

Name of Claimant ITO, Koji

Case 603

Custodian File 4240

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount	% of Total	Amount	
					224.00		173.53			173.53
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
					1085.00	00	759.50	485.00	274.50	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										448.03

CASE NO: 603.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 24th, 1948.

IN THE MATTER OF THE CLAIM OF
KOJI ITO.

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 24th, 1948.

IN THE MATTER OF THE CLAIM OF
KOJI ITO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

L.S. TURCOTTE, Esq., appearing for the
 claimant.

MISS LILLIE THOMAS, Secretary.
 MRS. LUCIE HANDFORD, Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

K. Ito,
In Chief.

THE SECRETARY: Case No. 603, Koji Ito.

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

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Ito, you are claiming for loss arising out of the sale of some real estate?

A Yes.

Q Will you just sign this form (indicating), please?

10 A (Witness complies).

Q And this one here (indicating)?

A (Witness complies).

Q Now I am showing you a form setting out the particulars of the real estate. Is the information in that form true to the best of your belief and memory? That sets out that you bought a little over nine acres in 1937 for \$500.00 and at that time there was nothing on it and the value you have put on it is \$700.00, and it was assessed at so much?

20

A: Yes.

Q Is the information on that true to the best of your memory and belief?

A Yes.

MR. TURCOTTE: Put that in as Exhibit 1, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Will you admit, Mr. Rice, that the land was assessed for \$550.00?

MR. RICE: Yes, I intend to file a statement to that effect.

30 MR. TURCOTTE: Q: For what purpose did you buy this

K. Ito,
In Chief.

land, Mr. Ito?

A I wanted to farm.

Q You wanted to farm? A: Yes.

Q What sort of a farm were you going to have?

A Strawberries and fruit.

Q Was it good strawberry land?

A Yes.

Q Were the farms growing strawberries around this farm? A: Yes.

10 Q Near what town or district was this farm?

A Pardon?

Q Near what town or district was this farm?

A It is near New Westminster.

Q Near New Westminster? A: Yes.

Q And you bought it in 1937 for \$500.00?

A Yes.

Q And you are saying that in 1942 it was worth \$700.00? A: Yes.

Q Why have you raised the price from what you paid
20 for it? A: I think
it would be worth that much.

Q I beg your pardon?

A I think it would be worth that much.

Q It was worth that much more?

A Yes.

Q On what do you base your opinion? Was there land
selling for more in that district in 1942 than
it was in '37? You see, you are asking for more
money and before you can get more money you have
30 got to show why you should get it. Have you any

K. Ito,
In Chief.

reason for raising the price? Can you give us any reason as to your own opinion with regard to that? Do you understand that?

A I had paid taxes on it and I think the land was worth that much at the time I left.

Q I see. In any event, you did pay \$500.00 for it?

A Yes.

Q Now you are also claiming for some loss on some nets, fishing nets?

10 A Yes.

Q I am showing you a statement of your nets and the value you place on them and is the information in there true? A: Yes.

MR. TURCOTTE: I will put that in as Exhibit 2, your Honour.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Will my learned friend please file the analysis in this case, if he has one? I did not get one myself.

20 MR. RICE: There is no analysis in this claim. I might explain, your Honour, the only chattels that I have got in this claim are fishing nets that the claimant originally declared at \$1000.00 and for which he filed a claim subsequently in the amount of \$1085.00.

I have a personal property memorandum dealing with these fishing nets showing they were valued at, by Mr. C.P. Leckie, appraiser for C.P. Leckie & Company, at \$376.00, and Mr. C.C. Robinson made another appraisal of additional articles not

K. Ito,
In Chief.

included in Mr. Leckie's appraisal at \$120.00 making a total valuation of \$496.00, and the nets were sold for \$485.00. That is the only memorandum I have.

MR. TURCOTTE: You have nothing on the sale of each net?

MR. RICE: I have a statement showing the value placed by the claimant and the purchase price, and some nets were apparently discarded. I won't say nets; there was one net, I believe, and a rope and a line that was discarded as of no value. Do you wish this filed now that it has been referred to?

MR. TURCOTTE: It is pretty hard to get this thing straight. I have some figures here as to the sale of nets and I do not know where I got them from, frankly.

MR. RICE: It would be from my file.

MR. TURCOTTE: Probably.

MR. RICE: There is an itemized statement here respecting the fishing nets which I will file later on, if it should be required.

THE SUB-COMMISSIONER: Perhaps you should file it now.

MR. RICE: Very well, your Honour. Will it be all right to file with it the personal property memorandum?

THE SUB-COMMISSIONER: Yes.

MR. RICE: Which deals with the nets, the fishing vessel, and a radio.

(DOCUMENTS MARKED EXHIBIT NO. 3).

MR. TURCOTTE: Q: Where were these nets left when you

K. Ito,
In Chief.

left the Coast?

A At my dad's place.

Q At your father's place? A: Yes.

Q And later did you receive a statement from the Custodian of nets which he had taken over?

A Yes.

Q And you placed values on these nets and lines totalling \$1085.00. How did you arrive at those values, Mr. Ito?

10 A Well, I thought it was worth that much.

Q Well let's take the first one, a sockeye 4/40 x 5-7/8ths, 50 mesh, 400 fathoms; you say that was worth \$120.00. What would the new price on that be?

A It would be around \$200.00.

Q Around \$200.00? A: Yes.

Q So that you have depreciated the nets a considerable amount from their new value?

A Yes.

20 Q In your claim? A: Yes.

Q And is that depreciation based on the age of the net and the use of the net?

A Yes, the use of it.

Q Now did you have a chance to sell these nets before you left the Coast?

A Yes, I had.

Q What offer did you get for them?

A They offered me \$800.00.

Q Did you accept that offer?

30 A No.

K. Ito,
In Chief.

Q Why didn't you? A: I thought
they were worth more.

Q You thought they were worth more?

A Yes.

Q Who was the man who offered you \$800.00?

A Mortimer.

Q Mortimer? A: Yes.

Q That is all.

MR. RICE: I am submitting, your Honour, that the real
10 estate was sold for its fair market value. I
would like to submit as an exhibit the farm
appraisal report respecting the same.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

MR. RICE: I am submitting that the chattels, the fish
nets, were sold for their fair market value.
I take it my learned friend is abandoning the
claim for the boat.

MR. TURCOTTE: Did we claim for a boat?

MR. RICE: Yes.

20 MR. TURCOTTE: Oh yes, but that was sold through the
Smith Committee, wasn't it?

MR. RICE: I believe it was.

MR. TURCOTTE: Q: It was sold through the Smith
Committee, wasn't it?

A Yes.

Q We can't claim that at the moment; you understand
that, Mr. Ito? A: Yes.

MR. RICE: And the radio was sold, apparently, above
the claimant's valuation.

30 MR. TURCOTTE: Well, it was valued at \$50.00 .

MR. RICE: Yes, and I think it was sold for \$66.00.

MR. TURCOTTE: We are not abandoning our claim for the fishing boat, but we realize we cannot proceed with it at the present time.

MR. RICE: You are abandoning your claim against the Custodian?

MR. TURCOTTE: We are not abandoning the claim because if a new reference is permitted against the Custodian, it will be claimed for. I am not going
10 on the record that I am abandoning anything.

MR. RICE: Well you are not proceeding with the claim for the boat?

MR. TURCOTTE: That is right, at the present time.

MR. RICE: I would also like to file as an exhibit, your Honour, a real property memorandum showing the assessed value and the sale.

(MEMORANDUM MARKED EXHIBIT NO. 5).

20 CROSS-EXAMINATION BY MR. RICE:

Q How much is a salmon net, 300 fathoms, 60-mesh, size 5/40 x 7? What is that worth new?

A It would be about \$300.00 new.

Q Cost \$300.00 new?

A Yes, something like that.

Q One of 300 fathoms would cost that, would it?

A I forget now.

Q A net 300 fathoms in length and the size I gave you would cost \$300.00 new, would it?

THE SUB-COMMISSIONER: Perhaps he does not understand
30 the question.

K. Ito,
Cross-Exam.

MR. RICE: A net 300 fathoms in length, 60-mesh,
and of a size 5/40 x 7.

THE SUB-COMMISSIONER: Do you understand the question?

A Yes.

Q He asked you what that would cost new.

A I figure around \$300.00.

MR. RICE: Q: It would cost \$300.00?

A I believe.

Q What would one 600 fathoms, 60-mesh, 4/40 x 6½
10 cost?

THE SUB-COMMISSIONER: Q: Can you answer that?

A No.

MR. RICE: Q: You don't know?

A No.

Q Well, what would a 240 fathoms net, 60-mesh,
size 4/40 x 6¼; what would that cost new, do you
know?

MR. TURCOTTE: What kind of a net was that?

MR. RICE: 240 fathoms.

20 MR. TURCOTTE: No, but what type?

MR. RICE: A cohoe net.

A I don't know.

THE SUB-COMMISSIONER: Q: Did you buy any of these
nets new?

dad's nets.

A: No, it was my

MR. RICE: Q: Well are these your dad's nets, did you
say?

A: It was mine.

Q And your father bought them, did he?

A No, I asked dad to knit the nets for me in the
30 wintertime.

K. Ito,
Cross-Exam.
Re-Direct Exam.

Q I didn't get that. A: To knit
the nets for me.

Q Oh, your father made the nets for you?

A Yes.

Q Did he make all of these nets?

A Pretty ~~near~~ all of them.

Q That you are claiming for?

A Yes, pretty near all of them.

Q All right.

10

RE-DIRECT EXAMINATION BY MR. TURCOTTE:

Q Well, how old were these nets, Mr. Ito?

A Some of them were brand-new and some were half
and half.

Q What do you mean by half and half?

A Half new and half one year old.

Q Some were new, and some had been used what, just
the one year? A: One years.

Q And others were, that is part of a net would
wear out? A: Yes, and you

20

would put the new ones in.

Q You would add to it, is that the idea?

A Yes.

Q Well don't you know the price of the nets?

A No.

Q You have been in the fishing business and you
don't know what nets cost, eh?

A No.

Q All right.

30 THE SUB-COMMISSIONER: Is that all?

K. Ito.

MR. TURCOTTE: That is all.

THE SUB-COMMISSIONER: Thank you, Mr. Ito.

THE WITNESS: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
Official Reporter.

10

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

D. Stack

SUB-COMMISSIONER.

20

30

NOV 26 1947

Case no 603,

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

[Signature]

4240

Letting

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

(1) NAME ITO Koji (RCMP) Reg. No. 12404
(Print) Surname Given Name

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

(3) Present Address Diamond City ALTA

(4) REAL ESTATE
(a) Street Address (if any) Surrey BC
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 1, of the N.E. 1/4 of Sec. 33,
Block 5N., Range 2W., Map 5150,
District of New Westminster C.O.F.E. 51025.

(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 - - - - - \$ 700.00
(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) - - - - - \$ 700.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 224.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 476.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation 248 RR#4 New Westminster B.C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) House
(c) How stored or packed at time of evacuation up stairs, some in side cupboard.

(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:

	Value	Custodian Sold	Estimated Value \$
1. Gill Nets.	\$ 1085.00	\$ 485.00	600.00
2. Fishing Vessel	1800.00	\$ 900.00	910.00
3. Radio	\$ 50.00	Uncollect	50.00
4.			
5.			
6.			
7.			
8.			
9.			
10.			

TOTAL CLAIM FOR PROPERTY LOSS \$ 1550.00

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) - - - - - \$ 2026.00

(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, Koji Ito
of Diamond City

of the village
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. H. McEwen)

K. 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.

#5 e 2

Fishing-Boat

Size 31 Fts x 7 1/2 fts x 6 fts. BUILT 1939.

Engine 1940 Kermath H.p. 85

VALUE	SOLD	LOSS
\$ 1800.00	\$ 9.00.00	\$ 900.00

GILL NETS

Type	Mesh	Ply	Meshes Depth	Fathom Length	Valuation	Identification
Dog Salmon	7 $\frac{1}{4}$ "	40.6	60	150-300	\$170.00	About 70 lb. weight
Dog Salmon	7 $\frac{1}{4}$ "	50.6	60	60-120	60.00	" 30 " "
Dog Salmon	7 $\frac{1}{4}$ "	50.6	60	60-120	60.00	" 30 " "
Dog Salmon	7"	50.6	60	150-300	200.00	70
Cohoe	6 $\frac{1}{2}$ "	40.4	30	120-240	50.00	35
Cohoe	6 $\frac{3}{4}$ "	50.5	60	300-600	200.00	Half New
Sockeye Half	5 - $\frac{3}{8}$	40.4	50	200-400	120.00	Half 5 $\frac{3}{8}$ mesh
Half	5 $\frac{1}{2}$					Half 5 $\frac{1}{2}$ " 55/lb
Leadline & cork line	5	set			<u>225.00</u>	(At 45.00 per set)
TOTAL Amt.					\$1085.00	

Ito, Koji
(Claimant's Name)

REAL ESTATE
(Farm Land)

12404
Reg. No.

<u>LAND</u>	<u>Acres</u>	<u>Date of Purchase</u>	<u>From Whom</u>	<u>Cost Price</u>	<u>Cleared or cultivated at date of Purchase</u>	<u>Improvements at date of Purchase</u>	<u>Estimated value at Date of Sale</u>
Uncleared Cultivated not planted Cultivated and not in crop List Crops	9.195	1937	Siaechi Ito	\$500.00	uncleared	Nil	\$700.00

Total

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

<u>Description</u>	<u>When Made</u>	<u>Cost</u>
	Nil	

<u>BUILDINGS</u>	<u>Type</u>	<u>Size</u>	<u>Finish</u>	<u>Date Built</u>	<u>Cost Material</u>	<u>Paid for Labour</u>	<u>Value of Own Labour</u>	<u>Allowance for Depreciation</u>	<u>Estimated Value</u>
					Nil				

EXHIBIT NO. 603-1
 DATE Aug 24/48
 FILED BY P. S. Turcotte

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

This land was assessed by the Municipality of Surrey at \$550.00 in 1941. Generally assessments are somewhat lower than actual value and I believe my valuation of \$700.00 is fair. This land is in a good strawberry district. I intended to clear it and use it for growing strawberries.

Ito
Signature

Ito, Koji
 (Claimant's Name)

PERSONAL PROPERTY
 (Fishing Vessels, gear and equipment)

12404
 Reg. No.

NETS:

	Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation	
1	Sockeye	4/40x5 $\frac{7}{8}$	x	50			\$120.00	\$55.00
2	Salmon	6/50x7 $\frac{1}{4}$	x	60	See below		60.00	35.00
3	Salmon	5/40x7	x	60			200.00	100.00
4	Salmon	6/50x7 $\frac{1}{4}$	x	60			60.00	35.00
5	Cohoe	4/40x6 $\frac{1}{2}$	x	60			200.00	40.00
6	Cohoe	4/40x6 $\frac{1}{4}$	x	60			50.00	35.00
				240.00				

VESSELS SOLD BY CUSTODIAN

7	NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value
	Salmon	6/50x7 $\frac{1}{4}$	x	300.00				170.00		64.00

Improvements to Vessel since date of purchase:

Type	Date	Cost

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
5 sets of cork line and lead line					\$225.00
1 set of cork line is 150 fathoms					121.00
					<u>\$1085.00</u>
					<u>\$485.00</u>

Sale by custodian

485.00

Claim

\$600.00

Arrangements made for storage when evacuated:

Left in house and left house in possession of a man named Corbett.

EXHIBIT No. 603-2
 DATE Aug 24/48
 FILLED BY R. J. Turcotte

Additional Comments, if any:

Just prior to evacuation I was offered \$800.00 cash for the above described nets and lines by a fisherman Mortimer at South Westminster. I refused to sell because I believed the nets and lines were worth more than \$800.00.

K. Ito
 Signature

EXHIBIT No.

Aug. 24/48

DATE

FILED BY

G.E.A. Rice

ITO, Koji,
Registration No. 12404,
File No. 4240.

March 7, 1944.

NET STATEMENT

<u>Cust. No.</u>	<u>Description</u>	<u>Japanese Value</u>	<u>Purchase Price</u>
2051, 2&4	4/40 x 5 ⁷ / ₈ x 50 - 400	\$120.00	\$ 55.00
2053	6/50 x 7 ¹ / ₄ x 60 - 120	60.00	35.00
2055	5/40 x 7 x 60 - 300	200.00	100.00
2058	6/50 x 7 ¹ / ₄ x 60 - 120	60.00	35.00
2057	4/40 x 6 ¹ / ₂ x 60 - 600 fa.	200.00 (weak)	40.00
2060	4/40 x 6 ¹ / ₄ x 60 - 240	50.00	35.00
2056	6/50 x 7 ¹ / ₄ x 60 - 300	170.00	64.00
2073	35 fa. old cork line		2.00
2074	150 fa. cork line		15.00
2076	150 fa. cork line		7.00
2077	200 fa. cork line		10.00
2078	125 fa. cork line		6.00
2079	67 fa. cork line		3.00
2080	80 fa. cork line		2.00
2083	155 fa. cork line		8.00
2082	59 fa. lead line		3.00
2063	167 lbs. heavy lead line		8.00
2064	200 lbs. heavy lead line		10.00
2066	164 lbs. heavy lead line		8.00
2068	132 lbs. heavy lead line		13.00
2069	198 lbs. heavy lead line		19.00
2070	39 lbs. manila rope with blocks		7.00
TOTAL SALES			\$485.00

OF NO VALUE

2059	4/40 x 6 ¹ / ₈ x 31 - 27 lbs.
2075	63 fa. cork line
2081	50 fa. cork line
2065	148 lbs. heavy lead line
2067	57 lbs. heavy lead line
2061	58 corks - need tarring
2062	55 corks - need tarring
2072	19 lbs. manila rope
2071	24 lbs. manila rope

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: Sept 24, 1948.

C. M. E. Subase

June 10, 1948.

File No. 4240.

PERSONAL PROPERTY MEMORANDUM

Re: (Mr.) Koji ITO
Registration No. 12404

J.P. Form dated April 15, 1942.

Mr. ITO declared owning the following Personal Property:

"Fishing boat 31' 85 H.P. "Kermath" in custody at New Westminster.
\$1000 worth of fish nets, Silvertone radio in custody, 1 rifle
and 1 shot gun in custody. (fish nets are at my home.)"

Claiming as follows:

I. GILL NETS:

(1) Claimant's Valuation	\$1085.00
(2) a. <u>Valuation made by Mr. C.P. Leckie,</u> Appraiser, of C.P. Leckie & Co.....	376.00
b. <u>Mr. C.C. Robinson's appraisal</u> of additional articles not included in Mr. Leckie's appraisal	<u>120.00</u>
	<u>\$496.00</u>
(3) Sold for (See Net Statement March 7/44).....	\$485.00

II. FISHING VESSEL:

(1) Claimant's Valuation	\$1800.00
He valued the vessel at \$1,500.00 in the "Vessels Records". See statement of particulars.	
(2) Japanese Fishing Vessels Disposal Committee's Valuation	863.00
(3) Sold for	900.00

III. RADIO:

(1) Claimant's Valuation	50.00
(2) Appraised Value	15.00
(3) Sold for	66.00

WJJ/HMS

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.
Date: Sept. 24, 1948.

C.M. E. LaBasse

Farm Appraisal Report

File No. JL-399

Land Description Lot 1 of N.E. 1/4, Sec.-33, Blk.5,N., Rge.2,W., Map 5150

Containing 9.195 Acres

Owner's Name Koji ITO Post Office Address R.R.4, New Westminster.

Nearest Rail Point South Westminster Distance 2 miles.

Market Town New Westminster Distance 3 "

Church (give denomination) All denominations Distance 1 to 3 miles

Nearest School Simon Cunningham Distance 1 mile

State how property was identified: L.R.O. sketch, map, and surveyed road.

Roads: State whether property has access to main road, the kind of road and its condition.
Roebuck Road. No number. Gravelled trail from N. corner to old Yale Road.

Is this district a good one? Yes.

Employment opportunity Full industrial in the area.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: None. Value \$

Water supply: Not developed. Value \$

BUILDINGS ON FARM

4240

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NONE						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Dom. power - On Townline Road - 1/4 mile away.

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT No. 603-4
DATE Aug 27/48
FILED BY Gra. Price

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
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
9.195	Undulating	Sdy.lm.	Sdy.cl. Alder	Heavy clearing & Balsam firewood throughout.	200.00	25.00
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 \$ 228.87

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 228.87

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

Nothing cultivated.

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

Pioneer place.

Noxious weeds:

None.

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

Municipal & School - \$18.38.

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 25 day of June 19 42.

Inspector's Signature

"B.C. WORMWORTH"

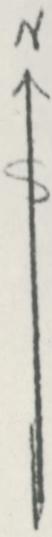
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Diagram of Property

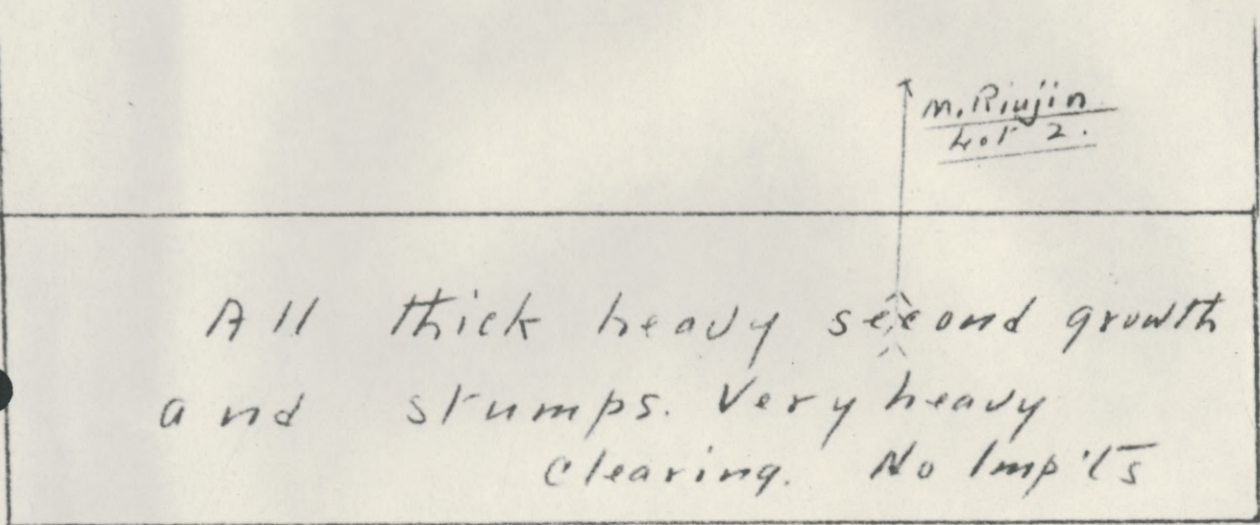
Koji ITO

Lot 1 of NE 33-BIASN. R2-Map 5150

9.195 ac.



Road Allie not opened



Roeback (partly graded here) Road.

Road Allie not opened.

Scale 3. chains.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 30th June 19 42.

"I.T. BARNET"
District Superintendent.

603 - 5

EXHIBIT No. _____
DATE..... Aug. 24/48.
FILED BY G.E.A. Rice

File No. 4240.

June 9, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Koji ITO
Registration No. 12404

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 1 of the North East quarter of Section 33,
Block 5 North, Range 2 West, Map 5150, Municipality
of Surrey in the District of New Westminster.

Assessment: (1943) 9.195 acres. Taxes: \$18.38.

Land..... \$550.00.
(No Buildings)

Soldier Settlement Board Valuation:.....\$228.87.

Claimant's Valuation:\$700.00.

Sold to the Director, Veterans' Land Act for \$224.00.

Relative documents attached to Claim File.

CEMOY BOND
HONORED WITH

....."W.J. Johnston".....

WJJ/HMS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: Sept. 24, 1948.

W. J. Johnston