

1720

*Duplicate
Registered in Vancouver
by H. K. H. H.*

Haney, B. C.

I

FILE No. *1720*

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: OSATO Shigeru

HOME ADDRESS: 14th Ave., Haney, B. C. (303-14th Ave., Haney, B.C.)

REGISTRATION NUMBER 13977 SEX: M AGE: 25

OCCUPATION: Farmer.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? NO

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Sub. Div. N $\frac{1}{2}$ W $\frac{1}{2}$ Sec. 14, Bl. 6,
N. Rangel, Group 1, Map 4730, Reichback Rd., Pitt Meadows.
Dist. of Pitt Meadows.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 - wooden cabins, 4 rooms
in one, and 2 rooms in other. Big wooden barn. 1 wooden shed.

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

4. TAXES (Amount and where payable) \$33.00 per yr. paid Sept. 1941.
At--Dist. of Pitt Meadows, B. C.

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

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

EXHIBIT No.

892-5

DATE

Sept. 10/45

FILLED BY

Crown

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Hops and some fruit trees.
(Mr. B. Blackstock (store) given permission to pick "crop" for duration)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 303-14th Hwy, B. C. 5 roomed, 2 storeyed
wood frame house with basement.
2. LANDLORD'S NAME AND ADDRESS: Father--B. Osato, 303-14th Hwy, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent free
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:
On farm at Reichback Rd. Hwy, B. C.: 1 sprayer, 1 plough,
1 cultivator, 28 hop-picking
baskets, 2 wood-coal stoves,
beds, kitchen utensils, and
gardening tools.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$4000.00 Manufacturers Life Ins. Co. Policy no. unknow.
beneficiary-father--S. Osato. Policy at home.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: None**REMARKS:**

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 8th day of April 1942.

(Signature)

J. Osato

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Jan. 27/43

File No. 1720

Full Name OSATO, Fred Shigeru
(Surname in Block Letters)

Registration No. 13977

^V
Male - Female
(Check)

Age Nov. 5/1916

Former Address Pitt Meadows and for 14th. Ave., Haney, B.C.
also E & S Logging Co., Salmon Bay, Toba Inlet, B.C.

Date Evacuated April 11/1942 ? Naturalized - Canadian-Born - National
(Check)

Present Address Winnipeg, Manitoba *% Dryden Paper*
Dryden, Ontario

^V
Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother SUETSUGO, Masage #13759

Name of Father Shikazo #13978

Names of Children under 16 _____

Requested by E. Bridson

Registered with Custodian yes
(Yes or No)

Additional Information Farmer. 20 acres & truck.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.675 P)

File No.1720

Name: OSATO, Shigeru

Reg.No.13977

Address: Reichenbank Rd., Pitt Meadows, B.C.

Legal Description: Lot 2 of Section 14 Block 6 North Range 1 East
Map 4730 Municipality of Pitt Meadows, District
of New Westminster.

Classification: 19.85 acres - low land of which approximately
10 acres were cleared and 7 acres planted in
Hops. The buildings consisted of 2 shacks of
little value, in fair shape, and a small tool
shed.

Registered Owner: Fred Shigeru OSATO

State of Title: Clear

Administration & Revenue: Leased by OSATO to Mrs. Blackstock for
1 year @ \$200.00 which in case of crop
failure that year covered the second
year. (The crop according to the Hop Company was
a complete failure the first year due to mildew.)
Revenues after January 1, 1943 should accrue to
the Veterans' Land Act but no adjustment was made
with them on the above.

Sold to the Director, Veterans' Land Act for \$823.00 Cash as of
January 1, 1943.

Title delivered January, 1944.

Payment Received January 24/44 and net proceeds of \$699.12 were
credited to the account on January 27/44 after receiving refund
on Fire Insurance \$24.88, and paying Tax Arrears of \$145.76 and
L.R.O.Fees of \$3.00. Legal fees of \$15.00 in connection with the
sale were charged at a later date.

Chattels: Were not involved in property sale.

Insurance: On buildings - was transferred to V.L.A.

Certified a correct summary of File

Dated: 27/9/45

W E Anderson
.....

1720

Dated: 27/9/45

MEMORANDUM

To: File 1720

April 5, 1944.

From: Specified Articles Department

Re: OSATO, Shigeru - Reg. 13977

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1941 Chevrolet Pickup No. T236 License No. (42) CC 264	\$875.00

This truck was released to E. B. Hampton on July 2, 1942.

Harker

LIABILITY SUMMARY

September 27/45

File No. 1720

Re: OSATO, Shigeru, Reg. No. 13977

No liabilities were declared by OSATO, however, Dr. L. Broe filed a claim for \$8.00. This was referred to OSATO who acknowledged April 23, 1943. When funds were available the account was paid on February 23, 1944.

No other liabilities are filed for or against OSATO.

Certified Correct

W. E. Hansen

Dated: 27/9/45

To be handed to the applicant.

Licence No. ce 264
Year 1942

PROVINCE OF BRITISH COLUMBIA.
"MOTOR-VEHICLE ACT."

Revenue
Receipt No. 78232 F

TRANSFER OF LICENCE FOR MOTOR VEHICLE.

THIS IS TO CERTIFY THAT, notice having been filed with me pursuant to the provisions of the "Motor-vehicle Act" of the transfer
of the motor-vehicle registered under Motor-vehicle Licence No. ce 264
from S. Osato of 14th Ave, Haney, B.C., as vendor,
to Ernest Bertram Hampton of _____, B.C., as purchaser,
and the prescribed transfer fee of seventy-five cents having been paid to me, the said licence is hereby transferred to the said purchaser of the
motor-vehicle.

COMMISSIONER OF PROVINCIAL POLICE.

Dated this 9th day of March
1942 Mission, B.C.

Per H. McPherson
(Signature of issuing official.)
Official position B.C. Police

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

7256

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

269-0-13-3

Detachment
Sub-Division
Division
Date

(B)

March

24

19

42

RE-

S

OSATO

14th Ave

Harry B C

On

March

24

19

42

Goodfellow

K-B's NAME

Came into possession of the following goods by:

SURRENDERED

UNDER

O.I.C.

PC.

1486

Bornet B. Hampton

NO. OF PAGES

CAPACITY OR SIZE

DESCRIPTION OF CONTENTS
DETAILS TO BE GIVEN IN FULL

LICENSE NO.
MAKE & MODEL
SERIAL NO.
ENGINE NO.
SPEEDOMETER READING
CONDITION

TIRE NUMBERS

CC 264 (42)
Chev Truck (41)
20045
017186

10039
Good

EXTRA EQUIPMENT

H11

DESCRIPTION & CONDITION
VERIFIED

Appearance is Good

Signature of Owner
Japanese Registration No.

13977

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

DATE:

2/10/1942

SIGNATURE OF MEMBER SUBMITTING REPORT

This Indenture

Made in duplicate the Twentieth day of March in the year of Our Lord one thousand nine hundred and thirty Forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

FRED SHIGERO OSATO of the town of Haney in the province of British Columbia, farmer.

Insert full Names, Addresses, and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

AND

BLONDIE S. BLACKSTOCK of the town of Haney aforesaid, merchant, hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Pitt Meadows in the province of British Columbia and known and described as LOT TWO (2) of a subdivision of the North Half (N. $\frac{1}{2}$) of the West Half (W. $\frac{1}{2}$) of Section Fourteen (14) in Block Six (6) North, Range One (1) East. Group One (1) Map 4730. New Westminster District.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, water, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

EXHIBIT No.

DATE

FILLED BY

892-6

Sept. 10/48

Crown

From the Twentieth day of March one thousand nine hundred and thirty-Forty-two for the term of One year (to be renewed during the thence ensuing duration of the War)

YIELDING during the said term therefor the rent of Two Hundred (\$200.00) Dollars, per year,

of lawful money of Canada, payable on the following days and times that is to say: rent to be paid in advance. The sum of Two Hundred dollars (\$200.00) has now been and is hereby acknowledged.

The Lessor herein agrees that should a Total crop failure ensue during the first year and through no fault of the Lessee, the rent already paid shall then apply as rent for the second year.

The Lessee agrees to properly attend and spray the crop of Hops now on the property and to operate the farm in a workman like manner

The Lessor further agrees to permit the Lessee the use of all the tools and equipment now on the property

The Lessor also agrees in insofar as he has authority to do so, to permit the lessee the use of all the rights and privileges of his shares in THE WESTERN CANADA HOP CO-OPERATIVE UNION. S.O.

The Lessor further agrees to give the Lessee the first option to purchase the aforesaid property on the termination of this lease if the property is then forsale.

the first payment to be made on the said 20th day of March, 1942

THAT the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.

AND to repair; and to keep up fences; and not to cut down timber;

AND the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

AND will not assign without leave; and will not sublet without leave.

AND that he will leave premises in good repair;

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

PROVISO for re-entry by the said Lessor on non-payment of rent, or non-performance of covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee, then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

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

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness *Harold Mengin*
Street Address
City or Town *Phanap Bl.*
Occupation *Notary Public*

F. S. Cesto

Blonde S. Blackstock.

Oct. 1, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
OSATO, Shigeru #13977.

In the house.

- 1 Table. (HM)
- 1 Kitchen cupboard cont:
 - 7 plates, 6 saucers,
 - 1 tea pot, 1 cup, 4 spoons,
 - 1-2qt. sealer, 1-lqt. sealer,
 - 1 glass butter dish, 4 bowls,
 - 1 pkg. Handy Ammonia, 2 alum. pots,
 - 1 lds, 1 baking tin, 1 knife.
- 1 Bed, spring, & mattress. (poor)
- 2 Lamps. (1 no glass)
- 1 Sml. wall mirror.
- 1-2gal. Ice cream pail.
- 1 Can opener.
- 1 Alum. tea kettle.
- 1 Jap. tub.
- 2 Brooms.
- 22 Misc. bottles.
- 2 Tea pots.
- 1 Vinegar bottle.
- 1-lqt. sealer.
- 1 Enam. pan.
- Lge. quantity of stove wood.
- 1 DB Axe. (no handle)
- Sml. bundle of old shoes.
- 6' Bridle reins with snaps. (fair)

Under house.

- 8-1gal. tins.
- 7 Berry crates.
- 1-6' Ladder. (HM)

In tool shed.

- 2 Lge. bundles of sml. stakes, 2 Mattocks, 1 shovel, 1 hoe, 1-4gal. tin,
- Sml. quantity of used lumber, 1 hand oil can, 1 rat trap. (steel)

In the barn.

- 1 Bed spring. (old)
- 1 Single bedstead. (old)
- 5 Bdles. of shingles. (new)
- 6 Berry trays.
- 27 Burlap hop baskets.
- 1 Wicker basket.
- 1 Wooden barrel.
- 1 Lge. oil drum.
- 1 Cultivator. (horse drawn)

In lean to shed on barn.

- Sml. quantity of used lumber.
- Lge. " " barbed wire. (used)
- 2 Sml. rolls berry wire.

In the yard.

- Lge. quantity of Bean poles.
- Sml. " " railroad ties.
- 1-12' Ladder. (HM)
- 1 Wagon with car wheels. (HM)
- 1 Roll of barbed wire on stake. (used)
- Lge. quantity of hop poles.
- 1 Wooden barrel.
- Sml. quantity of scrap metal.
- 1 Jap. tub.

Lge. quantity of hop wire in field.

Note:

In care of lessee, Mrs. Blackstock,
14th. Ave., & Dewdney Tr. Rd., Haney,

- 1 Sprayer.
- 2 Hoes.
- 1 Plough.

Mrs. Blackstock says that she has
already signed for the chattels,
and that a list is in the Custodian's
Office.

Signed

J. Morrison
J. W. Stinson

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

608 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 1720.

November 20, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 21 1942

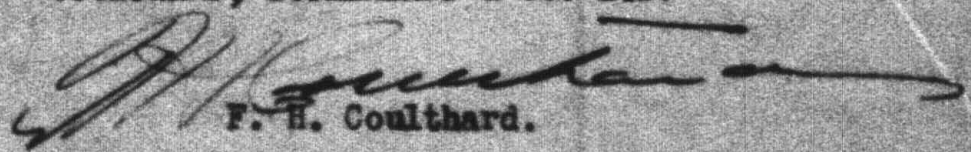
Attention Mr. Gibson.
RE: Shigeru OSATO.

Dear Sir:

Thank you for your letter of November 19th.
re the above. The house on this property should be insured
for three hundred dollars and the barn for seven hundred.
The house rate is \$2.00 and the barn rate is \$2.50 while
the fire rate on the farm equipment which Mr. Osato has
valued at \$700.00 is also \$2.50 therefore making a total
premium for three years of \$41.00.

Trusting this is the required information,
Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.


F. H. Coulthard.

Gibson
TELEPHONE 108

*Drill 300
Barn 700*

BC-675-P
BC-294-A

BC/675-P
BC/294-A

Farm Appraisal Report

Page 1

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

File No. JL 395

Land Description Lot 2 of Sec. 14, Blk. 6 N., Hgs. 1 E., Map 4730.

(House not numbered.)

Containing

19.854

Acres

Owner's Name OSATO, Fred Shigiro

Post Office Address

Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, C.P.R.

Distance

2

Market Town New Westminster (good local shopping)

Distance

13

Church (give denomination) C. of E. & United, Pitt Meadows

Distance

2

Nearest School Pitt Meadows Public

Distance

1

State how property was identified: Road and map check, no posts found.

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

Yes, it fronts on a good gravelled municipal road.

Is this district a good one? Dairy country, improving every year.

Employment opportunity Peat plant, mills, brickyard 2 - 6 miles

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: South line wire fenced, none other Value \$

Water supply: Good well for stock, all drinking water has to be hauled from municipal well, 2 miles.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 18	rough lbr.	8	shgl.	10	wood	poor	50.00
	X							
	X							
BARN	28 x 36	" "	20	"	9	"	"	250.00
	X							
BARN	X							
Shed	16 x 20	frame	10	"	new	"	incomplete	30.00
GRANARY	X	unfinished						
	X							
	X							
	X							
	X							

Nearest electric light, Dewdney Trunk Road 660 yards south.

Total present day value \$ 330.00

Total Value Buildings add to farm

\$ 280.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it

habitable? It's a crude cabin, hardly suitable for white habitation and not

worth adding to.

\$

Describe the basement and chimneys: No basement, stove pipe chimney.

No. rooms downstairs? 3 Upstairs? - How finished V-joint and shiplap.

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

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

Cultivated Land

BC/675-P
BC/294-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.46	level	cl. lm. 1' to 18"	clay	grass, pasture, hope	50.00	173.00
6.75	"	"	"	poor cultivation at present	50.00	337.50
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
644	level	cl. lm. 1'-18"	clay	clear hardhack & brush & drain	100.00	5.00
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	
NOTE: This land formerly was overlaid with peat. It has now been worked up to a friable dark loam. Clovers not yet established.						

Total value of Land \$ 558.72

Total added by buildings to value of farm \$ 280.00

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

Total value of farm \$ 838.72

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

Hope have been the only crop since taken over from a white owner. Japanese owner had no family and is said to have had other land elsewhere.

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

Could be brought in a small mixed farm, running eventually 5 cows.

Noxious weeds: Not in evidence.

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

Pitt Meadows, Land, School & Library - \$30.45
Dyking and Drainage Taxes \$52.40, Drainage \$12.31
" " " Arrears \$66.72, 1940 and 1941.

Date: 29th June, 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 26th day of June, 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: Since dyking commission has added additional pumps in the area this land has settled and improved by being worked. The pasture on west is the usual rather soft grass common to Pitt Meadows, a lot of June grass, poor hay at best.

Mrs. B. Blackstock is leasing for \$200.00 for 1942. She and her son are now making an effort to cultivate the hops, which have been neglected. Mrs. Blackstock is quite ignorant of common farm practices but seems willing to try. She will not occupy the premises.

All drinking water has to be hauled from the municipal pump approximately 2 miles.

(FOR ORCHARD LANDS ONLY)

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

This and Henatau's 19.850 acres adjoining on south with good house would make good farm unit.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

No fuel on the property.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

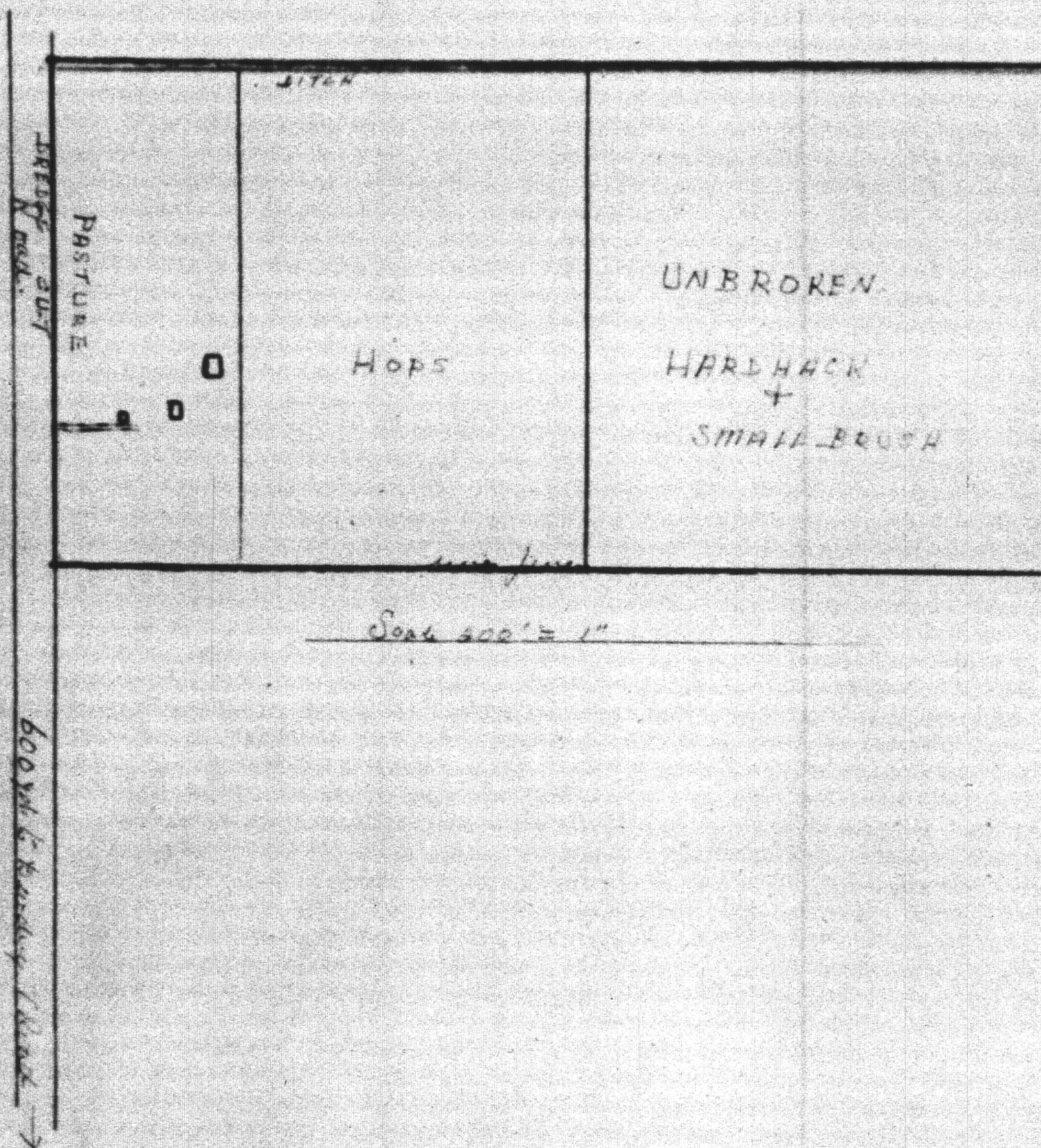
6.75 ac. Hops

3.46 ac. Pasture

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 800

Date 30th June 1942

J. S. Bauld
District Superintendent.

Please address all communications to:
SUPERINTENDENT OF MOTOR-VEHICLES
Motor-vehicle Branch
Victoria, B.C.



Please mark reply for attention of
General Office
Division.

TELEPHONE - EMPIRE 1111 (Local **386**)

Your File No.

**MOTOR-VEHICLE BRANCH
VICTORIA**

In reply quote File No. **6-1A**

**subject: Motor-Vehicle
Registration
#220304**

June 3rd, 1946.

**W.E. Anderson, Esq.,
Administration Department,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.**

Dear Sir:

I am in receipt of your letter of the 31st ultimo, and in reply beg to advise you as follows:

1941 Chevrolet Pickup Delivery, engine #G17186, was transferred March 9th, 1942 at Mission, B.C., from S. Osato, 14th Ave., Haney, B.C., to Ernest B. Hampton, Dewdney Trunk Rd., Haney, B.C.
Transferred: July 3rd, 1942, at Vancouver, B.C., from E.B. Hampton, to Haney Box Co. Ltd., Haney, B.C.
Transferred: August 6th, 1942 at Vancouver, B.C., from Haney Box Co. Ltd. to Haney Garage Ltd., 66-8th Ave., Haney, B.C.
Transferred: April 28th, 1943, at Vancouver, B.C., from Haney Garage Ltd., to Fraser Wood Products Ltd., 1898 Kent St., Vancouver, B.C.
1946 Licence #C82E was issued Feb. 26th, 1946 in the name of Fraser Wood Products Ltd., 1898 Kent St., Vancouver, B.C.

Yours truly,

GEORGE A. HOOD,
Superintendent of Motor-Vehicles.

per:

[Signature]
A.G. Cooke,
Senior Clerk.

AOC :RE

PHONE FRASER 5222

FRASER WOOD PRODUCTS LTD.

MANUFACTURERS OF GRATE AND BASKET VENEERS & PEAT COVERS

1898 KENT STREET

VANCOUVER, B. C. October 23 1946

W. E. Anderson, Esq.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

In reply to your letter of the 19th inst. file # 1720.

We purchased the truck mentioned in your letter
on the 27th of April 1943, from the Haney Box Co. Ltd.,
at the price of seven hundred and fifty dollars (\$ 750.00)

Yours very truly,

750

Y180P -
98

FRASER WOOD PRODUCTS LTD.

P. P. P. P.

June 24, 1948

File No.
1720

Fred Hilgert OSATO,
Reg. No. 13977

PERSONAL PROPERTY
SECTION

Re: Chevrolet Truck
License C.C. 264
T. 236- R.C.M.P.

EXTRACT from various appraisals of Motor
Vehicles by McDermott Motors Ltd. during June 1942
of the above described Truck shows valuation as
\$575.00.



DEC 23 1947

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.

12395
RC 675P294A
Enc. 36
1720

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

- (1) NAME OSATO SHIGERU FRED (RCMP) Reg. No. 13185
(Print) Surname Given Name
- (2) Pre-Evacuation Address HANEY B.C. 13927
- (3) Present Address DRYDEN ONT
- (4) REAL ESTATE
- (a) Street Address (if any) _____
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
LOT TWO (2) OF SECTION 14 BLOCK 6
NORTH RANGE ONE EAST MAP FOUR THOUSAND
SEVEN HUNDRED AND THIRTY (4730)
IN THE DISTRICT OF NEW WESTMINSTER
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business _____
(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.) SOLE OWNER
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 700 00
(ii) Buildings - - - - - \$ 500 00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 1200 00 ✓
(v) Amount at which Custodian sold property and credited your account - - - \$ 699 12
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - \$ 500 88
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
AT ABOVE ADDRESS
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE BARN -/420
- (c) How stored or packed at time of evacuation _____

(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")

BLONDIE J BLACKBROCK HANEY B C
CUSTODIAN

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

1.	HOP WIRE	Estimated Value \$	580.00
2.	HOP POLES	Estimated Value \$	200.00
3.	SPRAYER	Estimated Value \$	175.00
4.	PLOW	Estimated Value \$	25.00
5.	CULTIVATOR	Estimated Value \$	25.00
6.	HOP BASKETS	Estimated Value \$	100.00
7.	MISCELL. EQUIP.	Estimated Value \$	100.00
8.	BAL. ON 1/2 TON TRUCK	Estimated Value \$	250.00
9.	52 SHARES HOP CO-OP UNION	Estimated Value \$	200.00
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$2255.00 ✓

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) - - - - - \$2755.32

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
WINNIPEG
- (b) Do you require the services of an interpreter
at the hearing? Yes or no No

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, SHIGERU F. OSATO
of

of the TOWN OF DEYOUN
in the DIS. OF KENORA ONT.

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 VILLAGE)

of DINORWIC)

in the DIS. of KENORA)

this 15 day of DECEMBER)

A.D. 1947.)

Fred S. Osato
Commissioner &c.

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.

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 10th, 1943

IN THE MATTER OF THE CLAIM OF

SHIGEMU FRED OKATO

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. VERN, Esq., Appearing for the
Dominion Government.

S.M. CHERNIAK, Esq., Appearing for the
Claimant.

G.H. R. UPTON, Esq., Official Interpreter.

MARK H. PEARSON, Esq., Official Reporter.

F.S. Oates.
In Chief.

FRED MONROE OATES, the Claimant herein
being first duly sworn, testified as
follows:-

MR. CHERNIACK: I would like to ask leave to amend,
Your Honour, as to the personal property only,
showing, instead of a value of \$8,855.00 as
shown, a value of \$499.98 for the personal
property. We are withdrawing the claim for
the trust and we are withdrawing the claim
for the shares in the Hop Co-Op Union.

Q Mr. Oates, I show you two typewritten statements,
were these prepared in accordance with your
instructions to me? A Yes.

Q Are these your signatures?

A Yes.

Q Do you swear the contents to be true to the
best of your knowledge, information and belief?

A Yes.

MR. CHERNIACK: I tender as Exhibit 1, Your Honour,
the Real Estate statement.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIACK: As Exhibit 2 the Chattel Statement.

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIACK: And on behalf of my learned friend
I will file as Exhibit 3 the S.E.B. Appraisal.

(S.E.B. APPRAISAL, EXHIBIT 3.)

MR. CHERNIACK: And, as Exhibit 4, the Custodian's
Analysis Sheet.

(ANALYSIS, EXHIBIT 4.)

THE COMMISSIONER: Before you go on Mr. Cherniak

S.F. Gante.
In Chief.

You say from the personal property claim, which totals \$2,255.00, you are withdrawing the truck and the shares?

MR. CHROWIAK: And we are changing the values of the other articles to the figures I have indicated. In Exhibit 1 the Claimant sets out that he purchased this property in March, 1940. He purchased it from Hal Mannion of Hazy, D.C., for \$350.00. There is a total of 20 acres of land of which 10 acres had been cleared but not broken. I have in my possession and I am showing to my learned friend a certificate of title, dated March 23rd, 1940, in the name of the claimant affecting the property for which claim is being made. The land consisted of 20 acres. 10 acres remain uncleared. The claimant sets out that he broke ten acres which had been cleared and he estimated the cost at approximately \$200.00. Of that area he cultivated eight acres and he planted six and a half acres of hops. That is generally in agreement with what is stated by the appraiser in Exhibit 5. As a matter of fact the appraiser indicates a larger area having been cleared than 10 acres. The Claimant states that there was a house and barn that was included in the purchase. In addition he built a shed in the summer of 1941 at an estimated cost of \$120.00. He states that he was unable to finish the shed because of evacuation. He considers

4.
S.F. Gato.
In Chief.

10 that this was a good property and he made a good buy. The property was about to go into tax sale when he bought it. He states that the land was excellent for hops and would have been very good for berries and mixed farming. The Appraisal, Exhibit 3 indicates that this land is two miles from Pitt Meadows fronting on a good gravelled Municipal Road. He states that there was a good well for stock but that all drinking water had to be hauled from Municipal well, two miles away.

Q Is that correct, did you not have drinking water on the land? A No, I never had drinking water on the land

MR. GURNEAUX: Exhibit 3 values the buildings at \$330.00 and reduces it by \$50.00 when added to the value of the land.

Q What do you say as to the condition of that house? A It was not in very good condition.

20 Q Did you live there? A Just to have our daily meals there, we never slept in the house.

Q Do you think it would have been worth building up or do you think you would have had to build another house altogether in order to live there?

A That is why I had another shed.

Q You started to build that for that purpose?

A Yes.

Q No, actually, when you paid \$650.00 for the whole thing you think it was mainly for the land? A Yes.

S. F. Gante.
In Chief.

18 MR. CHERNIAK: The Claimant sets out that in his opinion the land and the buildings were worth at least \$1,000.00 at date of sale. Now Mr. Gante sets out in Exhibit 2 all the personal chattels for which he is making claim. He indicates that the hog wire is worth \$100.00 and as having cost him \$250.00. Your Honour will note that all the items which are set out in detail were purchased in the Spring of 1941 and were purchased new. There is then an item of Miscellaneous items, bought at odd times and left on the premises, \$100.00. If your Honour will refer to Exhibit 4, Your Honour will find an inventory taken by the Custodian on 29th October, 1948.

Q Would you explain Mr. Gante what you mean by these Miscellaneous items, \$100.00, what items do you refer to? A Like small tools, farming tools and barbed wire for fencing.

20 Q And do you include all these various items which were inventoried by the Custodian?

A Yes.

MR. CHERNIAK: It is a lengthy list, Your Honour, one and a half columns in length of various items. I don't know whether we can pick out any in particular as being of extreme value but all together, the claimant feels that all these items together are worth \$100.00. I notice a kitchen cupboard on this list, a fair quantity of kitchen goods, bed, wall mirror, mattresses,

22

S.F. Gatto
In Chief.

Shovel, two, five new bundles of shingles.

Have you any idea how much these shingles cost you now Mr. Gatto? A I have no idea.

Q None at all, can you estimate what they would have been worth to sell?

A About fifty cents a bundle.

Q There would be two and a half dollars then in these five bundles of shingles. Then there is a horse drawn cultivator?

10

A I am claiming that separately.

Q Yes, that is correct, \$25.00. There is a small quantity of used lumber, large quantity of wire, two small rolls of barbed wire; that is not included in the barbed wire?

A No.

Q Large quantity of beam poles, is that separate?

A Yes.

Q Two hoes, would they be of any value?

20

A Yes, they are worth \$12.00. They were \$1.75 now and I only used them one Spring.

Q These tools here, all the farm tools which you have not itemized, you have only itemized the sprayer, plow and cultivator, the other farm tools, when were they bought, approximately?

A From 1940 to 1941.

Q From time to time in 1940 and 1941?

A Yes.

Q Were they in fairly good condition?

A Most of them were bought new.

30

Q You have a number of home made articles I notice

S. F. Canto,
In Chief.

ladder and table, when were they made?

A 1940 or 41.

Q Were they painted? A No, but the lumber was bought new.

Q And when it comes to a ladder was it worth much less than the purchased lumber would be worth?

A It would be, yes.

Q Much less? Can you estimate what the lumber in a six foot ladder would cost you?

A Oh, that would cost less than one dollar.

Q What about this home made table, was that finished in any way? A No.

Q Was it planed down or rough?

A Yes, planed.

Q Did you make it yourself?

A No, I got a carpenter to make it.

Q Was he an experienced man in making furniture?

A A handy man.

Q Was it just a rough plank table?

A I would not call it rough, it was clear lumber.

Q What did you use it for? A For every day use.

Q As a kitchen table? A As a kitchen table.

Q Not as a work table? A No.

Q Was it servicable for that purpose?

A Yes.

Q Now you have some kitchen utensils I notice, tea pot, baking tin and a knife, two large, two tea pots, have you any idea when they were purchased? A They were purchased maybe

9.
E. F. Connelley,
In Chief.

the year before, 1929, around there.

You say the year before, do you mean the year before you bought the property?

A Yes.

Q Did you set up housekeeping then, did you get married or something?

A No, my mother was taking care of it.

Q At the time you were on the farm?

A Yes.

18

Q Were all the beds that you had there old?

A Yes, they were old but useable.

Q Were they steel or wood? A Steel.

Q Were they painted? A Yes.

Q What were the Springs like?

A Fair.

Q Do you think you could sell a bed and spring for a few dollars? A Yes.

Q A wooden Barrel and a large oil drum, would they have any saleable value?

20

A A few Dollars.

Q A small quantity of railway ties, did you buy them? A Yes.

Q How much did you pay for them?

A Fifteen cents a piece.

Q How many would you think there would be?

A I had quite a few.

Q Can you guess?

THE COMMISSIONER: Were they for fire wood?

A No, Anchor posts.

20

MR. CHENWALK:

A What do you mean? A You dig holes and anchor the poles for the hops.

Q How many did you have, can you guess, twenty or twenty-five or two hundred?

A I bought two hundred or over but I used most of them and there was a few left over, maybe twenty-five or so.

Q And you say they cost you fifteen cents a piece?

A That is for labour, cutting and hauling.

18

Q And that is all they cost, fifteen cents altogether? A Yes.

Q That would be about \$3.75 for those?

A Yes.

Q So that it is all these small values added together that you estimate would be worth about \$100.00? A Yes.

MR. FERG: It is submitted Your Honour that the Real Property sold at its fair market value and that the chattels claimed for is excessive and unreasonable.

20

CROSS-EXAMINED BY MR. FERG:

Q Mr. Omate, you didn't have an independent valuation made of your real property before evacuation or since?

A Before evacuation, no.

Q You haven't had an independent valuation made of your property? A I don't know exactly what you mean.

20

Q The interpreter will explain it to you?

B. F. Orato.
 Cr-Exan.

A No, it was my own idea of price.

Q And the same applies to the personal chattels, these are your own estimates that you placed in your personal chattel claim?

A Yes.

Q Now at the time of evacuation you signed what they call a J.P. Form, and is that your signature?

A Yes.

MR. FERG: I will file that, Your Honour.

10

(J.P. FORM, EXHIBIT 6.)

Q And in this form you make no mention of hop wire and hop poles, you made no mention of that in your J.P. Form, why?

A What is the J.P. Form?

Q That is the first form you filled out at the time of evacuation. It is a form for the office of the Custodian in which you set out personal information as to your real estate, personal property owned by you, insurance on the property; in other words a complete statement of what you owned in the protected area and in this statement you did not reveal the ownership of hop wire or hop poles, why did you leave it out? A I don't know why.

20

THE COMMISSIONER: I suppose there might be a question as to whether the hop wire and poles are not part of the Real Estate.

MR. FERG:

Q Would it be this, that you considered the hop poles and hop wire as part of the land?

20

S.F. Oates
or - Dunn

A No.

Q Is the hop wire that you placed on this land
- put on the land permanently?

A It is removable.

Q How do you attach it, put dry posts in the
ground? A Yes.

Q And tack the wire on? A Yes.

Q And that is a removable thing, is it?

A In 10 or 15 years we move the wire to another
place because the plants will be no good.Q Did this farm have any fencing on it when you
purchased it? A Yes.

Q You didn't pay for the fence separately?

A No.

Q So that when you purchased the land you con-
sidered the fencing part of the land?

A Yes.

Q Wouldn't the same thing apply to hop wire and
hop poles? A Then the value of the
property should be higher.Q But you have not considered hop poles and hop
wire in arriving at the valuation of your farm?

A Would you repeat that again please?

Q You are valuing your farm and buildings
separately from the hop poles and hop wire?

A Yes.

Q You say they are extra? A Yes.

Q And you say that they are fixtures?

MR. CHERNIAK: Well - - -

MR. FERG:

S.F. Cento.
Gr-Exam.

Q No, you say that they are chattels?

A Yes.

Q Would there be any particular reason for you not reporting these things on your S.F. Form, Exhibit D? A I guess I didn't think about putting it in.

Q But at the time of evacuation you left all these articles, left all your chattels with a tenant?

A Yes.

19

Q And you rented the farm to the tenant yourself?

A Yes.

Q Elodie Blackstock? A Yes.

Q And all these things you are claiming for you left with her? A Yes.

Q Did you have a signed lease?

A Yes.

Q Have you a copy of it?

MR. CHERNIACK: I have it.

MR. FERG: Is there any reference to the chattels?

20

Q Is that the lease that you made?

A Yes.

Q That is your signature?

A Yes.

Q And that is the signature of Elodie E. Blackstock?

A Yes.

Q Is that a gentleman or a lady?

A Lady.

Q A lady? A Yes.

MR. FERG: I will file this lease, dated 20th March, 1942, signed by the Claimant as Lessor and Elodie

21

S.F. Ganto.
 Cr-~~XXXX~~
 Re-~~XXXX~~

Blackstock as Lessee and I point out that
 "The Lessee further agrees to permit the Lessee
 the use of all the tools and equipment now on
 the property."

(LEASE, EXHIBIT 6.)

MR. FERG: That is all.

RE-EXAMINATION BY MR. CHERRILAN:

15

Q Did you report this lease to the Custodian Mr.
 Ganto? A Yes.

Q About the date of evacuation was it?

A Yes.

Q There is a clause in this lease "The Lessee
 agrees to properly attend and spray the crop
 of hops now on the property and to operate the
 farm in a workman like manner", did you show
 this lease to any representative of the
 Custodian's office? A No.

20

Q You don't know whether the Custodian's office
 ever saw your copy or Blackstock's copy?

A No.

Q This hop wire and hop poles for which you are
 making claim, is this claim for hop wire and
 hop poles which were stuck in the land or for
 hop wire and hop poles just placed there loose?

A I have hops every season on that wire.

Q When you left were the poles stuck into the ground
 and the wires put through them or were they
 lying around somewhere?

25

S. F. Oates.
Re-Exam.

A They were stuck in the ground.

Q So that if all these poles - how many poles is it you are claiming for?

A Seven hundred.

Q Were all of them stuck into the ground?

A No, a large amount were in the yard.

Q How many were stuck in the ground and how many were lying around loose?

A Around 350.

10

Q Is that right, you mean 350 were stuck in the ground and 350 were lying around loose?

A Approximately.

Q What about the boy wire, you are claiming \$150.00, what portion of that would you say was attached to the poles that were stuck into the ground and what proportion would be lying around in rolls or however it comes?

A There was only a couple of hundred pounds that was not in use.

20

Q How much would you say was in use?

A I don't know.

Q How many pounds, about, altogether, do you think?

A Four thousand pounds.

Q And of the four thousand pounds, thirty-eight hundred pounds would be in the field and two hundred pounds would be lying around loose?

A Yes.

Q How much did you pay for the wire?

A Five and a half cents.

30

Q A pound? A Yes.

S.F. Gents.
Re/Exam.

Q How do you value the wire at date of evacuation?

A The wire should be just as good as when it was bought.

Q But actually we worked it out at four cents a pound? A Yes.

Q Do you think it is still just as good?

A Yes.

Q But we only showed it at four cents a pound?

A Yes.

19

Q And all the wire that was laying around there was worth about \$8.00?

A Yes.

Q And about \$152.00 worth would be up on the poles? A Yes.

MR. CHARNICK: To that extent, Your Honour, half

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the quantity of the poles would be \$100.00 and \$152.00 for the wire, a total of \$252.00. It may be that this formed part of the land. I don't want to go into any contentious point with my learned friend as to the fact of whether these poles are easily removable, I don't care to the extent of that \$252.00. I would just like to point out that the appraiser makes no mention of the poles or wire, and if it should be considered that this \$252.00 is a fixture then it should be added to the real property statement and to the value of the land and, if it is not a fixture and remains properly in the Chattel Statement, I don't think it matters which way we consider it, whether it is a fixture or not.

21

S. P. Gault.
Re-Exam.
Re-Cr-Exam.

MR. FERG:

Q What is the cost of a hog pole?

A Twenty-five cents and hauling on top of that.

Q You didn't furnish your own hauling?

A No.

Q You purchased the hauling?

A Yes.

(PROCEEDINGS ADJOURNED SINCE DLE)

Certified to be a true and accurate transcript.

(MARK H. PEARSON)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby
certify that the foregoing pages of typewritten
matter contain a true and accurate record of the
sub/Commission held in the Law Courts Building,
Winnipeg, Manitoba, at the time and date first above
mentioned.

J. G. Kennedy
(SUB-COMMISSIONER)

DEFENCE BRIEF

Shigeru Fred OSATO

File No. 1720

Case No. 892

WINNIPEG

10 Sept. 1948

V.L.A.

Sheet A.31-12

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Lot 2 of Sec. 14, Block 6N, Range 1 E Map 4730

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$1200.	\$838.72	\$823.

Witness: Appraiser, T. Godfrey.

Claimant stated that the house was not in very good condition and that he never lived in it, he considered that the price of \$850., which he paid for it was mainly for the land. There was no drinking water on the property which has to be obtained from a pump 2 miles away.

Appraiser (Godfrey) reports - House in poor repair, it is a crude cabin hardly suitable for white habitation and not worth adding to, no basement and not painted. Hops have been neglected and are in poor condition.

It is submitted that the real property was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Farm Implements

Claim reduced from \$2255. to

\$689.95

(Trans. Page 2)

NOT ACCOUNTED FOR

Claim for Truck \$250. and Hop Co-Op Union Share \$800. withdrawn. (Trans. Page 2)

Claimant declared that his chattels were left on the farm in care of Mrs. B. S. BLACKSTOCK to whom he leased his property and granted her the use of all his tools and equipment on the property. Claimant did not inform the Custodian of the terms of this lease.

Shigeru Fred OSATO
Case No. 892

-2-

Claimant did not declare the Hop Wire and Hop Poles, value \$360., on his J.P. Form, he stated that about half of the hop poles were stuck in the ground and most of the wire was in use on the hopfield, the remaining hop poles were lying around loose.

It is submitted that the chattels claimed for is excessive and unreasonable.

Summary of Defence Witnesses

T. Godfrey

Where required

1

Appraiser

BMP/mw

Name of Claimant

GRATO, Edigara Fred

Case

872

Custodian File

1720

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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		
					625.00	360.50				985.50
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	689.95	317.37		317.37			
TOTAL RECOMMENDATION										685.50

October 10th, 1950.

Mr. Shigeru Fred OSATO,
Dryden, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 892

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 ... \$686.96

Cheque in your favour is enclosed for \$647.22
and we have paid the Co-Operative Committee .. \$ 39.74
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director