

Name of Claimant

SAITO, Tatsue & Shohe

Case 114

Custodian File

4247 & 4249

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1142		845.65			
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										845.65

CASE NO: 114

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF

SHONE & TATSUO SAITO

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"
PART L, REVISED STATUTES OF CANADA, 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

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Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF
SHONE & TATSUO SAITO

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.E. COBUS, Esq., 8

appearing for the
Claimant.

 J.R. COLLEY, Esq.,
Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

T. Saito
In Chief

MR. COBUS: Your honour, the next claim is that of Shone and Tatsuo Saito, No. 114 on the list.

THE COMMISSIONER: That will be case No. 114, then.

TATSUO SAITO, the Claimant herein, being first duly sworn, testified as follows:

MR. COBUS: This is a combined claim, your honour, and this witness will represent both individuals.

10 This claim, your honour, is for real property only. The amount shown on the claim remains at \$3,000.00, and the credit to the Custodian is \$1,142.00, leaving a net claim of \$1,858.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, the real property for which you are claiming was jointly owned by yourself and your brother, Shone Saito? A: That is right.

Q: Is this document a document signed by your brother Shone Saito? A: Yes.

20

MR. COBUS: I would ask to file this document which is headed "Authority to Represent," addressed to Tatsuo Saito, reading: "This will be your authority to represent me in connection with my half interest in our joint farm property in Pitt Meadows Municipality before the Royal Commission hearing Japanese Property Claims at Kamloops, B.C.," and which is dated May 1st 1948 and signed "S. Saito."

30 I file that as the first exhibit.

T. Saito
In Chief

(LETTER MARKED EXHIBIT NO. 1)

Q: Witness, I produce to you a document concerning the real property for which you are claiming. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: That is right.

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

A: Yes.

10 MR. COBUS: The subject matter of the claim is a 25 acre plot of land which was purchased in 1939 for \$1,750.00. At the date of purchase 16 acres were cleared, nine were uncleared. There were no improvements on the property. The claimant estimates the value of the property at the date of sale at \$3,000.00. He shows that nine acres are still uncleared, two acres are cultivated, planted, and in crop there were 14 acres of strawberries. As to improvements made on the

20 land, apart from buildings, since the date of purchase, he lists plowing and cultivating and clearing land and planting berries. He erected a post and barbed wire fence about 2,000 feet across the boundary with the McMyn property, planted about 100 fruit trees, mixed, in 1941 at a cost of about \$125.00. He dug a well and put in about 2,000 feet of drainage ditches, cedar covered by his own labour, the cost of which he estimates to be \$150.00.

30 He erected two buildings on the property,

T. Saito
In Chief

a frame shed 16 by 22, and a packing shed 14 by 20. He values both of them at \$275.00.

10 With respect to the appraisor's report, the claimant says that the well was quite okay with good water supply when they left the land. He points out that the land had been cleared and cultivated. He doesn't consider that the clearing of the bush portion of the land would be heavy because there were few big trees and mostly under-brush. He considers that the valuation of \$1,163.00 to be much below a fair value. He points out that the property was well located, and a mile from Pitt Meadows, B.C. The soil was very good for growing small fruits and there was an ample supply of timber for cordwood in the bush. He believes that the property would be worth at least \$3,000.00 when sold by the Custodian for \$1142.00.

20 I would ask my learned friend to produce the Farm Appraisal Report.

I would first like to file the statement concerning the real property claim, your honour.

(STATEMENT MARKED EXHIBIT NO. 2)

I would file the Farm Appraisal Report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3)

Would my learned friend admit that the assessment on the property claimed for in 1942 was \$2,800.00?

MR. McTAVISH: That is correct, your honour.

30 MR. COBUS: Your witness.

T. Saito

MR. McTAVISH: It is submitted, your honour, that the real property was sold for a fair market value.

No questions, your honour; it is purely a question of value.

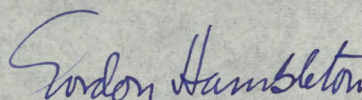
THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

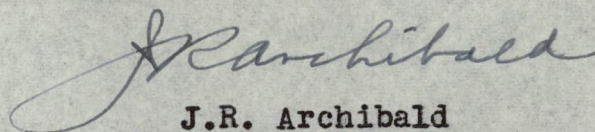
I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

10



G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.



J.R. Archibald
Sub-Commissioner.

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CASE No 114

MAY 12 1948

DEC - 2 1947

Kamloops

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

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

ACKNOWLEDGED

NOTIFIED APR 15 1948

4249 4247

33

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

(1) NAME SAITO SHONE & TATSUO (RCMP) Reg. No. 14293 14204

(2) Pre-Evacuation Address Pitt Meadows, B.C.

(3) Present Address R. R. # 1, Kamloops, B.C.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.) Lot 2, Lot 224 Map 6457, Acreage 25

(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.) Joint owner

(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) \$3000.00
(v) Amount at which Custodian sold property and credited your account \$1142.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$1858.00

(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)

3

(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")

Left with custodian

(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) - - - - - \$ 1858.00

(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 NO

KAMLOOPS, B.C.

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)

Province of B.C.)

TO WIT:)

I, *Tateus Sauto* of *Kamloops* in the *B.C.* 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 *Kamloops* in the *Province* of *B.C.* this *17th* day of *Nov* A.D. 1947.

T. Sauto

A Commissioner &c.

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

EXHIBIT No. 114-1

DATE MAY 12 1948

FILED BY. Mr Cobus
C

Authority to Represent
to Tatsuo Saito

This will be your authority to represent me (in connection with my $\frac{1}{2}$ interest in our joint farm property in Put Meadows Municipality), before the Royal Commission hearing Japanese property claims at Vancouver B.C.

May 1 1948

A. Saito

SHOHE + TATSUO SAITO.

REAL ESTATE
(Farm Land)

14293 & 14204

(Claimant's Name)

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 9 acres - Cultivated not planted Cultivated and not in crop List Crops straws - about 14 ac	25 acres	Dec 20 1939	McMynn (brothers)	1750 ⁰⁰ (Cash)	16 acres cleared 9 uncleared	none	3000 ⁰⁰

Total 14 ac

EXHIBIT No. 114-2
DATE MAY 12 1948
FILED BY *Tom Collins*

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

Description	When Made	Cost
Ploughed and cultivated cleared land and planted in berries - erected post and rafter wire fence. about 2000' across boundary with McMynn property Planted about 100 fruit trees (mixed) in 1941 - cost about 125 ⁰⁰ Dug well - put in about 2000' of drainage ditches (cecum, crown - own labour - cost est 150 ⁰⁰)		

BUILDINGS	Type	Size	Finish	Date Built	Material	Cost	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Frame shed	16 x 22	Frame on mixed sills - shingle roof	1941	own labour - bought material	200 ⁰⁰					
Packing shed	14 x 20	Frame - mixed sills - shingle roof	1941		75 ⁰⁰					

Comments re Appraiser's report not covered by above information: The well was quite OK. with good water supply when we left the land had been cleaned and cultivated. I do not consider that clearing of the bush portion would be heavy. Few big trees, and mostly under-bush. I consider the valuation of 1165⁰⁰ to be much below a fair value. Comment this property is very well located, fronting on roughed highway, distant about one mile from Pitt Meadows, B.C. The soil is very good for growing small fruits. There is an ample supply of timber for wood used in the bush. I believe that this property would be worth at least 3000⁰⁰ when sold by the party custodian for 1142⁰⁰ my brother Shohei I owned this property jointly and I am representing him as to his interest.

T. Saito
SIGNATURE

BC-507-P
BC-2618-A

Farm Appraisal Report

File No. JL-459

Land Description Lot 2 of part of Lots 223 & 224, Gp. 1, Map 6457, N.W.D.

Containing 25.00 Acres

Owner's Name SAITO, Shone & Tatsuo Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows - C.P.Rly. Distance 1 mile

Market Town New Westminster, B.C. Distance 14 "

Church (give denomination) C.of Eng., & Presbyterian-Pitt Meadows, Distance 1 "

Nearest School Pitt Meadows Distance 1 1/2 "

State how property was identified: 3 posts located, and map and road check.

Roads: State whether property has access to main road, the kind of road and its condition.
Property has 500' frontage on paved Lougheed Highway.

Is this district a good one? Fair; improving yearly, mostly dairy farms.

Employment opportunity Limited at Hammond and Haney Sawmills

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Property all fenced with 3 & 4 B.W; Value \$ Inc. in Land Value one cross fence.

Water supply: 15' dug well on edge of low land; not much good; Value \$ " " better water supply can be obtained by digging on high land.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE (NO HOUSE)	X							
	X							
BARN Frame	16 X 22x10	Frame	10'	Shgl.	2	Mud sills	Fair	100.00
	X							
BARN	X							
Packing shed	14 X 20	"	8'	Shke.	3	Mud sills	"	25.00
GRANARY	X							
	X							
	X							
	X							
	X							

Electric light available, but not installed. Total present day value \$ 125.00

Total Value Buildings add to farm Barn and packing shed \$ 100.00

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

Describe the basement and chimneys: -

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Barn 120' from bush.

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
16.10	Level, low <i>16.10</i>	10-12" peaty clay loam	Clay	Straws; oats; beans; & spuds.	50.00	805.00
2.00	Level, high <i>2.00</i>	10" sdy. loam	Sand & gravel	Oats & barnyard.	60.00	120.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.90	Level <i>6.90</i> <i>25.00</i>	10" sdy. lm.	Sandy gravel	Heavy bush; spruce, hemlock & cedar; some good fire-wood.	150.00 an ac. up	20.00 138.00
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 \$ 1063.00

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 1163.00

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

Property in operation by Japanese owners until this Spring. Crop sold to R. Bouffard for \$500.00. The strawberries are so weedy & grown over with June grass, they look more like a hay field; new seeding of oats have cooked & beans are turning brown.

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

Property suitable for small mixed farm or dairying.

Noxious weeds:

Canadian thistles are bad and smart weed.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of District of Pitt Meadows, B.C.
Land assessed at \$2500.00
Improvements at 300.00
\$2800.00 - 1942 Tax - \$54.28.

Dyke Taxes - 7.40 acres-high = Dyke Tax - \$55.97
- 16.80 " -low = Drainage Tax - 16.83
\$72.80

Date: 7th July 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 3 & day of July 19 42
6th

Inspector's Signature

"L.B. PLUMBLY"

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

S. & T. SAITO - JL-459

Farm Appraisal Report

Remarks:

This property is well located, having 500' frontage on the Loughheed Highway, but all frontage is in bush and will be costly to clear; mostly Hemlock, Spruce & Cedar. When cleared would make good small fruit land.

There is no dwelling on the holding, only a small barn and packing shed; the well at barn has been dug too close to the low land, and better water could be obtained on the higher land.

This Spring the 10.15 acres in strawberries was looked upon in District as one of the best crops, but owing to heavy rains and being on low land, more than 50% of crop was not harvested and it was not possible to keep weeds down, and as a consequence, it looks more like a hay field, and doubt if it can ever be brought back. The 3.50 acres in oats have cooked and turned brown, and the 1.50 acres in beans are turning brown & doubt if it would pay to stick them; the .95 acres in spuds are showing signs of too much moisture. The 1.80 acres in oats on high land is being pastured by man who purchased crops. Mr. R. Bouffard bought the 1942 crops for \$500.00 through Pacific Growers. This property would make a good small mixed farm, but Municipal Dyke & Drainage Taxes are heavy and amount to \$127.00 for this year, or a little over \$5.00 an acre.

The uncleared land offers an ideal site for buildings, and electric light and power are available.

(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

10.15 acres	-	Strawberries, 1st & 2nd year plants.	\$
3.50	"	Oats - N.G., low land.	
.95	"	Spuds	\$
1.50	"	Beans	\$
1.80	"	Oats, high land.	\$
.20	"	barnyard.	\$
<u>18.10</u>	"		\$
6.90	"	Bush	\$
<u>25.00</u>	"		\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

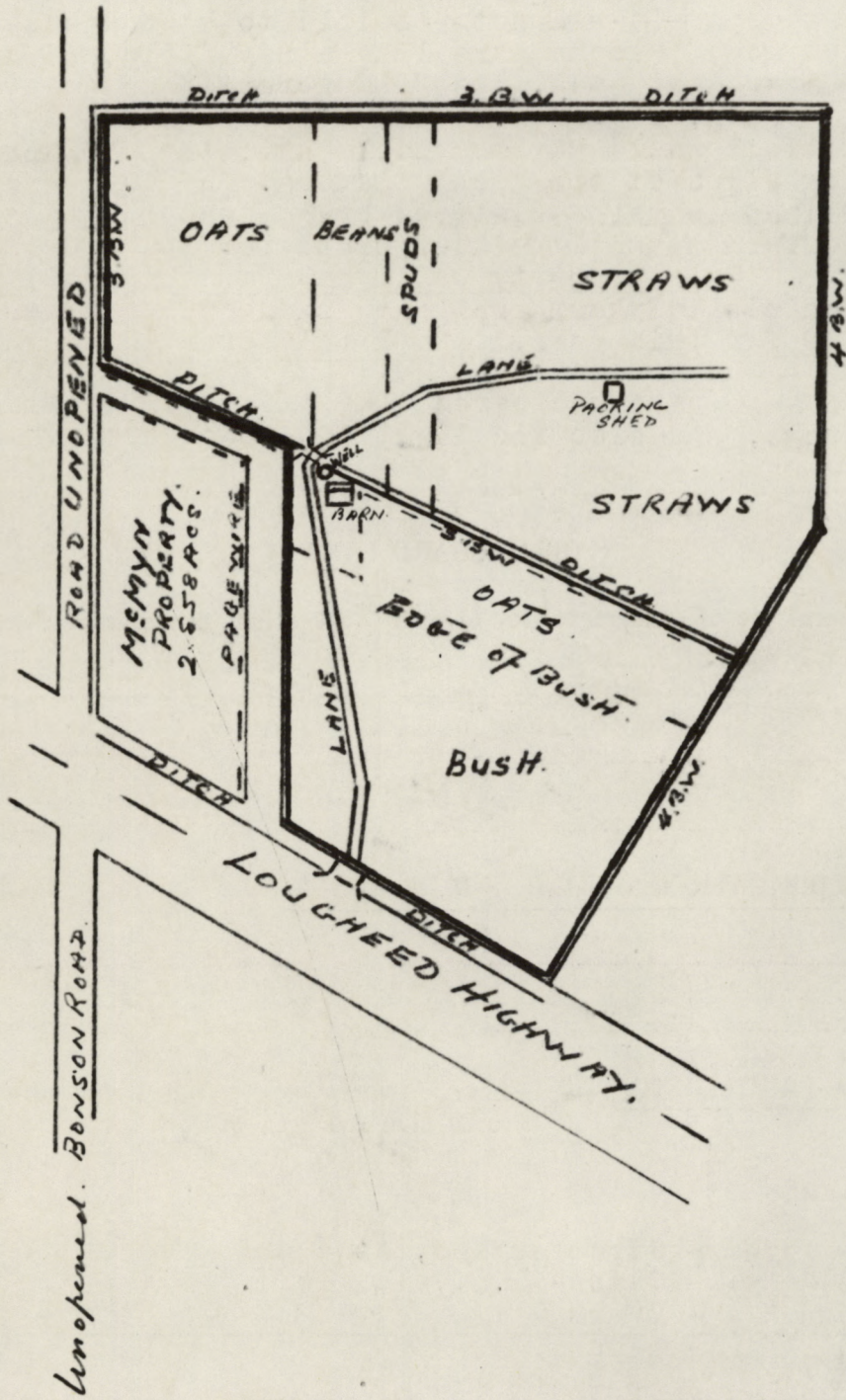
SHONE SAITO and TATSUO SAITO.

Lot 2. of Part of Lots 223 & 224. Gr. 1. MAP. 6457 N.W.D.

25.00 ACRES.



SCALE 300' = 1 INCH.



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

value is \$ 1100.00

Date 8th July 1942.

"I.T. BARNET"
District Superintendent.