

8796

FRASER VALLEY

WHONNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 8796
EXHIBIT NO. 1135.5
DATE SET 3 1948
FILLED BY *K. J. K. K.*

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

PERSONAL INFORMATION

NAME: KATO (Sajui) Mrs. Katsujiro
HOME ADDRESS: P.O. Box 195, Whonnock, B. C.
REGISTRATION NUMBER 13553 SEX: Female AGE: 44
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: Katsujiro

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

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

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

AGE OF CHILDREN: 15, 10

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

1. LOCATION AND DESCRIPTION: Lot 3 of the SW quarter of Sec 6
Twp 15 in the District of New Westminster, B. C. Title No. 105034E

2. BUILDINGS AND OTHER IMPROVEMENTS: Five-room dwelling house,
woodshed, two-room picker's bunk house, 2 packing sheds,
bath house,

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

4. TAXES (Amount and where payable) \$15.82 for 1941, payable at Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. Leased to
C. V. Telford of Whonnock, B. C. for nine months at \$450

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Land Registry Office New W. stminster

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

9. IF FARM LAND STATE CROPS SOWN. Strawberries, raspberries, crop sold to Mr. C. V. Telford who has leased the land

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1

2. LANDLORD'S NAME AND ADDRESS. ---

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

4. STATE WHEREABOUTS OF LEASE. ---

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. 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.

Household furniture, kitchen utensils, chinaware, farm implements, spraying machine, hand cultivator, in the house at Whonnock, B.C.

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: \$1000 20-year endowment policy in the Sun Life Ins. Co.
for my daughter Harue. Beneficiary myself. Policy No. 2242582
in my possession10. 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 11th day of May 1942.(Signature) S. KatoW. Milham

Witness

FOR DEPARTMENTAL USE

August

INFORMATION FROM R.C.M.P.

8796

Date 12/2/43

✓
Full Name KATO Saju (Mrs Katuniro)
(Surname in Block Letters)

Registration No. 13553

Male - Female
(check)

Age Dec 12/1896

Former Address P.O. box 145, Whonnock, B.C.

✓
Date Evacuated Sept 24/42 Naturalized - Canadian-Born - National
(check)

Present Address Slacks Extension

✓
Married - Single
(check)

Name of Wife KATO

Name of Husband Katuniro - 13554

Name of Mother KATO, Matsuo - Japan Name of Father SATO, Hakuji (deid)

Names of Children under 16
see husband sheet

Our File No. 8796

Registered with Custodian Yes
(yes or no)

Requested By G. J. J.

Additional Information Katuniro - train being
5 acres & 1 house - husband has separate
5 acres also.

Brother Shingo SATO 14172

EXHIBIT No. 1123-P
DATE OCT 13 1948
FILLED BY K A Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Saju (Mrs. Katsujiro) KATO Reg. No. 13553 File No. 8796.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act BC/54-P. First Offer.

PROPERTY ADDRESS: 3201 - 2nd Road, Haney, B. C.

LEGAL DESCRIPTION: Lot 3 of the South West quarter of Section 6, Township 15, Map 2721, Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the name of Sajiyo KATO

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25165 dated December 14th, 1942.

ASSESSED VALUES: Land \$350.00
Improvements \$500.00 - \$850.00. Taxes - \$17.31.

CLASSIFICATION: This is a small fruit farm with dwelling and out-buildings. The Custodian's representative reported February 9th, 1943 that this property had an area of 10 acres, 4 of which were cleared. (He has apparently included in this acreage the adjoining Lot 4 which has an area of 4.92 acres and is owned by Katsujiro KATO, File 8791 and Shingo SATO, File 14172, Jointly, Katsujiro KATO is the husband of Sajiyo KATO). The area of Lot 3 should be 4.91 acres - all cleared and planted to the following crops: $\frac{1}{2}$ acre raspberries, $2\frac{1}{2}$ acres strawberries, 23 fruit trees.
1 - 1 storey 5-room dwelling 28'x28' in good condition.
1 picker house 20'x28', 1 woodshed 24'x36', 1 packing shed 12'x20'.

HISTORY OF ADMINISTRATION: This property was leased by Saju KATO on 29th April, 1942 to Charles V. Telford for a term of 9 months from 1st April, 1942 with option to extend lease for 1943 under arrangement with P.C.U. Consideration \$450.00 paid. 1943 rental to be \$225.00. 1942 rental includes price of 69 crates.

On the 14th September, 1942 Charles V. Telford made a Statutory Declaration (signed copy on file) that there had been an exaggeration on the part of Saju KATO as to the acreage under crop, that instead of there being a total of 4 acres planted, there were only 3.30 acres by actual measurement made by Borden E. Lidstone. Adjustment was made on a basis \$112.50 per acre = 70 % of an acre short = \$79.00 which was settled on a 70% basis and a credit of \$55.30 was allowed Charles V. Telford.

Lease was extended by Collateral Agreement to December 31st, 1943. Consideration \$75.00 payable July 15th, 1943.

Lease and Collateral Agreement handed to The Director, The Veterans' Land Act, August 6th, 1943.

PERSONAL PROPERTY SUMMARY

File No. 8796

21st December, 1946.

Re: Saju KATO (Mrs. Katsujiro) - Reg. No. 13553

CHATELS: The above Japanese registered with the Custodian on the 11th May, 1942, and declared a quantity of furniture and farm implements being left at Whonnock. She was evacuated on the 24th September, 1942. Our fieldmen inspected the property and inventoried the chattels on the 9th February, 1943, at which time they found that Mr. Telford, the lessee of the Japanese, was taking good care of everything.

On the 21st August, 1943, Telford offered to purchase the chattels for \$40.00. However Mrs. KATO on the 11th October, 1943, stated she did not wish anything sold.

In accordance with the Government's liquidation policy, all saleable chattels were sold by public auction for the net sum of \$30.63, which sum was credited to Mrs. KATO's account.

The chattels are well accounted for on this file.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office the sum of \$3.75 being Mrs. KATO's credit balance on their books.

When leaving her property prior to evacuation KATO accepted a Pacific Co-operative Union post-dated cheque for \$175.00 as part of the consideration. The Custodian negotiated its collection and credited it to her account here on the 22nd February, 1943.

BONDS & INVESTMENTS: Mrs. KATO declared no investments, however according to the records of the Pacific Co-operative Union she was the owner of \$260.00 of their non-redeemable shares and \$140.00 worth of redeemable shares. Of these latter shares those issued in the years from 1937 to 1940 were redeemed at par for \$80.00 from time to time, and credited to Mrs. KATO's account together with \$5.92 interest on same. \$60.00 worth of 1941 shares should be redeemed early in 1947.

All certificates to cover these shares were sent by KATO to this office on the 4th February, 1947.

LIFE INSURANCE: Mrs. KATO declared having a Sun Life Insurance policy for her daughter, Harue. At her request a premium of \$46.05 was paid from her account here on the 11th June, 1943.

This file reveals no other personal property assets.

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

W. E. Anderson
per [signature]

WEA:HA

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: ~~##~~ Feb. 9th 1943

NAME: KATO, Katsujiro

REGISTRATION NO. 13554

ADDRESS: 3201 2nd. Rd. Haney, B.C.

PROPERTY: 10 acres

ACREAGE: 4 cleared

KIND OF CROPS: Rasp 1/2

Straws 2 1/2

Fruit Trees 23

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 28 x 28

NO. OF ROOMS: 5

CONDITION: Good

OTHER BUILDINGS: Picker house 20 x 28, Woodshed 24 x 36

Packing Shed 12 x 20.

NAME OF LESSEE OR RENTOR: Charles V. Telford

TERMS: Purchased crop outright from Jap. and now pays taxes.

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: This is a very clean property and is kept up very well.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

IN HOUSE

- 7 Kitchen chairs
- 1 Dinning table & 6 chairs
- 1 Cabinet with mirror
- 1 Heater
- 1 Old range
- 1 6 gal. crock
- 2 H.M. Tables
- 1 Floor rug

WOODSHED

- 2 Wheelbarrows
- 1 Tank spray
- 1 Hand cultivator
- 1 Bundle of garden tools
- App. 100 picker trays

OUTSIDE: Large amount of Rasps. Posts.

Appraisal value \$50.00

Signed:

Ram Anderson

Charles

FIRE INSURANCE SUMMARY

File No. 8796.

Saju (Mrs. Katsuiro) KATO - Reg. #13553.

The above named Japanese declared on her JP Form signed 11th May, 1942 that she carried no Fire Insurance and none was placed by the Custodian.

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

December 18th, 1945.


S. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

File No. 8796.

Saju (Mrs. Katsujiro) KATO - Reg. No. 13553.

The above named Japanese declared on her JP Form signed May 11th, 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.

December 18th, 1946.

D. A. Cramer

D. A. CRAMER.

DAG:JS

The Custodian Of Enemy Property,
Office of the Custodian,
606 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I hereby agree to accept settlement of my claim against

Saju Kato

on a basis of 70% of the total.

Signed:

Charles V. Lifford

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IN THE MATTER OF FARM LEASE APRIL 29th. 1942

SAJU KATO (wife of KATSUJINO)

to

CHARLES V. WELFORD

STATUTORY

DECLARATION

I, CHARLES V. WELFORD of Whoseok in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on the 29th. day of April A. D. 1942 I leased from SAJU KATO wife of Katsujino Kato of Whoseok aforesaid, Block 5 of the South West quarter of Section 6 Township 15 containing 5 acres more or less in the Municipality of Maple Ridge for a term of nine months from the first day of April 1942, at a rental of \$450.00.

2. That at the time of entering into the said lease the said Saju Kato represented to me that the growing crops on the said lands consisted of the following acreages:-

Strawberries	3	acres
Raspberries	1	"
Total	4	"

and that all of the said acreage had been fertilized properly in the Spring of the year A.D. 1942 and it was on that basis that I paid the aforesaid rental of \$450.00.

3. That I now find that the aforesaid acreages have been exaggerated and that the said acreage was not fertilized but that one patch of strawberries had not been done and I had to have this done at a cost of \$47.00.

4. That on or about the 4th. day of September A.D. 1942 in company with Gordon R. Lidstone of Whoseok aforesaid, I carefully measured all of the growing crops of the various kinds on the said land and found that there were:-

5 patches of strawberries	totalling	101,806 sq. ft.	or	2.34 acres
1 " raspberries	"	26,085 "	or	0.55 "
Total				2.89 "

being all of the acreage in growing crops on the said lands.

5. That the shortage in acreage on the said land of the various kinds of crops is as follows:-

Strawberries	0.66 acres
Raspberries	0.45 "
Total	1.11 "

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 Mission City in the Province of British Columbia this 14th. day of September A. D. 1942.

Charles V. Welford

[Signature]
A Commissioner for taking affidavits
within British Columbia.

STATUTORY

DECLARATION

I, **BORDEN E. LIDSTONE** of Whooch in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on or about the 4th. day of September A.D. 1942 in company with Charles V. Telford, Lessee of Block 3 of the South West quarter of Section 6 Township 15 in the Municipality of Maple Ridge, I measured up all of the plots of the various kinds of growing crops on the lands aforesaid and found that there were:-

5 plots of strawberries totalling 101,806 sq. ft. or 2.34 acres
1 " raspberries " 24,085 " or 0.55 "
Total 2.89 "

being all of the acreage in growing crops on the said lands.

2. That I took particular care with my measurements and computations and am satisfied that they are correct.

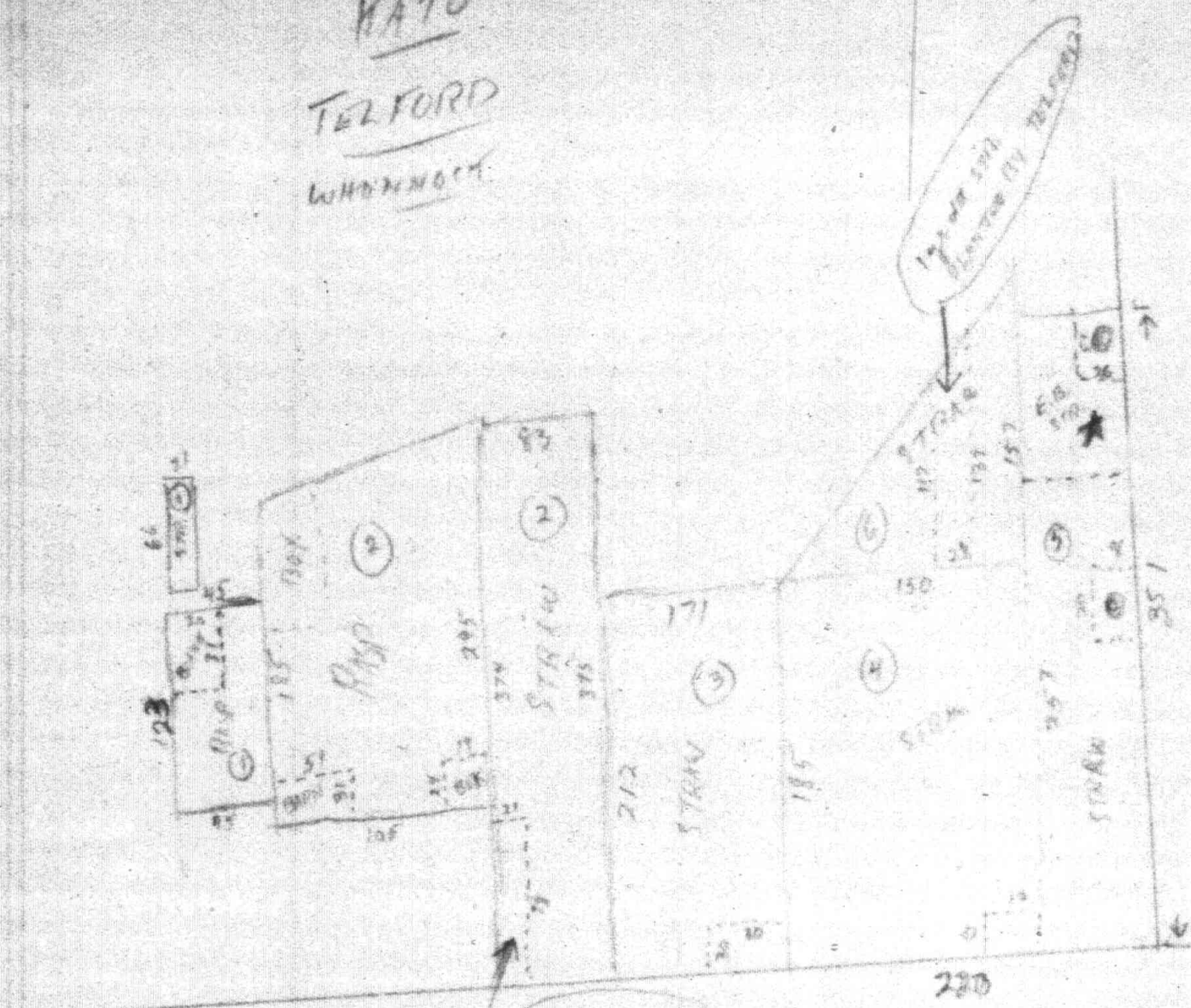
AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

Declared before me at Mission City in the Province of British Columbia this 14th. day of September A. D. 1942.

B. E. Lidstone

J. P. Bell
A Commissioner for taking affidavits
within British Columbia.

KATO
TEL FORD
WINDMILL



STORM
①

$$\begin{array}{r} 66 \\ 24 \\ 66 \\ \hline 156 \\ 1386 \text{ sq ft} \end{array}$$

②

$$\begin{array}{r} 53 \\ 374 \\ 93 \\ \hline 2992 \\ 31042 \text{ sq ft} \\ \hline 1638 \\ 29404 \text{ sq ft} \end{array}$$

③

$$\begin{array}{r} 212 \\ 171 \\ \hline 212 \\ 1488 \\ 212 \\ \hline 36252 \\ 900 \\ \hline 35352 \text{ sq ft} \end{array}$$

④

$$\begin{array}{r} 185 \\ 150 \\ \hline 9250 \\ 185 \\ \hline 27750 \text{ sq ft} \\ \hline 120 \\ 27630 \text{ sq ft} \end{array}$$

⑤

$$\begin{array}{r} 351 \\ 70 \\ \hline 24570 \\ 160 \\ \hline 24410 \text{ sq ft} \end{array}$$

⑥

$$\begin{array}{r} 153 \\ 25 \\ \hline 783 \\ 1098 \\ \hline 11775 \text{ sq ft} \\ 3416 \\ \hline 8359 \text{ sq ft} \end{array}$$

94
22
6580 ft
Don Banning
N.O.E. 151 miles

TOTAL
SQUARES

$$\begin{array}{r} 1386 \\ 29404 \\ 35352 \\ 27230 \\ 24410 \\ 8359 \\ \hline 116541 \text{ sq ft} \\ \hline 2675 \text{ acres} \end{array}$$

RASP
0

$$\begin{array}{r} 123 \\ 92 \\ \hline 4915 \\ 5525 \\ 620 \\ \hline 4915 \text{ sq ft} \end{array}$$

②

$$\begin{array}{r} 230 \\ 108 \\ \hline 1200 \\ 2400 \\ \hline 25200 \\ 1581 \\ 454 \\ \hline 2037 \\ 23163 \text{ sq ft} \end{array}$$

TOTAL
RASP

$$\begin{array}{r} 4915 \\ 23163 \\ \hline 28078 \text{ sq ft} \\ \hline .644 \text{ acres} \end{array}$$

Gaines
Sapn Kat
+
Gaines V. Telford.

Contract calls for

Stems

3 acres

Raps

$\frac{1}{4}$

Actual Measurement.

Mortgage

Stems

2.67.

.34

Raps

$\frac{.64}{3.30}$

$\frac{.36}{70}$

on the basis of $113^{\circ} = 79^{\circ} \checkmark$

Good man. place clean ploughed
down the old berries.

(Maple Ridge)

8796



OFFER TO LEASE JAPANESE PROPERTY.

File No. 12353

Place 9. Lonsack

Date Oct. 15 1942

Custodian of Enemy Property,
Vancouver, B.C.

Re: S. Kato Property.

Lot 3 S.W. 1/4 sect. 6 T. 15 N. W. 27.2'

I hereby offer to lease the above described property
on the following basis:

Term: From February 1st 1943 to December 31st 1943.

Cash Rental: \$ 75.00 per annum to be paid as follows:

July 15th - 1943 - 9 months

Lease to include all land and buildings, - except:

Other special conditions (if any):

To set out one acre (1) New show business p. 43

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the
above terms be approved.

Full Name: Shaker Vincent Telford

Address: 9. Lonsack

B.C.

T. G. Goshen
Field Supervisor,
Soldier Settlement of Canada.

212
PCH

FILE # 7796

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Saju KATO

to

Charles V. Telford

Acreage adjustment .70 - \$79.00

Suggested Settlement on 70% basis \$55.30

Paid
PM

File No. 8796

Property: Sajui KATO.

Lessee: Chas. V. Telford.

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

EVACUATION SECTION	
Rec'd	JUL 27 1943
File No.	
Inc.	
Referred	

PAYMENT ORDER.

To *Pacific Co-op Union*
Address *Mission, B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *\$75.00*

Twenty five 100 Dollars out of monies now due and
accruing due or that at any time hereafter may be due in respect to the
proceeds of: *Fruit shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *28th* day of *June* 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature:

Address:

Morgan *Chas. V. Telford*

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

See Stat # 2
Claim 1530
1970
1970

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/54-P
(JL-353)

Vancouver, B.C.

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

KATO, Sajiya

Dear Sir:-

Re: Lot 3, of the S.W. 1/4, Sec. 6,
Twp. 15, Map 2721, MUNICIPALITY
OF MAPLE RIDGE.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170826-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

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

Purchase Price

- \$ 542.00 ✓

Loss arrears of taxes to
January 1st, 1943,

- \$ --

Amount paid to Secretary of State

- \$ 542.00 ✓

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

Yours truly,

T. Todrick

T. Todrick
DISTRICT SOLICITOR

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

MAY 12 1944

Date

Solicitor for
The Secretary of State

Extract from Lease.

File #8796.

Lessor: Sajui KATO (wife of Katsujiro Kato)

Lessee: Charles V. TELFORD.

Date: 29th April, 1942.

Term: 9 months from 1st April, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$450.00, paid. ✓ 1943 rental to be \$225.00. ✓
1942 rental includes price of 69 crates. ✓

Property:

Land: Block 3 of S.W. $\frac{1}{4}$ of Section 6 Township 15 containing 5 acres more or less. *File 105035 E*

House: Included, also buildings.

Chattels: Live stock and farm implements.

*No schedule of Chattels in lease
List herein.*

*9
Term extended by Coll Agent
to Dec 31/43 75⁰⁰ July 15/43*

*Team ambulance
Agent given to
\$5 Aug 43*

BC-54-P
BC-2670-B.

BC/54-P
BC/2670-B

Page 1

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

Farm Appraisal Report

File No. JL-253

Land Description Lot 3 of the SW $\frac{1}{4}$, Sec. 6, Tp. 15, Map 2721, N.W.D.

Containing 4.91 more or less Acres

Owner's Name KATO, Sagiya Post Office Address Whonnook, B.C.

Nearest Rail Point Whonnook, B.C. Distance 1 mile

Market Town Whonnook - 1 mile; or New Westminster - Distance 27 "

Church (give denomination) Presby., and Anglican - Whonnook Distance 1 mile

Nearest School Whonnook Public-1 mile; Haney High School Distance 7 " 1123-2

State how property was identified: Regat., Plan and roads, etc.

DATE Dec. 13/48
FILED BY K.A. Christie

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

Direct access to Public Roads along South and West Boundaries. Fair, but narrow, hilly gravelled roads.

In this district a good one? Only fair.

Employment opportunity Very limited.

Predominating Nationality and religion: British & Protestant with some Japanese.

Describe Fencing and its condition: Property unfenced. Value \$

Water supply: Good adequate supply from 2 wells at buildings, each about 8' deep. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE Frame	22 x 30	Lumber	8'	Shgl.	11	Post	Fair	300.00
Woodshed	16 x 40	Split cedar	8'	Shks.	11	"	Poor	-
Cabin	12 x 24	Lumber	8'	"	4	"	Good	100.00
BARN "Shed"	6 x 24	"	6'	"	4	"	Fair	1
BARN	x							
BARN	x							
GRANARY	x							
	x							
	x							
	x							
	x							

No electric power available or within a mile of the property.

Total present day value \$ 400.00

Total Value Buildings add to farm

\$ 300.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it

habitable? Buildings inexpensive and cheap construction, but clean and fairly

serviceable. \$

Describe the basement and chimneys: No basement and stove pipe chimneys only.

No. rooms downstairs? 5 Upstairs? - How finished V. Joint & shiplap-papered.

Are buildings painted? No. Condition of paint

Distance from nearest bush Unexposed.

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

Cultivated Land

BC/54-P
BC/2670-B

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.50	Slight slope South 3.50	Light loam 8"-10"	Sandy	3 1/2 ac. straws & rasps; average quality & condition.	70.	245.00
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
1.41	Slight slope South 1.41	Lt. lm. 8"-10"	Sandy	Clear scrub & bush & stumps.	150.00	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	

Total value of Land \$ 252.05

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 552.05

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

Farm in fairly good condition and tillage. Still occupied by the Japanese family who have developed it from bush in the last 8 years.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Subsistence farm with a cow; small fruit and poultry.

Noxious weeds:

In clean cultivation and fairly free from noxious weeds at present.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipality of Maple Ridge -
1942 Land & School taxes - \$10.78.

Date: June 20th, 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 19 day of June 1942.

Inspector's Signature

"J.D. PATTERSON"

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

JL-353 - S. KATO

Farm Appraisal Report

Remarks:

Property purchased by Japanese owner in bush with a shack on it about 8 years ago and since developed as indicated.

Including the crop it is leased to Mr. C.V. Telford for the current season or until the end of February, 1943, for \$450.00, with provision for renewal at half or \$225.00 the following year.

Soil is quite a good light or sandy loam but once its virgin qualities are exhausted within a few years it is unlikely to produce profitable small fruit crops.

EXHIBIT No.

DATE

FILED BY

With 1123-2

(FOR ORCHARD LANDS ONLY)

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

Lies about $\frac{1}{2}$ mile directly North of the Fraser River, at top of a steep slope or elevation of about 400'. Is still fairly fertile virgin soil and the cultivated area is fairly well underdrained with cedar.

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

2 $\frac{1}{2}$ acres Strawberries - very fair condition. \$

$\frac{1}{2}$ " Rasp & Boysenberries-very fair " \$

30 young fruit trees - very fair condition. \$

\$

\$

\$

\$

\$

\$

\$

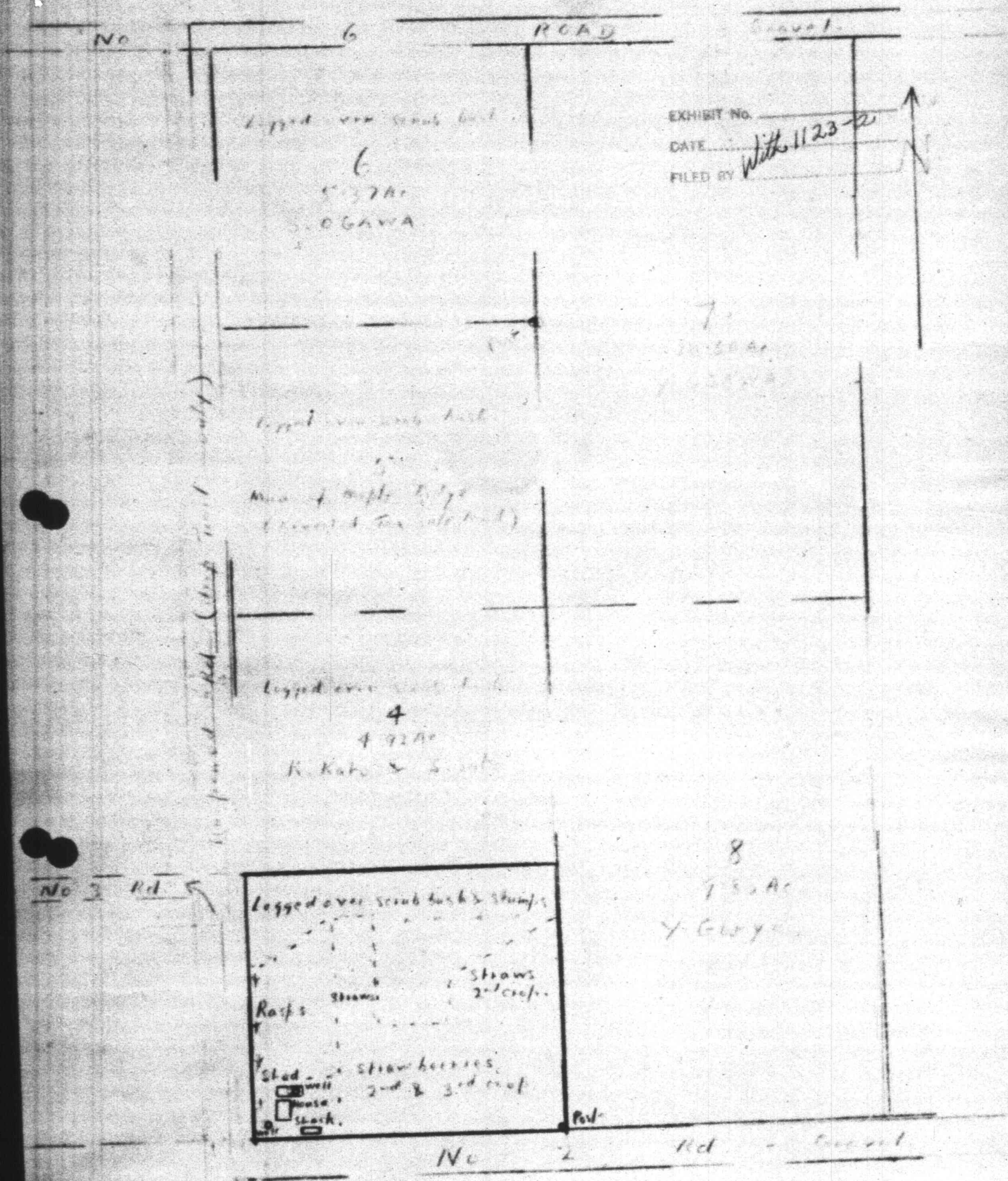
Total \$

Amount fruit trees add to value of farm \$

Scale 100' = 1 inch

Diagram of Property - 1/4 Sec - S. Kate property

Lot 3 of the S.W. 1/4 sec 6 T. 15 N. R. 27 W. D. 4.91 Ac. more or less



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

value is \$ 500.00

Date 24th June 19 42

"I.T. BARNET"

District Superintendent.

8796

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

KATO, K. of Whonock and C.V. Telford.

Furniture:

~~3 Tables~~ §
~~13 Chairs~~ §
~~2 Beds~~ §
 1 Dresser
~~1 Cabinet with mirror~~ §
 2 Stoves
 1 6 gal. urn

*S. sold by auction 10/1/75
 missed 13.*

Implements:

~~4 Hoes~~ §
~~4 Garden hoes~~ §
~~2 Hay hooks~~ §
~~1 Hand cultivator~~ §
 3 Mattocks
 3 Sickles
 3 Saws
 1 Saw handle
 1 Sledgehammer
~~2 Wedges~~ §
~~1 Peevie~~ §
~~2 Axes~~ §
~~3 Shovels~~ §
 3 Planting spoons
 1 Sprayer
~~2 Wheelbarrow~~ §

The above signed by both parties

Mr. Campbell's File No. 616.

File No. 8796 + 8797

Date Jan 10/45

SUMMARY

Name: KATO, Katayis + Sajin

Address: Whomoch

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

No chattels missing

Balance abandoned as they were of no value

The tenant gave us the following explanation:

Whomoch

NAME KATO, Saju (Mrs. Katsumi)

REGISTRATION NO. 13553

FILE NO. 5796

The following chattels were sold by public

auction at Wasson, B. C. on January 10, 1945.

-1 Bed and spring	\$ 7.75
-1 Cabinet	3.00
-1 Mirror	3.00
1 Rake	0.30
-1 Axe, hoe, maddock	0.35
-1 Axe	0.25
2 Saws	0.80
-1 Shovel	0.50
1 Maddock	0.35
1 Hoe and handle	0.35
1 Saw	0.25
-1 Hoe	0.45
-1 Shovel	0.45
-1 Hoe	0.40
-1 Peevee	0.70
-1 Garden hook	0.60
-1 Hoe and fork	1.00
-1 Hand cultivator and attach.	3.00
-9 Chairs	2.00
1 Crock	1.10
1 Berry knife and fork	0.40
1 Sickle and fork	0.45
-1 Wedge	0.40
-1 Wedge	0.45
1 Sledge head	0.50
-1 Bed and spring	1.50
-1 Bed and spring	1.50
-1 Table	0.25
Total	\$ 32.05
Carried forward	\$
Less Expenses	\$
Net Proceeds Credited	\$

~~Members of Custodian Staff Present~~

~~Extracts from Auctioneering List No.~~

~~Remarks~~

NAME KATO, Saju (Mrs. Katsujiro)

REGISTRATION NO. 13553

FILE NO. 8796

The following chattels were sold by public
auction at Mission, P. C. on January 10, 1945.

	Brought forward	\$ 32.05
4 Chairs		0.65
1 Free		1.25
1 Wheelbarrow		0.80
1 Ladder		0.35

Total		\$ 35.10
Less Expenses:	(Auctioneer's Fees \$ 3.51	
	(Advertising: 0.26	
	(Moving: 2.25	\$ 6.02
Net Proceeds Credited:		\$ 29.08

Members of Custodian Staff Present. Mr. W.E. Anderson

Extracted from Auctioneering List No. Mission 13.

Remarks.

NAME KATO, Saju (Mrs. Katsujiro)

REGISTRATION NO. 13553

FILE NO. 8796

The following chattels were sold by public
auction at Mission, B. C. on January 31, 1945.

1 Dresser

\$ 2.00

Total

Less Expenses: (Auctioneer's Fees \$ 0.20
(Advertising: 0.02
(Moving: 0.23

Net Proceeds Credited:

\$	2.00
\$	0.45
\$	1.55

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 15.

Remarks. *not listed on inventory*

NAME KATO, Saju (Mrs. Katsujiro)

REGISTRATION NO. 13553

FILE NO. 8796

The following chattels were sold by public
 auction at Mission, B. C. on January 10, 1945.

1 Bed and spring	\$ 7.75
1 Cabinet	3.00
1 Mirror	3.00
1 Rake	0.30
1 Axe, hoe, maddock	0.35
1 Axe	0.25
2 Saws	0.80
1 Shovel	0.50
1 Maddock	0.35
1 Hoe and handle	0.35
1 Saw	0.25
1 Hoe	0.45
1 Shovel	0.45
1 Hoe	0.40
1 Peeves	0.70
1 Garden hook	0.60
1 Hoe and fork	1.00
1 Hand cultivator and attach.	3.00
9 Chairs	2.00
1 Crock	1.10
1 Berry knife and fork	0.40
1 Sickle and fork	0.45
1 Wedge	0.40
1 Wedge	0.45
1 Sledge head	0.50
1 Bed and spring	1.50
1 Bed and spring	1.50
1 Table	0.25
Total	\$ 32.05
Carried forward	
Less Expenses	
Net Proceeds	

~~Number of Auction Staff Present~~

~~Extracted from Auctioneer's List of Sales~~

~~Remarks~~

NAME KATO, Saju (Mrs. Katsujiro)

REGISTRATION NO. 13553

FILE NO. 8796

The following chattels were sold by public
auction at Mission, B. C. on January 10, 1945.

	Brought forward	\$
4 Chairs		32.05
1 Free		0.65
1 Wheelbarrow		1.25
1 Ladder		0.80
		0.35

Total

Less Expenses: (Auctioneer's Fee: \$ 3.51
(Advertising: 0.26
(Movings: 2.25

Net Proceeds Credited:

\$	35.10
\$	6.02
\$	29.08

Members of Custodian Staff Present. Mr. W.E. Anderson

Extracted from Auctioneering List No. Mission 13.

Remarks.

EXHIBIT No. 11-2-1DATE OCT 13 1945NAME KATO, Saju (Mrs. Kawaguchi) R. J. ChristieREGISTRATION NO. 13553FILE NO. 8796

The following chattels were sold by public
auction at Mission, B. C. on January 31, 1945.

1 Dresser

\$ 2.00

Total

Less Expenses: (Auctioneer's Fee: \$ 0.20
(Advertising: 0.02
(Moving: 0.23

\$	2.00
\$	0.45
\$	1.55

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 15.

Remarks.

8796

July 13, 1943.

Mrs. Saju KATO,
Registration No. 13553,
Slocan Extension, B. C.

Dear Madam:

Further to our letter of this morning in connection with crop acreage adjustments, you will be pleased to hear that we have been successful in collecting \$75.00 rent due to you by Mr. Charles Vincent Telford for 1943, and the two transactions resulted in a net amount obtained by us for you of \$19.70. This amount of \$19.70 has been placed to the credit of your account with the Custodian.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

8796

July 13, 1943.

Mrs. Saju KATO,
Registration No. 13553,
Slocan Extension, B. C.

Dear Madam:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained the specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf, advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to secure the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you for a difference of .70 acres amounted to \$79.00, and a settlement on the basis of 70% which amounts to \$55.30 has been charged to your account. This letter is being sent to you so that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

28th February, 1946.

Mrs. Saju KATO,
Registration No. 13553,
Bay Farm,
Slocan, B.C.

Dear Madam:

We wish to acknowledge receipt of the following share certificates:-

Cert. No. 702 for two 1938 Pacific Co-operative Union shares				
Cert. No. 950 for three 1939	"	"	"	"
Cert. No. 1214 for two 1940	"	"	"	"
Cert. No. 1547 for six 1941	"	"	"	"
Cert. No. 126 for 26 Non-redeemable	"	"	"	"

Your 1938, 1939 and 1940 shares have been redeemed at par and funds as received have been credited to your account, as you will note from the statement of your account.

The 1941 shares should be redeemed early next year, and at that time the proceeds will be forwarded to you. The 26 shares of non-redeemable variety are as stated unredeemable. However, they will be held in safe-keeping at this office to your credit, where if they become of redeemable value at some later date, they can be dealt with on your behalf.

Your husband has no credit at this office with the exception of funds held in a joint account with Shingo SATO, representing the sale of property which was registered in their joint names. The credit in this joint account is \$39.00

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

8796

21st December, 1946.

REGISTERED

Mrs. Saju KATO,
Registration No. 10553,
Day Fara,
Slocan, B.C.

Dear Madam:

Your file has now been reviewed and we are attaching hereto Custodian cheque in the amount of \$616.95, representing your remaining balance at this office. Details of which were outlined in the statement sent to you 28th February.

As we advised you in our letter of the 28th February, your Pacific Co-operative Union shares issued up to the year 1940 have been redeemed and credited to your account. The 1941 shares will be redeemed next month and the proceeds plus interest on your shareholding will be forwarded to you at that time.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls.2 (cheque)

20th August, 1947

Mrs. Saju KATO,
Registration No. 13553,
258 Margaret Avenue,
Winnipeg, Manitoba.

Dear Madam:

We wish to acknowledge receipt of your letter of the 11th August, and would advise that the last of your redeemable Pacific Co-operative Union shares, namely 6 issued in 1941, were redeemed early in January of this year, and the proceeds amounting to \$61.86, which included interest on your shareholding, you will recall, was sent to you on the 31st March.

According to the records of the Pacific Co-operative Union, your only remaining shareholding in the Co-operative, consists of 26 shares which are non-redeemable and have no cash value at the present time. Should these shares become of redeemable value at any future date, you will be advised and the funds sent to you. In the meantime we are holding the certificate covering these shares in safe-keeping on your behalf.

Yours truly,

Office of the Custodian.

HA

8796

30th September, 1943.

Mr. Sajui KATO,
Registration No. 13553,
Slocan Extension, B.C.

Dear Sir:

We have received an offer from the tenant of your property to purchase your chattels left in his care for the amount of \$40.00, and would appreciate your informing us if this will be satisfactory and if not what price will be acceptable.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

14 Ave., C 18,

Bayfarm, Slokan, B.C.

October 11, 1943.

EVACUATION SECTION

OCT 18 1943

Rec'd

File No. 877648791

Ans.

Referred

506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sirs:

We have received your letter in connection with the purchase of our chattels by the tenant of our property. Since we do not wish to sell not one of our property which we have left, I would be much satisfied to leave them as they are, that is in good care of the tenant of our property.

Also in connection with the life insurance: Sun Life Policy No. 2,242,582

- Katsujiro Kato -

Registration No. 13553,

covering on life of Haruo Kato

Sold & VLA letter

DEC - 3 1947

FORM FOR CO-OPERATIVE COMMITTEE

8796 12353
one 54P 2670C
Lm 10

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME Kato Sajiye (RCMP) Reg. No. 12553
(Print) Surname Given Name

(2) Pre-Evacuation Address Box 135, Whonnock, B. C.

(3) Present Address Maple Leaf Mushroom Farm, Daves Rd. & O'Connor Drive, East York, Ontario.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)

Lot 3, Section 6, Township 15, Title No. 105034 E.

(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.)

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

- (i) Land - - - - - \$
- (ii) Buildings - - - - - \$
- (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) - - - - - \$ 3,000.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ 500.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 2,500.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

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

(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")

(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 \$
TOTAL CLAIM FOR PROPERTY LOSS \$	

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))

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or 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
(Ontario)
TO WIT:

1. Sajiyee Kato,

of East York,

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 Toronto,

County of York,

this 27th day of November,

A.D. 1947.

A Commissioner etc.

J. Kato

Itemized description of Personal Property which is subject of the Claim:
Estimated Value

1.	Dining Room Suite - - - - -	\$ 40.00
2.	Couch - - - - -	15.00
3.	Mirror (large) - - - - -	25.00
4.	Cabinet - - - - -	15.00
5.	Beds - 4 - - - - -	68.00
6.	Dresser - - - - -	15.00
7.	Wood Heater - - - - -	7.00
8.	Kitchen Stove - - - - -	30.00
9.	Chairs - - - - -	7.00
10.	Table - - - - -	5.00
Personal Property:--		
11.	Carpet - - - - -	15.00
12.	Rug - - - - -	30.00
Farm Equipment:--		
13.	Hoe - 4 - - - - -	5.00
14.	Potato Fork - 4 - - - - -	6.00
15.	Hay Fork - 2 - - - - -	3.00
16.	Hand Cultivator - - - - -	13.95
17.	Shovel -3- - - - -	3.75
18.	Spades -3- - - - -	.75
19.	Spray Pump - - - - -	4.00
20.	Hatchet - - - - -	1.00
21.	Wheelbarrow -2- - - - -	10.00
22.	Crosscut Woodsaw -4- - - - -	40.00
23.	Saw Handles -2- - - - -	1.00
24.	Wedge Hammer -1- - - - -	3.00
25.	Wedge -2- - - - -	3.00
26.	Peepes -1- - - - -	3.50
27.	Jar -1- - - - -	3.00
28.	AX -2- - - - -	5.00
29.	Strawberry Trays -150- - - - -	37.50
30.	Japanese Rice Pot - - - - -	5.00

Total Claim for property loss - - - - \$ 418.45



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CASE NO: 1123

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 15, 1948.

IN THE MATTER OF THE CLAIM OF

SAJIYU KATO

PROCEEDINGS AT HEARING

K. A. Christie, Esq., K.C.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,
October 15, 1943.

IN THE MATTER OF THE CLAIM OF
SAJIM KATO

THE PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. MERRIN, ESQ.,	appearing for the Claimant.
A. SMITH, ESQ.,	Secretary,
C.H.R. UPTON, ESQ.,	Official Interpreter,
J.B. McKEE, ESQ.,	Official Reporter.

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S. Kato,
In shf.

B.

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

DIRECT EXAMINATION BY MR. BREWIN:

Q. Is this your signature on this document
here? A. Yes.

Q. And this is the Form, Real Estate, Farmland,
and it gives details about the farm which you are
claiming for? A. Yes.

Q. And is the information contained in it
correct? A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM, MARKED
EXHIBIT NO. 1)

Q. I would ask if my friend would file the
valuation made by the Soldiers' Settlement Board.

MR. CHRISTIE: I tender as Exhibit 2, Farm
Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT 2).

MR. BREWIN: I notice in this case the
Custodian sold this property for \$542. and on the
other hand it was leased for the year 1943 for \$450.
with the provision that it could be renewed for one
half or \$225. for the following year; is that correct?

A. Yes, there were negotiations to that
effect.

Q. And I see the Soldiers' Settlement Board
says the soil was quite good, light or sandy loam,
but once its virgin qualities are exhausted within a
few years it is unlikely to produce profitably small
fruit crops. Have you any comment to make on that?

A. My experience was that the soil was very

3.
S. Kato,
In chf.

1
2 good indeed for producing those small fruited.

3 Q. And the report says there were 30 young
4 fruit trees in very fair condition, is that correct?

5 A. Yes.

6 Q. With regard to the claim for chattels,
7 the claimant desires to have leave to reduce her
8 claim from \$415.45, as it originally appears, to
9 \$265.20. I would ask if my friend would produce the
10 Analysis.

11 MR. CHRISTIE: I tender as Exhibit 3,
12 Analysis of Personal Property Form.

13 (ANALYSIS OF PERSONAL PROPERTY FORM
14 MARKED EXHIBIT NO. 3)

15 MR. BREWER: Your claim is for the goods
16 listed in the details of the claim? A. Yes.

17 Q. And you have set a valuation on the right
18 hand side, or you have set figures on the right hand
19 side? A. Yes.

20 Q. I understand that those are the figures
21 of what you actually paid for the articles listed?

22 A. Yes, the figures in the first column.

23 Q. What you actually paid for those goods?

24 A. Yes.

25 Q. Then is this your signature on this
26 document entitled "Personal Chattels"? A. Yes.

27 Q. And that gives some information about some
28 of the main items of your claim? A. Yes.

29 Q. And is the information set out there
30 correct? A. Yes.

(PERSONAL CHATTELS FORM, MARKED EXHIBIT 3)

1
2 Q. The reason you have reduced your claim
3 is that you recognized that you are not entitled to the
4 full price of what you paid for the goods and you have
5 reduced it for that reason; is that correct? A. Yes,
6 because they had got old and had been in use.

7 Q. Now, I understand that you wish to reduce
8 the amount of the claim in respect to item 2, a couch?

9 A. Yes.

10 Q. To \$10.00? A. Yes.

11 Q. And for item 3, a mirror, to \$10.?

12 A. Yes.

13 Q. And Item 4, a cabinet, to \$10? A. Yes.

14 Q. And Item 5, a dresser to \$10.? A. Yes.

15 Q. And Item 7, wood heater, to \$5.00? A. Yes.

16 Q. And Item 10, a table, to \$3.00? A. Yes.

17 Q. Item 11, a carpet, to \$100.00? A. Yes.

18 Q. Item 12, a rug, to \$15.00? A. Yes.

19 Q. And item 16, hand cultivator, to \$10.00?

20 A. Yes.

21 Q. And in addition you agree that the Custodian
22 should receive credit for \$34.25 for which he
23 actually sold some of these goods? A. Yes.

24 Q. Now, having made these reductions, do you
25 say that the reduced figures represent a fair value?

26 A. Yes.

27 Q. I notice that the Custodian sold the dining
28 room set at auction for \$2.25 and that you bought that
29 new for \$55.00, did you? A. Yes.

30 Q. And what was the condition of the dining
room set when you left? A. It was clean, without any

5.
B. Rato,
In chf. ex. ex.

1
2 damage at all.

3 Q. What do you think you could have got
4 for it if you had been able to sell it yourself?

5 A. Do you mean now?

6 Q. No, at the time you left? A. I think
7 I should have been able to get about \$40.00.

8 CROSS-EXAMINATION BY MR. CHRISTIE:

9 Q. I produce the J.P. Form, dated 11th of
10 May, 1942, is that your signature there? A. Yes.

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

12 Q. When you say that was your own labour in
13 erecting your house, the \$400, whose labour was that?

14 A. My husband, and we also employed
15 carpenters.

16 Q. Of what kind of wood was this house
17 constructed? A. Ship lap with a shingle roof.

18 Q. Was it on posts? A. Yes, it was on
19 posts.

20 Q. How was it heated? A. There was a
21 kitchen stove and a heater stove.

22 Q. And what income did you derive from the
23 farm? A. About \$2000. upwards.

24 Q. Is that net income? A. That is gross,
25 it would be about \$1500. net.

26 Q. And did her husband have any other
27 occupation? A. Yes, he worked outside.

28 Q. I understand, your honour, he has a
29 separate claim, so I won't pursue that.

30 Were these cross-cut saws new when you bought

1 then? A. Yes.

2 Q. That is all thank you.

3 MR. BREWIN: It is rather striking in this
4 case that the rental for two years is over one
5 hundred dollars more than the total value of the
6 property as found by the Soldiers' Settlement Board.

7 MR. CHRISTIE: It is submitted, your honour,
8 that the real property was sold at its fair market
9 value. It is submitted that these chattels which
10 were sold were sold at their fair market value. It
11 is submitted that the value of these abandoned chattels
12 is exorbitant.

13 I would like to file the following:

14 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT 6)

15 (NOTICE OF ASSESSMENT FOR 1943, MARKED
16 EXHIBIT NO. 7)

17 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 8)
18 (PERSONAL PROPERTY SUMMARY, INCLUDED IN
19 EXHIBIT NO. 8).

20 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO. 9).

21 (PROCEEDINGS ADJOURNED SINCE HERE)

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

25 *J. B. McGregor*
26 J. B. McGregor,
27 Official Reporter.

28 I, M. A. Miller, Deputy Commissioner,
29 appointed to hear a Commission to investi-
30 gate claims of Japanese-Canadians for
property loss, do certify the foregoing
is a true copy of the evidence heard on
the within claim.

M. A. Miller
M. A. Miller,
Deputy Commissioner.

Defence Brief

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

Saiya KATO

SATU KATO

File No. 8796

Case No. 1123 /

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

3000.00

552.05

542.00

Submission: Sold for fair market value.

J. D. Paterson 1 Appr

PERSONAL PROPERTY CLAIM

1. Chattel Claim

297.45 as amended Ex. 4.

(a) Goods valued by claimant at

177.65 Sold at auction for 34.25

Witness: J.H. Harkiss, Auctioneer
W.E. Anderson, attended sales.

(b) Goods valued at 119.80 Abandoned.

Witness: W. E. Anderson.

Submission: That these chattels which were sold were sold at their fair market value. That the value of these abandoned chattels is exorbitant.

RWN/mw

Name of Claimant **KATO, Saju**Case **1125**Custodian File **8796**

<u>REAL PROPERTY</u>										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		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					542.00		650.59				20.00	
											650.59	
<u>PERSONAL PROPERTY</u>												
Motor Vehicles		Boats and Boat Gear										
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column					
<u>NETS</u>												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
110.40	31.35	9.40	28.59%	119.80	34.01							
							43.41					
TOTAL RECOMMENDATION										714.00		

8796

October 6th, 1950

Mrs. Saju KATO,
c/o Maple Leaf Mushroom Farm,
Daves Rd. & O'Connor Drive,
Toronto, Ontario.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 1123

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$714.00.

Cheque for \$701.52 is enclosed herein, and the sum of \$12.48 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FGS:EK
Encl.