

7038

BUREAU POWELL STREET
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, Sumiko, (Mrs. Tadashi) *2700 Blk. Taylor Rd.*
HOME ADDRESS: 568 Powell St., Vancouver, B.C. *311 North Main. Hall.*
(formerly Brookmere, B.C.)
REGISTRATION NUMBER 01270 SEX: Female AGE: 27
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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: TADASHI

ADDRESS OF WIFE OR HUSBAND: ~~21~~ Evacuated to Thunder River Camp,
Blue River, B.C.

NAMES OF ANY LIVING CHILDREN:

HARUO (M) KIMIKO (F)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 2, and 1 yrs.

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

1. LOCATION AND DESCRIPTION: Municipality of Matsqui, the fractional
N.E. quarter of Sec. 12, Township 14, SAVE AND EXCEPT therefrom 2
portions viz: 2.27 acres conveyed to the Vancouver Power Co. as shown
on sketch #143 and 2.22 acres conveyed to the C.N.P.R.
sketch #4511, in the district of New Westminster. Cert. #141132E

2. BUILDINGS AND OTHER IMPROVEMENTS: 154.2
Vacant property & all in bush land None

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

4. TAXES (Amount and where payable) \$117.71 per yr. paid for 1941, payable
Municipal Hall, Mt. Lehman, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

The above has been checked

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: In own possession
None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 568 Powell St., Vancouver, B.C.
(apartment house) 5 rooms rented
2. LANDLORD'S NAME AND ADDRESS: MR. G. NARUSE, 857 E. Cordova St., Vancouver, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$10.50 per month, paid to April 18, 1942.
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: 2 tables, 4 chairs, 1 rocking chair, 1 arm chair, 1 kitchen cupboard, 1 kitchen cabinet, 1 wood and coal range, 2 double beds, 1 dresser, 1 chiffonier, 1 chest of drawers, 1 phonograph and about 75 records, 1 Singer Sewing machines, 1 set carpenter tools, 1 set chinaware and kitchenware, 1 baby chair, 1 family Buddhist Altar, 4 linoleum pcs. 1 set developing and printing outfit; located 568 Powell St., Vaner, B.C. Goods to be looked in her suite and key given to MR. NARUSE, 857 E. Cordova St., Vaner
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS Securant expects to take the sewing machine if possible.
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)
\$50 Victory Bond, 1951 maturity, in own possession
5 - \$4 War Savings Certificates, in own possession8. BANK ACCOUNTS: Japan & Canada Trust, Gore & Dunlevy St., Vancouver Branch
Acc. number unknown, \$700, (Declarant thinks this is a joint account)9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. 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 30th day of April 1942W. McConnaughy

Witness

(Signature)

Sumiko Sato

FOR DEPARTMENTAL USE

7038

INFORMATION FROM R.C.M.P.

DATE 14-5-43

Our File No. 7038

Full Name SATO, Sumiko (Mrs. Tadashi)
(Surname in Block Letters)

Registration No. 01270

Male - Female
(Check)

Age Nov. 11, 1914

Former Address Brookmere B. C. 568 Powell St., Vancouver, B. C.

456 Cordova St., Vancouver, B. C.

Date Evacuated Sept. 9, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address House #43, 14 Mile Ranch, Tashme, B. C.

40 C.P.R. Brookmere B.C. 12/5/46

Married - Single
(Check)

Name of Wife

Name of Husband Tadashi - #08270

nee
Name of Mother (HAMADA) Haruyo #05230 Name of Father YOSHIDA, Shikataro (Dec'd)

Names of Children under 16 Haruo (M) 2

See husband's sheet) Kimiko (F) 1

Requested by C. Girard

Registered with Custodian

yes
(Yes or No)

Additional Information 1 section ranch land in Matsqui Municipality

1 camera #419 (housewife)

7-1-7038

M E M O R A N D U M

Further particulars of the registration of:

SATO Sumiko (Mrs. Tadashi)
568 Powell St., Vancouver, B.C.
former address:
Brookmere, B. C.

Reg. No. 01270

When declarant registered on April 30, 1942, she registered all her personal property as being left at 568 Powell St., Vancouver. She now states that she has sold everything that was to be left, and nothing will be left there when she leaves.

September 8, 1942.

D.W.C.

Sumiko Sato
Signature

3-P

Farm Appraisal Report

Matsqui

File No. J.L.174

Land Description Frac. NE 1/4 Sec. 12 T. 14 except 2.27 acs. conveyed to Vancouver Power Co., as per 3k. 143, and 2.22 acs. conveyed to Can. Nor. Pac. Rly. Co., 3k. 4541.

Containing 153.51 Acres

Owner's Name SATO, Sumi

Post Office Address Mt. Lehman, B.C.

EXHIBIT No. 261-2

Nearest Rail Point Mt. Lehman

DATE 3 Mar. 1948 Distance 1/2 mile

Market Town Abbotsford

FILED BY R. J. McInnes Distance 8 "

Church (give denomination) Protestant denominations Mt. Lehman Distance 1/2-1 mile

Nearest School Mt. Lehman Distance 1 mile

State how property was identified: Map, roads, neighbour.

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

Poor access at north west corner on Taylor Road. Access through a neighbour's property (in use) at south west end. Not good.

Is this district a good one? Fair.

Employment opportunity Seasonal farm work, berry picking; logging obtainable miles from home.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Practically unfenced; Railway fence and neighbour's fences in places. Value \$

Water supply: Creek; well easily obtainable. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	There is an old shack 12x16 without value.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

\$

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it habitable?

habitable?

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
There were 6 aces. in cultivation 20 years ago I am told. This is in evidence with a few cherry trees now surrounded by bush at shack. There is about 1 acre which could not be easily wrung back. The property must be regarded as a bush proposition.					
Area which can be cultivated without cost other than for breaking.					
LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
155.51	155.51				\$10.
The whole place with little waste could be converted to agricultural land at a cost of \$125. per acre up. It has been logged off but much firewood could be cut off it now with some maple logs, also some alder large enough for alder logs. It is a good soil 6-16" light clay loam on a bed of 6" good clay with a heavier more impervious clay underneath.					
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 \$1555.10Total added by buildings to value of farm \$ nilTotal fruit trees add to value of farm (for use in orchard districts only) \$ nilTotal value of farm \$1555.10

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

Not occupied for years. Owner is in Japan, I am told.

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

Mixed farming.

Noxious weeds:

Natural ones only.

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

Matsqui - \$124.59

Date: 12th June, 1942.

Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12 day of June 1942.

Inspector's Signature

"R. L. RAMSAY"

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

Farm Appraisal ReportSATO, J.Remarks: This is not agricultural land, except potentially.

I understand from a neighbour that the owner has been in Japan for a
long time and has offered to sell at \$6000.00 but of course there are
no takers. Nevertheless it is rather a choice bit of land potentially
though situation at present is poor.

There are no crops. It lies immediately north and adjoining
the Katsura place which Mr. Brown appraised.

(FOR ORCHARD LANDS ONLY)REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.(Give number, age, variety and condition of all tree fruits,
condition and area of each kind of small fruits.)Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Sum 2430.

Fraser N.E. 1/2 Sec 12, Tp. 14, R. 27 W. 27 N. to Van. Power Co. and
Diagram of Property - Can. N.P. Railway Co.

As this is now all bush with no improvements no sketch would seem
necessary

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

value is \$ 1000.00

Date 17th June 19 42

"I. T. BARNET"

District Superintendent.

THE CORPORATION OF THE DISTRICT OF MATSQUI

Municipal Hall

MOUNT LEHMAN, B. C.

January 8, 1943.

P. H. Russell, Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re: Your File No. 7038 - Sumi Sato
154.2 Ac. Part of NE1. Sec. 12. Tn. 14.

Dear Sir:

Your letter of the 4th instant at hand regarding the Assessment of \$2000.00 Improvements in connection with the above property. The above property is classed as "Improved Land" and as such, must be assessed at least \$10.00 per acre "Improvements".

Checking back in the Records, I find that Mr. Sato registered this property in the Land Registry Office, New Westminster, on January 23, 1941, and declared the value to be \$8703.00.

"Improvements" as per the above declaration, include: but not limited to the following: buildings, fences, roads, ditches, drains, planting or cultivating the land, etc.

If upon receipt of this letter, you please advise me in that effect and I will place your appeal before the Court of Revision on January 8, 1943, for their decision in the matter.

Yours truly,
[Signature]
[Title]

February 10, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mrs.) Sumi SATO,
Registration No. 01270.

Veterans' Land Act Transaction.

One Real Property only, being:

The Fractional North East quarter of Section 12
Township 14 SAVE AND EXCEPT therefrom two portions:
2.27 acres conveyed to the Vancouver Power Company
as shown on sketch No. 143 and 2.22 acres conveyed
to the Canadian Northern Pacific Railway Company,
as shown on sketch No. 4541, Municipality of Matsqui
in the District of New Westminster.

Registered Owner: Sumi SATO

Sold to Director, Veterans' Land Act for \$1,527.00.

Assessed: (1943)

Land.....	\$3,084.00
* Improvements..	2,000.00
	<u>\$5,084.00</u>

* No Buildings on property. There had been a dwelling but it was
completely burned down.

Attached hereto:

1. "JP" Form - April 30, 1942. "Buildings - None"
2. Carlsen and Anderson's Report.
3. S. Melander's offer to purchase - \$10.00 per acre.
4. S. Melander's letter - "10 years without buildings."
5. Corporation of Matsqui - Letter re Improvements.
6. Assessment Notice (1943)
7. Real Property Memorandum - April 1, 1946.
8. Statement of Custodian Account.
9. Statement of Sale to Veterans' Land Act.
10. Certificate of Encumbrance.
11. Soldier Settlement Board Farm Appraisal Report - 2 copies.

WJJ/HMS

[Signature]
.....

Canada

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

JAPANESE EVACUATION SECTION

File No. 7038

Reg. No. 01270

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mrs. Sumi SATO,
House #43,
14 Mile Ranch,
Tashme, B. C.

Dear Sir:

Re: Brookmere, B. C.

The fractional North East quarter of Sec. 12, Township 14, save and except therefrom two portions: 2127 acres conveyed to the Vancouver Power Company as shown on sketch No. 143 and 2.22 acres conveyed to the Canadian Northern Pacific Rwy. Co. as shown on sketch No. 4541, Dis. of New Westminster, C. of B. 50498.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property - - - - - \$ 1527.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -
\$ 1527.00

Less:

Tax arrears to December 31st, 1942 - - - - -	\$ 142.87
Registration fee - - - - -	2.00
Encumbrance—Principal - - - - -	
—Interest - - - - -	
	\$ 145.87
Net proceeds of sale - - - - -	\$ 1381.13

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

Yours truly,

F. G. SHEARS,

Director.

7038
01270

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/393P
File No. (JL-174)

Vancouver, B.C.

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

SATO, *Sumi*

Dear Sir:-

Re: The Fractional NE $\frac{1}{4}$ of Sec. 12, Tp. 14,
EXCEPT therefrom two portions:
2.27 acs. conveyed to the Vancouver
Power Company as shown on Sk. 143 and
2.22 acs. conveyed to the Canadian
Norther Pacific Rly. Co., on Sk. 4541.
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169843-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 27,134.15, in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 1,527.00 -

Less arrears of taxes to
January 1st, 1943,

- \$ 142.87 -

Amount paid to Secretary of State -

1,384.13 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

APR 28 1944

Date

Solicitor for
The Secretary of State

REAL PROPERTY SUMMARY

JAPANESE NAME: Sumiko SATO (Mrs. Tadashi) Reg. No. 01270 File No. 7038.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/393-P. First Offer.

PROPERTY ADDRESS: Burgess Road, Mt. Lehman, B. C.

LEGAL DESCRIPTION: The Fractional North East quarter of Section 12, Township 14 SAVE AND EXCEPT therefrom two portions: 2.27 acres conveyed to the Vancouver Power Company as shown on sketch No. 143 and 2.22 acres conveyed to the Canadian Northern Pacific Railway Company, as shown on sketch No. 4541, Municipality of Matsqui, D. N. W.

TITLE: Registered in the name of Sumi SATO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24908, dated November 3rd, 1942.

ASSESSED VALUE: Land - \$3084.00
Improvements - \$2000.00 - \$5,084.00. Taxes - \$124.59.

CLASSIFICATION: This property can only be classed as bushland. It appears that there had been a house on this property which was burned down some time ago. It has an area of 154.2 acres.

HISTORY OF ADMINISTRATION: We were unable to rent this property as there were no buildings thereon and no cleared land, therefore, being of no value to any rentor.

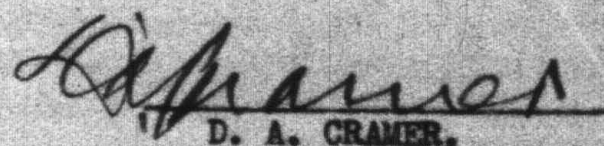
SOLD: To The Director, The Veterans' Land Act for \$1,527.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Sumi SATO as at May 9th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, and Arrears of Taxes - \$142.87, leaving a net credit of \$1,366.13, from said transaction.

Certificate of Title No. 169843-E in the name of The Director, The Veterans' Land Act.

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

April 1st, 1946.


D. A. CRAMER.

DAC:JS

File No. 7036.

CLAIMS DEPARTMENT

March 3rd, 1944.

(Mrs. Tadashi) Sumiko SATO - Reg. No. 01270

CREDITORS:

NO CLAIMS ON FILE

NOTE: No claims on Mrs. Sato's husband's file No. 1510.

/DE

LIABILITY SUMMARY

File No. 7038.

Sumiko SATO (Mrs. Tadaaki) - Reg.No. 91270.

The above named Japanese declared on her JP Form,
signed 30th April, 1942, that she had no Personal or Trade
Debts, and we can find no evidence of any claims having
been filed against her.

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

April 1st, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JB

FIRE INSURANCE SUMMARY

File No. 7038.

Sumiko SATO (Mrs. Tadashi) - Reg. No. 01270.

No Fire Insurance was declared by the above named Japanese as there were no buildings on the property. No insurance was placed on same by the Custodian.

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

April 1st, 1946.


D. A. CRAMER

DAC:JS

AKB
LIABILITY SUMMARY

File No. 7036.

Sumiko SATO (Mrs. Tadashi) - Rec.No. 01270.

The above named Japanese declared on her JP Form,
signed 30th April, 1942, that she had no Personal or Trade
Debts, and we can find no evidence of any claims having
been filed against her.

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

April 1st, 1946.

D. E. Cramer
D. E. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 7038.

Sumiko SATO (Mrs. Tadashi) - Reg. No. 01370.

No Fire Insurance was declared by the above named Japanese as there were no buildings on the property.
No insurance was placed on same by the Custodian.

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

April 1st, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JB

File No. 7038
Reg. No. 01270

Sumi SATO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$1,381.13	
1945 April 23	Legal fees re sale of property	15.00		
		\$ 16.00	\$1,381.13	
				CR \$ 1,365.13

Accounting Department
February 10th, 1948

14100, 11250, 7038

January 19, 1948.

Mrs. Shikataro (Hanus) Yoshida,
Registration No. 05230,
Picture Butte, Alberta.

Dear Madam:

Re: Shikataro YOSHIDA, Deceased.

Enclosed is Custodian cheque in the sum of \$31.36, payable to you and your daughter, Sumiko Sato, jointly. This cheque will require both your endorsement and that of your daughter before it may be cashed.

These funds represent your late husband's share of the net proceeds from the sale of T.S.S.L. Lot 17, Block 5, S.E. 1/4 of Section 40, Map 2790, N.W.D., which was registered jointly in the names of Shikataro Yoshida and Kiichiro Sakamoto. This lot was sold to the City of Vancouver for the sum of \$125.00 from which sum Tax Arrears for the years 1940 to 1946 inclusive, plus interest, amounting to \$54.22 were paid, 1947 Taxes up to the date of sale, amounting to \$4.57, and registration fees of \$3.50, leaving a credit balance of \$62.71 to be divided between the two registered owners, Shikataro Yoshida, Deceased, and Kiichiro Sakamoto.

Kindly acknowledge receipt of this cheque.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AG
Enc. cheque \$31.36

MEMORANDUM

July 30, 1943

To: File 7038

From: Specified Articles Department

Re: SATO, Sumiko, Mrs. Tadashi - Reg. 01270

ARTICLE

DESCRIPTION

APPRAISED VALUE

CAMERA

R.C.M.P. #419
Folding Camera - 1A autographic
Kodak. Special Model B. Serial
No. 1550.

\$16.00

at 992 Powell St.

LF

John
Royal Canadian Mounted Police

112

\$

Vancouver B.C. 13-3-1942

Received from *Tadashi SATO on behalf of*
Sumiko SATO 568 Powell St Vancouver

One camera - folding - 1st Autographic Kodak
Special Model B. Serial No 1550

Dollars,

EXCUTION SECTION

Rec'd DEC 29 1942

To Co.

Ans.

Referred *Sullivan*

Signature

Cst. S. G. Sinclair
Reg. No. 13575

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

No. L19

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.

DETACHMENT and File No. C.I.C.

J.R. No. 98270

DATE July 13th. 1944

Re: Sumiko SATO - 569 Powell St. Vancouver, B. C.

(Name of File)

On Mar. 13th. 1942 I D. E. MacLaren Cst.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	<u>1</u>		<u>Folding Camera - 1A Autographic Kodak Special Model B. Serial No. 1550.</u> <u>File 7038</u>

REMARKS: Handed over to Custodian of Alien Property

(State briefly disposition)

DATE July 11th. 1944

Les D. Spair for Custodian

(Signature of Recipient or Witness)

CERTIFIED CORRECT

J.R. No. 10559 Cst.

(Signature of Member)

7038

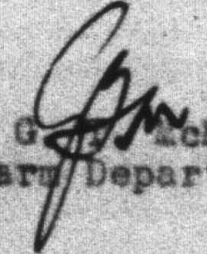
June 14, 1943.

Mrs. Sumiko SATO, #01270,
House #43,
14 Mile Ranch,
TASHME, B. C.

Dear Madam:

According to our records the 1942
taxes on your property at Matsqui amount
to \$124.59, and they have not as yet been
paid. Will you please indicate how you
propose to take care of this item.

Yours truly,


G. J. McKay.
Farm Department.

GTM/MFP

File No. 7020

January 14, 1943.

~~CONFIDENTIAL~~

Mr. Mr. Richardson.

From Mr. Russell.

Please see my letter of 4/1 and reply of 8/1.

The dwelling was burnt last year so it is a question
as to whether or not the assessment is in order now. The land
is said to be only bush. Could one of the field men make a check
so that the Court of Revision may examine the matter on 8/2.
There's not much time.

30/1/43.

Sullivan to report

15th

PER/CH

7038

January 4, 1942.

Mr. C. W. Gustafson, Assessor,
District of Matsqui,
Mt. Lehmann, B.C.

Dear Sir:

Your reference Ward 2, Folio 128, Roll 973,
Part N.E. 1/4 Sec. 12, T. 14, Owner, Sumi SATO.

Reviewing this file it is noted that you have improvements assessed at \$2000.00. We understand that no improvements exist on this land as it is described as bush. It appears that formerly there was a dwelling on the land but that this was totally destroyed by fire some time ago. The 1942 assessment, therefore, seems to have been made in error. What adjustment can now be made in this connection?

Please check the fact that this house was destroyed and adjust the future assessment accordingly.

Thanking you for your co-operation, I am,

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD

CLERK—
J. W. PENNINGTON
MT. LEHMAN, B.C.

REEVE—
JAS. SIMPSON
MT. LEHMAN, B.C.

ASSESSOR—
C. W. GUSTAFSON
MT. LEHMAN, B.C.

COUNCILLORS
WARD 1. M. HISSONSON
WARD 2. R. SICKLE
WARD 3. L. J. KETTLE
WARD 4. L. T. DEHARRELL

The Corporation of the District of Matsqui

MUNICIPAL HALL
MOUNT LEHMAN, B.C.

February 16, 1943.

TELEPHONE
ALDERGROVE
293

R. D. Richardson, Esq.,
Farm Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

RECEIVED SECTION	
FEB 18 1943	
File No.	7038
Referred to	Richardson
on Anderson	

Dear Sir:

Re: Sumi Sato - Your File No. 7038
154.2 Acre part of NE 1/4, Sec. 12, T. 14

I have for acknowledgment your letter of the 5th instant. For many years past, the above property has been classed as "Improved Land" and as such, must be assessed at least \$10.00 per acre "Improvements".

Checking back in the Records, I find that this property was registered in the Land Registry Office, New Westminster, B.C. on January 23, 1941, and that the value of same was declared at \$5783.00, whereas our assessment is only \$5084.00.

As all assessment complaints must be received by me Ten clear days before the Court of Revision (February 8th) your letter was not dealt with at that Court, and the present assessment will stand as is for 1943.

Yours very truly,

C. W. Gustafson
Assessor.

CWG

File Nos. 1510
7038

December 30, 1942.

MEMORANDUM FOR FILES

Re: Tadashi SATO, Registration No. 08270
Sumi (or Sumiko) SATO, Reg. No. 01270.

The parcel of land declared by Tadashi SATO (File 1510;
Reg. #08270) and his wife Sumi (or Sumiko) SATO (File 7038;
Reg. 01270), i.e.

Fractional N.E. $\frac{1}{4}$ of Section 12, Township 14, save and except
two portions: 2.27 acres Vancouver Power Co. (sketch 143) and
2.22 acres C.N.P.R. Co. (sketch 4541).

is registered in the name of the wife (Sumi SATO) and all
documents have, therefore, been centred in File 7038.

Tax Assessment: Attention is drawn to statement on the
husband's J. P. form (File 1510) to the effect that there is
no house on the property, it having been burned, a fact that
does not appear to have been taken into account by the Collector
for the District of Matsqui, who assessed Improvements at
\$2000.00.


R. G. Bell.

RGR/CD

CLERK—
J. W. PENNINGTON
MT. LEHMAN, B.C.

REEVE—
JAS. SIMPSON
MT. LEHMAN, B.C.

ASSESSOR—
C. W. GUSTAFSON
MT. LEHMAN, B.C.

COUNCILLORS:
WARD 1, WM. SCOTT
WARD 2, R. SIDLE
WARD 3, L. J. KITTLE
WARD 4, L. T. BEHARRELL

TELEPHONE:
ALDERGROVE
293

5632?
C.
W.R.
The Corporation of the District of Matsqui

MUNICIPAL HALL
MOUNT LEHMAN, B.C.
April 22, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 23 1942

Mr. C. L. Drewry, Manager,
Department of the Secretary of State
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville Sts.,
Vancouver, B.C.

Dear Sir:

Herewith information requested in your letter of the
16th instant as follows:

(a) Legal Description of Property:

"The fractional North East Quarter of Section 12,
Township 14, Save & Except therefrom two portions
viz: 2.27 acres conveyed to the Vancouver Power
Company as shown on Sketch No. 143 and 2.22 acres
conveyed to the Canadian Northern Pacific Railway
Company as shown on Sketch 4541, N.W.D."

Assessed Value

<u>Improved Land</u>	<u>Improvements</u>	<u>Total</u>
3084.00	2000.00	5084.00

(b) Name and Address of Owner:

5-13 ✓
5390
Sumi Sato,
Brookmere, B.C.

(c) Amount of 1941 Taxes: \$117.71 and paid up in full.

(d) No water charges in connection with the above property.

Yours very truly,

C. W. Gustafson
Assessor.

CWG

MEMORANDUM

Further particulars of the registration of:

SATO Sumiko (Mrs. Tadashi)
568 Powell St., Vancouver, B.C.
former address:
Brookmere, B. C.

Reg. No. 01270

When declarant registered ~~on~~ on April 30, 1942, she registered all her personal property as being left at 568 Powell St., Vancouver. She now states that she has sold everything that was to be left, and nothing will be left there when she leaves.

September 8, 1942.

D. P.

Sumiko Sato
Signature

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. HIRD, COMMISSIONER).

10

Grand Forks, B.C.,
March 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
SUMI SATO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: My lord, I would like to call the case of
Mrs. Sato who I think is on the last day of the list.

THE COMMISSIONER: No. 24.

MR. McMASTER: Yes.

(MRS.) SUMI SATO, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. McMASTER:

10 Q Mrs. Sato, did you instruct me to draw this statement
with regard to your claim relating to real estate,
and is that your signature on the document?

A Yes.

Q Are the contents of that statement true, to the best
of your knowledge and recollection?

A Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1)

20 MR. McMASTER: On behalf of my learned friend I will
file the farm appraisal report of the Soldier
Settlement Board as Exhibit No. 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

30 MR. McMASTER: My lord, if I might refer to Exhibit No. 1.
The property is situated half a mile from Mount Lehman.
It is 155½ acres approximately of uncleared land.
It was purchased at tax sale by the claimant's
father in 1921 for \$5500.00. At that time it was
uncleared, and may at the time have been logged
off. The claimant doesn't know. Some years ago
they rented the place to a farmer who did some
clearing and cultivating but that has not been kept

up. The appraiser refers to some shack on the premises and the claimant states there are no buildings of value on the premises and comments with regard to the appraiser's report, "As indicated in the appraiser's report this was an excellent piece of farm land. There were a lot of trees on the property and we had many offers to pay stumpage if I would let them take the trees off. I never agreed to do so. The appraiser's information from the neighbour at page 3 of the appraisal report is incorrect." I will refer to that again, my lord.

10 THE COMMISSIONER: Yes.

MR. McMASTER: She states, "I inherited the property from my father who died in 1933". I might say, my lord, that it was actually transferred in 1941. "While I have no special knowledge of real estate value, I believe the property was worth at least \$40.00 per acre."

20 Now, my lord, referring to Exhibit No. 2, the appraisal report. First of all, at page 3 the reference to the neighbour in the claimant's statement, the appraiser said, "I understand from a neighbour that the owner has been in Japan for a long time and has offered to sell at six thousand dollars but of course there are no takers." The claimant says that that information from the neighbour is not correct.

Q How long was your father in Japan?

30 A He took three months holiday, coming and going.

4
S. Sato,
In Chief.

Q In which year?

A: 1929 to

1930. We left in December, 1929, came back around the 1st of March.

Q Yes. And aside from that holiday from that time after that, was he in Japan at all?

A No, that was the first time.

Q Are you aware of your father ever having offered this property for \$6000.00?

A No, I don't know of anything like that.

10 Q Did you yourself ever offer it for sale for \$6000.00?

A No.

MR. McMASTER: Now, my lord, referring also to Exhibit 2, it is to be noted at page 3 that the appraiser says, "This is not agricultural land except potentially.

Nevertheless it is rather a choice bit of land potentially though situation at present is poor".

Then at page 2 in the second paragraph where the typing appears, he states that it has been logged off but much fire wood could be cut off it
20 now with some maple logs, also some alder large enough for alder logs. It is a good soil, 6-16" light clay loam on a bed of 6 feet good clay with a heavier more impervious clay underneath."

20 The appraiser values it at \$10.00 an acre. It might also be noted that the appraiser estimates it would cost about \$125.00 per acre or up to clear.

Now I would ask my friend if he would be good enough to produce from the Custodian's file an
30 undated letter from Carlson & Anderson offering to cut timber

appraisal, my lord, that there may be some and I notice the phrase used here is "Although there is considerable timber on the place"—no, he says it wouldn't be a paying proposition to take the timber off. It would be firewood, my lord.

THE COMMISSIONER: I will take it then that Mr. Hunter concedes there were inquiries of the Custodian with a view to acquisition of the wood on the land.

MR. McMASTER: Yes, correct.

10 THE COMMISSIONER: Does that suit you, Mr. Hunter?

MR. HUNTER: Yes, my lord, for firewood.

THE COMMISSIONER: Yes.

MR. McMASTER: Now my friend has on his file, my lord, a notice of an appeal, of an assessment for tax purposes. I don't know whether he is prepared to admit the assessed value of the land as shown on that notice or whether he succeeded in getting the assessed value reduced on the appeal. The file doesn't disclose it.

20 MR. HUNTER: The assessed value in '43, my lord, was \$3,084.00, the total of \$3,084.00 for the land and \$2,000.00 for what they called improvements which were the subject of the correspondence. This letter here which I am quite willing for my friend to see shows how they arrived at their improvements.

MR. McMASTER: Do I understand, my lord, from my friend that the Custodian is not disputing the assessed value of the land but only the improvements?

MR. HUNTER: I can't admit that, my lord. I don't know
30 what the situation is in regard to that.

THE COMMISSIONER: Very well.

MR. McMASTER: But the assessed value of the land at that time, my lord, was \$5,084.00.

THE COMMISSIONER: We have it that that is the Municipal assessment for what it is worth.

MR. McMASTER: Yes.

Q Witness, at the time you had this property transferred from your father's name into your own name, that was quite a bit after your father's death, was it?
A: Yes.

Q And what arrangements did you make to have the property transferred; who did you instruct to undertake the transfer of the property?

A Black & Pearce, is it?

Q They are solicitors in Vancouver?

A Yes.

THE COMMISSIONER: Black and Pearce.

MR. McMASTER: Black and Pearce, yes, my lord.

Q And at that time do you recall giving them any information as to what the value of the land was?

A No, I guess all I had was the tax papers and they probably saw that.

Q So that when they registered the deed in your name, did they declare any value with your instructions?

A I don't remember, but I remember there was a value in the paper but I forget what it was.

THE COMMISSIONER: Well that is a matter that can be proved by the filing of the affidavit of value, I should think.

MR. McMASTER: Yes, my lord.

S. Sato,
In Chief.
Discussion.

THE COMMISSIONER: Q: When did your father die, Miss Sato?

A: I beg your pardon?

Q: When did your father die?
1933.

A: March,

Q: 1933?

A: Yes.

Q: Was he living in Canada at the time of his death?

A: Yes.

THE COMMISSIONER: All right, Mr. Hunter.

MR. McMASTER: Your witness, Mr. Hunter.

10 MR. HUNTER: It is submitted that this property was sold
for its fair market value, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q: I wonder, Miss Sato, if you know this chap
Houlden, who made several offers to the Custodian
in connection with the purchase of wood? Was he
a neighbour or anything? You have never heard of
him?

A: I have had a few names of
a few names of people offering to cut wood and
things, but I can't remember who they were.

20

MR. HUNTER: I think that is all, my lord. It is a
straight question of value.

THE COMMISSIONER: Thank you, Miss Sato, that is all
we require.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

GRAND FORKS, B. C.

Mar. 3, 1948

DEFENCE BRIEF

Sumi SATO

File No. 7038

Case No. 261

REAL PROPERTY CLAIM

1. Real Property Claim

\$6,500.00

Appraised at

\$1,555.10

Sold for

\$1,527.00

Witness - Ramsay, appraiser ^

Exhibit 1 - Real Estate Statement

Exhibit 2 - Soldier Settlement Board Appraisal

Question of value only.

RWN/me

Name of Claimant SATO, Sumiko

Case 261

Custodian File

7038

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1527	1167.37				1167.37 ✓
PERSONAL PROPERTY										Total
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
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 CHATELS										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1167.37 ✓

7038

October 24th, 1950.

Mrs. Sumiko SATO,
Brookmere, B. C.

Dear ~~Miss~~ Madam:

Re: Japanese Property Claims Commission

Case No. 261

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 ... \$1,167.37.

Cheque in your favour is enclosed for \$1,125.11 and we have paid the Co-Operative Committee .. \$ 42.26 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.