

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					713.00		369.17				369.17
<u>PERSONAL PROPERTY</u>										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			
						% of Total	Amount	% of Total	Amount	% of Total	Amount
<u>NETS</u>										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
<u>MISCELLANEOUS CHATTELS</u>										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										369.17	



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CLAIM NO: 1039.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 13, 1948.

IN THE MATTER OF THE CLAIM OF
SAGA TAHARA (NOW MRS. SAGA IDE)

PROCEEDINGS AT HEARING.

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT"
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).
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11 Toronto, Ontario,

12 May 13, 1948.
13

14
15 IN THE MATTER OF THE CLAIM OF
16 SAGA TAHARA (NOW MRS. SAGA IDE)

17
18 PROCEEDINGS AT HEARING

19
20 APPEARANCES:

21 J.W.G. HUNTER, Esq., appearing for the
22 Dominion Government.

23 R.A. BEST, Esq., appearing for the
24 Claimant.

25
26 A. WATSON, Esq., Secretary.

27 MRS. D.J. HANDFORD, Official Interpreter.

28 A.G. VEITCH, Esq., C.S.R., Official Reporter.
29
30



S. Ide
In-Chief.

1 SAGA IDE, the Claimant herein, being first
2 duly sworn, testified through the
 Interpreter as follows:

3 DIRECT EXAMINATION BY MR. BEST:

4 Q. You are now Mrs. Ide? A. Yes.

5 Q. And you were formerly Mrs. Tahara? A. Yes.

6 Q. That is your signature? A. Yes.

7 Q. And was that document prepared upon your
8 instructions? A. Yes.

9 (PARTICULARS OF REAL ESTATE, FARM LAND,
10 MARKED EXHIBIT NO. 1)

11 Q. I believe you are claiming for a farm of $18\frac{3}{4}$
12 acres near Mount Lehman, B.C. Is that correct?

13 A. Yes.

14 Q. And this property is now registered, as I
15 understand it, in your name, your former name,
16 that is, Saga Tahara? A. Yes.

17 Q. But it was conveyed to you from your son?

18 A. Yes.

19 Q. Who purchased it in 1941? A. Yes.

20 Q. So that the property has not actually been in
21 the family very long? A. No.

22 Q. I mean you only had it for a matter of months
23 before evacuation?

24 MR. HUNTER: I think that will be conceded, my lord.

25 THE COMMISSIONER: That is fairly obvious. Let us
26 get down to the essentials, Mr. Best.

27 MR. BEST: Very well, my lord.

28 Q. On your claim form you say that the improvements
29 at the date of purchase were none except the
30 strawberry patch and, according to the form, of
 the $18\frac{3}{4}$ acres there is some $4\frac{1}{4}$ acres cleared,



S. Ide
In-Chief.

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that is, for cultivation. Was the strawberry patch which existed when you bought it the same as when you left it, 2 1/3 acres?

MR. HUNTER: I file the Soldiers Settlement Board appraisal as Exhibit No. 2.

(SOLDIERS SETTLEMENT BOARD APPRAISAL, MARKED EXHIBIT NO. 2)

THE WITNESS: There were about two acres of strawberries when we bought it and then we planted another further acre.

MR. BEST: I see.

On the Soldiers Settlement Board appraisal there is the remark that:

"This property is in a fair state of cultivation, rented to Joyce Staff for \$500 to be paid out of crop by Pacific Co-Operative."

Do you know when your property was rented to this individual, Mrs. Joyce Staff? You apparently rented it through this Pacific Co-Operative to Mrs. Staff in May, 1942?

A, Yes.

Q. That was done with your approval and consent?

A. Under the lease - in 1942 it was rented at \$500 and in 1943 for \$250. That was the agreement.

Q. So that the rent for 1942, I take it, included the whole crop which had been planted prior to evacuation. That was the reason for the \$500 rent?

THE COMMISSIONER: That covers everything?

MR. BEST: I think it does, with one exception, about



S. Ide
In-Chief.
Discussion

1 the buildings.

2 THE COMMISSIONER: That is all covered in your formal
3 statement. The buildings were erected in 1941.

4 MR. BEST: Yes. The appraisal says the buildings
5 were ten years old.

6 THE COMMISSIONER: I have it here.

7 MR. BEST: Thank you.

8 THE COMMISSIONER: There is no need to repeat.

9
10 MR. HUNTER: It is submitted, my lord, that this
11 property was sold for its fair market value.

12 It appears to be entirely a question of
13 value. There are no questions.

14 THE COMMISSIONER: That is all I require, thank you,
15 Mrs. Ide.

16
17 (PROCEEDINGS ADJOURNED SINE DIE)

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

22 *A.G. Veitch*
23 "A.G. VEITCH"
24 Official Reporter.

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Case 1039

DEC - 3 1947

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

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

ACKNOWLEDGED

4653
Topenko

59

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:
(Present name Saga Ide)-Formerly

(1) NAME Tahara Saga (RCMP) Reg. No. 01305
(Print) Surname Given Name

(2) Pre-Evacuation Address 291 Georgia St.E., Vancouver, B.C.

(3) Present Address 57 St. George St., London, Ontario

(4) REAL ESTATE

(a) Street Address (if any) Matsqui, New Westminster District, B.C.
City or Municipality, Province

Best

(b) Legal description (lot number, block number, section number, etc.)
Lot 1, Part of S $\frac{1}{2}$ of E $\frac{1}{2}$ of S.E. quarter, Section 35, Twp. 13,
Map 6641, New Westminster

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

- (i) Farm
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~
- (iv) Any other type of property (describe) _____

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

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

(i) Land	- - - - -	\$	<u>1800.00</u>
(ii) Buildings	- - - - -	\$	<u>800.00</u>
(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)	- - - - -	\$	<u>2600.00</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>713.00</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	<u>1887.00</u>

(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) - - - - - \$ 1887.00

(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 yes

Toronto

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)
County of York)
TO WIT:)

I, Saga Tahara of the City
of London in the Province of Ontario

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)
in the County of York)
this 29th day of November)
A.D. 1947. RCI Best)

Saga. I de
A Commissioner &c. (Formerly Saga Tahara)

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

Ide Saga (formerly Saga Tahara)
(Claimant's Name)

REAL ESTATE
(Farm Land)

01305

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared (Brush cleared out)	14 ³ / ₄	Feb. 1942	Myson	Natural love			
Cultivated not planted (Partly cleared)	1 ³ / ₄		Hiroyoshi Tahara	and affection			
Cultivated and not in crop List Crops					16 ¹ / ₂ acres uncleared. 2 ¹ / ₃ acres cleared.	None except strawberry patch.	\$2600
Strawberries	2 ¹ / ₃	Son purchased in 1941 from Tajiro for \$800 cash.					
Total	<u>18 ³/₄</u>						

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

Description	When Made	Cost
Clearing 1 ¹ / ₂ acres of brush.	1941	\$250
Planted one acre strawberries	1941	250
Planted one doz. apple trees	1941	10

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	18x28	Frame Shingle	1941	400	400		50	750
Packing shed	14x20	Post and stakes	1941	75	25		20	80
Bath House		Frame	1941	20	15		5	30

EXHIBIT No. 1039-1
DATE 13 May 1948
FILED BY R. a. Best

Comments re Appraiser's report not covered by above information: The buildings were only one year old since they were built after my son bought the property in 1941. The strawberry land is worth at least \$300 per acre since by the appraisal it costs \$150 per acre to clear it. Buildings were in good condition. There is a good stand of birch in the bush and it should make that land worth \$50 per acre. 1942 taxes \$21.15---Rent for one year including crop \$500. Obvious property worth much more than \$726 on this basis alone.

Saga Tahara Ide
Signature

Farm Appraisal Report

File No. JL-302

Land Description Lot 1 of pt. of S $\frac{1}{2}$ of E $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Sec. 35, Tp. 13, Map 6641.

Containing 18.75 Acres

Owner's Name H. TAHARA Post Office Address Mt. Lehman, also R.R.

Nearest Rail Point Mt. Lehman - B.C.E.Ry. Distance 2 $\frac{1}{2}$ miles

Market Town Abbotsford, B.C. Distance 5 $\frac{1}{2}$ "

Church (give denomination) Pinegrove United Distance 1 $\frac{1}{2}$ "

Nearest School By Municipal Hall, adjoining. Distance adjoining

State how property was identified: By map and roads.

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

On Mt. Lehman Rd. about 1 $\frac{1}{2}$ miles North of highway.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Barbed wire on East, partly fenced on South. Value \$

Water supply: Well fed by spring - wood cribbed - 5' deep. Value \$

BUILDINGS ON FARM

4653

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 28 10 x 28	Frame	8'	Shgl.	10	Cedar Posts	Fair	300.00
BARN	x							
Packing Shed	14 x 20	Posts and shakes	6'	Shkes.	10	Posts	Fair	25.00
BARN	x							
GRANARY	x							
Bath House	8 x 8	Frame	6'	Shgl.	10	Posts	Fair	-
	x							
	x							
	x							

Total present day value \$ 325.00

Total Value Buildings add to farm \$ 325.00

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

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

No. rooms downstairs? 4 Upstairs? - How finished Unfinished.

Are buildings painted? Partly painted. Condition of paint Fair.

Distance from nearest bush 100 yards.

EXHIBIT No. 1039-2

DATE 13 May 1948

FILED BY J.W.G. Hunter

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL	
2.3	Fairly level	Sandy clay or silt loam-8-12"	Sand & Clay	Strawberries-good.	60.00	138.00	
Area which can be cultivated without cost other than for breaking.							
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.							
1.7	Rolling	Sdy. clay or silt lm.-8-12"	Sand & Clay	Partly cleared	100.00	25.00	42.50
14.75	Rolling	" "	" "	Clearing of bush	150.00	15.00	221.25
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 \$ 401.75

Total added by buildings to value of farm \$ 325.00

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

Total value of farm \$ 726.75

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

In fair state of cultivation - Rented to Joyce Staff for \$500.00. To be paid out of crop by Pacific Co-operative.

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

Small fruits.

Noxious weeds:

Few thistles.

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

Taxes - \$18.85. Matsqui Municipality.

Date: June 13th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of June 19 42.

Inspector's Signature

"R.W. BROWN"

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

TAFARA, T. - JL-302.

Farm Appraisal Report

Remarks:

Property is located adjoining the Matsqui Municipal Hall on the Mt. Lehman Road about 1 1/2 miles North of the highway.

Soil is a sandy clay or silt loam with one or two knolls showing some gravel. It is quite well located, being adjacent to school and only 1 1/2 miles from the highway. About 1.7 acres is partly cleared but the stumps have still to be removed. The balance is rather heavy clearing.

The house is little more than a shack as it is unfinished, but is habitable. Lot is fenced on the East side and partly fenced on the South; fences in good shape. Domestic water is obtained from a wood cribbed well about 5' deep, apparently fed by a spring. There is electricity in the house.

Comparatively small acreage cultivated.

(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

Approximate acreage in small fruits. \$

2.3 acres straws in good shape. \$

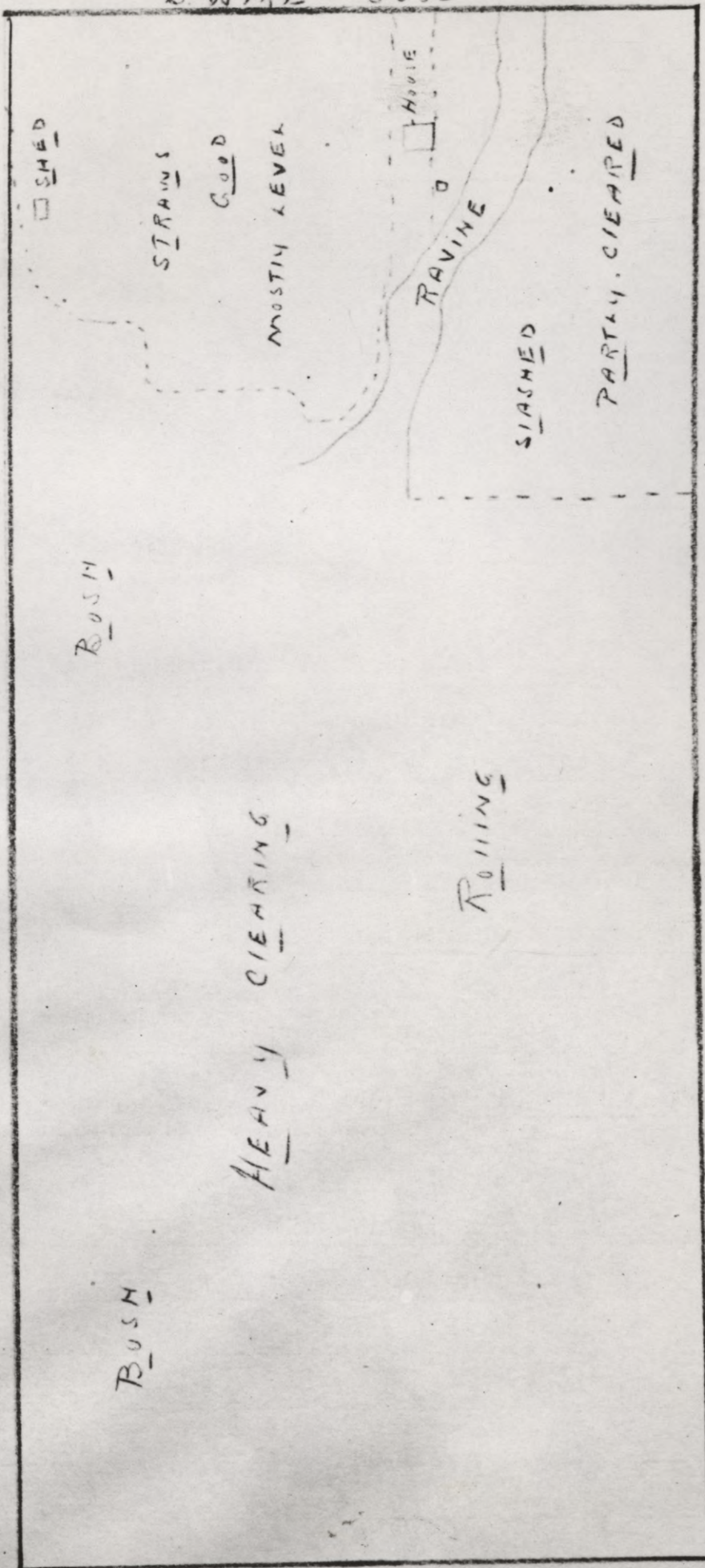
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Total \$

Amount fruit trees add to value of farm \$

MT LEHMAN Diagram of Property ROAD

SCALE 1" = 100'



P W BROWN

LOT 1 1/4 Sec 35 1/4 SE 1/4 - Sec 35 1/4 T. 13. R. 16. S. 6641

18.75 AC

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

value is \$ 700.00

Date 17th June 19 42.

"I.T. BARNET"

District Superintendent.