

Name of Claimant TOMITA, Haruo

Case 613

Custodian File 3853

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1377		698.99			698.99
<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		
						% of Total	Amount		% of Total	Amount
<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
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
							% of Total	Amount	% of Total	Amount
138.00	34.25		24.82%	138.50						
		10.27			34.37					44.64
TOTAL RECOMMENDATION										743.63

CASE NO: 613.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 25th, 1948.

IN THE MATTER OF THE CLAIM OF
HARUO TOMITA.

PROCEEDINGS AT HEARING.

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).

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Lethbridge, Alberta,
August 25th, 1948.

IN THE MATTER OF THE CLAIM OF
HARUO TOMITA.

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.
D.J. HANDFORD, Esq., Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

Mrs. H. Tomita,
In Chief.

THE SECRETARY: Case No. 613, Haruo Tomita.

(MRS.) HARUO TOMITA, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mrs. Tomita, you are making a claim for loss
arising out of the sale of your farm?

A Yes.

Q And I am showing you a statement setting out the
particulars of your farm, the buildings on it,
crops, and so forth? A: Yes.

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

A Yes.

MR. TURCOTTE: I will file that, your Honour, as
Exhibit 1.

(STATEMENT MARKED EXHIBIT No. 1)

MR. TURCOTTE: Q: When did you buy the farm, Mrs.
Tomita? A: I think it was in

20 1927.

Q And how much did you pay for it?

A \$1000.00.

Q And from whom did you buy it?

A Mrs. Brudwich.

Q Mrs. Brudwich? A: Yes.

Q How many acres were there, do you remember?

A Ten acres.

Q Altogether? A: Yes.

30 MR. TURCOTTE: I may be a little out there.

Mrs. H. Tomita,
In Chief.

MR. RICE: Wrong again.

MR. TURCOTTE: I don't know where I got the 41, your Honour, but that certainly should be changed to 10 acres. That should be changed in the form, Exhibit 1, your Honour, that was filed.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: That should be 4.1 instead of 41.

THE SUB-COMMISSIONER: Well, Exhibit 1 shows 10 acres.

MR. TURCOTTE: Yes, but over at the top of the page I
10 have 41 acres uncleared and it should be 4.1
acres uncleared.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: Q: What was on the land when you purchased it? A: Nothing.

Q And during the years from 1927 to 1942, how many acres did you clear?

A Something over six acres.

Q I see; and did you build some buildings? Did you build buildings on it?

20 A Yes.

Q What did they include?

A A house and two chicken houses and a separate bath house.

Q Was there electricity on the place?

A Yes.

Q And what houses or what buildings had the electricity? A: Four buildings; the house, the chicken houses, the two chicken houses, and the bathhouse.

30 Q I am showing you a snapshot (indicating). What is

Mrs. H. Tomita,
In Chief.

that a snapshot of?

A I think this was taken in 1930 or '31 showing the strawberry plants and the house in the background centre with the chicken houses close by and on the right is the packing house.

Q That was taken, you think, in about 1931?

A '30 or '31.

Q '30 or '31? A: Yes.

Q And there were some other buildings built after that?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

Q Now you are also claiming for the loss arising out of the sale of your chattels?

A Yes.

Q I am showing you a statement (indicating). Does that set out the main chattels that you had?

A Yes.

MR. TURCOTTE: I will file that, your Honour, as Exhibit No. 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. TURCOTTE: Q: How did you arrive at the values, Mrs. Tomita, that you claim on these articles? I mean, for example, you have three mattresses, one new and three used, \$35.00, and you are claiming \$20.00; how did you arrive at that?

A The prices have been reduced because some of the things were used.

MR. TURCOTTE: There is one error, apparently, your Honour, in our claim. We have 11 chairs, 5 dining

Mrs. H. Tomita,
In Chief.

room chairs, and I notice I have that in the claim at \$25.00, and the original claim for them was only \$15.00, and that should be amended accordingly.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: Q: Are you sure, Mrs. Tomita, that you had all these articles that you have made the list out in your claim for?

A Yes.

10 Q Did you make any list of them when you were out at the Coast before you left?

A Yes.

Q And is it from that list that you have made out your claim? A: . Yes.

20 Q The reason I am asking you that is that the Custodian says that he has no record whatever of certain of these articles, such as the one bed, kitchen utensils, four barrels, the berry trays, three cross-cut saws, and 70 raspberry crates, 70 strawberry crates, 2 wheelbarrows, and the 26 jam crates. Now are you sure that you had all of those things?

A Yes, I am sure they were there.

MR. RICE: I will call my learned friend's attention that in the personal chattels claim there is mentioned 70 new crates and I believe in the claim that was filed these are referred to as 70 strawberry crates.

30 MR. TURCOTTE: Q: Well, were the 70 new crates that we have in our claim today the same as the 70 strawberry crates?

A Yes.

Q They are the same? A: Yes.

Q The same crates? A: Yes.

MR. TURCOTTE: Has my learned friend an inventory in this case? I have just forgotten whether he has or not.

MR. RICE: I have got an inventory on the auction.

MR. TURCOTTE: That is all.

MR. RICE: I am submitting, your Honour, that the real
10 estate was sold at its fair market value. I am submitting the chattels sold by the Custodian were sold at their fair market value. I am submitting that the other chattels that there was no record of at any time and there are other chattels that are not accounted for that have either been stolen or missing, and if the Custodian is responsible for the same, I say the claim is exorbitant.

I wish to tender as an exhibit, your Honour,
20 a farm appraisal report respecting the land.

MR. TURCOTTE: The farm appraisal report.

MR. RICE: Yes, I am tendering that as an exhibit.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

MR. RICE: I also wish to submit as an exhibit a real property memorandum showing the assessment, the appraisal and sale, to which is attached the real property summary.

(DOCUMENTS MARKED EXHIBIT NO. 5).

MR. RICE: And I wish to submit as an exhibit an
30 analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q In your personal chattels claim, you claim for a linoleum, 10 x 14?

A Yes.

Q In your claim that you filed you called it a carpet? Is it the same thing?

A Yes.

10 Q It is the same thing? A: Yes.

Q That linoleum you purchased in 1934 for \$25.00?

A Yes.

Q And after using it for five or six or seven years, at least, you say it has only depreciated \$5.00 in value? A: Yes.

Q And the strawberry crates, you had 70. How many of them were new?

A They were all new.

Q All new? A: Yes.

20 Q All right.

MR. TURCOTTE: Your Honour, if I might be permitted to make a further correction in the real estate form, I said it was 4.1 acres uncleared; actually what it is, it is 4 acres uncleared and one acre cultivated, not planted, which makes up the 10 acres.

THE SUB-COMMISSIONER: Yes, all right.

MR. RICE: Cultivated, not planted?

MR. TURCOTTE: That is right. That is all, Mrs. Tomika.

30

Howard

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD"; Official Reporter.

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

S.R. Howard
SUB-COMMISSIONER.

3853

NOV 22 1947

Case No. 613

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

Letting

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

- (1) NAME TOMITA HARUO (RCMP) Reg. No. 12589
(Print) Surname Given Name
- (2) Pre-Evacuation Address 245 Sandell Rd. R.R.No. 1. Surrey B.C.
- (3) Present Address R.R.No. 1. New-1 Nobleford Alberta
- (4) REAL ESTATE
 - (a) Street Address (if any) 245 Sandell Rd. Surrey B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
N.E. Quarter Of the N.E. Quarter of Sect. 32,
Block 5, North Range 2 West in the District
of New Westminster
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) ~~Farm~~
 - (ii) ~~Residence~~ Type of business _____
 - (iii) ~~Business~~
 - (iv) Any other type of property (describe) _____
 - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
Sole owner
 - (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land 10 acres - 6 acres cleared - - \$ 2200
 - (ii) Buildings - - see supplement - - - - \$ 2470
 - (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) - - - - - \$ 4670
 - (v) Amount at which Custodian sold property and credited your account - - \$ none
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4670
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
245 Sandell Rd. Surrey B.C.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House & Chicken House
 - (c) How stored or packed at time of evacuation
in house in boxes & as is

(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")

in custodians' care & crop for 1 year sold

to Pacific Co-operative Union Mission City B.C.

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

1.	_____	Estimated Value \$	_____
2.	Household Goods & Farm Implements	Estimated Value \$	531.00
3.	Nothing Received From Custodian	Estimated Value \$	_____
4.	Loss	Estimated Value \$	531.00
5.	_____	Estimated Value \$	_____
6.	_____	Estimated Value \$	_____
7.	_____	Estimated Value \$	_____
8.	_____	Estimated Value \$	_____
9.	_____	Estimated Value \$	_____
10.	_____	Estimated Value \$	_____

TOTAL CLAIM FOR PROPERTY LOSS \$ ~~5291.00~~ 531.00

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) - - - - - \$ 5291.00

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

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

LETHBRIDGE

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, HARUO TOMITA of the PROVINCE OF ALBERTA
of NOBLEFORD in the TOWN (DISTRICT)

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 21 day of November)
A.D. 1947. W.E. Hunsdale)

H. Tomita

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.

NOV 22 1947

LAND:

10 acres Land	6 acres cleared	
5 acres under cultivation		
Value of cultivated land--		\$1800.00
" " Bush land- - -		400.00
Strawberries	3 1/2 acres	
Black Currants	1/2 "	
Asparagus	1/8 "	
Raspberries	1-8 "	
Gooseberries	1/4 "	
Fruit Trees	1/2 "	

Buildings:

Dwelling	22 x 38	\$1500.00
Chicken House	20 X 68	500.00
"	14 x 70	400.00
Packing Shed	14 x 22	15.00
"	12 x 17	10.00
Woodshed	14 x 25	10.00
Bathhouse & well	8 x 29	35.00
		<u>\$ 2470.00</u>

N/E/

Special/ supplement For Chattels

4 Mattres(double)	\$20.00
6 beds	30.00
I dresser	30.00
I shrine	50.00
4 tables	15.00
I glass cupboard	20.00
I baby chair	3.00
kitchen utensils	15.00
II chairs	15.00
I Carpet	20.00
2 b00k Shelf	3.00
I range	50.00
2 heaters	15.00
I baby carriage	20.00
I kitchen sink	15.00
I water pump	12.00
I scale	10.00
4 barrels	10.00
I45 berry trays	20.00
2 shovels	3.00
2 hand saws	5.00
3 crosscuts	20.00
I axe	2.50
70 strawberries crates	17.50
4 hoes	2.00
2 mattocks	2.00
I crow bar	1.00
2 buckets	1.00
4 mole traps	6.00
6 potato rakes	8.00
I cart	10.00
26 jam crates	5.00
2 wheelbarrows	5.00
Total estimated value of chattels	<u>\$531.00</u>

over

SPECIAL SUPPLEMENTS

Crops	Acreage	Annual Output
Strawberry	3 1/2	1860.00
Black Currants	1/8	120.00
Asparagus	1/8	25.00
Raspberries	1/8	50.00
Gooseberries	1/8	35.00
Fruit Trees	1/8	10.00
		\$2100.00

1860.00	38
120.00	14
25.00	14
50.00	14
35.00	14
10.00	8
2100.00	

10.00	1
20.00	1
30.00	1
40.00	1
50.00	1
60.00	1
70.00	1
80.00	1
90.00	1
100.00	1
110.00	1
120.00	1
130.00	1
140.00	1
150.00	1
160.00	1
170.00	1
180.00	1
190.00	1
200.00	1
210.00	1
220.00	1
230.00	1
240.00	1
250.00	1
260.00	1
270.00	1
280.00	1
290.00	1
300.00	1
310.00	1
320.00	1
330.00	1
340.00	1
350.00	1
360.00	1
370.00	1
380.00	1
390.00	1
400.00	1
410.00	1
420.00	1
430.00	1
440.00	1
450.00	1
460.00	1
470.00	1
480.00	1
490.00	1
500.00	1
510.00	1
520.00	1
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680.00	1
690.00	1
700.00	1
710.00	1
720.00	1
730.00	1
740.00	1
750.00	1
760.00	1
770.00	1
780.00	1
790.00	1
800.00	1
810.00	1
820.00	1
830.00	1
840.00	1
850.00	1
860.00	1
870.00	1
880.00	1
890.00	1
900.00	1
910.00	1
920.00	1
930.00	1
940.00	1
950.00	1
960.00	1
970.00	1
980.00	1
990.00	1
1000.00	1

over

Tomita, Harvo
(Claimant's Name)

REAL ESTATE
(Farm Land)

12589
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 Cultivated not planted Cultivated and not in crop List Crops	4	1927	Nellie Brudwich	1000.00		None	\$2200.00

Strawberries	3.5
Black Currants	.5
Asparagus	.12
Raspberries	.12
Gooseberries	.25
Fruit trees	.5
Total	<u>10.00</u>

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

Description	When Made	Cost
Clearing 6 acres, installing drainage, levelling, putting in berry plants	year to year	\$1800.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
2 story house	22x38	shiplap and fir siding	1928	\$1000.00	\$300.00	\$300.00		\$1500.00	
Chicken house	20x62		1930	350.00	150.00	100.00		500.00	
Chicken house	14x70		1932	300.00	100.00	100.00		400.00	
Packing Shed	14x22	shiplap	1930	10.00		10.00		15.00	
Packing shed	12x18	shiplap	1935	8.00		10.00		10.00	
Woodshed	14x25	Shakes	1930	5.00		20.00		10.00	
Bathhouse and Wellhouse	6x16	Shiplap	1932	20.00		25.00		35.00	
								<u>\$4670.00</u>	
							Sold for	<u>1377.00</u>	
								<u>\$3293.00</u>	

EXHIBIT No. 613-1
DATE Aug 25/48
FILED BY R. J. Lucette

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

The house, 2 chicken houses and bathhouse were equipped with electricity. The cleared land is complete with drainage. The property was fenced on all sides. Gross income from the property was about \$2100.00 a year.

Harvo Tomita
Signature



EXHIBIT No. 613-2
DATE Aug. 25/48
FILED BY R. S. Turcotte

Tomita, Harvo
(Claimant's Name)

PERSONAL CHATTELS

12589

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
4 mattresses	1928-40	1 new, 3 used	\$35.00	good	\$20.00
6 double beds	1928-40	1 new, 5 used	45.00	good	30.00
1 dresser	1928	New	40.00	good	30.00
1 shrine	1933	New	75.00	good	50.00
4 tables (1 round oak)	1928-33	2 used, 2 homemade	30.00	fair	15.00
1 glass cupboard	1930	homemade	30.00	fair	20.00
kitchen utensils	1928-40	new	30.00	good	15.00
11 chairs (5 dining)	1928-33	5 new, 6 used	35.00	fair	25.00 <i>15.00 AH</i>
linoleum 10x14	1934	New	25.00	good	20.00
kitchen range	1928	New	80.00	good	50.00
baby carriage	1929	New	35.00	good	20.00
145 berry trays	1928-40		87.00	fair	70.00
70 new crates	1941	New	17.50	good	17.50
other articles					128.50

\$511.00 - 510.00

Sold by Custodian

35.25

\$475.75 *465.75*

Description of Storage of Goods:

In dwelling house, chicken house and shed.

General Statement as to Chattels not Described above:

Additional Comments, if any:

We had household goods required for a family of four.

EXHIBIT NO 613-3
DATE Aug. 25/48
FILED BY R. L. Turcotte

Harvo Tomita
Signature

Farm Appraisal Report

File No. JL-575

Land Description The N.E. 1/4 of the N.E. 1/4 of Sec. 32, Blk. 5, N., Rge. 2, W., N.W.D.

Containing 10.00 Acres

Owner's Name TOMITA, Haruo Post Office Address R.R.#4, New Westminster.

Nearest Rail Point Kennedy Distance 2 miles

Market Town New Westminster Distance 4 "

Church (give denomination) All denominations-reasonable distance Distance

Nearest School Queen Elizabeth - Simon Cunningham Distance 1 "

State how property was identified:

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

Is this district a good one? Fair agriculturally; but quite good with employment opportunities.

Employment opportunity Industrial, New Westminster.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: 2 & 3 barb wire fence, S. & W. side; Value \$
poor indiscriminate wire fence on East or front.

Water supply: Well. Said to be constant. Value \$

BUILDINGS ON FARM

3853

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>1 1/2 st.</u>	<u>22x32x13</u>	<u>Frame</u>	<u>9'</u>	<u>Shgl.</u>	<u>7</u>	<u>Wood</u>	<u>Good</u>	<u>600.00</u>
	<u>(6' wood walled cellar in addition, full size)</u>							
Hen house	<u>20x62x9</u>	<u>Frame</u>	<u>8'</u>	<u>Shgl.</u>	<u>7</u>	<u>Wood</u>	<u>Good</u>	} <u>260.00</u>
BARN <u>attchd.</u>	<u>8x10x8</u>	<u>"</u>	<u>8'</u>	<u>"</u>	<u>7</u>	<u>"</u>	<u>"</u>	
Hen house	<u>14x30x10</u>	<u>"</u>	<u>8'</u>	<u>"</u>	<u>5'</u>	<u>"</u>	<u>"</u>	} <u>100.00</u>
BARN <u>attchd.</u>	<u>8x10x9</u>	<u>"</u>	<u>8'</u>	<u>"</u>	<u>5'</u>	<u>"</u>	<u>"</u>	
Shed	<u>6x16x7</u>	<u>"</u>	<u>6'</u>	<u>Shke.</u>	<u>5'</u>	<u>"</u>	<u>Poor</u>	<u>nil</u>
GRANARY	<u>X</u>							
There is also a valueless <u>14x20x9</u> packing shed.								
	<u>X</u>							
	<u>X</u>							
	<u>X</u>							

EXHIBIT NO. 613-4
DATE Aug 25/48
FILED Gracie

Electric lights.

Total present day value \$ 960.00

Total Value Buildings add to farm \$ 850.00

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

Describe the basement and chimneys: Brick on bracket. Wood walled full size basement, dirt floor.

No. rooms downstairs? 3 Upstairs? 1 How finished Shiplap, part T. & G. up.

Are buildings painted? No. Condition of paint

Distance from nearest bush 35 feet.

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
6.2	Undulating	5-12"lt.sdy.l., clay to lt. clay.		Mixed - fair.	65.00	403.00
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
3.8	Undulating	As above		Bush	125.00	30.00
						114.00
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 \$ 517.00

Total added by buildings to value of farm \$ 850.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 35.00

Total value of farm \$ 1402.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and well tilled. Ground seems in fair fertility.

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

Poultry and small fruit.

Noxious weeds:

Canadian Thistle.

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

Surrey - \$36.25.

Date: July 14, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11 day of July 1942.

Inspector's Signature

"R.L. RAMSAY"

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

JL-575 - H. TOMITA

Farm Appraisal Report

Remarks: Very well situated place. Soil is on the light side but generally good berry land.

Major buildings are generally suitable to the holding. Siemens has it rented for \$500.00 for the season.

Crops are shown on sketch, but consist of 3.23 acs. strawberries; .33 acres currants; gooseberries-.28 acres; raspberries-.19 acres; asparagus -.05 acres.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

13 apple, 1 cherry, 2 prune-10 yr.old)all fair shape \$ 35.00
19 mixed fruit trees, 3 years old)

\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$ 35.00

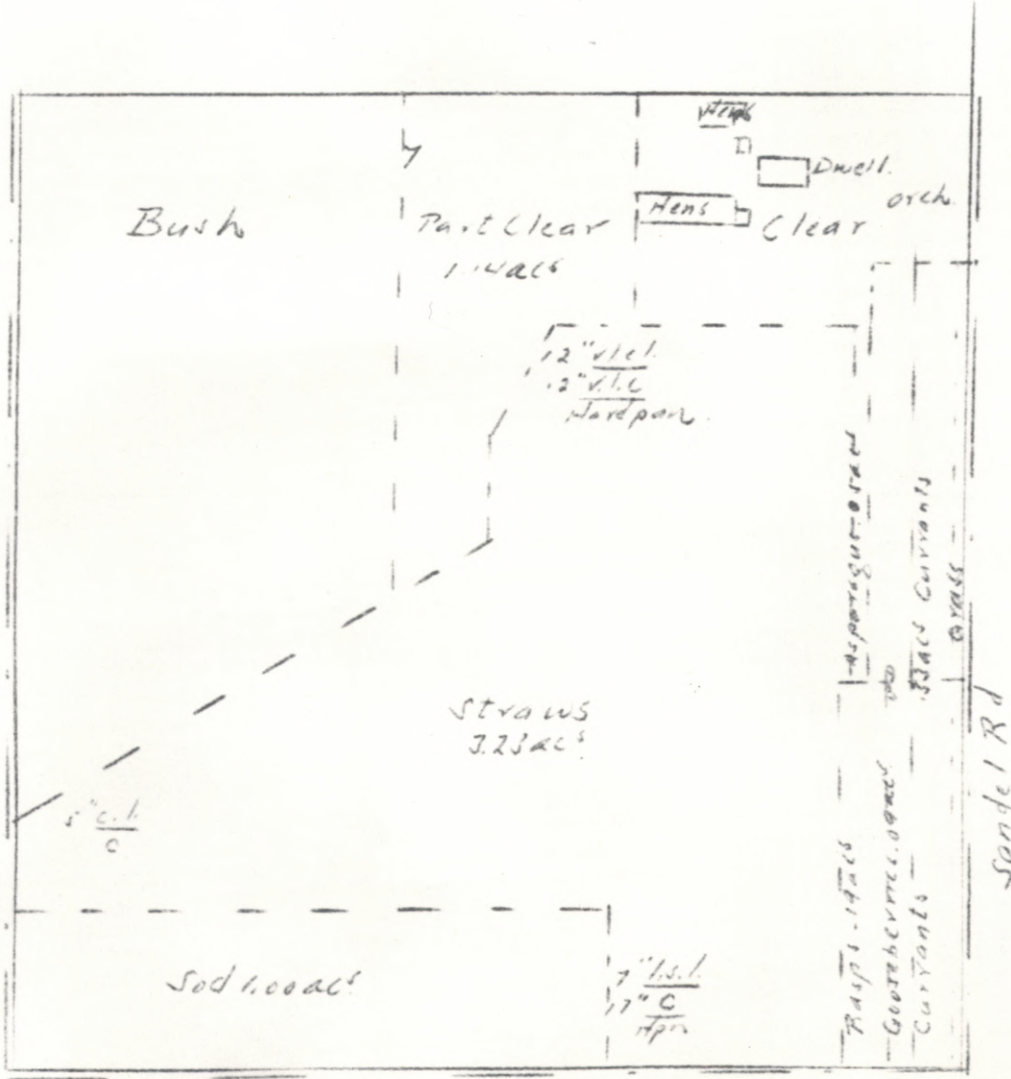
Amount fruit trees add to value of farm \$ 35.00

#85

H Tomita

Diagram of Property

The N.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ Sec. 32 Blk 5 N, Rge 2 W., N.W.D.
Noplain L.R.O.



2 chains 11 inch
x 12 very 12 chain
12 on 14 inch

Tap

Tap

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1300.00

Date 23rd July 19 42.

"I.T. BARNET"
District Superintendent.

DATE..... Aug. 25/48

FILED BY

G.E.A. Rice

File No. 3853

June 12, 1948.

REAL PROPERTY MEMORANDUM

Re: Haruo (Mrs. Mamoru) TOMITA
Registration No. 12589

Veterans' Land Act transaction.

One Real Property only included, being:

The North East quarter of North East quarter of Section 32,
Block 5 North, Range 2 West, Municipality of Surrey in the
District of New Westminster.

Assessment: (1943)

Taxes: \$36.25

Land.....\$ 600.00
Improvements..... 1000.00
TOTAL \$1600.00

Soldier Settlement Board Valuation:

Land.....\$ 517.00
Buildings..... 850.00
Trees..... 35.00
TOTAL \$1402.00

Claimant's Valuation:

Land.....\$2200.00
Buildings..... 2470.00
TOTAL \$4670.00

Sold to Director, Veterans' Land Act for \$1377.00.

Relative documents attached to Claim File.

WJJ/HMS

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

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

meil

September 28, 1948.

G. Hyde

REAL PROPERTY SUMMARY

File 3853

V.L.A. B.C. 469-P

JAPANESE NAME: Haruo TOMITA - - Reg. No. 12589.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 245 Sandell Road, New Westminster, B.C.

LEGAL DESCRIPTION: The North East quarter of North East quarter of Section 32 Block 5 North Range 2 West Municipality of Surrey, D.N.W.

TITLE: In the name of Haruo TOMITA "In Trust" filing 21245. Filing number 21245 is Letters of Administration granted to Haruo TOMITA of the Estate of Mamoru TOMITA, Deceased, granted by the court on the 12th September 1938.

ENCUMBRANCE: Vesting 25446, 15th February 1943.

ASSESSED VALUE: 1942 -
 Land ~~-----~~ \$1000.00
 Improvements ~~-----~~ \$ 600.00 Total \$1600 Taxes \$36.25.

CLASSIFICATION: Berry farm with buildings. Inspector reported June 3, 1942, farm of 10 acres with 3½ acres strawberries, ½ acre black currants, ½ acre raspberries, ½ acre asparagus, ¼ acre gooseberries, ½ acre fruit trees with frame 1½ storey house, 24 x 26, 4 rooms, fair condition, two chicken houses 20 x 50, fair, packing shed 12 x 18, poor, woodshed fallen down. Occupied by Mr. Seaman.

HISTORY OF ADMINISTRATION: There is on file an undated Agreement given by Haruo TOMITA to the Pacific Co-operative Union to carry on the work and conserve the crop on this land for the sum of \$500.00. There is no record of this sum being paid to anyone.
 On the 7th May 1943, the Custodian leased the property to David G. REMPEL for a term of 1 year from the 5th December 1942 at a rental of \$180.00 for the year, payable \$15.00 monthly. This lease included buildings and reserved space for storing chattels.
 REMPEL paid to the Custodian \$135.00 rent of which \$120.00 has been allowed to The Director The Veterans' Land Act as accrued rental.
 There is no record concerning insurance except the declaration of the owner that there existed a policy in the Bankers and Traders Insurance Co. for \$1000.00 covering house and farm and of refund of \$8.53.

SOLD: To The Director The Veterans' Land Act for \$1377.00 as at 1st January 1943.
 Approval of Advisory Committee 1st June 1943..

FUNDS: Released to the credit of Haruo TOMITA, sale price \$1377.00

\$1377.00

plus \$15.00 of the rental paid by Rempel, refund of insurance \$8.53, total \$1400.53; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$1381.53.

TITLE:

Included in C. of T. 172740-E and payment of consideration included in cheque to the Custodian dated June 27, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

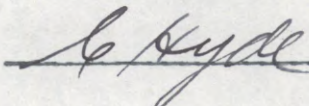
"Ian Macpherson"

DATED February 21, 1946.

IM:ML

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

September 28, 1948.



ANALYSIS OF PERSONAL PROPERTY CLAIM

 FILE No. 3853

EXHIBIT No. _____

 NAME Haruo TOMITA

 REG. No. 12589

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 15/42</u>	TAKEN BY _____					
EVACUATION <u>May 30/42</u>	DATE _____					
Will be left in declarant's house at 245 Sandall Rd., New Westminster B.C.		4 Mattress (double) 20.00				
		6 Beds 30.00	F(1)	2.00		
		1 dresser 30.00				
Household furnishings for 4 room house.		1 shrine 50.00				
		4 tables 15.00	F	5.00		
		1 glass cupboard 20.00	F	.50		
		1 baby chair 3.00	F			
		kitchen utensils 15.00				
		11 chairs 15.00	F	10.25		
		1 carpet 20.00			X	
		2 book shelf 3.00	F(1)	.25		
		1 range 50.00	F	2.50		
		2 heaters 15.00	F	5.50		
Farm implements will be left in declarant's chicken house. 2 cats 1 dog		1 baby carriage 20.00				
		1 kitchen sink 15.00			X	
		1 water pump 12.00			X	
		1 scale 10.00	M	3.00		
		4 barrels 10.00				
		145 berry trays 70.00				
		2 shovels 3.00	T			
		2 hand saws 5.00	T	6.25		
		3 crosscuts 20.00				
		1 axe 2.50	T			
		70 strawberry crates 17.50				
		4 hoes 2.00	T			
		2 mattocks 2.00	T			
		1 crow bar 1.00	T			
		2 baskets 1.00				
		4 mole traps 6.00				
		6 potato rakes 8.00	T			
		1 cart 10.00				
		26 jam crates 5.00				
		2 wheelbarrows 5.00				
		TOTAL CLAIM: 531.00*		\$35.25		\$47.00
		* CORRECT TOTAL.....		\$511.00		

RECAP:

Goods valued by Claimant at \$158.00 sold at Auction for \$35.25.
 Goods valued by Claimant at 47.00 were sold with Real Property - fixtures
 Goods valued by Claimant at 134.17 - no record at any time.
 Goods valued by Claimant at 63.33 - were abandoned as valueless.
 Goods valued by Claimant at 58.50 - no account theft, etc.
 Goods valued by Claimant at 50.00 - unsold - in storage at New Westminster

TOTAL CLAIM \$511.00

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER &c							
1)	2.00			(1) x	(4) x			Abandoned - no value. Only 5 beds inventoried. 4 beds abandoned - no value.
	5.00						x	In storage at New Westminster.
	.50							
	10.25			x				Sold with lot of chairs. 1 baby chair included in sale of lot of chairs.
		x						fixture
1)	.25					(1) x		
	2.50							
	5.50						x	
		x						Fixture
	3.00	x						Fixture
				x				
	6.25			(1) x	(2) x			Sold as "lot of tools". Sold as "lot of tools". Only 2 saws inventoried. 2 saws abandoned - no value. Sold as "lot of tools".
				x				
							x	
							x	
					x			Sold as "lot of tools". Abandoned - no value.
				x				
				x				
	<u>\$35.25</u>	<u>\$47.00</u>		<u>\$134.17</u>	<u>\$63.33</u>	<u>\$58.50</u>	<u>\$50.00</u>	

8.00 sold at Auction for \$35.25.
 7.00 were sold with Real Property - fixtures.
 4.17 - no record at any time.
 3.33 - were abandoned as valueless.
 8.50 - no account theft, etc.
 0.00 - unsold - in storage at New Westminster.

1.00

EXHIBIT No. 613-6
 DATE Aug. 25/48
 FILLED BY G. A. Rice

CHATTEL SUMMARY

File No. 3853

25th February, 1946

Re: TOMITA, Haruo (Mrs. Mamoru) - Reg.No.12589

Registered: April 15, 1942

Evacuated: May 30, 1942

Declared chattels grouped as household furnishings and farm implements.

<u>Inventoried January 3/42</u>	<u>Inventoried April 30/43</u>	<u>Auctioned October 27/44</u>	
5 beds	x (3 poor)	1	(4 abandoned)
dresser	x		
kitchen table		x	
4 chairs	x	x	(4 abandoned)
range	x	x	
cupboard	x	x	
dining table	x	x	
6 dining chairs	x	7	
heater		x	
2 small tables		x	
congoleum rug	x		
baby carriage			
scales		x	
hand truck	x		(abandoned)
wheelbarrow			
	bookcase		
	2 old cabinets	1	
	berry cart		
	few tools	3 bundles	
	2 cross cut saws		(abandoned)
	45 rabbit hutches		
		duster	
		3 boxes tools	

1 shrine to storage.

OVERAGE:	4 chairs	\$3.00
	1 chair	1.00
	1 heater	2.75
	3 boxes tools	1.00
	duster	.75

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

February 25th, 1946
WEA:EH

W.E. Lauer
.....

NOV 21 1947

40 Earl Fritz,
R.R. # 1,
Nobleford, Alberta,
November 17, 1947.

Dear Sir,

Mrs. Haruo Tomita,
245 Sandell Rd.,
New Westminster, B.C.

3853

This land is known and described as:
The North East Quarter of the North East
Quarter of Section Thirty-two (32) Block
Five (5) North Range Two (2) West in
the District of New Westminster.

I have lived in British
Columbia at the above address
before the evacuation to Alberta.

For the last few years I
have been hearing from my friends
that they have received statements
for their B.C. properties from
your office, but I haven't received
it as yet. So if you have any of
my account, please send

~~statements~~ to the above
address. Thank-you.

NOV 21 1947

Yours truly,
Haruo Tomita.