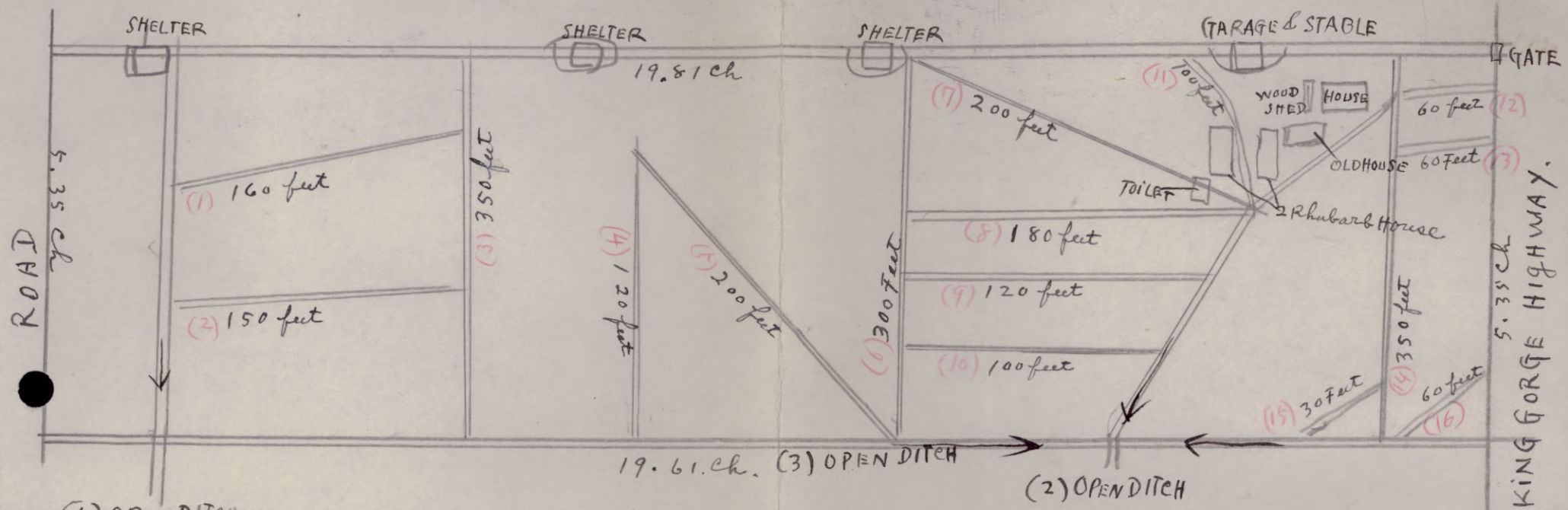
DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Kaslo)
in the Prov of BC.)
this 19th day of November) Taye Sato.
A.D. 1947 Duncan MacDonald A Commissioner &c.
Stipendiary Magistrate

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

(e) Itemized discription of personal property which is the subject of the claim.

1	Electric stove (Combination)	22500
1	dining suite complete (9 Piece)	15950
3	Piece chesterfield suite	14950
1	Floor rug and Base	8900
	linos all floors	5000
	Twin bed Vanity dresser and Bench	22000
1	Beatty Vacum Clenner	7500
1	Washing machine (Beatty stainless)	16000
1	electric pump	13000
	Round Table. 7 chairs. Buffet settee. sideboard etc	2500
	Tri-light lamp. coffee Table. end Table	2000
	compas (price $22.00)	1000
	Farming Tools and hurness	4500
	carpenter tools	2000
	disinfecting pump. disinfectant and Bluston	3000
	Bible. 4 Dictionary and Quanty of Book	5000
	gramaphone. Organ. and other Quanty of goods	20000
	TOTAL	165800
	Amount at Which custodian sold	72989
	LOSS.	$92811



Farm land Mrs Toye Sato.

3 OPEN DITCH 16 Coverd DITCH LABOUR		#200.00
4000 feet 2X6	@#200	80.00
Coverd split Shingle		30.00
	TOTAL	#310.00
5 acre Strawberries @7200X5	36000 Plant	861.50
2 acre Rhub. @ 2700 x 2 acre	5400 Plant	277.20
Currants 0.25 acre	170 Plant $50	85.00
4 Big apples	@#10.00	40.00
19 Yang Fruites 4 grapes	#5.00	115.00
20 Yang Plum tree Planted	1942 $50	10.00
		#1698.70
10 acre land EST		3000.00
	TOTAL	#4698.70

ESTIMATE 4500.00

Ortchery
Toli Ito





(Mrs) Taye Sato
(Claimant's Name)

REAL ESTATE
(Farm Land)

-105-94-
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 1/4 ac approx Cultivated not planted 1 1/4 ac approx Cultivated and not in crop 8 1/2 ac " List Crops strawb 3 ac Rhubarb 2 ac currants 1/4 ac vegetables 1 1/4 ac Total 9 1/2 approx	10 ac +	1933	K Imahashi	$ 3000.00	about 6 1/2 ac cleared	an old house (later torn down) 2 rhubarb houses stable & garage woodshed & bunkhouse	$ 10,500.00 (land & improvements)

EXHIBIT No. 376-1
DATE 11 Mar 1948
FILED BY A. Fisher.

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

	Description	When Made	Cost
(1)	cleared about 3 ac - over a period of years after purchase - mostly hired labour - rest own labour - bought materials - cost		$ 310.00
(2)	Ditching - 4000' (2-6 cedar pacing) with cedar liners - year to year - " " - "		" 300.00
(3)	Sleeperied well, installed pressure pump & piping to house, stable, 2 rhubarb houses & bunk house - about 1936 - cost approx		" 45.00
(4)	Planted about 30 fruit trees (mixed) - 15 mature - 15 young - average cost 150 each -		"

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

For buildings erected & improvements on existing buildings cost values re — see reverse of page —

Comments re appraisal: He mentions 19 fruit trees of no value. There were about 30 trees and the other trees were at bearing. When we left the upstairs of the house was completely finished, except for papering: the tenant did this papering and the Custodian charged my account with $41.23. We had improved the other buildings (approx). They were in quite fair repair and entirely serviceable for the purposes for which they were used. I consider that the appraisal at $3579.80 does not represent a fair market value

Comments re Appraiser's report not covered by above information: — Considering the modern, well-built, new house, the very good land for growing berries and vegetables, the excellent locality of the property and the improvements made to land and buildings I believe that the fair market value of this farm when sold by the Custodian would be at least $10,500.00 —

Taye Sato
SIGNATURE

P.T.O.

Type	Size	Finish	Built	Labour + materials	Cost	Est Value Bldgs
House - 2 stories 8 rooms + bath-room	36×36	- Stucco on frame - concrete foundation; shingle roof; built up cellar unit cement floors; lath + plaster walls; fir floors (polished); hot air furnace, combination sawdust burner - full bathroom unit plumbing (toilet, pedestal basin and built in bath); septic tank + cesspool - front porch; built in cupboards (kitchen) - built in wiring for electric unit fixtures installed, wall plugs etc	Finished July 1941 -	Hired labour (accidental contractors - purchased materials)	4371.23	4371.23
old house + lean-to	12×18 / 8×12	Improvements to house / Built lean-to	1937-38	hired labour; bought materials -	75.00	150.00
2 rhubarb houses	11×50	Improved unit brick chimney sq included - old drum stoves; built yellow cedar shelves; paint; sawdust insulation; piped for water + installed electric;	- 1938	"	180.00	300.00
Skate	14×18	- Repaired & piped for water -	1937			50.00
Garage	11×6	- "				75.00
Shed						20.00
roof shelter						15.00

additional comment Rented new house (furnished) for $25 per mo - Est value $4981.23
(not including 1942 crop - sold separately). This rent was nominal only as we knew these people and were satisfied they would care for everything during our absence, which we did not think would be for very long.

BC-566-P

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

Farm Appraisal Report

File No. JL-476

Land Description Lot 6 of S/D of Sec.34,Blk.5,N.,Rge.2,W.,Map 880. Except 0.213 taken for expansion of King George Highway as shown on Map 6363.

Containing 10.55 Acres

Owner's Name (Mrs.) Toye SATO Post Office Address R.R.4, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 4 miles

Market Town New Westminster Distance 4 "

Church (give denomination) All denominations Distance 4 "

Nearest School Public-Simon Cunningham - 200 yards; High -Queen Elizabeth - ¼ mile. Distance

State how property was identified: Map, L.R.O. Sketch and corner posts.

EXHIBIT NO. 376 DATE 11 may 1948 FILED BY A. Sinclair.

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

On King George Highway, directly opposite Simon Cunningham School. Main highway to International boundary.

Is this district a good one? Yes.

Employment opportunity Full industrial opportunity at New Westminster.

Predominating Nationality and religion: British; none predominating.

Describe Fencing and its condition: East with Anchor Brand. North 3 wires. Value $ Inc.in land.

Water supply: Good well with pressure pump and full plumbing installation in house, with septic tank & cess-pool. Value $ " " " & land values.

BUILDINGS ON FARM

7536

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	36 x 36	Lumber and stucco	12/20	Shgl.	1 yr.	Cement	Good	2800.00
Old House	12 x 18	Lumber	9'	"	old	Blks.	Poor	50.00
BARN 2 Rhubarb hses.	16 x 50	"	5'	split cedar	"	"	Vy. "	
BARN Stable and	14 x 18	(These bldgs. have salvage value only of---						40.00
GRANARY Garage	14 x 16	(These are too old to be of value (Eyesores)						
Shed & Roof shelter	-	both old and valueless.						
Wood shed	10 x 22	Lumber	8'	Shgl.	old	Posts	Vy.poor	20.00
	x							

(Full electric installations, wall plugs, etc.)

Total present day value $ 2910.00

Total Value Buildings add to farm $ 2800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House fully completed with exception of plastering of the upstairs rooms. Main floor stairway and hall plastered. Excellently built, furnace (new). Bathroom on main floor; polished floors; porch alcove & pantry extension for enlargement. Built in kitchen cupboards, etc. $

Describe the basement and chimneys: Full cement basement; brick chimney to ground.

No. rooms downstairs? 4, plus bathroom & pantry, hall & porch alcove. Upstairs? Upstairs unfinished. Bare sheathing How finished

Are buildings painted? Yes. Condition of paint New.

Distance from nearest bush None near.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.73	Undulating 5.73ac.	12" to 24" lm.& sdy.lm.	Sandy clay; Clay & sdy. hardpan.	Currants, rhubarb potatoes.	90.00	515.70
2.45	" 2.45ac.	8" sdy.loam.	Sdy.clay	Straws. Potatoes.	70.00	171.50
2.15	" 2.15ac.	6" loam	Grav.clay to pure gravel	" "	40.00	86.00

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

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

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
.22	Undulating .22	Sdy.loam	Sdy. clay	Remove stumps	50.00	30.00	6.60

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 $ 779.80

Total added by buildings to value of farm $ 2800.00

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

Total value of farm $ 3579.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Fully occupied. Crop is leased for this season to J.V.Friesen,a neighbor.House & other bldgs.are leased for year ending Apr.2nd,1943,to Mrs.Marie Townsend, (Soldier's wife.Husband in England)for $25.00 per month,including full furniture,all new and of best quality. Fair state of cultivation.

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

Noxious weeds:
Canada thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Municipal and School - $63.88.
Surrey Municipality,
Cloverdale, B.C.

Date: 11th July 1942.
Place: New Westminster,B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 10 day of July 19 42.

Inspector's Signature "B.C. WORMWORTH"

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

JL-476 - Mrs. T. SATO

Farm Appraisal Report

Remarks: This place is located on a main highway, 4 miles from the city, with full bus service at a 30¢ return fare, and being self contained as to the modernity of the house, full plumbing, bath-room, toilet and disposal plant, it takes on more the aspect of a suburban residence, than a farm. Being the best house nearby, and directly across from the public school and ¼ mile from the high school, the owner is able to board three or four school-teachers (present tenant boards 3 during school terms). There is also the situation that would permit the setting up of a roadside fruit, poultry products and vegetable stand, though competition in this respect would be heavy.

Soil on the place is varied and will produce both small fruits and vegetables, with enough high, gravelly natured acreage to permit the establishment of poultry on high, dry ground. Drainage is natural, and small ditches are already established to take the early run-off.

The outbuildings, with the exception of the old house (which could be repaired, painted and rented for a small monthly sum) should be torn down, as they are actually a detriment to the place from a sale point of view.

All installations in the house are new, nothing second hand. Furnace is new, of the hot air type, with full piping to radiators. Basement is full size of building, cement walled to the ground level, and fully cement floored. The hole building gives the impression of being well constructed along present day accepted lines. Pressure pump and tank are in basement, and water supply is stated to be adequate.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

19 young fruit trees, not in production, and 4 grape vines, also not in production do not as yet add value to farm. $

Existing crops are :-

Strawberries -------- 3 ac.
Potatoes ---------- 2.8 ac.
Rhubarb ---------- 2.15 ac.
Currants ---------- 0.25 ac.

$

$

$

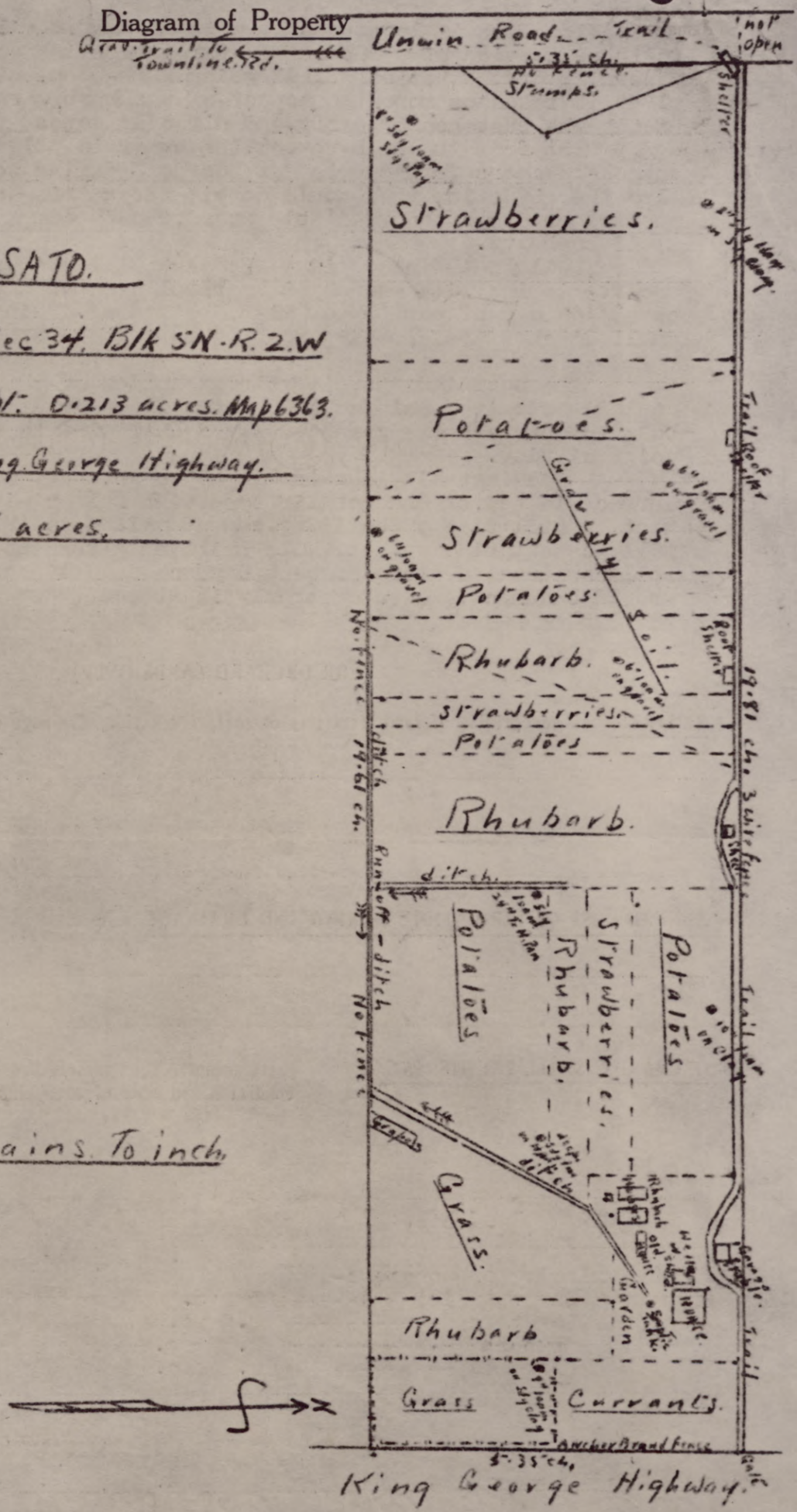
$

$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



Toye SATO.

Lot. 6. of. S/D of Sec 34. Blk 5N. R. 2.W

Map. 880. except: 0.213 acres. Map 6363.

transferred To King George Highway.

10.575 acres.

Scale. 2 chains To inch

Following careful review of this appraisal report, it is my opinion that the present value is $ 3500.00

Date 13th July 19 42.

"I.T. BARNET"

District Superintendent.

#33

Mrs. Faye Sato
(Claimant's Name)

EXHIBIT No. 376-3
DATE 11 mar 1948
FILED BY
a. Fisher

PERSONAL CHATTELS

105 94
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Electric stove (combination)	aug 1941	new	225 00	practically new	195 00
3 piece Chesterfield suite (mist top covers)	"	"	149 50	"	125 00
1 Floor rug (+ base)	"	"	89 00	"	70 00
2 twin bed, Vanity dresser + bench (Suite)	"	"	220 00	"	175 00
1 Beauty vacuum cleaner	"	"	75 00	"	65 00
1 " Washer (Stainless)	"	"	160 00	"	150 00

The above (and other articles claimed) are set out and valued on items on Custodian's analysis of personal Property in a column

Description of Storage of Goods: The goods were left in our farm house we rented to house furnished. Some of the articles (not in use) were stored in a room upstairs; others were packed in boxes and left in the basement. The custodian later removed and sold the chattels

General Statement as to Chattels not Described above:

— For all chattels claimed (as estimated values) see custodian's analysis of personal property form —

Additional Comments, if any:

In estimating values depreciation has been allowed. —

Faye Sato.
SIGNATURE

File No. 7536 February 13, 1948.

REAL PROPERTY MEMORANDUM

Re: Toye SATO (Mrs. Soyemon)
Registration No. 10594

Veterans' Land Act transaction.

One Real Property only, being:

Lot 6 Section 34, Block 5 North Range 2 West Map 880 Save and Except part 0.213 of an acre shewn on May 6363 Municipality of Surrey in the District of New Westminster.

Address: 285 Peace Arch Highway, Surrey, B. C.

Registered Owner: Toye SATO.

Sold to Director, Veterans' Land Act for $3,514.00.

Assessed: (1943)

Land.....	$1,025.00
Improvements..	1,900.00
TOTAL.....	$2,925.00

Attached to Claim File:

1. Soldier Settlement Board Farm Appraisal Report.
2. Certificate of Encumbrance.
3. Statement of Sale to Veterans' Land Act.
4. Statement of Custodian Account.
5. Real Property Memorandum - June 18, 1946.
6. Assessment Notice (1943)
7. Extract from Lease.
8. "JP" Declaration Form.

WJJ/HMS

W. J. Johnston

EXHIBIT No. 376-4
DATE 11 mar 1948
FILED BY a. Fisher

PAGE 2

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 7536 EXHIBIT No.

NAME Toye SATO (Mrs. Soyemon)

REG. No. 10594

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
Declaration May 4, 1942.	Taken by S.C. Carlsen					
Evacuation May 15, 1942.	Date September, 1942.					
See Page 1	9 baskets 3 lanterns 1 hand brush 1 roll building paper 7 small sickles quantity sealers 2-2 gal oil cans 1-1gal. oil can 1 50' hose 1 bread box 1 step ladder 1 large barrel 1 small barrel 1 hall tree 1 kitchen cupboard and dishes 1 compass 50' Manilla rope 2 big baskets (utensils) 2 small barrows 1 Baby Cot 1 plow 1 straw suit case quant.sewer connections quant.chicken netting 1 water can 1 battery 1 water can 1-5 gal. crock 2 wood pails 1-3 gal. crock 1-½ gal.crock 1 flower pot 1 writing desk 1 table 1 range (kitchen) 1 Cupboard 9 Cartons 29 Boxes personal & misc. effects.	See Page 1				

EXHIBIT No. I

CASE No.

VENUE Nelson, B. C.

S TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 7536 EXHIBIT No.

NAME Toye SATO (Mrs. Soyemon) REG. No. 10594

DATE
DECLARATION May 4, 1942.
EVACUATION May 15, 1942.

INVENTORY
TAKEN BY S.C.Carlsen
DATE September, 1942.

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND Claimant's value
1. 1 Electric Stove (Combination)	$225.00	$ 107 50			185.00
2. ~~1 Dining Suite complete~~	~~159.50~~	170 00		no claim	
3. 3 Pc.chesterfield suite	149.50	115 00			125 00
4. 1 Floor Rug and Bse	89.00		F*		70 00
5. Linos. on all floors	50.00			✓	35 00
6. Twin Bed, Vanity dresser and Bench	220.00	117 50			175 00
7. 1 Beatty Vacuum Cleaner	75.00	24 00			65 00
8. 1 Washing Machine (Beatty Stainless)	160.00	140 00			150 00
9. ~~1 Electric Pump~~	~~130.00~~			✓	
10. Round Table, 7 Chairs, Buffet, Sette, sideboard etc.	25.00		F*		25 00
11. ~~Tri-light Lamp, Coffee Table, end Table~~	~~20.00~~	31 00		no claim	
12. ~~Compass(price $22.00)~~	~~10.00~~	10 00		no claim	
13. ~~Farming Tools & Harness~~	~~45.00~~	M 46 25		no claim	
14. Carpenter Tools	20.00	T 6 00			20 00
15. ~~Disinfecting pump. Disinfectant and Bluston~~	~~30.00~~				
16. 1 Bible, 4 Dictionary & quantity of Book	50.00				25 00
17. Gramaphone, organ & other quantity of goods	200.00	F 126 75			150 00
	1658 00				

Total (est) Value 1025 00

net Custodian Sales 715.00

not claim 310 00

Dining Room Set
Rug
Phonograph & records
China Cabinet
Buffet
Chesterfield & 2 Chairs
Pictures
Coffee Table
End Table
Chair
Organ & Stool
Tri-light Lamp
Rug and Base
Bedroom Set
Frigidaire
Congoleum Rug
Kitchen Table
Vacuum Cleaner etc.
2 Stoves
Washing Machine
Kitchen Utensils
Electric Stove
Sewing Machine
Cabinet
1 Double Bed
1 Single Bed Complete
4 Small Beds
Chinaware
Silverware

1 Sewing Machine
3 Chest drawers(clothes)
5 Mattresses
1 Steamer Trunk(Clothes)
1 Fiber Trunk
2 small straw baskets
3 straw suitcases
1 basket vacuum attachments
1 tin elec.fixtures
1 lamp shade
1 congoleum rug
2 tables
1 book stand
2 dressers
4 chairs
1 Electric Stove
1 Beatty Vacuum
lino. on all floors
1 Frigidaire
1 Round Table
7 Kitchen Chairs
1 settee
1 sideboard
1 dining suite complete
1 gramaphone
3 pc.chesterfield suite
1 organ
1 settee
1 odd chair
1 rocker
1 tri-light lamp
1 floor rug base
1 coffee table
1 end table
1 hall table
1 twin bed suite comp.
1 small round table
1 electric pump
6 kitchen chairs
1 rocker
2 leather chairs
1 high chair
1 screen door
3 cross cut saws
4 new handles
2 straw suitcases
2 metal flour bins
1 Washing machine(elec)
1 large galv.pail
1 cabinet tools
1 box pipe fittings
1 large churn
1 horse scraper
1 rice pot
1 granit kettle
4 galv. tubs(utensils)
1 heater
1 teather chain
1 set harness
4 shovels
1 fork
1 hand cultivator
1 spade
1 section harrows
2 galv. pails
1 wood block
1 pail chains
quant.plumber,carpenter tools

Continued

RECAP. OF CUSTODIAN SALES.

#				
1.	ELECTRIC STOVE	$ 107 50		
2.	DINING SUITE	170 00		
3.	CHESTERFIELD SUITE	115 00		
6.	TWIN BED ETC	117 50		
7.	VACUUM CLEANER	24 00		
8.	WASHING MACHINE	140 00		
11.	TRI-LITE LAMP ETC	31 00		
12.	COMPASS	10 00		
4} 10}	FLOOR RUG. ROUND TABLE ETC	* F 37 5	F	74 50
17.	GRAMOPHONE, ORGAN, ETC	F 126 75		
13.	FARMING TOOLS & HARNESS	M 46 25		
14.	CARPENTER TOOLS	T 6 00		
		$ 897 75	74 50	— TOTAL #

Deduct Sales or Items not claimed (deleted above)

No. 2 -	170 00
" 11 -	31 00
" 12 -	10 00
" 13 -	46 25
	257 25

net Custodian

LE No 7536 EXHIBIT No. I CASE No.

EG. No. 10594 VENUE Nelson, B. C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND Claimant's value	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	NOT INVENTORIED.	REMARKS
AUCTION	TENDER &c								
#									
107 50			185. 00						
170 00		no claim							
115 00			125 00						
	F*		70 00						
		✓	35 00						FIXTURE.
			175 00						
117 50									
24 00			65 00						
			150 00						
140 00									
		✓							FIXTURE.
	F*		25 00						
31 00		no claim							
10 00		no claim							
46 25		no claim							
6 00			20 00						
				✓				✓	NO RECORD
				✓				✓	NO RECORD.
			25 00		✓				6 BOXES BOOKS.
126 75			150 00						
		Total (est) Value	1025 00						
		net Custodian Credit	715. 00						
#									
107 50		net claim	310 00						
170 00									
115 00									
117 50									
24 00									
140 00									
31 00									
10 00									
3 75	F	74 50							
126 75									
46 25									
6 00									
897 75	74 50	— TOTAL # 972.25 ⊗							
		257 25							
		net Custodian Credit 715 00							

J. B. Johnston.

FORM "JP" FILE No. 7536

SURREY

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, (Toye) Mrs. Soyemon

HOME ADDRESS: R.R. No. 4, New Westminster, B. C.

REGISTRATION NUMBER 10594 SEX: Female AGE: 49

OCCUPATION: Housewife

(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: Soyemon

ADDRESS OF WIFE OR HUSBAND: R.R. No. 4, New Westminster, B.C.

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 376 - 5

DATE 11 Mar 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: Lot 6 of Section 34 Block 5 North Range 2 West map eight hundred and eighty (880) in the District of New Westminster, B. C. Title No. 104763E "10 acres"

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room dwelling house, 2 root house, woodshed, barn, packing house.

3. INSURANCE (Give particulars; state where policies are) $3500 and $1000 on dwelling and furniture in the Ocean Accident & Guarantee Corp. Ltd., Policy No. of first 6114380 in my possession

4. TAXES (Amount and where payable) $60 for 1941, payable at Cloverdale

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by Mrs. M. Townsend $300 per annum rent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, rhubarb, black currants.

Expect to sell the crop next week.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Occup the packing house on the same lot at R.R. No. 4, New Westminster, B. C.

2. LANDLORD'S NAME AND ADDRESS: Myself

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

4. STATE WHEREABOUTS OF LEASE: ---

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Dining room set, rug, phonograph and records, china cabinet, buffet, chesterfield and 2 chairs, pictures, coffee table and end table, chair organ and stool, tri-lite lamp, rug and base, bedroom set, frigedaire, congoleum rug, kitchen table, vacuum cleaner etc. rented with the house to Mr. M. Townsend, R.R. No. 4, New Westminster, B.C.

2 stoves, washing machine, kitchen utensils, electric stove, sewing machine, cabinet, 1 double bed, 1 single bed complete, 4 small beds, chinaware, silverware

In the house at R.R. No. 4, New Westminster, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 horse which I expect to sell.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: See Page 1, No. 3

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) $350 Victory Bonds, $100 War Savings Certificates in the safety box also $500 Victory Bond will received it today or tomorrow.

8. BANK ACCOUNTS: $265 in Royal Bank, New Westminster, B.C. joint account with my husband

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS ----

11. SAFETY DEPOSIT BOX: ~~Royal Bank joint box with my husband~~

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 4th day of May 1942

(Signature) T. Sato

"F.I.Williams"
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.

April 19, 1948

M Mclanstrael

File - M-91
MORIOKA-K

SURREY

Lot 1, N.E.¼ Sec.32,Twp. 2, except N.E.120 ft x 276 ft., Map 4312-1924 acres, Municipality of Surrey.

Land -	16.35 acres	cleared and planted @ $200. per acre.....	$3270.00
	2.1 "	cleared and noteplanted @ $150 " "	315.00
	1.25 "	uncleared, ravine & bush @ $10." "	12.50
			$3597.50

- -

BUILDINGS:

Dwelling	30 x 32 6 x 24	-1104 sq. ft. @ $3.25 -	$3588.00
Garage	12 x 18		25.00
Old House	14 x 46 10 x 24 8 x 14	-	100.00

EXHIBIT No. 376-6.
DATE Jan. 30-1950
FILED BY
R. J. McMasters

6 Colony Pens on skids moved from S.S.B. reported location- S.S.B. reports these in fair condition and should carry a value of $10 each. 60.00

Rhubarb House with henhouse above 20 x 50
20 x 14 } 1280 sq. ft. @ 12¢ 150.00

(S.S.B.valuation accepted on above bldgs.)

Henhouse 22 x 172 - 3,784 sq. ft. @ 50¢ per ft. 1892.00

If this double-decked henhouse was in the condition (good) described in S.S.B. report then it is my opinion that the above value should apply.

$5815.00

Property is subdivided into 5 parcels of land and new houses have been erected facing Unwin Road.

I examined this property on October 18th, 1948, and I have also examined the Soldiers' Settlement Board appraisal with respect to the property, and I am of the opinion that its fair market value in 1943 was not less than $9,000.

Vancouver,B.C.
January 28th,1950

G. H. Hewer

Ex 6.