

Name of Claimant SAITO, Senjiro

Case 824

Custodian File

HINATSU, Kinya

8273 & 3362

<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 % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total		
		2750	275.00	137.50 12.50						425.00
<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
<u>MISCELLANEOUS CHATELS</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										425.00

CASE NO: 824.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 12th, 1948.

IN THE MATTER OF THE CLAIM OF

SENJURO SAITO
and
KINYA HINATSU.

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

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

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Winnipeg, Manitoba,
April 12th, 1948.

IN THE MATTER OF THE CLAIM OF

SENJURO SAITO
and
KINYA HINATSU.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
claimants.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

H.M. LANGFIELD, Esq.,

Official Reporter.

Discussion.

THE SECRETARY: No. 5 on the list, Kinya Hinatsu.

MR. CHERNIACK: My lord, this case consists of a claim for a piece of property as well as a claim for a half interest in another property.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The joint owner with Mr. Hinatsu of this second property has filed a claim, I believe in Kamloops. His name is Senjuro Saito. But he has forwarded it to me and I would like to file a letter from him addressed to Campbell & Brazier & Company, Royal Bank Building, Vancouver. The letter reads, "I have filed a claim for the Pitt Meadows Japanese Hall with the Custodian. In this claim I requested to have the case heard in Kamloops. But since this property is a joint deed with Mr. K. Hinatsu of Winnipeg, Manitoba, I would like to have the case transferred to Winnipeg and heard from Mr. Hinatsu as the claims were made in Winnipeg and a copy was sent to me to file the claims for my share of the property." And it is signed "Senjuro Saito".

THE COMMISSIONER: And what is his number?

THE SECRETARY: 14124.

THE COMMISSIONER: 04124. It is bound to be the same man, this man, Kinya Hinatsu.

MR. CHERNIACK: That is right.

THE COMMISSIONER: The claim is filed for \$1000.00 real estate and \$184.00 replacement.

MR. CHERNIACK: Yes, there will have to be an amendment. They were together but Saito made the claim, and we discovered that the property was sold for more

Discussion.

than the amount stated. But I will give you that.
 THE COMMISSIONER: Well, Mr. Secretary, will you communicate
 with the sub-Commission secretary at Kamloops and
 advise him that Senjuro Saito and Kinya Hinatsu
 is being disposed of here,, and will come off the
 Kamloops list.

THE SECRETARY: Yes.

THE COMMISSIONER: I can give it to you here. I have it
 marked. I will give it to you when I get back to the
 10 hotel.

MR. CHERNIACK: I think, for the record, I will just file
 this.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: My lord, would you prefer to take this
 separately from Mr. Hinatsu's other claim?

THE COMMISSIONER: I think it would be as well because
 it is joint interest in one instance and single in
 the other.

MR. CHERNIACK: Yes.

20 THE COMMISSIONER: Suppose we proceed with the claim
 of joint interest, and we will treat the other as a
 separate and distinct claim.

MR. HUNTER: And give the other a different number?

THE COMMISSIONER: Yes, a different number.

THE SECRETARY: This will be No. 824.

KINYA HINATSU, one of the claimant herein,
 being first duly sworn, testified
 through the Interpreter as follows:

MR. CHERNIACK: My lord, this is now then the case of
 50 Kinya Hinatsu and Senjuro Saito in relation to the

K. Hinatsu,
In Chief.

joint property they owned. Do you want the description, my lord?

THE COMMISSIONER: No, it is described on the claimform, is it?

MR. CHERNIACK: Yes. I would ask leave to amend this claim.

THE COMMISSIONER: Where is the claim form, Mr. Secretary?
The joint claim of this claim I have before me?

MR. CHERNIACK: Is that the Hinatsu one?

THE COMMISSIONER: Yes, re property owned jointly.

10 MR. CHERNIACK: Is that the one I filed on behalf of
Hinatsu or Saito? This one I filed has the claim on
page 3.

THE COMMISSIONER: Yes. I see.

MR. CHERNIACK: It is a separate piece of paper. Property
owned jointly. Parcel 2.

THE COMMISSIONER: I am afraid I don't see it here. Oh yes,
I see it.

MR. CHERNIACK: I ask leave to amend that by first
abandoning the claim for chattels.

20 THE COMMISSIONER: Yes.

MR. CHERNIACK: And we are now advised that the Custodian
sold this property at \$2750.00. The other remains
the same at \$3500.00.

THE COMMISSIONER: \$2750.00?

MR. CHERNIACK: So that the total claim is \$750.00, and
each claim half of that.

THE COMMISSIONER: Yes. Would it suit your purpose,
Mr. Cherniack, if I took out page 2 of your own
claim form and just add it as an amendment to the
30 Saito claim?

K. Hinatsu,
In Chief.

MR. CHERNIACK: By all means.

THE COMMISSIONER: And by that means we will avoid the possibility of confusion.

MR. CHERNIACK: That is all right.

THE COMMISSIONER: As a matter of fact, it is just the same.

MR. CHERNIACK: Yes.

THE COMMISSIONER: Identical to the claim form by Saito.

MR. CHERNIACK: Yes, as I recall it we sent Saito a copy of ours here so there should not be any difference.

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THE COMMISSIONER: I see.

MR. CHERNIACK: Shall I proceed with him?

THE COMMISSIONER: Please do.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Hinatsu, I show you here the written statement. Was this prepared at your instructions?

A Yes.

Q Is that your signature? A: Yes.

20 Q Do you swear the contents to be true to the best of your information and belief? A: Yes.

Q I tender this as Exhibit 1, my lord. On behalf of my learned friend, my lord, I would like to file his appraisal--no, this is the p--

MR. HUNTER: Which are you hearing?

MR. CHERNIACK: We are hearing the joint claim.

MR. HUNTER: We are just trying to find it here. My learned friend has asked for the appraisal. I can only find a copy of Mr. Menzies' and the original must be on Saito's file. That is not here, but if

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K. Hinatsu,
In Chief.

my learned friend will agree, Mr. Menzies' was lower than the other one, Mr. Ansell's, which was \$3425.00, while Mr. Menzies' was \$2500.00. I shall file this subject to the original.

THE COMMISSIONER: That is only a copy.

MR. CHERNIACK: The Custodian has not the other with him.

THE COMMISSIONER: And if counsel find there is any difference between that and the original, --

MR. HUNTER: Yes, well actually we will be producing the appraisal.

10

THE COMMISSIONER: Have you not got the original?

MR. HUNTER: No.

MR. CHERNIACK: Shall I give you the copy?

MR. HUNTER: Yes, if you would not mind.

MR. CHERNIACK: I have two copies.

MR. HUNTER: Possibly you can file these copies.

MR. CHERNIACK: Sure. My lord, I can file as Exhibit 2 the letter from the Custodian to Mr. McMaster enclosing copies of both appraisals.

20 THE COMMISSIONER: Supposing you file it all as one exhibit.

MR. CHERNIACK: Yes, that is what I would do.

(DOCUMENTS MARKED EXHIBIT NO. 2).

MR. CHERNIACK: One of the appraisals is lengthy, my lord. and possibly I can just read excerpts from it.

THE COMMISSIONER: If you will. You may proceed.

MR. CHERNIACK: This is supposed to be an appraisal by Mr. Menzies. Sets up this property was purchased in Pitt Meadows from Menzies himself in 1939 for \$200.00, which is the amount shown in Exhibit 1.

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K. Hinatsu,
In Chief.

Menzies goes on to say that he negotiated with the consent of the Custodian's office direct with Mr. Saito, and Mr. Saito advised him that in consultation with Hinatsu, and the others for whom they were acting, that they would not be interested in any offer for less than \$3500.00. He says he had an offer from the Catholic Church of \$1000.00 "which I understood later would be raised to \$2000.00." He had an interview with the Priest and had the impressions or was left with the impression that the \$2000.00 offer would be confirmed, but that they would want the whole property and he tried to get an offer of \$2000.00 for the whole or \$2500.00 for the whole property but was unsuccessful. And, my lord, he then goes on to describe the property and there is very little difference between Mr. Hinatsu's statement and what Mr. Menzies says. And then he goes on at the bottom to say that he thinks the Church could possibly be induced to raise their offer to \$2500.00 for the whole property, that it should be easy to sell the cabin and one acre practically all of which would be uncleared as the central line would come very close to the cabin, for \$500.00; "and \$2000.00 would be the most we could expect to realize for the hall" and he would, however, put the whole property at \$2500.00. "If these buildings were near a good sized town they would of course be much more saleable as the big basement could be used for some sort of storage, but Pitt Meadows is a small two store village that offers little use for such a

K. Hinatsu,
In Chief.

structure".. Might I at this point ask my learned friend if he can tell me whether a Commission for the sale was paid to Mr. Menzies.

10 MR. HUNTER: I think he did get half the commission. I think that the Church finally agreed to this, but that they being rather loyal to a person of their own religion, they put it through a Catholic real estate dealer and later I think the dealer and Mr. Menzies agreed that Mr. Menzies was entitled to half of it. But it was split, I thought.

THE COMMISSIONER: Yes, very well.

MR. CHERNIACK: Then the other -- what I call is the independent appraiser's appraisal -- William H. Ansell, (reading appraisal by William H. Ansell).

THE COMMISSIONER: I suppose you describe him as an independent appraiser because his appraisal is more nearly in line with the price your client asks.

MR. CHERNIACK: No, my lord, because this man was interested in selling it.

20 THE COMMISSIONER: Don't take me too seriously.

MR. CHERNIACK: No, I am glad you brought that up, and further I would draw attention to the fact that in assembling his figures for which he put a total of \$3425.00 instead of \$3625.00, he must have left out a \$200.00 item. In the comment on the form signed by Mr. Hinatsu he says, "I consider the valuation of this property at \$3425. to be fair but somewhat below the fair market value for this property. I believe the value placed on the hall is somewhat low and also that the small house is

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K. Hinatsu,
In Chief.

undervalued. From my knowledge of the property, this house was not draughty." That is Ansell in spite of his \$3425.00. He believes the small house is not valued high enough. Mr. Hinatsu says that he doesn't think it was draughty at all. May I ask my learned friend was the sale made to the same Church that Mr. Menzies mentioned, that offer of \$2000.00?

10 MR. HUNTER: It was made to the Catholic Church. I don't know that it was made to the same Church.

MR. CHERNIACK: To the same people as Mr. Menzies mentioned?

MR. HUNTER: As I understand those offers have to come through the local Bishop.

MR. CHERNIACK: Well it just said Catholic and I don't pretend to know.

THE COMMISSIONER: In this area I am sure there would not be more than one Catholic authority who would buy land of this description.

20 MR. CHERNIACK: Quite so. So that concludes the presentation of this claim.

MR. HUNTER: It is submitted that the real property was sold for its fair market value. The assessed value of this property was \$200.00 for the land and \$2000.00 for improvements, \$2200.00 in all. This property was advertised for sale in the local newspapers of the 14th, 15th, 16, and 17th of April, 1945, and in response to those advertisements they received three tenders of respectively \$1000.00, \$1010.00, and \$1500.00, all of which were rejected. Accordingly
30= later in the year, in June, this property was listed

K. Hinatsu,
Discussion.
Cross-Exam.

with all of the real estate dealers in Haney at a minimum of \$2500.00, and it was, of course, sold for \$2750.00 as my learned friend has stated.

THE COMMISSIONER: What was the date of sale, Mr. Hunter?

MR. HUNTER: I am just trying to locate the date of sale, my lord. I couldn't find it last night. I think the full information must have been on the Saito file, but obviously it would be some time subsequent to June, 1945.

10 THE COMMISSIONER: Yes, all right, that is good enough.

MR. CHERNIACK: Well, my lord, might I point out that the appraisal of Mr. Ansell is April 23rd, 1945. It was listed at \$2500.00 with all real estate dealers, and I don't know whether this will give Mr. Hunter the information he wanted but I will also tender the letter of the Custodian addressed to Mr. Hinatsu, dated July 3rd, 1946. He says: "Re: S-p-e-c. A-d. April 14," and then gives the legal description. (reading letter).

20 THE COMMISSIONER: Apparently they were later able to find a better bid.

MR. CHERNIACK: Well this is dated July 3rd, 1946. I don't understand it.

THE COMMISSIONER: Your client was fortunate in that the land was held off the market as late as it was.

MR. CHERNIACK: Possibly.

(LETTER MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Is that 4, Mr. Secretary?

THE SECRETARY: I have put it down as 3, my lord.

30 THE COMMISSIONER: Wasn't there a letter from the

K. Hinatsu,
Discussion.

Custodian to Mr. McMaster?

MR. HUNTER: I think that was all the same exhibit.

THE COMMISSIONER: That is right.

MR. HUNTER: Appraisals, and so on, my lord. That is right.

THE COMMISSIONER: I think we might recess now, if that
is all.

MR. CHERNIACK: That is all on this claim.

THE COMMISSIONER: How many have you?

MR. CHERNIACK: I have just three that will take a few
minutes.

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(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H.M. Langfield

"H.M. LANGFIELD"
Official Reporter.

Case 8273

DEC 18 1947

3362

NOTIFIED

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

8273

(2nd claim)

32

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

(1) NAME SAITO SENJURO and Kinako Kinjo (RCMP) Reg. No. 14124
(Print) Surname Given Name

(2) Pre-Evacuation Address PITT MEADOWS, B. C..

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

(4) REAL ESTATE

(a) Street Address (if any) PITT MEADOWS, B. C..
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) 3362
Re: Property owned jointly by KINYA HINATSU and
8273 SENJURO SAITO on HARRIS ROAD, Pitt Meadows, B. C..
B/2/3 of 12/ 36/B6N R1E

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

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

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

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

- (i) Land - - - - - \$ _____
- (ii) Buildings - - - - - \$ _____
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3,500.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 2,500.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,000.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) PITT MEADOWS, JAPANESE HALL
HALL

(c) How stored or packed at time of evacuation Left in the Japanese Hall

(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")

With Custodian

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

1.	20 Only	Desk	Estimated Value \$	60.00
2.	1	" Mineograph Machine	Estimated Value \$	25.00
3.	1	" Curtain for Stage	Estimated Value \$	10.00
4.	Misc.	Dishes and cups	Estimated Value \$	7.00
5.	1 Only	Open Space Heater (stove)	Estimated Value \$	7.00
6.	1	" Cook Stove	Estimated Value \$	50.00
7.	6	" Tables	Estimated Value \$	15.00
8.	Misc.	Benches	Estimated Value \$	10.00
9.			Estimated Value \$	
10.			Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 184.00

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) - KIYUA HINATSU loss \$592.00 - - - - - TOTAL - - - \$ 1,184.00
SENJURO SAITO loss \$592.00

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

KAMLOOPS, B. C.

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
 Province of BC)
 TO WIT:)

I, Senjuro Saito of Kamloops in the Province of British Columbia DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of Kamloops of Province of BC in the Province of BC this 29th day of November A.D. 1947.

S. Saito

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.

PARCEL TWO

Re:

Property owned jointly by KINYA HINATSU and SENJURO SAITO
Harris Road, Pitt Meadows, B.C. B/2/3 of 12/36/B6N/R1E.

REAL PROPERTY:

Fair Market Value of Land and Buildings	\$3,500.00
	<hr/>
	\$3,500.00

CHATTLES:

20 Only	Desks	60.00
1 "	Mimeograph Machine	25.00
1 "	Curtain for Stage	10.00
Misc.	Dishes and cups	7.00
1 "	Open Space Heater (Stove)	7.00
1 "	Cook Stove	50.00
6 "	Tables	15.00
Misc.	Benches	10.00

abandoned

184.00

Amount at which Custodian sold property and credited

3,500.00
~~\$3,684.00~~
2,500.00

LOSS

\$1,184.00

1/2	Kinya Hinatsu - Loss	\$592.00
1/2	Senjuro Saito - Loss	592.00
		<hr/>
		\$1,184.00

PARCEL TWO

Re: Property owned jointly by KINYA HINATSU and SENJIRO SAITO

Harris Road, Pitt Meadows, B.C., B/2/3 of 12/36/B6N/RLE.

REAL PROPERTY:

Fair Market Value of Land and Buildings \$3,500.00

\$3,500.00

abandoned.

CHATELS:

20 Only	Desks	60.00
1 "	Mimeograph Machine	25.00
1 "	Curtain for Stage	10.00
Misc.	Dishes and cups	7.00
1 "	Open Space Heater (Stove)	7.00
1 "	Cook Stove	50.00
6 "	Tables	15.00
Misc.	Benches	10.00

\$ 184.00

~~\$3,684.00~~

Amount at which Custodian sold property ^{chattels} and credited

\$2,500.00

LOSS

~~\$1,184.00~~

6950 -

Kinya Hinatsu - Loss

\$ 592.00 *325*

Senjuro Saito - Loss

\$ 592.00 *325.*

1,184.00

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Community Hall
in Pitt Meadows, B.C.
24 x 50 and upstairs
porch 8 x 12 -

has full basement
and main floor - 4
rooms in basement -
stove heating

frame siding-cement foundation
shingle roof, basement finished
in fir except 2 rooms in shiplap
walls 2 rooms V joint-upstairs
V joint, fir floors

Community Hall

2 acres of
land, fronting
on Harris Rd.

Nov. 1939

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

In business section of
Pitt Meadows, B.C.

paid \$100 per acre
as vacant land
(all bush)

1. cleared $\frac{1}{2}$ acre of land - 1939
2. erected community Hall - 1939
clearing and labour erecting hall
consumed 650 man hour estimated
worth of labour and cost of materials
about \$3200.
3. built house (3rooms) about 18 x 24
frame on posts- V joint inside and fir
floors, shingle roof; also outhouse,
built in 1939, cost(labour & materials)
about \$300.00

\$3500.00
(Land & improvements)

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

I consider the valuation of this property at \$3425 to be fair but somewhat below the fair market value for this property. I believe the value placed on the hall is somewhat low and also that the small house is undervalued. From my knowledge of the property, this house was not draughty.

COMMENTS: Mr. Saito (who has given me a ^{letter} ~~letter~~ of authority to represent him and myself, hold this property as trustees for Pitt Meadows Japanese Farmers Association. The Association appointed us as Trustees by resolution but the minute book was left behind when we were evacuated. I believe that the sum of \$3500.00 claimed represents a minimum fair value at the time of sale by the Custodian.

EXHIBIT No. 824-1
DATE 12 April 1948
FILED BY R. M. Cherniack

K. Hinatsu
Signature

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12902

3362
8273

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

26th February, 1948.

352

R.J. McMaster, Esq.,
Barrister & Solicitor,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Pitt Meadows Japanese Farmers' Association
Senjuro SAITO & Kinya HINATSU
Lot "B" of Lot 2 of Lot 3 of East Part of Lot 12
of Section 36, Block 6, N., R.1.E, Map 6328,
Municipality of Pitt Meadows, D.N.W.

For your information we are enclosing herein copies of Mr. Wm. H. Ansell's and Mr. Hal. Menzies' appraisals of the above property which was sold by the Custodian, in regard to which you have filed a claim with the Commissioner on behalf of the above Japanese.

Yours truly,

N. Allan

Office of the Custodian.

HA

Encls. (2)

EXHIBIT NO. 824-2
DATE 12 April 1948
FILED BY R. M. Chernack

COPY

R.R. 1 Whonock, B.C.

April 23rd/45

Dept. Sec. of State

Dear Sirs:

Please find below report and valuation of the following property viz.

Lot B Block 2 of Lot 3 of Lot 12, Sec. 36, Bl. 6 N, R. 1 E, Map 6328.

This property is situated about 300 ft on side road from Harris Rd just South of C.P.R. Station at Pitt Meadows. Property consists of 2 ac. of good level land on which are a large Hall and a small 3 room house and small out house. On the ground floor of the Hall there are 4 rooms. 2 of these rooms are finished with 1 x 4 tongue and groove fir, other 2 rooms are poorly finished being lined with wide shiplap.

Building is 50 x 27 and cement foundations with 8 x 12 porch upstairs. Upper floor is at present time used for church service. It is very well finished with 1 x 4 fir No. 2 good size room 27 x 50 with porch. This building appears to be in very good condition.

The small house of 3 rooms and small basement is not so well built. Being draughtly and not well built. It is very patchy and the outhouse is very small and not of much value. Electric light on property.

Value of Land	\$700.00
" " Hall	2500.00
" " House	200.00
" " Outhouse	<u>25.00</u>
Total	\$ 34 25.00

"Wm. H. Ansell"

Appraiser.

Mr. K.W. Wright, Counsel,
To the Custodian.

COPY

JAPANESE HALL PROPERTY AT PITT MEADOWS
SENJURO SAITO and KINJAY HINATSU

Feb. 7/45

This property situated in the village of Pitt Meadows consists of two acres, which the owners purchased from myself in November 1939 for \$200.00, paying half down. They completed the payments a year later and a Deed was then prepared to the Pitt Meadows Japanese Farmers Association, but as they were not incorporated, and didn't wish to go to the expense at that time, the conveyance was never completed, the Title remaining in my name.

At the request of your office I have prepared a Deed to the original purchasers, Saito and Hinatsu, and which is in order following the Agreement of Sale. I am enclosing for your information a copy of this document, the Certificate of Title, is, I presume, on file at the Land Registry Office at New Westminster, the original Agreement of Sale wasn't registered.

I have, with the consent of your office, negotiated direct with Mr. Saito regarding the sale of the property. On June 7th, 1944 Mr. Saito replied stating that he had consulted with Mr. Hinatsu and the rest of the shareholders, and that they would not be interested in any offer less than \$3500.00. I am enclosing a copy of this letter for your files.

I had had an offer from the Catholic Church of \$1000.00 which I understood later would be raised to \$2000.00. I had an interview with the priest recently and he left me with the impression that the \$2000.00 offer could still be confirmed, but that the church would want the whole property. I tried to get an offer for \$2000.00 for the hall alone, or \$2500.00 for the whole property, but was unsuccessful so far.

I obtained the services of a photographer and took photographs of the buildings, which I enclose for your information, which includes a photograph of the interior showing how the hall is now fitted up for church services.

I took a carpenter to review the possibility of either converting the hall into a duplex dwelling or dismantling for the purposes of reconstruction, but neither of these seemed feasible if the purchaser had to pay as much as the Catholic Church appeared to be ready to pay for the building as is as you will see by the photographs.

The property contains the hall proper, a building 24 x 50 with a full basement with a seven foot ceiling, the ceiling in the main hall being 19 feet. The building is finished on the outside with shiplap and siding to the belt-course, and shingles on the basement walls, and shingles on the roof. Inside the basement is finished with shiplap and the main hall with V joint. The foundations and the basement floor are of concrete. The one end of the basement has been finished off in two rooms, kitchen and bedroom. The building has been built for about 5 years and has not been painted either inside or out.

About half an acre of land has been cleared and contains 4 fruit trees. Another small building is located on the South East Corner of the property, is 18 x 20 feet with 3 rooms, finished on the outside with short lengths of fir siding and V joint on the inside. There is a small woodshed 10 x 14 behind the cottage lightly constructed of shiplap. There is a small woodshed 10 x 14 behind the cottage lightly constructed of shiplap. There is a large woodshed 20 x 12, also light construction, behind the main hall. The cabin has not been painted and has been built about the same length of time as the hall.

After going carefully over the property I do not see any possibility of obtaining the price that Mr. Saito suggests. I had thought that the Church could probably be induced to raise their offer to \$2500.00 for the whole property. It should be easy to sell the cabin and one acre, practically all of which would be uncleared as the centre line would come very close to the cabin, for \$500.00, and \$2000.00 would be the most we could expect to realize for the hall from any purchaser, I would however, put the whole property at \$2500.00. If these buildings were near a good sized town they would of course be much more saleable as the big basement could be used for some sort of storage, but Pitt Meadows is a small two store village that offers little use for such a structure.

I am enclosing a new Conveyance referred to above and also for your information the original Agreement of Sale, and the Conveyance that was prepared for the Pitt Meadows Japanese Farmers Association.

Yours truly

"H. Menzies"
Appraiser.

HM:SP

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12902
3362
8273

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

July 3, 1946

Mr. Kinya HINATSU
Reg. No. 14253
c/o Tully Bros.
Oakville, Manitoba

Dear Sir:

Re: Spec. Ad. April 14, 1945
Harris Road, Pitt Meadows, B.C.
B/2/3 of 12/36/B6N/RLE

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$2,500.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account of yourself and Senjuro SAITO, and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

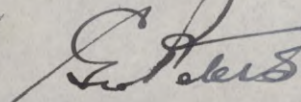
Yours truly,

824-3
REPLY No. 824-3

DATE 12 apr 1948

FILED BY

R. M. Chernack



George Peters,
Administration Department

hbc

*Kamloops list
File 146*

04124

R. R. # 1,
Kamloops, B. C.,
February 12, 1948.

Cambell & Brazier & Co.,
Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Dear Sirs:

I have filed a claim for the Pitt Meadows Japanese Hall with the Custodian. In this claim, I requested to have the case heard in Kamloops. But, since this property is a Joint Deed with Mr. K. Hinatsu, of Winnipeg, Manitoba, I would like to have the case transferred to Winnipeg and heard from Mr. Hinatsu, as the claims were made in Winnipeg and a copy was sent to me to file the claims for my share of the property.

Thanking you I remain.

Very truly yours,

Senjiuro Saito

(Reg. #14124)