Name of Claimant SAITO, Tominosuke Case 890

Custodian File 9310

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					778.00		458.76				458.76

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

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
198.84	145.35	43.60	73.04	205.55	150.13			193.73

TOTAL RECOMMENDATION	652.49

1540

CASE NO 890

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB - COMMISSION)

Winnipeg, Manitoba.

September 10th, 1948

IN THE MATTER OF THE CLAIM OF

TOMINOSUKE SAITO

PROCEEDINGS AT HEARING

Origina-

CASE NOP 890

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA, 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

10 (THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 10th, 1948

IN THE MATTER OF THE CLAIM OF

20

TOMINOSUKE SAITO

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq., Appearing for the Dominion Government

S.M.CHERNIAK, Esq., Appearing for the Claimant.

- - - - - -

G.N.R.UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

30

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

MR. CHERNIAK: In this matter Your Honour I ask leave to amend, to show the total value for the real property at $2,500.00; the Custodian's sale price $778.00, and the loss would be $1,722.00. As to the personal property, the total value $451.85, the Custodian's sale price $146.10, and the loss $305.75, and the total claim for both real and personal property is $2,027.75

Q Mr. Saito, I show you two typewritten statements were these prepared in accordance with your instructions? A Yes.

Q Are these your signatures?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender as Exhibit 1, Your Honour, the statement as to Real Estate.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: And as Exhibit 2, the Statement as to personal chattels.

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2)

MR. CHERNIAK: On behalf of my learned friend I tender the S.S.B.Appraisal form as Exhibit 3.

(S.S.B.APPRAISAL, EXHIBIT 3.)

MR. CHERNIAK: And the Custodian's Analysis as Exhibit 4.

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: In Exhibit 1 theClaimant sets out that he purchased 19½ acres in 1933 from J.J. Pope for $640.00. I have on my file and I am showing to my learned friend an agreement for sale from Pope to the Claimant for the amount set out in Exhibit 1. The Claimant sets out that this property consisted of 19½ acres of land and that at the date he purchased it it was all bush with a great deal of large stumps and that there were no buildings on the property. He states that of this 19½ acres, 14½ were uncleared and 5 acres were cleared. This is practically in accordance with the S.S.B. Appraisal, Exhibit 3, differing by something less than one third of an acre. He states he cleared five acres at an estimated cost of $200.00 per acre, showing a total of $1,000.00. It should be indicated, Sir, that in the S.S.B. Appraisal the appraiser shows 4.69 acres cleared and shows 2.25 acres as if it had been partially cleared because the value he shows is much higher than the value for the uncleared portion, so apparently there was a start made to clear more than the Claimant himselfs says he did. He constructed about 50 feet of cedar covered ditching. Dug a well 20 feet deep, and Exhibit 3 indicates that the well is a good one. He states that he planted mixed fruit trees, apparently the typist missed the number

of fruit trees.

Q How many trees did you plant Mr. Saito?

A Nine.

Q That is mixed fruit trees?

A Yes.

MR. CHERNIAK: The Claimant further sets out that he constructed a wooden bridge over a gully. The Claimant then sets out the details as to the buildings on the property. He shows his house as being originally built in 1934, and the cost. He shows two additions, built in 1936 and 1938 and a further addition for pickers built in 1940. The total estimated cost for the house and the additions comes to $1,050.00. In addition, he indicates that he had three other buildings that did not cost him very much. They were apparently roughly made but he states that the buildings were very servicable and worth considerable more than estimated by the Appraiser.

Q The barn, shed and bath house Mr. Saito, did yOu put them to use up to the date of evacuation?

A Yes.

MR. CHERNIAK: Exhibit 3 Your Honour locates this property at one mile from Dennison on a gravel road called the Haverman Road. The comment on page 3 indicates that the clearing of the land required heavy work and that it would be costly The soil is of good quality and the present crop, expecially the strawberries looks good.

He indicates that the raspberries have been neglected but that the land is good land. In view of that and the other factors brought out in Exhibit 1, the Claimant believes that the fair market value of the land and buildings was at least $2,500.00. It should be pointed out that the house was eight years old at date of appraisal. The Appraiser says 'Old'. It should aslo be pointed out that the Claimant and the Appraiser differ very greatly as to the size of the house, unless they measured it from different angles.. In any event, the Claimant shows how the house was built and so on. Turning now to the personal chattels, your Honour will note that in Exhibit 2 the Claimant sets out the year of purchase and the original price of the larger items for which he is claiming. His total claim appears in the Custodian's Analysis, Exhibit 4. The Claimant sets out that he is reducing his valuation by $20.00 because of four home made tables for which he claimed and which he is now withdrawing. When I made my amendment, Your Honour, I believe I indicated that the new market value was $20.00 less than the original amount claimed. That is $20.00 which will be indicated in the first line of the Analysis, Exhibit 4.

THE COMMISSIONER: The sales made were - - -

MR. CHERNIAK: As shown in the Appraisal Form, Your Honour $146.10

THE COMMISSIONER: That is with respect to the household furniture?

MR. CHERNIAK: We are only giving credit for the sale price of the goods for which we are claiming, Your Honour. Looking now to Exhibit 4 Your Honour, it should be pointed out that there is a bureau, which the claimant estimated as being worth $10.00 but which the Custodian was was able to sell for $20.00 and there is a hammer, valued at $1.25 and the claimant sold it for $1.50, and the Custodian is getting credit for those amounts.

Q Mr. Saito, there were 9 chairs for which you are claiming $10.00; the Custodian's office says that five of these chairs were worn out and broken, what do you say?

A I don't agree with that.

Q You don't remember any chairs that were not serviceable? A There were two that were a little old but they were quite serviceable.

Q Now you show seven woods beds for which you are claiming $1.00 each, were they all home made? A Yes.

Q Were they all in use at date of evacuation?

A Yes.

Q Now, there is a heater for which you are claiming $2.50 and the Custodian says it was burned out, that means no good, what do you say?

A That is not so, I didn't use it very much and it was quite serviceable.

Q Now there is a stump machine, marked 'new', for which you are claiming $45.00; that stump machine is shown in your claim as having been bought in the Fall of 1941 at a cost of $75.00?

A Yes.

Q Now you bought it, apparently, about six months before you evacuated? A Yes.

Q Do you feel that you paid too much for it when you bought it or do you feel that you paid a fair price? A I consider that it was a fair price.

Q From whom did you buy it?

A I don't know the name of the person I bought it from but I bought it at Aldergrove.

Q Did you buy it at a store or at an auction or from a farmer? A From a farmer.

Q Now at the time you left was this stump machine in good use or was it broken in any way?

A I was using it up to the time that I was evacuated.

Q How did the machine look, did it look nice and shiney or did it look old and rusty?

A There was rust on the outside.

Q And did that in any way affect the usefulness of the machine? A It was still serviceable even if it had rust.

Q And you think it was worth about $45.00 when you were evacuated? A Yes.

MR. CHERNIAK: I would just like to point out Your Honour that there is a claim, the second last

item, three spraying machines. That was an error, it should have been stated as two spraying machines, it was an error in the filing of the claim.

THE COMMISSIONER: How does that affect that value?

MR. CHERNIAK: It doesn't affect the value, Sir. I have with me the original list which states two spraying machines but apparently when it was typed out to go to the Commissioner it said three spraying machines. The original which I have says only two spraying machines and there are only two claimed, so the value is not affected. One was sold and one appears to be stolen or lost while in the Custodian's care. Your Honour will note in that respect that the Claimant sets out that he purchased this spraying machine in the Spring of 1941 for apparently $8.00, one was sold for $7.50 at auction so, actually, there is only a balance, for which the claimant is claiming, of $5.50, which would indicate that he is showing the lessor amount.

Q Were the two spraying machines that you purchased, were they the same type or different sizes?

A They were the same.

Q Now in regard to the picture in the frame which you indicate was an original drawing, the Custodian says you asked to have it shipped to you, is that correct?

A Yes.

Q Did you ask for it once or more than once?

A I have asked for it about twice.

Q Did you ever receive it from theCustodian?

A No.

Q You say it was an original drawing, it wasn't a photograph, it was an actual drawing was it?

A It was an enlargment from a small drawing.

Q Yes, but was it an enlargment of a photograph, that is was the enlargment itself a photograph or was it hand drawn; what is the enlargment?

10 A I don't know whether it was hand drawn or not. It was an enlargment.

BY THEINTERPRETER: He used the word 'sashine' which is photograph.

MR. CHERNIAK: I think we are having a little difficulty there with the use of the word. I don't know just how important it is but we might as well, now, take it all the way through.

Q Would you tell us how you came to get it?

A A white man came around and took orders for

20 these and I gave him an order for one. It was a photograph, it was a sashine.

BY THE INTERPRETER: He says he is not quite certain in his own mind how it was made.

MR. CHERNIAK: Well, we will leave it at that.

Q In regard to all other chattels the Claimant sets out in Exhibit 2 that he has depreciated the values according to age and use.

MR. FERG: It is submitted, Your Honour, that the Real Property was sold for its fair market

30 value and that the chattels sold were sold at

their fair market value and that the values claimed for goods not found, theft, etc., are excessive and unreasonable. I will file the assessment of the Real Property, Your Honour. The Corporation of the District of Matsqui, Assessments of Lands and Improvements for the year 1943. The value of theimproved land, or all land, is $489.00 and the value of the improvements is $1,089.00, no, that is the
10 total, the value of the improvements is $600.00

(ASSESSMENT NOTICE, EXHIBIT 5.)

Q Mr. Saito You haven't had an independent valuation made of your land and property?

A No.

Q And you built these buildings yourself?

A Yes.

Q There is no foundation under the buildings, stone foundation or cement?

A No.

20 Q And your chimney in the house is just a metal chimney? A It is an iron pipe.

Q And the buildings are unpainted?

A No.

Q That is they are not painted?

A They are not painted.

Q You are claiming for a set of harness; you had a horse? A Yes.

Q And you bought the harness that you are claiming for with the horse? A No.

30 Q Did you buy any harness with the horse?

A No, I bought it separately.

MR. CHERNIAK: I think it should be pointed out to the witness that he is claiming for two sets of harness and he might be confusing it.

THE WITNESS: I bought a horse twice. On the first occasion I bought a horse and harness and on the second occasion I bought the harness separately.

MR. FERG:

Q But with these horses that you sold did you buy
10 the harness with them? A No, I bought it separately, I bought the harness separately.

Q You bought no harness with the horse that you sold after evacuation? A I bought the harness for the horse which I sold after evacuation separately.

Q Did you buy the harness second hand?

A Yes.

Q And is the price that you are claiming for it, is the value, the amount that you paid for the
20 harness? A No, I bought it at $25.00 and in my claim I am asking for it $20.00.

Q You are claiming also for a gramaphone?

A Yes.

Q- Was this gramaphone an old one?

A Yes.

Q How long had you had it?

A I bought it in 1940.

Q Second hand? A Yes.

Q What did you pay for it?

30 A $25.00.

Q How much does a strawberry crate cost?

A Twenty-five cents.

Q What does a jam pasket cost?

A Five cents each.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

10

Mark H. Pearce

(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 12 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the timeand date first above

20 written.

A. G. Munroe

(SUB-COMMISSIONER)

Case 890 WPG NOV 28 1947

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

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

9310

ACKNOWLEDGED

WPG

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

(1) NAME SAITO Tominosuke (RCMP) Reg. No. 12953
(Print) Surname — Given Name

(2) Pre-Evacuation Address Bradner, B.C.

(3) Present Address Middlechurch, Manitoba

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.) Lot One (1) of part of the North East Quarter of Section Three (3) Township Fourteen (14) Map Five Thousand Eight Hundred and Two (58.02) 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 - - - - - - - - - - - - - - - - $ 1,800.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 1,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,800.00 -2500
(v) Amount at which Custodian sold property and credited your account - - $ 773.87 - 778
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,026.13 1722

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
crated and left

(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") In care of Custodian

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

1. Chattels as per attached list Estimated Value $ 471.85 - 451.85
2. Estimated Value $
3. Custodian's Selling Price Estimated Value $ 102.53 146.10
4. Estimated Value $
5. Estimated Value $
6. Estimated Value $
7. Estimated Value $
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 369.32 - 305.75

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) - $ 2,395.45 - 2027.75

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

(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 Manitoba)
TO WIT:)

I, Tominosuke Saito of the Municipality of Middlechurch in the Province of Manitoba

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 Winnipeg in the Province of Manitoba this 15th day of November A.D. 1947.

T. Saito

J. McKennard
A BARRISTER AT LAW ENTITLED TO ACT IN THE PROVINCE OF MANITOBA
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.

List 1 re (e)

5 tables	$ 30.00
2 steel beds (practically new)	40.00
1 cultivator (practically new)	20.00
9 hoes	8.00
9 chairs	12.00
7 wooden beds	7.00
1 plough (practically new)	20.00
4 forks	3.00
1 bureau	10.00
3 lamps	2.50
1 big scythe	2.50
1 hay fork	.80
2 cabinets	3.00
1 lantern	.80
10 small scythes	5.00
2 8 ft. saws	7.00
1 heater	2.50
1 kitchen stove	15.00
4 matticks	4.00
1 carpenter's saw	2.00
1 peevee	3.00
1 hammer	1.25
2 squares	1.50
2 wedges	1.50
2 sets of harness	30.00
2 chains for horse	5.00
3 rolls of cable	10.00
3 choker hooks	3.00
2 cable blocks	5.00
1 sleigh	1.00
1 scoop shovel	.80
2 horse brushes	.30
180 strawberry crates	36.00
21 raspberry cans	1.05
2 wheel barrel	18.00
1 shovel	.80
720 jam basket	28.80
1 gramaphone	15.00
1 stump machine (new)	45.00
4 box dishes, cups (2)	30.00
9 aluminum pots and pans	12.00
1 frying pan	.25
2 roast pan	.50
1 5 gal crock	2.00
3 kettle	2.00
3 spraying machine	13.00
1 picture in frame	10.00
	$471.85

SAITO, TOMINOSUKE
(Claimant's Name)

REAL ESTATE
(Farm Land)

12953.
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	14½ Acres						
Cultivated not planted							
Cultivated and ~~not~~ in crop	½ acres	1933	J. J. Pope	$640.00			
List Crops							
Strawberries	3 acres				All bush	None	Land and
Raspberries	1½ acres				Great deal of large stumps		Bldgs. $2,500.00
Total	19½ acres.						

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

Description	When Made	Cost
Cleared 5 acres at about $200.00 per acres - $1.000.		
Constructed about 50 feet of cedar ditching.		
Dug a well about 20 feet.		
Planted mixed fruit trees.		
Constructed wooden bridge over gully,		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
House	10 x 16	Frame on Blocks outside drop siding.	1934	Bought material and pwn Labour				$300.00
Addition	10 x 16	"	1936	Bought material and own Labour				$300.00
Addition	12 x 20	"	1938	Bought material and own Labour				$300.00
Addition for Pickers	12 x 12	Shiplap	1940	Bought material and own Labour				$150.00
Barn	16 x 16	Shakes	1933	Estimated cost				$100.00
Woodshed,	8 x 8	Shakes	1937	Estimated cost				30.00
Bathhouse	8 x 8	Shakes	1940	Estimated cost				40.00

Comments re Appraiser's report not covered by above information: The buildings were very serviceable and were worth considerably more than estimated be appraiser. The land was very good for berries. In my opinion the fair market value of the land and buildings at date of sale was at least $2,500.00.

EXHIBIT No. 890-1
DATE Sept. 10/48
FILLED BY Claimant

T. Saito
Signature

SAITO TOMINOSUKE & TOMOE
(Claimant's Name)

PERSONAL CHATTELS

9310 & 4510.
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Extension Table	1938	Used	$15.00	Good	$10.00
2 Steel Beds	1938	New	50.00	Good	40.00
Cultivator & Plough	1941	New	44.00	Excellent (Barely Used)	40.00
1 Kitchen Stove	1933	Used	25.00	Good	15.00
1 Set of Harness	1941	Used	25.00	Very Good)	
1 Set of Harness	1936	Used	Bought with Horse	Fair)	30.00
3 Rolls of Cable	1935	New	15.00	Not used much	10.00
180 Strawberry Crates	1940 & 1941	New	45.00	Very Good	36.00
1 Wheel Barrow	1939	New	20.00	" ")	
1 Wheel Barrow	1938	New	5.00	Good)	18.00
720 Jam Baskets	1940 & 1941	New	36.00	Good	28.80
1 Stamp Machine Fall	1941	Used	75.00	300 never used.	45.00
2 Spraying Machines Spring	1941	New	16.00	Fair	~~45.00~~ 13.00
Original drawing in frame	1941	New	Drawing 3.50	Good	~~15.00~~
			Frame 9.50	Good	10.00

Description of Storage of Goods:

Left at home at Bradner and reported to Custodian.

General Statement as to Chattels not Described above:

All Chattels for which claim is made including the above have been depreciated according to age and use.

Additional Comments, if any: I am reducing my valuation by $20.00 because of 4 home made tables for which I claimed and which I am now withdrawing.

EXHIBIT No. 890-2
DATE Sept. 10/46
FILLED BY Claimant

T. Saito
Signature

BC-390-P 890-3 Sept 10/68 Claimant

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

Farm Appraisal Report

File No. 8260

Land Description Lot 1 Sec- 3 - Tp. 14.Matsqui. B.C.

Containing 19.56 ac. Acres

Owner's Name Tominosuke Siato. Post Office Address Abbotsford .R.R.

Nearest Rail Point Dennison on B.C.E.R. Distance 1 mile

Market Town Abbotsford Distance 7½miles.

Church (give denomination) United at Bradner. Distance ½mile.

Nearest School at Bradner Distance ½ mile.

State how property was identified: Map location and enquiry.

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

on Haverman Road Gravelled. runs along the south end of the place.

Is this district a good one? not opened up fully yet just fair.

Employment opportunity limited to seasonal employment.

Predominating Nationality and religion: mixed.

Describe Fencing and its condition: noneexcept along south poor. Value $

Water supply: good well fifteen feet water justnow. Value $

BUILDINGS ON FARM

9310

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 28	frame	8	shing.	old	blocks	poor	
addition	9 x 28	frame	7	shing,	old	blocks	poor	225.00
	12 x 17	frame	7	shing	old	blocks	po r	
BARN	x							
	x							
BARN	x	a few other	cedar	shake	structures of		novalue	
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 225.00

Total Value Buildings add to farm $ 200.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? for the time being the place can be lived in,

$

Describe the basement and chimneys: metal chimney no basement.

No. rooms downstairs? 3 Upstairs? nil How finished wood.

Are buildings painted? no Condition of paint N.A.

Distance from nearst bush twenty five yards.

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
4.69	undulating	8to 12 in loam	12to 16 loam	1.40 ac raspberries. 2.69 ac strawberries .60 ac plowed.	70.00	$328.30

Area which can be cultivated without cost other than for breaking.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
nil					

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	
2.25	undulating	8 to 12 in	12 to 16 in	some light brush and odd stumps	$20.00	50.00	$112.50
12.62	undulating	as above		heavy clearing	100.to ~~150.00~~	12.00	151.40

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 $ 592.20

Total added by buildings to value of farm $ 200.00

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

Total value of farm $ 792.20

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

the cultivation is fair, excepting for the raspberries which are becoming choked with grasses, occupied for ten years, and now in the hands of a tennant.

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

when fully devel ped will make a fair mixed farm, at present small fruit layout only only weeds a few Canada thistle.

Noxious weeds:

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Matsqui Munic apility Taxes. $ 22.98

Date: June 10 th 1942

Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of June 1942. 19

Inspector's Signature [signature]

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

S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

Remarks: This property, with just under five acres broken may be brought to a full state of development in time, but the uncleared land requires heavy work, and it will be costly. The soil is though, of good quality, and the present crop, especially the strawberries looks good. The raspberries have been neglected, and are becoming badly choked with grasses.

The buildings are poor, just shells, that is unfinished inside and small, but useable for a time.

There i no electric power available, and the water supply is a well with fifteen feet of water in it at the present time.

Before anyone could be expected to pay for the place from what it will produce and at the ame time make a living a further acerage should be brought under theplow. There is a piece of ground in the south east corner that may be fairly easily cleaned up, It will add around another couple of acres to the crop area.

(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
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Haverman Rd.
T. Saito- Lot 1 Sec 3. Tp. 14. Matsqui. House No.3553

Heavy bush,

expensive clearing.

2 chains to
1 inch.

Raspberries.

Straws.

Strawberries.

Very light clearing
mostly picking
up, odd
stumps.

Plow-
ing.

Straws

light
clearing.

HAVERMAN ROAD. GRAVELLED.

Following careful review of this appraisal report, it is my opinion that the present value is $ 800.00

Date 15th June 19 42.

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

(Mr.) Tominosuke SAITO
NAME Tomoe (Mrs.Tominosuke) SAITO

FILE No 9310 4510 12953
REG. No. 12952

EXHIBIT No.

DATE May 15/42
DECLARATION Apr.16/42 May 22/42
EVACUATION Apr.20/42.

INVENTORY
TAKEN BY
DATE

Mr. Tominosuke SAITO did not declare owning any Personal Property in his "J" Form dated May 15, 1942, but his wife, Mrs. Tomoe SAITO, declared the following in her "JP" Form dated April 16, 1942:

5 Tables
9 Chairs
1 Bureau
1 Heater
2 Beds
7 Beds (wooden)
1 Kitchen stove
4 Boxes of Dishes & Cups
1 Gramaphone
1-5 Gal.Crock
3 Lamps
Kitchen Utensils
Farm Implements.
1 Stumping Machine
1 Cultivator
1 Plough
1 Scythe
10 hand Scythes
4 Mattock
2 Carpenters Squares
3 Tables
1 Shovel
2 Wheel Barrows
9 Hoes
4 Potato Diggers
1 Hay hook
2 Saws
1 Hand Saw
2 Wedges
3 Table chickers
2 Horse Brushes
1 Shovel
Horse Equipment

All to be left on the house, at Bradner,B.C.

1 Horse to be left in the charge of Mr.R.Lunstrom.

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
5 Tables	30.00	F (1) 6.50			
2 steel beds (practically new)	40.00	F 33.50			
1 cultivator(practically new)	20.00	M 15.00			
9 hoes	8.00				
9 chairs	12.00	F(4) 3.85			
7 wooden beds	7.00				
1 plough(practically new)	20.00	M 9.50			
4 forks	3.00	T 2.15			
1 bureau	10.00	F 20.00			
3 lamps	2.50				
1 big scythe	2.50				
1 hay fork	.80	T			
2 cabinets	3.00	F 3.00			
1 lantern	.80				
10 small scythes	5.00				
2 8 ft. saws	7.00	T 2.00			
1 heater	2.50				
1 kitchen stove	15.00	F 7.00			
4 matticks	4.00				
1 carpenter's saw	2.00	T 1.00			
1 peevee	3.00				
1 hammer	1.25	T 1.50			
2 squares	1.50	T 1.00			
2 wedges	1.50	T .25			
2 sets of harness	30.00	M 4.50			
2 chains for horse	5.00				
3 rolls of cable	10.00	M 2.20			
3 chocker hooks	3.00				
2 cable blocks	5.00	M 3.50			
1 sleigh	1.00				
1 scoop shovel	.80				
2 horse brushes	.30	Misc. .25			
180 strawberry crates	36.00				
21 raspberry cans	1.05				
2 wheel barrel	18.00	M (1) 3.75			
1 shovel	.80				
720 jam basket	28.80	M .75			
1 gramaphone	15.00				
1 stump machine (new)	45.00				
4 box dishes, cups (2)	30.00	K 12.40			
9 aluminum pots & pans	12.00	K 1.25			
1 frying pan	.25	K .25			
2 roast pan	.50	K .50			
1 5 gal crock	2.00	K 3.00			
3 kettle	2.00				
2 spraying machine	13.00	M (1) 7.50			
1 picture in frame	10.00				
	$471.85	$146.10			

ALSO SOLD:

Lumber	M	1.00
Door	M	2.50
Rice	Misc.	.75
Junk	Misc.	2.00
		$6.25

TOTAL SALES - $152.35

RECAP:
Goods va
Goods va
Goods va

EXHIBIT No. 890-4
DATE Sept. 10/48
FILLED BY Claimant.

FILE No 9310 4510 12953

REG. No. 12952

EXHIBIT No.

I

CASE No.

VENUE Winnipeg, Manitoba.

SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
								worth handling.
(1) 6.50					(4) x			Extension table sold. 4 homemade tables abandoned-not
33.50								
15.00								
						x		Probably sold with bundle of tools.
(4) 3.85					(5) x			Worn out and broken.
					x			Homemade - not worth handling.
9.50								
2.15								Sold with other tools (etc.)
20.00								
						x		
						x		Probably sold with other tools.
								Sold with bundle of forks.
3.00								
						x		
						x		
2.00								and other things.
					x			Burnt out - abandoned.
7.00								
						x		Probably sold with other tools.
1.00								Sold with level.
						x		
1.50								Sold with tools etc.
1.00								and other things.
.25								Sold with hammer.
4.50								
						x		
2.20								and other things.
						x		
3.50								
						x		
						x		
isc. .25								
						x		
						x		
(1) 3.75								
						x		
.75								
						x		
					x			See letter dated March 25, 1946.
12.40								
1.25								
.25								Sold with other things (etc.)
.50								
3.00								
						x		Probably sold with other kitchen utensils.
(1) 7.50						(2) x		
						x		Asked to have it shipped.
$146.10								
1.00								
2.50								
.75								
2.00								
$6.25								
$152.35								

Note: Goods shewn "No Account, theft etc." were probably sold with other bundles of tools etc., or as junk.

RECAP:

Goods valued by Claimant at $277.57 were sold at Auction for $146.10.
Goods valued by Claimant at 84.36 were abandoned.
Goods valued by Claimant at 109.92 were unaccounted for, theft etc.
TOTAL CLAIM - $471.85 TOTAL - $146.10.

File # 9370
Reg # 12953

THE CORPORATION OF THE DISTRICT OF MATSQUI
BRITISH COLUMBIA

Assessments of Land and Improvements for the Year 1943

Mr. Tominosuke Saito
Bradner, P.O.
B.C.

Dated at the Office of the Municipal Assessor, **DECEMBER 1st, 1942**

Municipal Hall, Mt. Lehman, B.C.

TAKE NOTICE that the undermentioned property has been assessed as follows:

DESCRIPTION OF PROPERTY								ASSESSED VALUE		VALUE OF IMPROVEMENTS	TOTAL VALUE OF LANDS AND IMPROVEMENTS
D.L.	LOTS	BLOCK	QTR.	SEC.	TWP.	MAP	ACRES	WILD LAND	IMPROVED LAND		
	1		NE	3	14	5802	19 56		489 00	600 00	1089 00

EXHIBIT No. 890-5
DATE Sept. 1968
FILED BY Crown

APPEALS TO COURT OF REVISION UNDER SECTION 234, MUNICIPAL ACT

(1). If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

2. The Municipal Council may, by its clerk, solicitor or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint and either confirm the assessment or direct the alteration thereof.

3. Every complaint shall be made in writing and shall be delivered to the assessor **at least ten days prior to the first annual meeting of the Court of Revision.**

4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the same improvements in and according to the revised assessment roll for the year immediately preceding.

IF SUCH NOTICE OF APPEAL IS NOT SENT TO ME WITHIN THE TIME HEREIN LIMITED, THEN THE ASSESSMENT AS GIVEN ABOVE WILL STAND, AND YOU WILL HAVE NO FURTHER RIGHT TO APPEAL.

The first Annual Meeting of the Court of Revision, will be held on Monday, the 8th day of February, 1943, at 10 a.m. in the Municipal Hall, Mt. Lehman, B.C.

MUNICIPAL HALL, MT. LEHMAN, B.C. **CARL W. GUSTAFSON, Muncipal Assessor**