

14172

P.L.
INFORMATION FROM R.C.M.P.

Date September 9, 1943.

Our File No. 14172

Full Name SATO, Shingo
(Surname in Block Letters)

Registration No. 13294

☒ Male - Female
(check)

Age March 15, 1915

Former Address Probably Bridge River, B.C. - and/or
P.O. Box 195 at Nanaimo, B.C.

Date Evacuated Feb 28/42 Naturalized - Canadian-Born - National
(check)

Present Address 4 Maple Leaf Mushroom Farm
Toronto, Ont. Scarborough

☒ Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother KATO, TATSU - Japan Name of Father Fu Kuji - died

Names of Children under 16 _____

Requested by D. M. Chope Registered with Custodian NO
(Yes or No)

Additional Information Shingle worker.

5 acres of land (uncleared mountains) owned
jointly with KATO KATSIYIRO.
Sister - Sajo KATO (Mrs Katsujno) # 5291

REAL PROPERTY SUMMARY

JAPANESE NAMES: Katsujiro KATO Reg. No. 13954 File No. 8791.
Shingo SATO " " 13294 " " 14192.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/53-P. First Offer.

PROPERTY ADDRESS: Whannock, B. C.

LEGAL DESCRIPTION: Lot 4 of the South West quarter of Section 6, Township 15, Map 2721,
Wm. of Maple Ridge, B. C. W.

TITLE: Registered in the names of Katsujiro KATO and Shingo SATO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25701, dated April 12th, 1943.

ASSIGNED VALUES: Land \$300.00
Improvements \$20.00 - \$320.00. Taxes \$10.76.

CLASSIFICATION: This is a small piece of vacant property with no buildings built
thereon.

**HISTORY OF
ADMINISTRATION:** As this was vacant property and not rented from time of evacuation
until sold to The Director, The Veterans' Land Act, there was nothing
to administer.

SELL: To The Director, The Veterans' Land Act for \$48.00 as at 1st January,
1943.
Approval of Advisory Committee - 1st June, 1943.

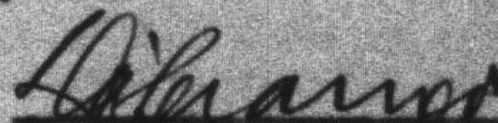
Funds released to the Joint Credit of Katsujiro KATO and Shingo SATO
as at May 19th, 1944, against which were the following charges:
Registration Fee - \$3.00, Legal Fees - \$15.00 = \$18.00, leaving a net
credit of \$30.00 from said transaction.

Certificate of Title No. 170639-3 in the name of The Director, The
Veterans' Land Act.

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

December 18th, 1946.

DACeJB


U. A. CRAVER.

FINAL INVESTIGATION SUMMARY

File No. 14172.

Subject: SATO - File No. 13294.

As the above named Japanese never signed a JP Form
we have no knowledge of any Fire Insurance carried by him
except that this was tenant property which did not require
insurance.

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

December 18th, 1946.

D. A. CRANER
D. A. CRANER

DD-175

PERSONAL PROPERTY SUMMARY

File No. 14172

20th December, 1946.

Re: Shingo SATO - Reg. No. 13294

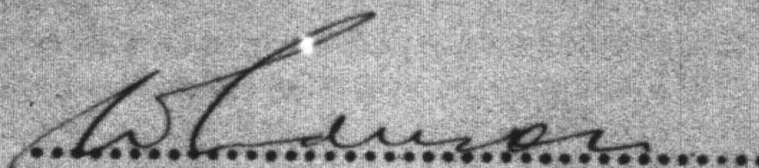
CHATELS: This file reveals no chattels.

ACCOUNTS RECEIVABLE: A refund of 1941 Income Tax in the amount of \$2.50 was received at this office from the Income Tax Department, Ottawa, and credited to SATO's account.

This file reveals no other personal property assets.

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

/HA


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14172

January 8th, 1944.

Mr. Shingo SATO,
Registration No. 13294,
c/o Maple Leaf Mushroom Farm,
Toronto, Ontario.

Dear Sir:

We enclose herewith 'JP' Property Declaration Forms for your registration. Will you please fill up, sign and return two copies of the form as quickly as possible. Please be sure to enter on the form details of the Real Property which you own jointly with your brother, ~~Kato KATSUJIRO~~. KATO Katsujiro.

We have written to you about this matter several times but have received no reply from you. As you are the owner of Real Property it is especially important that we should have your registration.

Yours truly,

D. M. Chope,
Administration Department.

DMC/HMS
Enc.

Canada

J.L. No. 342

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

JUL 10 1944

File No. 8791 & 14172
Reg. No. 13554 & 13294

506 Royal Bank Building,
Vancouver, B. C.
July 5, 1944

Mr. Shingo SATO,
Reg. 13294,
c/o Maple Leaf Mushroom Farms,
Toronto, Ontario

(Joint Owner: Katsujiro KATO)

Dear Sir:

Re: Municipality of Maple Ridge- Lot 4 of the South West
quarter of Sec. 6, Township 15, Map 2721, District
of New Westminster, C. of E. 51612.

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	48.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	3.00
—Interest	
Net proceeds of sale	45.00

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.

8791 / 14172
13354 13294

SOLDIER SETTLEMENT and VETERANS' LAND ACT

M. A. Lester
BC/53-P
File No. (JL-342)
Vancouver, B. C.

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

KATO Katayama
SATO Shingo

Dear Sir:-

Re: Lot 4, 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. 170839-P 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 14th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	\$ 48.00
Less arrears of taxes to January 1st, 1943,	\$ --
Amount paid to Secretary of State	<u>\$ 48.00</u>

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

Yours truly,

(signed) W. K. Chandler

W. K. Chandler
LEGAL ADVISER

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

"May 12, 1944"
Date

Solicitor for
The Secretary of State

14172

August 21st, 1944

Mr. Shingo SATO,
Registration No. 13294,
c/o Maple Leaf Mushroom Farm,
Toronto, Ontario.

Dear Sir:

We wrote to you on the 22nd of May, 1944 regarding a claim of \$62.91 lodged against you by M. Nishiguchi Co. Ltd. We have not yet received a reply to that letter and we now request you to give the matter of a reply to this letter your immediate attention.

For your information you have a credit balance of \$24.50 with the Custodian; \$2.50 of this credit balance represents a refund of income tax and the other \$22.00 is your one-half interest in the property held jointly by you and Katsujiro KATO.

If the claim against you is correct you would only require to send this office \$38.41, which added to your credit balance would be sufficient to settle this claim. Your cheque should be made out to the "Custodian of Enemy Property".

Yours truly,

AMCA:ND

A. McAlister,
Claims Department.

Mr. A. McShiter,
Claims Dept.
Office of the Custodian,
Vancouver, B.C.

Mypleheatmushroomtown.
Dove's Road
Toronto, Ont.
May 28th 1944.

EVACUATION SECTION	
Rec'd	SEP 1 1944
File No.	141720
Ass.	J. M. C. D.
Referred	W. A. D. D.

Dear Sir,

On the 26th inst. I received letter from you, regarding a claim of \$62.91 lodged by the M. Nishiguchi Co., New Westminster, British Columbia.

As soon as the fact. I have not purchase goods from the M. Nishiguchi Co. I am sorry to hear for this case.

You will much oblige me enough satisfaction of this case.

Yours truly,

I. Sato.
(Shingo Sato.)

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September 2nd, 1944

M. Nishiguchi Co. Ltd.,
Shalalth P. O.,
Bridge River, B. C.

Dear Sirs:

re: Shingo SATO
Reg. No. 13294

With reference to the claim of \$62.91 which you lodged against Shingo SATO. As we had no man registered with this first name, we wrote to Mr. Shingo SATO regarding your claim and he replied as follows:-

"On the 26th inst. I received letter from you regarding a claim of \$62.91 lodged of the M. Nishiguchi Co., New Westminster, B. C. However, at the past, I have not purchase goods from the M. Nishiguchi Co. I am strong evidence for this case. You will much oblige me enough investigation of this case."

In view of the above and as we have not sufficient funds to pay your claim, we do not propose to take any further action. As you may wish to contact SATO direct, his address is:-

Registration No. 13294,
c/o Maple Leaf Mushroom Farm,
Dares Road,
Toronto, Ont.

Yours truly,


AMcA:ND

A. McAllister,
Claims Department.

14172

September 2nd, 1944

Mr. Shingo SATO,
Registration No. 13294,
c/o Maple Leaf Mushroom Farm,
Daves Road,
Toronto, Ont.

Dear Sir:

We have for acknowledgment your letter of the 28th of August, 1944, and note that you deny owing M. Nishiguchi Co. Ltd. the sum of \$62.91. We have written to Nishiguchi telling them what you say. Under the circumstances we do not propose to take any further action, unless some new facts come to light.

Yours truly,


AMcA:ND

A. McAlister,
Claims Department.

Mr J. H. Shears.
Dept of the Secretary of the State
Office of Custodian.
Vancouver, B.C.

Maple Leaf mushroom farm.
Dawes Road.
Toronto, Ont.
Feb 27th 1944.

EVACUATION SECTION	
Rec'd	MAR 5 1944
File No.	8791 & 14172
Ans.	RJR 08
Referred	Thm

Dear Sir,

Re Sale of property Land.

In regard to the above claims, the
writer and joint owner Katsujiro Kato.

I received a letter from you last July 10th 1944.

I am requesting for you sending me the
balance of sold my property which I had
in the Maple Ridge District. Balance \$440.

File No 8791 & 14172. Reg No 13554 & 13294.

Yours Very truly,

Shingo Kato

~~14172~~
8791

March 5th, 1945.

Mr. Shingo SATO,
Registration No. 13294,
c/o Maple Leaf Mushroom Farm,
Dawes Road,
Toronto, ONTARIO.

Dear Sir:

Replying to your letter of the 27th ultimo,
we have to advise that we are not able to forward you
any funds at this time, as proceeds of the sale of your
real property referred to are being held until legal
charges have been debited against the amount.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

11172

23rd December, 1946.

REGISTERED

Mr. Shingo SATO,
Registration No. 13294,
c/o Maple Leaf Mushroom Farm,
Scarborough, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$17.00, which sum represents your half of the proceeds from sale of property, as shown on the attached statement of the joint account of yourself and Katsujiro KATO, together with the sum of \$2.50 being a refund of your 1941 Income tax.

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,
Administration Department.

WEA:HA
Encls. 2 (cheque)

File No. L4172 & 8791

STATEMENT OF ACCOUNT
Shingo SATO - Registration No. 13294
Katsujiro KATO - Registration No. 13554

23rd Dec. 1946.

<u>Date</u>	<u>P</u>	<u>Particulars</u>	<u>Debit</u>	<u>Cr. dit</u>	<u>Balance</u>
1944		Balance as per statement sent to you 5th July, 1946		\$44.00	
1945					
Apr. 23		Legal fees in connection with conveyance of property	\$15.00		
1946					
Dec. 23		Cheque to Katsujiro KATO	14.50		
		Cheque to Shingo SATO	<u>14.50</u>		
			\$44.00	\$44.00	Nil

Name of Claimant KATO, K.

Case 1148

Custodian File SATO, S.
5791 and 14172

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					48.00			SPECIAL IN LIEU	150.00	
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 & 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 CHATTELS										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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										150.00

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October 6th, 1950

Mr. Katsujiro KATO &
Mr. Shingo SATO,
c/o Maple Leaf Mushroom Farms,
Dundas Rd. & O'Connor Drive,
Toronto, Ontario.

Dear Sirs:

Re: Japanese Property Claims Commission
Case No. 1148

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourselves covering the amount recommended under the above Commission, for the sum of \$150.00.

Cheque for \$145.30 is enclosed herein, and the sum of \$4.30 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Sheave
Director

FOS:HK
Encl.

SEE FILE NUMBER 8791 for TRANSCRIPT OF THIS

CASE viz. Case 11481.