Name of Claimant ITO, Saichi Case 511

Custodian File 4242

REAL PROPERTY

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 Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					3709		2828.16				2828.16
											84.34

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total 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

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	
778.18			54.77			9.50		62.00
	426.25			694.72			1.14	509.51
		127.87			380.50			

TOTAL RECOMMENDATION	3484.01

1540

CASE NO: 511.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
April 5th, 1948.

IN THE MATTER OF THE CLAIM OF
SAICHI ITO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 511.

IN THE MATTER OF THE "INQUIRIES ACT"

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Lethbridge, Alberta,

April 5th, 1948.

IN THE MATTER OF THE CLAIM OF

saic

SAICHI ITO.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
L.S. TURCOTTE, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. TURCOTTE: The next case, my lord, is Saichi Ito, No. 53 on the list.

SAICHI ITO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Ito, I am showing you a statement in regard to your farm. Is that your signature?

A Yes.

Q Was that prepared as a result of information which you gave to me through an Interpreter?

A Yes.

Q And is the information which is written down here, as a result of what you told me, true to the best of your memory? A: Yes, absolutely correct.

MR. TURCOTTE: I will tender that, my lord, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q: I am showing you a statement of your household goods and implements and farm equipment. Is that your signature on the back?

A Yes.

Q Is the information on that true to the best of your memory? A: There is no mistake about it; it is correct.

MR. TURCOTTE: I will tender that, my lord, as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I am showing you 2 pictures. What are those pictures of? A: These are pictures of my house.

Q Now I understand that there were two houses on this property. Is this the north house or the south house? A: The north house.

Q That is the house he was living in?

A Yes.

MR. TURCOTTE: I wonder, my lord, if I could put these all in as one exhibit.

THE COMMISSIONER: I think so. Were they all taken about the same time?

MR. TURCOTTE: Probably I had better ask him after I get through.

THE COMMISSIONER: Very well.

MR. TURCOTTE: Q: I am showing you two more pictures. What are they pictures of?

A This is the south house.

THE COMMISSIONER: Perhaps you had better number them on the back yourself and we will mark them as one exhibit. The first two are of the north house, are they?

MR. TURCOTTE: Yes, my lord.

THE COMMISSIONER: Mark them both "A".

MR. TURCOTTE: Yes, 2 of the north house, and 2 of the south house, "B".

(PHOTOGRAPHS MARKED EXHIBITS NOS. 3-A).

(PHOTOGRAPHS MARKED EXHIBITS NOS. 3-B).

Q I am showing you three pictures now. What are they pictures of? A: These are pictures of the chicken houses.

Q Are they pictures of the same chicken house, or pictures of three chicken houses?

A They are three different chicken houses.

Q Three different chicken houses, yes. Would you like those marked together or separately, my lord?

THE COMMISSIONER: Mark them with the letter "C".

MR. TURCOTTE: They are different houses, but they are all chicken houses.

THE COMMISSIONER: Yes, that is good enough.

(PHOTOGRAPHS MARKED EXHIBITS NOS. 3-C).

MR. TURCOTTE: Q: I am showing you another picture. Of what is that a picture?

A Half of this house is used for -- it is 26 feet. It is a big building, half of it is used for storing wood, and half is used for pickers.

Q Is that where the pickers live, do you mean when they are picking strawberries?

A Yes, they slept there.

(PHOTOGRAPH MARKED EXHIBIT NO. 3-D).

Q And finally this picture (producing).

A This is a garage.

Q Now, can he tell us whether or not these pictures were all taken at the same time, or were they taken at different times? A: They were taken at different times.

MR. TURCOTTE: It seems to me there are three different finishes to the pictures.

THE COMMISSIONER: Q: In approximately what years were they taken? A: There were some taken five years ago and some taken two years ago.

MR. TURCOTTE: Q: He means five years from when he left British Columbia? A: Yes, from

the time he left British Columbia.

THE COMMISSIONER: I can take it all of them were taken within five years of evacuation.

MR. TURCOTTE: Q: Were they all taken sinne 1936 or 1937? A: Yes.

MR. TURCOTTE: I tender that, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3-E).

Q How many acres of strawberries did you have?

A About four acres. I am not certain, but about four acres.

THE COMMISSIONER: You show on Exhibit 1 8.2 acres of strawberries.

MR. TURCOTTE: That is what the appraiser says. The man is getting pretty old and I was wondering whether I should call his daughter.

THE COMMISSIONER: I think we can safely take it from the appraisal.

MR. TURCOTTE: The reason I asked that was in his own claim he only showed 3½, I mean the claim you have there. I wanted to clear that up and I thought he would clear it up.

THE COMMISSIONER: The Soldier Settlement Board appraiser has said he had eight acres in strawberries. Do you say he is wrong?

MR. TURCOTTE: Oh, I know what it is now. The other person had four acres on the south farm.

THE INTERPRETER: There were two lots, one mine and one the children were working.

THE COMMISSIONER: They are on the same farm.

MR. TURCOTTE: Yes. Possibly we should have the appraisal

report filed now, my lord.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO.4)

MR. TURCOTTE: You will note, my lord, that there were two sets of buildings, one on the south and one on the north, and the land was fairly well divided.

THE COMMISSIONER: But this man is presenting the claim for the whole.

MR. TURCOTTE: Yes, he is the owner. He says his children were working.

THE COMMISSIONER: All right, that clears that up.

MR. TURCOTTE: Q: Did you build the buildings that were om this land? A: I had a carpenter, but I helped.

Q But all these buildings were built while he was there? A: Yes.

Q And you raised strawberries?

MR. HUNTER: I think that is admitted. I think we admit that.

THE COMMISSIONER: Yes.

MR. TURCOTTE: I want to bring out that he had two businesses, that is all.

THE COMMISSIONER: Go ahead and lead.

MR. TURCOTTE: Q: You raised strawberries and sold strawberries? A: Yes.

Q And in addition to that you raised chickens?

A I had three thousand chickens.

Q Threethousand chickens. It was a combined chicken ranch and small fruit farm?

A Yes.

Q Now, I am showing you a letter and a statement that

you received from the Custodian. Do you recognize that? A: I received this, but I can't speak English.

Q Did you get that? A: Yes.

Q Was this list with the letter?

A Yes, it came together with the letter.

MR. TURCOTTE: I tender that, my lord, as one exhibit possibly.

THE COMMISSIONER: What does it relate to?

MR. HUNTER: I don't think there is any point to it, my lord, because we haven't claimed that anything wasn't found.

MR. TURCOTTE: I would like, if I may, to put it in, my lord.

THE COMMISSIONER: For what purpose?

MR. TURCOTTE: To show that they have only claimed possibly for about, I would say, 60% of the articles.

THE COMMISSIONER: He says that in Exhibit 1. I do not know that he gives the percentage but he says he is claiming only for the articles that the Custodian acknowledges receiving and inventoried.

MR. TURCOTTE: I want to put this in to show that he claimed for only about 60% of what the Custodian said he found.

THE COMMISSIONER: Do you question that, Mr. Hunter?

MR. HUNTER: It is in the record now, anyway.

MR. TURCOTTE: I don't know why my friend is trying to keep it out. This is his own document.

MR. HUNTER: I am not trying to keep it out. This is a waste of material.

MR. TURCOTTE: I would like to refer to a couple of items in it.

THE COMMISSIONER: My point, Mr. Turcotte, is I do not want a lot of exhibits that I will have to read later that have no particular bearing.

MR. TURCOTTE: I think in this instance there are two or three items I would like to refer to.

THE COMMISSIONER: I will accept your statement and receive it as Exhibit 4. This is correspondence between the Custodian and the claimant.

MR. TURCOTTE: The top document is the letter sending the inventory. It is a letter with an inventory attached.

(DOCUMENTS MARKED EXHIBIT No. 5).

MR. TURCOTTE: Would my learned friend file the analysis of personal property?

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. TURCOTTE: My lord, I would just like to refer to one item on the analysis of personal property of a box of tools that was found in the basement.

THE COMMISSIONER: Where does itappear?

MR. TURCOTTE: It is on the second page--I am sorry, on the first page.

THE COMMISSIONER: Under which head?

MR. TURCOTTE: In the basement there is a box of tools which he values at $14.00. Now I would like to read the list of tools which the Custodian found, one large tool box, containing one axe handle, one saw set, one blow torch, a large augur, plumb bob, a box nuts and bolts and staples, one hammer,

shingle axe, hatchet, a broad axe, a rule, set of barn door trolleys, two chisels, two sickles, two planes, one square, four saws, two Japanese saws, one trowel, car horn attachment, 24 inch pipe wrench, pipe cutter, pipe vise, and a set of dies. I am just reading that to bring out to your Lordship in this case that in that item at least I don't think the claimant can be said to be puffing a great deal in this case.

THE COMMISSIONER: No, that is fairly obvious, if the articles were useable at all.

MR. TURCOTTE: I have marked with an "X" the things that he has put in his claim from the inventory. For example, on one page there is practically nothing in his claim that he has made any claim for at all.

THE COMMISSIONER: I see.

MR. TURCOTTE: I think he has been very lenient as your Lordship will see, if you have time some time to check it over.

THE COMMISSIONER: I will have to check it off.

MR. TURCOTTE: I might point out also that on the analysis of personal property claim that the inventory is not listed.

THE COMMISSIONER: What inventory is referred to in the second column, Mr. Hunter?

MR. HUNTER: I presume that is the inventory taken by the Custodian, my lord, but probably after they found there was nothing to put in the column, "Declared but not found", they decided it would

be superfluous to attach it.

MR. TURCOTTE: I would like to point out that the inventory is much longer than the claim, that is the point.

THE COMMISSIONER: Yes.

MR. HUNTER: I presume my learned friend is dropping the claim for the farm crop.

MR. TURCOTTE: Well, anything along that line should, of course, be added to the real property.

THE COMMISSIONER: We have heard nothing in regard to the crop. What is the situation? Did he have a crop in which he was unable to take off?

MR. TURCOTTE: The Custodian states that it was leased to a man named Carbutt.

Q Did you lease your crop in 1942 to a man named Carbutt? A: Yes, I leased it to Carbutt.

Q Did you get money from him for it?

A I received $100.00 from him.

Q Well the Custodian says that you got about $506.00.

A He didn't receive $100.00 personally; it was applied to the taxes.

Q Well, did the other man, Mr. Ito, who is his nephew, did he get something for his part of the crop — the piece he was on? A: My children on the south side sold their crop to Shimek for $400.00.

THE COMMISSIONER: That accounts for it. There was a crop sale here made by this claimant at $500.00.

MR. TURCOTTE: Yes.

THE COMMISSIONER: In those circumstances, how can you

claim for crop?

MR. TURCOTTE: No, what I was thinking of was possibly the strawberry plants. The plants might bring the value of the land up. I am not saying we should get anything for the crop itself.

Q Did you have yourplace insured? A: Yes.

Q Is that the insurance policy?

A Yes, I think so.

MR. TURCOTTE: I think, my lord, this is made out to Saichi Ito.

THE COMMISSIONER: What was the amount of insurance carried?

MR. TURCOTTE: $1000.00 on each house, and $500.00 on the contents of each house.

THE COMMISSIONER: Will you take counsel's statement for it, Mr. Hunter, rather than file the policy?

MR. HUNTER: Yes, my lord.

MR. TURCOTTE: Now there is one item in the analysis, my lord, an electric pump and tank, and a notation, "was sold with property, should be fixture", which I presume is true. Possibly that should be taken into consideration with the value of the property.

THE COMMISSIONER: Yes, I think it should be properly considered in that light rather than as a chattel.

MR. TURCOTTE: Q: I am showing you a bill for an electric pump. Do you recognize that?

A Yes, I paid this bill.

Q And this is for one of the electric pumps on your farm? A: Yes.

Q $219.57.

THE COMMISSIONER: On what date?

MR. TURCOTTE: November 13th, 1936.

THE COMMISSIONER: You better put it in.

(INVOICE MARKED EXHIBIT NO. 7).

MR. TURCOTTE: Q: Didyou have one pump or two pumps?

A Just one.

Q Did your children have a pump?

A There was another pump which was paid for by the children.

Q But it was on this property? A: Yes.

MR. HUNTER: It is shown in the appraisal.

MR. TURCOTTE: Oh yes, "also pressure pumps". The appraisal shows "well at each house, also pressure pumps included in the land". I think that is all, my lord.

MR. HUNTER: It is submitted, my lord, that the real property was soldfor its fair market value. It is further submitted that the personalproperty was sold for its fair market value. It issubmitted that the claims made for personal property not sold by the Custodian are exorbitant.

THE COMMISSIONER: I have not examined the Custodian's analysis. Is there much property that was not sold?

MR. HUNTER: The only column that has property in it other than that which was sold is the "no account, theft" column. There were a certain number of items that disappeared in some way.

MR. TURCOTTE: There were the main ones, like the washing machine which is the large item.

MR. HUNTER: Most of them are fairly small items.

THE COMMISSIONER: There is no complication in regard to tenancy here.

MR. TURCOTTE: Oh, I beg your pardon, my lord. In that letter which I should have read, and possibly I should read it, if I may, it is Exhibit 5, addressed to Mr. Ito, "Mr. and Mrs. W. E. Carbutt find it necessary to leave your property and have asked us to take a complete inventory of chattels left on the property. We have done so and enclosed you will find a list of said chattels in duplicate, which we would appreciate your acknowledging by signing one copy and returning it to this office.

"In addition to the enclosed list of chattels there are numerous items belonging to Ichiro Imahashi and Hikoichi Tashima, to whom we are writing today.

"Through the Soldier Settlement of Canada we had obtained another tenant who will be moving in on November 15th, paying rent at the rate of $12.00 per month."

I thought that letter referred to the pilfering of the place. It isn't referred to in the analysis, but my learned friend has some report in his file.

THE COMMISSIONER: Well in any case the Custodian took an inventory after the tenancy which was created by the Custodian.

MR. TURCOTTE: I think so. There is no dispute about that, Mr. Hunter?

MR. HUNTER: I am afraid we can't dispute that.

THE COMMISSIONER: It would appear from the Custodian's

letter that the net result is there cannot arise any question with regard to agency and loss in the course of the agent's occupation.

MR. TURCOTTE: No, my lord. There is a later report to the effect that in between the two tenants, apparently the place was pilfered.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: There are just a couple of questions I would like to ask the witness, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q The electric incubator, Mr. Ito, for which you claim $250.00, when did you buy it and how much did you pay for it? A: 1940.

Q And how much did you pay for it?

A I bought it for $250.00.

Q Are you basing all your claims on cost price?

A For the new articlesI have put them in at cost price. I have made a reduction for old articles.

THE COMMISSIONER: Now you might find out what he means by new articles, Mr. Hunter, in terms of use.

MR. HUNTER: I don't know how we will find it out without going through the list, my lord.

THE COMMISSIONER: Perhaps you can get a general statement from him as to what he means by new articles. How long had he had the articles which he puts in at cost price?

MR. HUNTER: Q: How old does an article have to be before you don't consider it new?

A The washing machine and the incubator.

Q Just let's get this straight.

A About one year.

Q And have you any idea of the percentage of the articles you are claiming for that you consider new?

A There are so many. I don't know definitely. It might be 10% or it might be 20%.

Q I see. You have given us a washing machine and an electric incubator. Are there any other large things which you consider new?

A There is an electric stove and there is a brooder.

Q I don't think he is claiming for a brooder.

A Electric stove, $40.00. That is right in the chickem house.

MR. HUNTER: We sold several brooders, my lord, but I don't think he is claiming on them.

MR. TURCOTTE: The brooders are actually listed in your inventory.

MR. HUNTER: That may be so.

Q If you can remember them, give them to us, if not, forget it. A: He says he can't remember them.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Turcotte?

MR. TURCOTTE: I think I would like to call the daughter and see if she can clear it up. This man, I think, is very elderly.

THE COMMISSIONER: All right, thanks. That is all, thankyou, Mr. Ito.

MR. TURCOTTE: I don't know whether she can shed any light on this or not, but we will see.

(Witness aside)

HIDEKO ITO, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Your name is--? A: Hideko Ito.

Q And you are the daughter of the claimant, Saichi Ito, is that right? A: Yes.

Q Did you assist him in preparing this claim?

A Yes, I helped him.

Q Did you actually write out the claim yourself?

A Yes.

Q And you prepared it from the inventory which was sent to you by the Custodian?

A Yes.

Q Why didn't you put everything that was in the inventory down in your claim? A: We just put down what we thought was the most important.

Q You left out the small items? A: Yes.

Q Can you tell me how you arrived at the price?

A The new ones, well, I put down what we purchased them for.

Q What you paid for them? A: Yes, and the old ones we took off about 30%.

Q Now, for example, the sewing machine, do you remember what you paid for it? A: Around $90.00.

Q Around $90.00. You made a claim of $50.00?

A Yes.

Q And the dining room suite?

A Yes, we paid $100.00.

Q About a $100.00. And the bedroom suite?

A About $100.00, too.

Q I see you have a claim for two mantle clocks at $45.00. A: Yes.

Q Were they new? A: Yes, they were new. We just got them.

Q Had you used them? A: No, we hardly used them.

Q That is the new price you have put there, is it?

A Yes.

Q Now there is one item of one hundred dollars for Japanese wicker trunk , kimonas and accessories.

A Yes.

Q How did you arrive at that value?

A Well, they were all the kimonas and accessories that were in there.

Q Were they valuable? A: Yes, they were valuable.

Q Doyou say you put a fair price on them?

A Yes.

THE COMMISSIONER: For how long had you had the kitchen range, if you do not mind?

A We bought it when we went in there in 1928.

Q In 1928. So that it was 15 to 20 years old, was it not? You went in there in 1928 and were evacuated in 1942, was it not? A: Yes.

Q That would be 14 years? A: Yes.

MR. TURCOTTE: Q: Do you know what you paid for it?

A Around $100.00, I know.

Q Was it in good shape? A: Yes.

MR. TURCOTTE: I think, my lord, that gives you some idea. That is about as far as we can go.

THE COMMISSIONER: I would like a little more help as to what is meant by "new" and therefore shown at cost.

MR. TURCOTTE: I see.

Q What about the washing machine?

A Yes, we just used it about 2 months after we got it.

Q Have you put that in as new?

A Yes.

Q In making out this list, what did you consider new—how old? A: Things that we haven't used much after I purchased them. Some were taken off a little, like the washing machine.

Q Washing machine? A: We took about $19.00 off it.

THE COMMISSIONER: Would you ascertain when it was bought?

MR. TURCOTTE: Q: When did you buy the washing machine?

A 1941.

Q Well now, coming to the item that your father was asked about, the electric incubator, was it put in at its new price? A: No, we took some off it, too.

Q Do you know how much? A: About $30.00.

Q Was it in good shape? A: Yes, we used it only once.

Q I don't know anything about incubators. That would be for a period of how long?

A About a month.

Q About a month. That would be one season or one hatching? A: Yes, one hatching.

THE COMMISSIONER: Q: Does that mean it was bought in 1941? A: Yes.

MR. TURCOTTE: Q: You have 3 new quilts at $30.00.

A Yes.

Q When did you buy those?

A We made them just before we evacuated.

Q How did you arrive at a value of $10.00?

A The material that was in each quilt.

Q The material that was in each quilt?

A Yes, and the filling, too.

Q And you have a claim for linoleum of $40.00?

A Yes.

Q Was that new or old? A: Yes, it was new. We hadn't used it at all.

Q You hadn't used it at all. That is the new price?

A Yes.

Q And the china dinner set, $20.00, 96 pieces?

A Yes.

Q How old was that? A: That was about a year before.

Q About a year before. Do you remember what you paid for it? A: About $20.00.

Q You put that in as new?

A Yes, we hadn't used it. We had just bought it.

THE COMMISSIONER: That is probably about as far as we can go, Mr. Turcotte.

CROSS-EXAMINATION BY MR. HUNTER:

Q How old are you, Miss Ito? A: Twenty-nine.

Q And what about the older items here? You wouldn't know how much was paid for those, I presume?

A No.

Q How did you arrive at the cost price at all?

A Just that we took about 30% off the things we thought

were useful.

Q How did you arrive at the cost price in the first place of an old item 14 or 15 years old? You wouldn't remember the price of it.

A We averaged it off the new price and took off thirty percent.

Q How did you arrive at the cost?

A The new price and how much we used it, and took off 30%.

Q You took the current prices and took 30% off them?

A Yes, depending on how long we used them.

Q It is really not cost, it is a different method of calculating cost?

THE COMMISSIONER: It is replacement.

MR. HUNTER: Yes, that is all, thank you.

THE COMMISSIONER: Thank you, Miss Ito.

(Witness aside)

THE COMMISSIONER: Mr. Turcotte, does that conclude your claims?

MR. TURCOTTE: Yes, my lord. I would like to point out that possibly we will make some investigation in regard to this real property. The appraiser set his value upon the fact it could only be sold as a single unit, and as a result of that he has cut the value of the buildings, I would say about 30% from what he says they are worth.

THE COMMISSIONER: Yes, I wondered about that. However, that is a matter he will be open to cross-examination on later.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

T.P. Horrobin

"T.P. HORROBIN"
Official Reporter

BUILDINGS	SIZE	VALUE
2 Dwelling House	22'X 48'	$1200.00
	24'X 40'	$1500.00
Boarding House	26'X 50'	$ 700.00
Wood Shed		
Chicken House	20'X 234'	
	20'X 60'	$1500.00
	18' X 60'	
Hot House	18' X 50'	$ 400.00
Garage	12'X 28'	$ 75.00
Incubator House	10'X 10'	$ 25.00
2 Barns	20'X 30'	$ 50.00
	20'X 30'	$ 50.00
Storage House	12'X 20'	$ 50.00
	TOTAL AMT	$ 5350.00

Case 511

NOV 26 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

4242

5'4

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

(1) NAME ITO Saichi (RCMP) Reg. No. 12405
(Print) Surname — Given Name

(2) Pre-Evacuation Address 248 RR#4 New Westminster BC.

(3) Present Address Diamond City ALTA.

(4) REAL ESTATE

(a) Street Address (if any) Surrey (City or Municipality) BC. (Province)

(b) Legal description (lot number, block number, section number, etc.)
Block "P" of N.W. ¼ of Sec. 33 Blk 5N.,
Range 2W. Map 4249.,
District of New Westminster, C. of E, 51024

(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 - - - - - - - - - - - - - - - - - $ 4000.00
(ii) Buildings - - - - - - - - - - - - - - - $ 5350.00
(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) - $ 9350.00
(v) Amount at which Custodian sold property and credited your account - - $ 3709.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5641.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 248 RR#4 New Westminster BC.

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

(c) How stored or packed at time of evacuation in the Buildings,

(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")

Under Custodian

(e) Itemized description of personal property which is the subject of the claim:

1.	CHATTELS LEFT IN LIVING HOUSE	Estimated Value $ 1087 10
2.	CHATTELS LEFT IN GARAGE	Estimated Value $ 69 90
3.	CHATTELS LEFT IN WOODSHED	Estimated Value $ 62 25
4.	CHATTELS LEFT IN BARN	Estimated Value $ 128 80
5.	CHATTELS LEFT IN CHICKEN HOUSE	Estimated Value $ 228 50
6.	FARM EQUIPMENT TOOLS	Estimated Value $ 18.25
7.	FARM CROP	Estimated Value $ 1940 00
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 3534.80

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) - $ 9175.80

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

LETHBRIDGE

(b) Do you require the services of an interpreter at the hearing? Yes or no yes

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 Alberta)
TO WIT:)

I, Saichi Ito of the village
of Diamond City in the Province of Alberta

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 Lethbridge)
in the Province of Alberta)
this 24 day of November)
A.D. 1947. W E Huckvale)

S Ito

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.

Chattels left in upstairs House sold by Custodian

	VALUE	Sold	LOSS
Dining Suite	$45.00	$27.00	$18.00
Bedroom Suite	70.00	$39.00	31.00
Sewing machine	50.00	37.00	13.00
Japanese dishes	30.00	3.35	26.65
Kitchen ware dishes & trays	50.00	10.50	39.50
Dramaphone	10.00	3.00	7.00
radiant gas heater	10.00	7.00	3.00
standing lamps	20.00	14.00	6.00
MAIN FLOOR OF HOUSE			
Kitchen Range	50.00	7.00	43.00
Heater	33.50	3.50	30.00
TOTAL AMOUNT LOSS			$247.15

CHATTELS LEFT IN UPSTAIRS HOUSE NOT ON STATEMENT BUT ON INVENTORY OF CHATTELS LIST FROM CUSTODIAN

	VALUES
1941 Westinghouse washing machine	$110.00
Buddhist shrine & assecories	50.00
dishes pots & pans	75.00
8 sets bed & mattresses	80.00
1 china dinner set 96 pcs.	20.00
1 set aluminum ware NEW	40.00
Electric iron	8.00
1 NEW mantle clock	45.00
3 NEW quilt	30.00
1 Japanese wicker trunk of Kimonas & assecories	100.00
2 NEW dolls & 4 boxes Japanese dolls	25.00
silver spoons bon bon dish silver cake plate all NEW	7.00
1 NEW General electric heating pad	4.00
1 NEW Baby High chair	4.95
1 NEW Electric toaster	10.00
1 used Electric toaster	3.00
TOTAL AMOUNT	$611.95

CHATTELS LEFT IN BASEMENT of HOUSE SOLD BY CUSTODIAN

	VALUE	SOLD	LOSS
box heater	$5.00	$3.00	$2.00
Nails 10 Kegs	50.00	30.00	20.00
Platform scale	17.00	14.00	3.00
1 Cool Box	14.00	7.00	7.00
7 pcs. gav. pipe 3/4" x 20'	16.00	5.00	11.00
TOTAL AMOUNT LOSS			$43.00

CHATTELS LEFT IN BASEMENT NOT ON STATEMENT BUT ON INVENTORY of CHATTEL LIST FROM CUSTODIAN

	VALUE
Beatty Electric Pump & tank	$154.00
Gas lantern	3.00
50 gal. steel barrow	6.00
100 gal. steel barrow	10.00
50 ft. logging cable 3/4"	10.00
1/2" gav. pipe 20 ft long	2.00
TOTAL AMOUNT	$185.00

CHATTELS LEFT IN UPSTAIRS IN GARAGE ~~SOLD BY~~ NOT ON STATEMENT BUT ON INVENTORY of CHATTEL LIST FROM CUSTODIAN

	VALUE
1 Japanese spray pump	$5.00
5 D.B axes	7.50
5 cross cut saw	30.00
1 steel block & hook	5.00
1 set truck chain	10.00
1 wedge & sledge hammer	2.00
20' gav. water pipe 3/4"	2.40
~~SOLD BY CUSTODIAN~~ TOTAL AMOUNT	$61.90

SOLD BY CUSTODIAN

	SOLD	LOSS
2 choker cable 6' x 3/4" 2 heavy cable choke & hook 1" x 6' 2 coil 1/2" cable with 2 hook 600 lbs	$12.00	$8.00
VALUE $20.00		

CHATTELS LEFT IN WOODSHED

NOT on STATEMENT BUT ON

INVENTORY of CHATTEL LIST FROM CUSTODIAN	VALUE
carpenter & mechanic tools	20 00
1 large crowbar	2 00
3 DB axes	4 50
1 child's tricyle	5 00
2 beds complete	20 00
3 gas lanterns	9 00
TOTAL AMOUNT	$60 50

SOLD BY CUSTODIAN

		SOLD	LOSS
cut saw	VALUE $5.00	$3.25	$1.75

CHATTELS LEFT IN BARN

NOT ON STATEMENT BUT

ON INVENTORY of CHATTEL LIST FROM CUSTODIAN	VALUE
1 pair harness	$10 00
1 14" plough	18 00
horse cultivator	6 00
drag harrow	5 00
scraper	5 00
2 drums gas 45 gal (90 gal)	29 80
1 berry cart with rubber tires	15 00
1 disc	20 00
steel wheelbarrow	10 00
TOTAL AMOUNT	$118 80

SOLD BY CUSTODIAN

		SOLD	LOSS
1 plough 10"	VALUE $15.00	$5.00	$10.00

CHATTELS LEFT IN CHICKEN HOUSE

SOLD BY CUSTODIAN

	VALUE	SOLD	LOSS
Electric stove	$40.00	16.00	$24.00
Electric Incubator Leahy #2100E	$250.00	75.00	175.00
6 rolls chicken wire 4'x1"	$40.00	26.00	14.00
dust spray	$25.00	16.00	9.00
TOTAL AMOUNT LOSS			$222.00

CHATTELS LEFT IN CHICKEN HOUSE

NOT on STATEMENT BUT on

INVENTORY of CHATTEL LIST FROM CUSTODIAN	VALUE
1 large crowbar	2 00
3 rolls tar paper NEW	4 50
TOTAL AMOUNT	$6 50

FARM EQUIPMENT TOOLS

shovels, hoes, mattocks picks rakes spades spears etc.

TOTAL AMOUNT VALUE	40 25
CUSTODIAN SOLD	22 00
LOSS	$18 25

FARM CROP			VALUE
strawberries	3½	ACRES	$1100 00
Black currant	¼	"	180 00
Asparagus	½	"	1150
Rhubarb	1½	"	350
2 walnut tree			40
3 pears		"	30
15 apple		"	150
1 peach		"	10
1 prune		"	10
TOTAL AMOUNT			$1940 00

Ito SAICHO
(Claimant's Name)

REAL ESTATE
(Farm Land)

12405
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	24	1927	Don't remember	$2500.00			
Cultivated not planted							
Cultivated and not in crop	2.5						
List Crops							
Strawberries	8.2		Gibb (one lot in center of farm)	500.00	Uncleared except for 2 acres of pasture	Gibb House 12x20. Moved to north buildings and used as a storage shed	4000.00
Rhubarb	1.2						
Asparagus	.5		House from Gibb	50.00			
Fruit trees (22 trees)							
Total	36.4						

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

Description	When Made	Cost
Clearing 10 acres, cut trees, pulled stumps, using powder, plowing and cultivating.	1927 to 1941	2500.00 – 250.00 per acre.
Planting fruit trees, strawberries, currants, asparagus and rhubarb.		Fruit trees worth over $200.00.

EXHIBIT No. 5 FF – F
DATE 5 apl 1948
FILED BY L. J. Truscott.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

I valued my buildings at $5350.00. The appraiser valued them at $3570.00. I am getting old and I now cannot remember what the buildings cost me but I believe that my valuation is fair. The valuator shows the first hen-house as old. I built it in 1937. He shows the rhubarb house at $90.00. I show this building as a hot house costing $400.00 and I am reasonably sure that it cost me $400.00. All buildings were supplied with electricity and this cost me $300.00 to instal. Both houses and chicken houses had running water. The appraiser values the buildings at $3750.00 but says they only add $2300.00 to the value of the farm. On page 3 of his report he says that, although there are two sets of buildings, one purchaser would not care to invest in excessive building investment and he bases his valuation on the basis of the farm being operated as a single unit. As this farm was operated in two units, I do not believe that this ~~b~~ is a fair basis for valuation. The property was sold for less than its assessed value which was $4145.00. I paid over $80.00 an acre for the uncleared land. The appraiser values uncleared land at $20.00 an acre and then values the cleared land at $80.00 per acre after it cost me $250.00 per acre to clear it. The houses were insured for $1000.00 each. Both houses had cement

Comments re Appraiser's report not covered by above information:

Signature

assume that pilferers had entered the place.

We leased the premises to Mr. + Mrs. Carbutt on May 7, 1942 but Carbutt left in November 1942 and apparently the custodian entered into a subsequent lease (Lease No. 62) with Philip Nickel. Apparently Mr. + Mrs Nickel complained of people breaking into the premises and Nickel had vacated premises sometime before date of inspection on Dec. 11th 1944. Letter from custodian dated November 18, 1947 suggests that some goods stolen between time Carbutt moved out and Nickel moved in.

We understand that Buddhist shrine is in storage and we therefore abandon our claim for this amount of $50.00.

S Ito

Signature.

Ito SAICHO
(Claimant's Name)

REAL ESTATE
(Farm Land)

12405
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	24	1927	Don't remember	$2500.00			
Cultivated not planted							
Cultivated and not in crop	2.5						
List Crops							
Strawberries	8.2		Gibb (one lot in center of farm)	500.00	Uncleared except for 2 acres of pasture	Gibb House 12x20. Moved to north buildings and used as a storage shed	4000.00
Rhubarb	1.2						
Asparagus	.5		House from Gibb	50.00			
Fruit trees (22 trees)							
Total	36.4						

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

Description	When Made	Cost
Clearing 10 acres, cut trees, pulled stumps, using powder, plowing and cultivating.	1927 to 1941	2500.00 – 250.00 per acre.
Planting fruit trees, strawberries, currants, asparagus and rhubarb.		Fruit trees worth over $200.00.

EXHIBIT No. 5 FF – 1
DATE 5 apl 1948
FILED BY L. J. Truscott.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

I valued my buildings at $5350.00. The appraiser valued them at $3570.00. I am getting old and I now cannot remember what the buildings cost me but I believe that my valuation is fair. The valuator shows the first hen-house as old. I built it in 1937. He shows the rhubarb house at $90.00. I show this building as a hot house costing $400.00 and I am reasonably sure that it cost me $400.00. All buildings were supplied with electricity and this cost me $300.00 to instal. Both houses and chicken houses had running water. The appraiser values the buildings at $3750.00 but says they only add $2300.00 to the value of the farm. On page 3 of his report he says that, although there are two sets of buildings, one purchaser would not care to invest in excessive building investment and he bases his valuation on the basis of the farm being operated as a single unit. As this farm was operated in two units, I do not believe that this ~~b~~ is a fair basis for valuation. The property was sold for less than its assessed value which was $4145.00. I paid over $80.00 an acre for the uncleared land. The appraiser values uncleared land at $20.00 an acre and then values the cleared land at $80.00 per acre after it cost me $250.00 per acre to clear it. The houses were insured for $1000.00 each. Both houses had cement

Comments re Appraiser's report not covered by above information:

Signature

foundations although the appraiser shows that one had posts as a foundation. Appraiser does not mention fruit trees.

Just before we came away a real estate agent came twice and offered us $8000.00 for the farm, without the chattels.

This farm provided us with a good living and gave us a yearly profit which we kept putting back into further improvements and chattels. We had 1000 hens and 1500 chickens which we sold just prior to leaving British Columbia.

S Dto

Signature.

EX. 3(E)



EX. 3 (A)



EX 3 (C)



EX. 3 (B.)



EX 3(B)

EX. 3 (B)

EX 3(C)







EX 3(C)



EX 3 (D)



BC-534-P

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

Farm Appraisal Report

File No. JL-398

Land Description Block "P" of NW¼ Sec.33, Blk "S" Rge.2,W., Map 4249, N.W.D.

Containing 36.65 Acres

Owner's Name ITO, Saiichi Post Office Address R.R.#4, New Westminster, B.C.

Nearest Rail Point B.C.E. - Scott Stn. Distance 1 mile

Market Town New Westminster Distance 3 "

Church (give denomination) All denominations-3 m;Anglican & United Distance 1 "

Nearest School South Westminster Distance 1 "

State how property was identified: Map, L.R.O.Sketch and established roads.

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

Is No.248 Sandel Road; gravelled to New Westminster. Also 1 mile to Scott Rd.-hard surfaced.

Is this district a good one? Yes.

Employment opportunity Is in industrial area;full employment oppor.within cycle distances & Interrurban service. 1 mile to bus also.

Predominating Nationality and religion: British. None are predominant.

Describe Fencing and its condition: None. Value $

Water supply: Well at each house, also pressure pumps. Value $ Inc.in land

4242

BUILDINGS ON FARM

SET NO. 1.

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Henhouse	20x60	Lumber	8'	Shgl.	old	Posts	Good	240.00
HOUSE Hen hse.	20x240	"	8'	"	"	"	Sagged	480.00
Henhouse	18x60	"	8'	"	"	"	Poor	135.00
Rhubarb hse.	18x40	"	6'	"	"	"	Fair	90.00
House	22x34	"	12'	"	10?	4' "	Good	970.00
BARN Add'n	8x22	"	8'	"	"	"	"	35.00
Garage	12x28	"	9'	"	old	Blks.	"	200.00
Wd.shed;Pic.Hse.	24x40	"	10'	"	10?	"	"	20.00
BARN Cabin	10x10	"	7'	"	"	"	"	20.00
Shed	30x36	"Open 1 side shk.			old	Posts	Poor	25.00
Shed	12x20	Shgld. walls & roof		"	old	Blks.	"	20.00
GRANARY Wash hse.	12x12	Lumber	7'		10?	"	"	20.00
							Value	2,245.00
SET NO. 2.	X							
House	22x30	Lumber	14'	"	10?	Cement	Good	1,200.00
Add'n.	10x22	"	10'	"	"	"	"	
Shed	20x30	Upr.lbr.	9'	Shks.	10?	Posts	Fair	30.00
Stable	16x18	Lumber	9'	Shgls.	"	Cement	Good	55.00
Stable	18x30	Upr.lbr.	9'	Shks.	old	Posts	Fair	40.00
							Value	1,325.00

(Electric lighting in both sets of buildings)

TOTAL VALUE 3,570.00

Total present day value $

Total Value Buildings add to farm Will vary according to use. Considered. $ 2,300.00

Is dwelling habitable without repairs? Both,yes. If not what is your approximate estimate of cost to make it habitable? Bldgs. sit at opposite ends of the property. Set No. 2 set up to cover supposed sale of 10 acres to son, known as "Tom Ito". Sale not registered.

$

House No. 1. shallow space beneath nailed up,but appears to be rhubarb set-up. Is not to be classed as a basement,could be completed as such. House No.2-Full cement foundation,

Describe the basement and chimneys: but evidently not completed into basement. House 1-brick chimneys to ground-(2); House 2-brick chimney to ground-(1).

No. rooms downstairs? #1-6 #2-5 Upstairs? none 2 How finished matched lumber. " " matched lumber.

Are buildings painted? Yes - both houses. Condition of paint Old

Distance from nearst bush About 100 yards in each case.

511-4

EXHIBIT No.
DATE 3 Sept 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
12.4	Undulating	up to 20" sandy loam	Sandy clay, which runs to san in places.	Shown on sheet 2.	80.00	992.00

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	
24.25	Undulating	Sdy. lm. with some sand spots	Sandy Clay.	Heavy clearing	150.00	20.00	485.00

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 $ 1,477.00

Total added by buildings to value of farm $ 2,300.00

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

Total value of farm $ 3,777.00

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

Farm in good tillage, showing signs of good fertilization. Now occupied by W.E. Garbutt, who claims to have a 3 years or "duration" lease. Did not see it.

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

Fruit and poultry, with division into two units as apparently intended.

Noxious weeds:

Some Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipal & School $105.27 - Surrey Municipality - Cloverdale,B.C.

Date: 26th June 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 22 day of June 19 42.

Inspector's Signature "B.C. WORMWORTH"

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

JL-398 - S. ITO

Farm Appraisal Report

Remarks: This unit lies in an area where access to industrial employment is accesible either by auto, bus, interurban or bicycle. The soil while not of the best for mixed or dairy farming, as adapted to small fruits, the subsoil is sufficiently porous for under drainage during early wet spells, but for that reason would not be so suitable for later maturing crops. Slopes are from the north-west and south-east to ditch down the middle of the acreage, to take the early run-off from the uncultivated acreage, and on the whole the place has some attraction in general appearance.

While I have no documentary evidence to support it, it is assumed that the reason for the erection of two sets of buildings was that Ito had made a verbal sale of 10 acres from the south side of the place to his son, known as "Tom" Ito, though this is not registered, nor is it on the records of the Municipality.

The existence of the second set of buildings would suggest that the place should be divided into two units, as one purchaser would not care to invest in the excessive building investment. It is on this basis that I have placed my valuation.

It is also noted that the Municipality has the property recorded as a number of lots, listed by number, and totalling 28.5 acres. I have used the acreage and description, of record in the Land Registration Office, which is correct as at this date.

(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 FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

Existing crops are:-

Strawberries -------- 8.2 ac. $

Rhubarb ---------- 1.2 ac.

Asparagus ---------- 0.5 ac. $

Rye ---------- 0.15 ac.

$

$

$

$

$

$

Total $

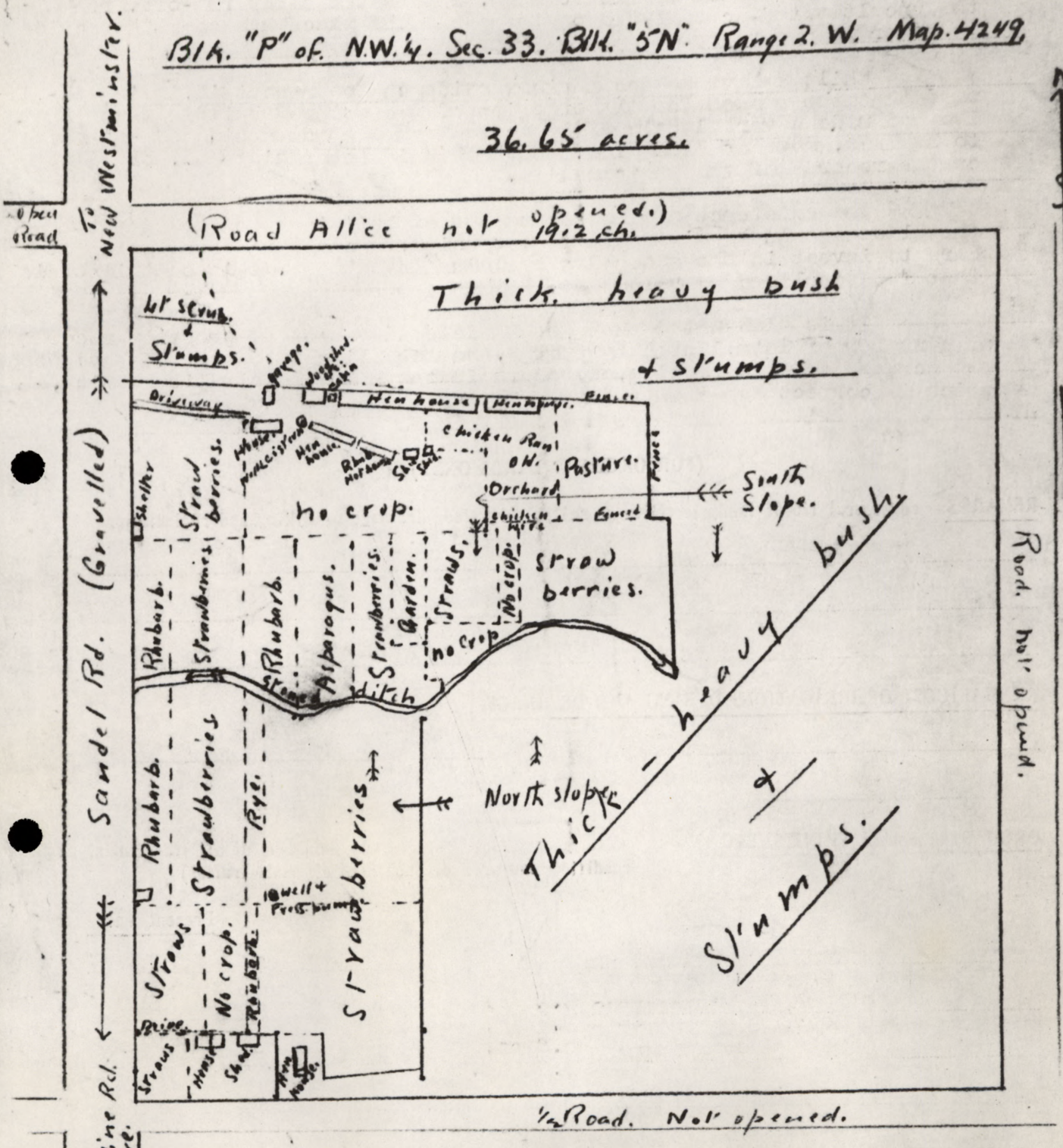
Amount fruit trees add to value of farm $

Diagram of Property

Saiichi. ITO.

Blk. "P" of. N.W.¼. Sec. 33. Blk. "5N" Range 2. W. Map. 4249.

36.65 acres.



Scale. 3. chains

Following careful review of this appraisal report, it is my opinion that the present value is $ 3700.00

Date 30th June 19 42

"I.T. BARNET"

District Superintendent.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 4242

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

EXHIBIT No. 511-5
DATE 5 apl 1948
FILED BY L. J. Lucotte

November 20th, 1942.

Mr. Saichi Ito,
C/o Mr. L. Thom,
Box 446,
Lethbridge, Alta.

Dear Sir:

Mr. and Mrs. W. E. Carbutt find it necessary to leave your property and have asked us to take a complete inventory of chattels left on the property. We have done so and enclosed you will find a list of said chattels in duplicate, which we would appreciate your acknowledging by signing one copy and returning it to this office.

In addition to the enclosed list of chattels there are numerous items belonging to Ichiro Imahashi and Hikoichi Tashima, to whom we are writing today.

Through the Soldier Settlement of Canada we have obtained another tenant who will be moving in on November 15th, paying rent at the rate of $12.00 per month.

We trust you will find this satisfactory and that we may have your reply as to the chattels as soon as possible.

Yours truly,

R. D. Richardson

R. D. Richardson.
Farm Department.

WEA/EM

File No: 4242 November 16, 1942

Name: Saichi ITO, #12405

Address: 248 Sandell Rd., New Westminster, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In Basement of House

7 pcs. of ¾" galv. pipe 20' long
1 pc. of ½" galv. pipe 20' long

In Chicken House No. 2

2 shipping crates
305 jam crates
9 wooden feed troughs
1 peavey
1 sledge hammer
sml. quan. 3' x 1" wire chicken netting
3 mattocks
1 froe
1 crow bar
2 spud diggers
3 hoes
1 bent shovel
1 spud fork
1 D.B. axe
1 rake
1 grub hoe
1 spade
2 picks
1 sml. post hole digger
1 manure fork
1 branding iron
3 spike rods
2 teather chains
1 8 gal. crock
1 3 gal. crock
4 kegs nails

In house upstairs

3 large and 2 sml. wash basins
2 pots
1 coal oil lamp and 3 wick holders
1 parcel cont. lamp wicks
21 prs. curtain rods
1 roast pan
1 crtn. cont. 11 lamp chimneys, large bottle ink
8 brass bound rice tubs
9 iron pots
2 aluminum kettles
2 tea pots
2 biscuit tubs
1 old mantle clock
2 plant tables
1 dining table
6 dining chairs (upholstered)
2 beds complete
2 bed steads
1 single bed spring
7 mattresses
1 3 piece bedroom suite 39
1 buffet containing:
bag chop sticks
bag knives and forks
1 cake icer
few medicines
sml. quan. fishing tackle
1 ash tray
sml. crtn. rags
sml. crtn. baby's toys
leather cushion
few old clothes
1 wall ornament
1 belt and lock
4 window screens
1 crtn. cont. empty tobacco tins
1 round fiber mat
1 tin cont. 6 crtns. dishes
1 box cont. 59 bars pine tar soap and 7 paint brushes
1 box paper (apple wrappers)
1 enema shringe
3 sml. crtns. of tins
1 egg scale Acme
1 tin medicines
1 crtn. dishes
2 boxes Jap. dolls
4 boxes dishes
2 bottles preserves
1 crtn. cont. printing stamps

File No: 4242 November 16, 1942

Name: Saichi ITO, #12405

Inventory of Chattels continued

Dx 2 crtn. buscuits
1 tire repair kit
Dx 1 wooden box cont:
lemon squeezer
double boiler
Dx 1 box cont. 19 glasses
Dx 1 box cont:
2 Jap. planes
5 egg cups
butter dish
3 cups
Dx 3 large trays
Dx 2 bake pans
1 crtn. containing:
few old clothes
cigar box
Dx 4 bowls
Dx 6 dishes
glass ash tray
sml. brief case
bottle pens and pencils
1 crtn. containing:
Dx quant. dishes packed
Dx coffee percolator
Dx 5 pie plates
Dx set of cake pans
1 large crtn. containing:
Dx dishes packed in excelsior
quantity empty tins
1 biscuit tin containing quan. medicines etc.
1 parcel wrapped up
1 metal cover hinged
14 X 1 Tri-Light lamp complete
large quan. magazines loose
large quan. sml. crtns. empty
1 home made book shelf cont. magazines
5 biscuit tins cont. few seeds
1 crtn. cont. 3 fountain floats
grease gun
old coil
few nuts and bolts

In house upstairs

1 ctn. containing:
few pers. effects
pers. papers
cigarette box
few school books
1 crtn. containing:
5 pkgs. thumb latches
1 door lock
3 box pers. papers, account books
1 crtn. containing:
2 light switches
3 old cigarette lighter
fuses etc.
1 box containing:
sml. quan. school equipment
quan. old flash lights
clothes, etc.
1 cigarette roller
and tubes
1 crtn. twine
1 crtn. cont:
few light globes etc.
6 iron brackets
1 box cont. crtn. light globes
box clout nails
2 planes
fishing tackle
1 old suit case cont.
flashlight
1 crtn. net weights app. 70lbs.
1 sml. crtn. pers. papers
1 parcel cont. fish line
1 box containing:
2 school boxes
rule
sml. bag metal rings
bag staples 3 lbs.
1 can grease

File No: 4242 November 16, 1942

Name: Saichi ITO, #12405

Inventory of Chattels continued

2 school (cases ?) cont.
pers. papers
1 crtn. containing:
crop duster (complete)
1 large cabinet containing:
shrine
several relig. articles etc.
1 sml. shrine stand containing:
sml. amount religious matter
32 gramophone records
2 picture frames
bowl of orr samples
Jap. flute
1 frame picture
1 gramophone
1 box containing:
quant. old parts
pieces of pers. effects
2 watches in crtns.
1 dresser and mirror containing:
money counter
picture frame
tie rack
2 cig. lighters
marcel iron and
personal effects
elec. clock
3 pcs. dome light set
2 prs. curtains
3 ironing boards
1 roll green wrapping paper
1 old bed stead
1 ctn. electrical supplies
2 yard sticks
1 window blinds
8 prs. curtain rods
7 table leaves
5 crtns. old clothes
2 boxes old clothes
1 straw suit case clothes
large quan. old clothes piled
1 sheep skin
3 quilts and 2 blankets

1 ctn. containing:
1 spot light
1 fog light
few car parts N.V.
1 sml. tin lady's pers. effects
1 fibre floor rug
200 fthms. ½" miller rope
large quan. wrapping paper
and paper bags wrapped in
blinds and canvas, 3 prcls.
1 loose door
1 board and 7 coat hangers
2 frames 4' x 7'
1 bndle. V joint lmbr.
1 pkg. pers. papers
1 baby high chair
1 baby bath tub
app. 40 lbs. berry wire
1 ctn. cont. Jap. flag and
few nails, pers. effects etc.
1 cracked scrub board
4 straw mats tied up
sml. quan. mixed lumber
1 book cabinet cont. bundle
tied up
1 new asparagus knife
1 sickle blade
1 Jap. mattock
1 box Xmas decorations
1 tin net mending equip.
6 Jap. baskets
3 prs. boots
1 box shoes
1 standard ash tray
1 copper tin cont. tea pot
and 5 ash trays
1 gent's umbrella
1 shopping bag cont. quan.
paper plates
1 box cont. approx. 10 lbs.
net weights and twine

File No: 4242 November 16, 1942

Name: Saichi ITO, #12405

Inventory of Chattels continued
In house upstairs

3 bundles nets hanging from ceiling
1 flower basket
1 Westinghouse washing machine
sml. quan. loose clothing
1 bedroom stool
5 kitchen chairs
1 large quilt tied up

In wall cupboard

6 fans
ctn. pers. papers
box Jap. dolls
2 ctns. Jap. dolls
1 table cloth
1 button box
1 wooden tray con.
6 cups
1 tea pot
3 aluminum kettles (new)
1 Easter basket
1 bd. lamp shade
2 men's hats
1 ctn. containing:
2 sml. pillows
4 wooden trays
1 metal tray
4 ctns. containing wooden trays
1 bdle. shirt collars
2 large wooden trays
1 ctn. cont. large wilver tray (glass top)
1 ctn. cont. large glass tray
1 Elec. iron (Westinghouse)
2 mantle chime clocks
washing machine wringer and beater
1 electric toaster
1 bag cont. balls twine
2 balls store twine
4 balls net mender
3 umbrellas
1 desk lamp
1 ctn. cont. mirror and pers. effects
1 lamp bracket
1 lamp shade
1 parasol
1 bdle. 3 rules and 1 square
7 pieces bamboo rods
2 window blinds
4 prs. curtain rods
4 balls on sticks
1 roll oil cloth
large quantity fish nets tolled up and loose twine
2 towel racks
3 flower baskets
1 G. E. heat pad
1 box toilet articles
3 money counters
7 cushions
1 bdle. shirts
1 cone twine
3 lamp shades
1 box soap
1 cushion
1 pillow
1 ctn. saucers
4 old alarm clocks
1 Jap. writing set
1 5 pce. Jap. bowl
1 ctn. cont. 3 pieces wooden bowl set
1 ctn. containing:
wonder shredder
rotary mincer
kitchen set (potato chopper etc.)
duplex serving fork
blue glass cooking tray
1 ctn. dishes (packed)
1 bag cont. 2 prs. scissors etc.
2 sml. pictures
2 boxes wooden bowls
4 boxes dishes
1 box containing:
parcel shirt collars
meat grinder
2 money banks

File No: 4242 November 17, 1942

Name: Saichi ITO, #12405

Address: 248 Sandell Rd., New Westminster, B. C.

Inventory of Chattels continued

2 Jap. ink wells
sml. quan. fishing tackle

In house upstairs

1 electric lamp
1 ½ gal. candy jar
1 large bndl. bedding
1 large wooden box containing:
plastic serving bowl
2 incence burners
2 lb. platform scale
sml. crtn. dishes (3)
1 6 pce. aluminum cooker set
1 aluminum frying pan
1 aluminum cooker
sml. crtn. cont. pers. effects
1 glass bowl
4 egg cups
1 cup and saucer
1 nut cracker
10 plates
1 crtn. cont. 3 bowls and decorations
1 large doll
1 box cont:
large quan. clothing
2 boxes underwear
1 crtn. cont:
pkg. of 6 sml. plates,4 forks
1 set of 6 community spoons
silverware
1 silver bon bon dish
1 silver fruit dish
few decorations
4 crtns tied up
3 parcels tied up
2 crtns pers. papers
2 boxes wooden bowls
1 large wicker trunk tied up
2 lamp shades
1 bndl. photographs
1 box socks
12 coats
2 bndles. clothing
1 bndl. curtains
1 crtn. cont. pers. effects and marcel irons
1 crtn. patterns
1 gas heater
2 bags cont. hot water bottle top layer of wedding cake and extras, 1 large ball twine and net mender
1 large envelope of pictures

Main Floor

10 window blinds
1 picture and frame
1 bed complete
1 elec. clock in use
3 wall ornaments
1 heater
1 enamel kettle
1 enamel sink (built in)

In Basement

1 Beatty Elec. pump and tank
1 iron pot
1 stone rice bowl cont.:
wash basin
2 frying pans
tea kettle
3 tea pots
few dishes
1 aluminum pot
1 ¼ gal. crock jug
1-1 gal. crock jug
1-5 gal. crock jug
1 gas lantern
1 old heater
1 D.B. axe
1 new keg 8" nails
10 kegs each cont. few nails from 2¼" to 8" length
1 bed warmer
1 batt. lantern

File No: 4242. November 17, 1942.

Name: Saichi Ito, #12405.

Address: 248 Sandell Rd., New Westminster.

Inventory of chattels continued

1 1 gal. jug
1 carton cont'g. 7 qt. sealers.
1 box cont'g. 4 pt. sealers
4 boxes containing mixed sealers & jars
1 box jam tins
1 carton assorted bottles
1 carton old miscellaneous utensils
2 heavy iron blocks
2 4 pc. Japanese boxes
2 cartons mixed sealers
3 rolls chicken wire
1 50 gal. steel barrel
1 100 gal. steel barrel
1 50' logging cable ¾"
1 heavy iron bar with teeth
2 boxes containing small amt. glass
4 window frames
small quantity new lumber
1 stone crock containing dishes
1 ½ gal. crock
1 small mounted wet stone
3 rat traps
2 5 gal. gas tins
3 scrub boards
1 Pruner head
3 old prs. gumboots
3 coal oil lanterns
2 boxes old shoes, etc.
1 tin of bottle corks & wine
1 clothes wringer
3 tea pots
2 sad irons
8 tins (biscuit)
7 shipping boxes
1 pr. rubber pants
1 250 lb. platform scale
1 school suit case
4 sea shells
small amt. photography equipment
1 small box of blue stone
2 prs. logging boots
1 1 hole oil stove
1 box lime
2 boxes bulbs
2 boxes gravel
1 box sand

2 boxes saki bottles
1 short heavy Japanese saw
1 old trunk cont. 2 prs. gloves, hoe head, 2 qt. sealers
1 small empty cabinet
1 box cont. small ships compass, few boat parts and pipe fitting
2 boxes old parts, nuts & bolts
1 box cont. 2 meters, small amt. of fishing tackle
1 large pulley wheel
1 set car chains
1 lge. tool box cont. 1 axe hndl. 1 saw set, 1 blow torch, large auger, plumb bob, box nuts & bolts & staples, 1 hammer, shingle axe, hatchet, broad axe, rule, set of barn door trolleys, 2 chisles, 2 sickles. 2 planes, 1 square, 4 saws, 2 Japanese saws, 1 trowl, car horn attachment, 24" pipe wrench, pipe cutter, pipe vice, set dyes.
1 cabinet, Hm. Md.
2 4 gal. oil cans, Hm. Md.
1 6, 1 2 gal crocks
1 sheet of copper (3' x 4')
1 lge. Japanese cooker
1 box cont. 1 gal. gas tin, 5 lamp chimneys, 1 gal crock jug, small coal oil stove.
1 box cont. 1 gal measure, ships lantern, 1 qt. oil measure, oil lamp, 1 lamp chimney, ships star board riding light
1 box cont. 2 small riding lights 2 small gas tanks, coal oil stove
1 box cont. 1 stirrup pump hose & 2 nozzles, ship's riding light, few boat parts
1 ctn. cont. quan. brass pipe fittings, roll insulated wire, 10'3" belt.
1 ctn. cont. battery tester, sad iron, old pipe fitting parts.

File No. 4242

INVENTORY OF CHATTELS CONTINUED

In the Basement (cont.)

1 Crtn. cont. 1 hatchet head, quan. fishing tackle, sodering iron, hammer head, quan. misc. parts
5-4 gal. oil cans
Sml. quan machine parts
1 Copper wash boiler
1 old water tank
1-10 gal oil can
Sml. quan used lumber
1 Hand wringer
1 Box cont. 2 monkey wrenches, old gas heater, sml. oil lamp
1 box cont. pers. papers
1 large logging hook
1 crowbar

Outside and Around House

1 Radio aerial
2 screen doors (in use)
1 glass flower pot
1 Thermometer
Oldsmobile front & rear end complete less 2 tires & tubes with rims
1 stone boat
Some truck body parts

Upstairs in Garage

2 Hand cultivators
7 Potato diggers
1 Jap tank spray
3 big hoes
5 DB axes
2 Mattocks
5 X cut saws
1 Steel block & hook
1 pick, 1 hoe

Downstairs in Garage

2 cultivator att.
1 set car chains
1 wedge, 1 sledge hammer
1 set brake clamps
1 load clamp (lumber)
20' ¾" pipe, 1 mattock
2 shovels
2 choker cables 6' x ¾"
2 heavy cable chokers & hooks 1" X 6'
2 coils ½" cable app. 60 lbs & 2 hooks
1 heavy iron bar
1 Crtn. cont. 2 pumps (gas lamps) 3 fountain floats & valves, steel ruler quan. chain pieces
2 box misc. pieces & parts of bolts, etc.
1 car battery
1-10' piece of chain
1 car rim, 1 old innter tube, 3 linerts

In Comb. Pickers House & Garage

1 kitchen table (Hm. Md.)
1 Hm. Md. bed complete
1 bedstead, 1 small table
1 stool, 1 clothes rack
1 sewing machine (crated)
1 Food cupboard cont. 1 qt. sealer of carrots

Garage

1 screen cooler cont. 6 bottles preserves & few dishes
1 work bench cont. 1 vice
1 tool box cont. cold chisel, screw driver, 1 hand drill, spud digger head few insulators & few car parts
1 car tire pump
1 branding iron
1 large wooden block
1 carpenters apron
1 muskrat trap
Box cont. quan. old tools & parts
1 shovel, 2 manure forks
1 mattock, 1 crowbar, 1 bicycle tire
1 DB axe head, 1 pick head
1 fish spear, 1 large iron block
1 ½" X 6' pipe, 1 bamboo grass rake
1 pr. rubber pants, 1 short X cut saw
1 oilskin apron
3 Bndles trolling wire,
1 large pile fish net floats
1 10 gal. oil drum
1 10 lb can red lime lubricant (full)
1 X cut saw, 1 DB axe
2 cords wood
Quan. berry box shooks & tops

File No. 4242

INVENTORY OF CHATTELS CONTINUED

Garage

1 berry cart with rubber tires
1 2 gal gas tin
1 child's tricycle

Upstairs

3 Large bundles fish net
2 beds complete
3 bed springs (good)
1 round table Hm. Md.
3 Large bundles rope
1 roll 2" felting
1 box cascara bark
1 crtn. cont. 11 very tall lamp chimneys
1 boat water tank
5 sml. rolls screening
2 bicycle tires
3 gas lanterns & 1 oil lantern
3 Jap flags
1 grub hoe
1 2 gal chick fountain
2 1 gal gas tins
Large quan. fish net floats
1 pike pole
3 rice mallotts
30' 1" rope hooked to 1 iron block in ceiling
Quan. mixed lumber

Barn

1 scythe, 3 single trees
1 DB axe
1 pr. haimes
2 plows, 1 horse cultivator
1 set drag harrows
33 shipping crates
1 45 gal drum of gasoline
1 " " " empty
1 fish spear, 1 old lantern
Sml. quan. old lumber
" " box shooks
1 Currie comb
3 boxes stumping powder

Lean To off Barn

½ cord wood
1 Berry cart (rubber tires)
2 Wheelbarrows (1 metal)
12 Jap tubs
Sml. barrel
1 set horse discs
1 sml. gas donkey engine
1 Jap basket
2 wooden tubs

Store Shed

1 box mixed bottles
1 basket
11 ½ wood tubs

Asparagus House

3 oilcloth aprons

Chicken House

2 hay hooks
3 brooder stoves & 2 covers
2 electric brooders
1 bundle sacks
Sml. chick feed trough
10 wooden feed troughs
2 milk cans (N.V.)
2 large metal seed troughs
Sml. quan stove pipe
Clothes line in use
6' rubber hose

Incubator House

1 electric "Leahy" incubator #2100E

Chicken House

1 old range
1 stove mat & 3 lngths stove pipe
9 complete crock chick fountains and 2 extra bottoms
2 coal scuttles, 2 wash tubs
2 4 gal goil cans
1 box cont. nuts & bolts
1 " " few nails
60 lbs crushed shell
1 pail cont. 7 pkgs gold wheat porridge
1 bundle wrapping paper
1 part roll tar paper, 4 brooms
3 shovels, 2 spades
2 scoop shovels, 5 spud diggers
1 wire scoop, 1 large crow bar
1 peavey, 1 hay fork, 1 rake, 1 hoe
1 rin of varnish
1 roll wrapping paper (new green)
3 new rolls tar paper
6 rolls 4' x 1" chicken wire netting
1 Jap basket
9 part sacks chicken feed tied up
½ sack charcoal
1½ " Go West

File No. 4242

INVENTORY OF CHATTELS CONTINUED

10 chick cartons
1 corn cutter
2 stove shovels
1 hay hook
2 lbs wrapping paper
Quantity netting
Large feed bin metal lined

No. 2 Chicken House

4 old chairs
23 berry crates (shipping)
1 scraper
1 horse cultivator
1 heater

Packing Shed

117 Jam crates
72 picking trays
2 tables(HM)
1 old hammer
1 shovel 1 meat block

This represents all my chattels remainging in any protected area of British Columbia.

Confirmed

Date . . . . . .Signed . . . . . .

I

File 4242/1 February 25, 1948.

REAL PROPERTY MEMORANDUM

JAPANESE NAME: Saichi ITO Reg. No. 12405

VETERANS' LAND ACT TRANSACTION

One Real Property, being:

Block "P" of North West quarter of Section 33 Block 5 North Range 2 West Map 4249 Municipality of Surrey, D.N.W.

SOLD FOR: $3709.00

ASSESSMENT: Land.....$2145.00
Improvements.. 2000.00

Total..$4145.00

EXHIBIT No. 5-11-6
DATE 5 apl 1948
FILED BY J. N. G. Hunter

ATTACHED HERETO:

1. Appraisal Report
2. Certificate of Encumbrance
3. Statement of Sale to V.L.A.
4. Statement of Custodian Account
5. Real Property Summary
6. Assessment Notice
7. Memorandum re copy of lease - May 21/42.
8. Statutory Lease - May 7, 1942.
9. JP Declaration Form - April 15, 1942.
10. Real Property Summary re Lots 6 to 13 - April 1, 1946.

W. Johnston.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4242 EXHIBIT No

NAME Mr. Saichi ITO REG. No. 12405

DATE
DECLARATION 15 Apr.1942
EVACUATION 30 May.1942

INVENTORY
TAKEN BY S.C. Carlsen R.M. Anderson
DATE Undated

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.
Household goods Kitchen utensils Chinaware Carpenter tools Farm Implements Poultry supplies Water works In my house at R.R.#4 New Westminster,B.C. Key will be left in care of Mr. Mason, R.R. #4,New Westminster, B. C.	Copy of Inventory attached hereto.			
In Upstairs House				
Dining suite	75.00	F. 27.50		
Bedroom suite	70.00	F. 39.00		
Sewing machine	50.00	F. 37.50		
Japanese dishes	30.00	K. 1.50		
Kitchen ware dishes & trays	50.00	K. 4.25		
Gramaphone	10.00	F. 3.00		
Radiant gas heater	10.00	F. 7.00		
Standing lamp	20.00	F. 14.00		
Westinghouse washing machine	110.00			
Budhist shrine & accessories	50.00			
Dishes, pots & pans	75.00	K. 16.35		
8 sit-beds & mattresses	80.00			
1 china dinner set (96 pcs.)	20.00			
1 set aluminum ware	40.00			
Electric iron	8.00			
2 Mantle clocks	45.00	F. (1) 9.00		
3 new quilts	30.00			
1 Jap.wicker trunk kimonas and accessories	100.00			
2 new dolls x 7 boxes Japanese dolls	25.00			
Silver spoons, bon bon dish, silver cake plate all new	7.00			
Gen. Electric heating pad	4.00			
New baby high chair	4.95			
New Electric Toaster	10.00			
Used " "	3.00			
On Main Floor				
Kitchen range	50.00	F. 7.00		
Heater	33.50	F. 3.50		
Basement				
Box heater	5.00	F. 3.00		
10 kegs nails	50.00	M. 30.00	9.50	
Platform scale	17.00	M. 11.00		
1 box tools x	14.00	M. 12.00		
7 pcs ¾" galv.pipe	16.00	M. 5.00		
Electric pump & tank	154.00			X
Gas lantern	3.00			
50 gal. steel barrow	6.00	M. 2.00		
100 gal. steel barrow	10.00	M. 6.00		
50' ¾" logging cable	10.00	M. 3.75		
½" galv. pipe	2.00			
Upstairs Garage				
1 spray pump.	5.00	M. 16.00		
5 D.B. axes	7.50			
5 cross cut saws	30.00	M.(4) 8.50		
1 steel block & hook	5.00	M. 16.00		
1 set truck chain	10.00			
1 wedge & sledge hammer	2.00			
20' galv ¾" water pipe	2.40	M. 6.50		
2 choker cable 6'x¾")				
2 heavy cable choke & hook)	20.00	M. 12.00		
2 coil cable with 2 hook 60#)				
Woodshed				
Carpenter & machine tools	20.00	M. 17.25		
1 large crowbar	2.00			
3 D.B. axes	4.50			
1 Child's tricyle	5.00			
2 beds complete	20.00			
3 gas lantern	9.00			
1 cut saw	5.00	M. 3.25		
Barn				
1 Pair harness	10.00			
1 14" plough	18.00	M. 5.00		

(continued)

42

EXHIBIT No. I

CASE No.

2405

VENUE Lethbridge

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
					X			
								In storage
					X			May have been abandoned as unsaleable
					X			
					X			
					X			
								Included in miscellaneous sales
								Included in miscellaneous sales
								Included in miscellaneous sales
								Included in miscellaneous sales
					X			
					X			
					X			
					X			
					X			
9.50								See March 22, 1943 - some nails
	X							Sold with property as fixture
					X			
								With cultivator
								With hook
								Sold with bundle tools
					X			
								Sold with tools
								Sold with other pipe for $6.50
								Sold with bundle tools
								Sold with bundle tools
					X			
					X			
					X			
					X			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4242

NAME Mr. Saichi ITO

REG. No. 12405

DATE	INVENTORY	DETAILS OF CLAIM		SALES	
				AUCTION	TENDER &c
Declaration 15 Apr.1942	Taken by S.C. Carlsen R.M. Anderson				
Evacuation 30 May 1942	Date Undated				
See Page 1	Copy of Inventory attached hereto.	**Barn (continued)**			
		Horse cultivator	6.00		
		Drag harrow	5.00		
		Scraper	5.00	M. 5.00	
		2-45 gal. gas drums	29.80		
		1 berry cart-rubber tires	15.00		
		1 disc	20.00		
		Steel wheelbarrow	10.00	M. .50	
		1 plough 10"	15.00		
		Chicken House			
		Electric stove	40.00	M. 16.00	
		Electric Incubator	250.00	M. 75.00	
		6 rolls chicken wire	40.00	M. 26.00	
		Dust spray	25.00	M. 6.00	
		1 large crow bar	2.00		
		3 rolls tar paper(new)	4.50		
		Farm Equipment			
		Tools, shovels, hoes, mattocks, picks, rakes, spades, peavys, etc.	40.25		32.25
		Farm Crop			
		3½ acres Strawberries	1100.00		
		¼ " Black currants	100.00		
		½ " Asparagus	150.00		
See Farm Appraisal Report		1½ " Rhubarb	350.00		
		2 walnut trees	40.00		
		3 pear "	30.00		
		15 apple "	150.00		
		1 peach "	10.00		
		1 prune "	10.00		
			$3920.40	$493.60	9.50

The following chattels were also sold at auction:

Jamesway Brooder	M	18.00	
Jamesway Brooder	M	14.00	
Coal Brooder	M	5.00	
Coal Brooder	M	9.00	
Incubator	M	3.00	
Coal Brooder	M	9.00	
2 rolls chicken wire 2"	M	2.00	
Table and sundries	F	2.00	
Clock	F	1.50	
Dresser	F	5.50	
Chest of drawers and picture	F	6.00	
Dresser	F	13.00	
End table	F	2.50	
Extension table,chair & lamp	F	2.00	
Barbed and plain wire	M	2.50	
Box of glass	M	3.25	
2 lamps and 3 shades	F	2.50	
4 clocks	F	4.25	
Door	F	5.50	
Box of tools	M	7.00	
4 baskets and sundries	M	8.25	
4 chairs	F	3.00	
Feed troughs	M	3.50	
Miscellaneous	Misc.	20.65	
Grand Total - - - -		$637.00	$9.50

E No. 4242 EXHIBIT No. CASE No.

. No. 12405 VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
JCTION	TENDER &c							
						✓ X		Property of H. Tashima? Sold with barrow for $6.00
5.00								
						✓ X		
						✓ X		
						✓ X		
.50								
						✓ X		
16.00								
75.00								
26.00								
6.00								
						✓ X		Sold with bundle tools Probably sold as sundries
32.25								

Mr. Ito made his own arrangements for 1942 with Mr. and Mrs. W.E.Carbutt. He received a total revenue of $506.00 for that year.

$493.60	9.50
18.00)	
14.00)	
5.00)	
9.00)	
3.00)	
9.00)	
2.00)	
2.00)	
1.50)	
5.50)	
6.00)	
13.00)	
2.50)	
2.00) - - - - - - -	$152.90
2.50)	
3.25)	
2.50)	
4.25)	
5.50)	
7.00)	
8.25)	
3.00)	
3.50)	
20.65)	
$637.00	$9.50 - - - - $646.50

Chattels valued by claimant at $1162.15 sold for $493.60) - $646.50.
Chattels not claimed for but sold at auction for $152.90)
Chattels valued by claimant at $434.25 recorded as "No Account, Theft,etc.".
Electric pump and tank valued by claimant at $154.00 was sold with the property.

(Form 58 Va. Oct. 9, 1935)
Va. 2

BEATTY BROS., LIMITED, VANCOUVER, B. C.

All goods shipped at buyer's risk. If goods arrive damaged, make claim on railway. Interest at 8 per cent. per annum will be charged on all overdue accounts. The goods on this invoice are covered by the same lien as on our regular order forms and are payable for in lawful money of Canada. We will not accept returned goods unless a written order has been given from our office, and on all returned shipments the freight and at least 10 per cent. will be deducted. No claim for shortage will be entertained unless entered within 30 days from day of shipment.

910 GRANVILLE STREET

Sold to Mr.P.Ito — Order No. V419 — Date Received Nov.13/36

Post Office RR#3,New Westminster,B.C — Received per Office — Charges

Shipped to — Ship At once — Via

Destination — Invoice Dated — Terms CWO

Quantity	ARTICLE	PRICE	Total	Discount	Net Amount
1	Fig.1498 Pump		148.00		
50'	1" gal pipe		4.07		
500'	3/4" " "		40.75		
1	1" foot valve		2.55		
1	1" union		.58		
3	1"elbows		.74		
7	1/2" bibs		7.70		
1	1/2" stop and waste		1.05		
6	1/2"elbows		.90		
19	3/4" "		3.99		
15	3/4" Tees		4.05		
1	3/4" stop		1.60		
10	3/4" nipples		1.20		
8	3/4x1/2"coupling		1.90		
1	3/4"globe		1.35		
3	3/4"plugs		.24		
	Installing		220.67	5%	209.57
			10.00		10.00
					219.57

BEATTY BROS. LIMITED PAID Nov 13/36 PER 910 GRANVILLE ST VANCOUVER, B.C.

EXHIBIT No. 511-7
DATE 5 April 1948
FILED BY L. J. Turcotte

Check your goods carefully with this invoice.

No claim for shortage or damage will be entertained after 30 days.