Name of Claimant SAITO, Yusuke (decd
" Hiromitsu

Case 1276

Custodian File 5971 & 2389

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% 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	
		400.00	40.00	12.50							100.00 52.50

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	

TOTAL RECOMMENDATION	152.50

CASE NO; 1276

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 22, 1948.

IN THE MATTER OF THE CLAIM OF

YUSUKE SAITO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER

Toronto, Ontario,

November 22, 1948.

IN THE MATTER OF THE CLAIM OF

FUSUKE SAITO

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government.
R. A. BEST, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary
D. J. HANDFORD, ESQ.,	Official Interpreter
J. B. McGREGOR, ESQ.,	Official Reporter

CASE NO: 1276

MR. BEST: I should explain that actually this small piece of uncleared real estate was registered in the name of Yusuke Saito, who died on March 10th of last year. We have here to-day the widow and the eldest son and actually the son knows more about the details than his mother.

MR. CHRISTIE: They are making the claim on behalf of the whole estate?

MR. BEST: Yes.

KINU SAITO, having been first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared on the instructions of yourself and your son? A. Yes.

Q. And to the best of your knowledge are the contents true? A. Yes.

Q. You are the widow of Yusuke Saito?

A. Yes.

Q. I understand he died at Chapleau, Ontario, in March of 1947? A. Yes.

HIROMITSU SAITO, having been first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

A. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes, sir.

Q. Do you swear the contents of it are true?

A. Yes.

(REAL ESTATE FARM LAND CLAIM FORM, MARKED EXHIBIT NO. 1)

Q. I understand that you are the eldest son of the late Mr. Husuke Saito? A. Yes.

Q. And I understand your father owned a piece of bushland, undeveloped, near Comox, B.C.?

A. Yes.

Q. Apparently it comprised about 40 acres?

A. Yes, sir.

Q. I take it you were the one who gave instructions to have this form prepared? A. Yes.

Q. To your knowledge your father paid $600 to this man Dunbar for it in 1922?

A. Yes, sir.

Q. Has nothing been done to the property by your father or any member of your family since it was purchased in 1922?

A. There has been nothing done at all.

Q. It is just 40 acres of bushland in the same condition it was in when it was bought?

A. Yes, sir.

Q. Now, can you tell us how you calculate the value at $1,200 if your father only paid $600 for it 23 years ago and you now calculate it to be worth $1,200? Can you tell us how you arrive at that estimate?

A. Well, he bought the land in 1922, when the Comox district wasn't a developed centre at all but since before the evacuation that district has started to become a developed farm centre and at the present

moment the cost of the land and timber I calculate at that and I do not think we are asking too much for it.

Q. Your calculation is the property is now worth about $30 an acre?

A. Yes, double the amount that we paid for it.

Q. When you mentioned timber I suppose you estimate the timber has naturally grown some in the last 20 years and that has been taken into consideration?

A. Yes, and the cost of timber is high now, too.

Q. You have seen this property? A. Yes.

MR. CHRISTIE: I tender as Exhibit 2 the appraisal of R. U. Hurford, made in 1944. The appraised amount was $350.

(APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT NO. 2)

MR. BEST: Mr. Hurford says that there is about 7½ acres of alder bottom near the east centre and he doesn't say what other timber is there although he says it is possible some ties and mine props could be made from it and estimates the value at $150. Do you agree that about 7½ acres is alder?

A. I won't say exactly 7½ acres, but part of it was alder.

Q. That is of no value? A. No.

Q. It is a nuisance to get rid of?

A. Yes, I guess it is.

Q. How about the other 32½ acres, what is on that?

A. It is practically all timber.

Q. What kind, fir or pine? A. Fir trees.

Q. When you estimate the value of that at $300 do you mean standing or after it is cut?

A. After it is in mine props and ties.

Q. Do you mean it is worth $300 as it stands or after going in and cutting it?

A. Going in and cutting it it would be worth $300.

Q. You couldn't sell the timber standing for $300?

A. I suppose I couldn't.

Q. Now, is there anything else about this property you want to tell us? Mr. Hurford says there is no visible road through the property. What was the condition of the property when you examined it?

A. There is a road to the property but there is none in it. There is no road in the property at all. There is a skid road to it.

Q. What was the condition of the skid road when you left? A. It was pretty well covered up, you could hardly notice it.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce a J.P. form dated the 25th of April, 1942, whose signature is that?

A. That is my father's signature.

Q. I produce another J.P. form dated the 9th of April, 1942, and whose signature is that?

A. That is mine.

(TWO J.P. FORMS MARKED EXHIBIT NO. 3)

Q. This property was not fenced?

A. It was not fenced.

Q. And had you ever obtained any revenue from it at all? A. No, nothing at all.

Q. That is all, thank you.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO.4)

(ASSESSMENT FOR THE YEAR 1946 MARKED EXHIBIT NO.5)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 6)

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

"J.B. McGREGOR"
Official Reporter

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

"JOHN A. McGIBBON"
Deputy Commissioner.

NOV 27 1947

Claim "1276

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

5971
2389 Toronto

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

(1) NAME SAITO (Print) Surname HUSUKE (deceased) Given Name (RCMP) Reg. No. 09280 (deceased)
SAITO HIROMITSU (representative) 11411 representative

(2) Pre-Evacuation Address 306 E CORDOVA ST. E. VANCOUVER, B.C.

(3) Present Address GLENLEA ESTATE, LAKE SHORE HIGHWAY E
OAKVILLE, ONTARIO

(4) REAL ESTATE

(a) Street Address (if any) ..... City or Municipality, ... Province Brewin

(b) Legal description (lot number, block number, section number, etc.)
COMOX ASSESSMENT DISTRICT, COMOX, B.C.
SOUTH EAST QUARTER (¼ of lot 156) 40 ACRES
No. 32375-1.

(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 - - - - - - - - - - - - - - - - $ 1200
(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) - $ 1200
(v) Amount at which Custodian sold property and credited your account - - $ 339.48
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 860.52

(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.) .....

(c) How stored or packed at time of evacuation .....

(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") _____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
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 $_____

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) - $ 860.52

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

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

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)
of)
TO WIT:)

I, H. Santo of the town
of Oakville in the county of Peel

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 Toronto)
in the county of York)
this 22nd day of December)
A.D. 1947. F A Brown) A Commissioner &c.

Veronica Santo

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.

_____

Saito Yusuke (deceased)
Saito Hiromitsu (representative)
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1276-1
DATE NOV 22 1946
FILLED BY R.A. Bond

09280 (deceased)
11411 (representative)
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	40	1922	Mr. Dunbar	$600.00	All uncleared	None	$1200.00
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Total	40						

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

Description	When Made	Cost

BUILDINGS

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

Summary

Estimated Value	$1200.00
Sold by Custodian	400.00
Claim	$800.00

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

The Comox district which was undeveloped at the time of purchase by the claimant now was becoming a developed farming centre at the time of evacuation. The price of land in the district ~~business~~ has increased considerably since 1940.

Value of timber on land worth at least $300.00

Assessment 1946:		
	Land	$400.00
	Improvements	100.00
		$500.00

Hiromitsu Saito - oldest son
Kisso Saito - Widow of intestate
Signature

1276

HOWARD SMITH

BELL-FAST BOND

MADE IN CANADA

EXHIBIT No.
DATE Nov. 22/48
FILED BY K.A.Christie

EXTRACT OF R. U. HURFORD'S APPRAISALS (1944)

Catalogue No. 532.
File No. 5971.
Assessed Owner: Yusuke Saito.

Parcels A & B of Sect. 72 (exc. Plan 3031)
Lot A of Parcel B. Plan 3031.

This comprises 40 acres unfenced with no visible road through the property, the access being by an old skid road which is badly grown up. There are about 7½ acres of alder bottom near east centre, but most of the land is sandy loam with no visible improvement. It is possible that some mine props and some ties could be made on this place and the estimated value of same is approx. $15.00.

Land	
40 acres @ $5 per acre	$200.00
Possible revenue from timber	150.00
	$350.00

400

sold Apr 46

1000

resold Dec 47.

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

April 8, 1949.

A Hyde
J.M.

FORM "JP"

BUREAU POWELL STREET

FILE No. 5971

EXHIBIT No. 1276-3

DATE Nov.22/48

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: SAITO, Yusuke

HOME ADDRESS: 306 E. Cordova St., Vancouver, B.C.

REGISTRATION NUMBER 09280 SEX: Male AGE: 53

OCCUPATION: Farmer (last occupation-mill worker)

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Fraser Mills Ltd., New Westminster, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kinu

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Reiko (F)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 10 years

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: S.E. Quarter of Lot 156, COMOX DISTRICT, containing 40 acres, as shown coloured Green on Plan deposited under No. 32375-I. TITLE NO: 4815-N.

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) approx. $11.00 annually - Collector's Office Cumberland, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 306 E. Cordova St., Vancouver, B.C.
dwelling house.

2. LANDLORD'S NAME AND ADDRESS: S. Nakano of the Sun Life Assurance Co.
Vancouver, B.C.
recently deceased.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Monthly rental of $20.00 paid to the end of April, 1942.

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

...ED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

3 - $50.00 Victory Bonds in owner's possession.

15 - $5.00 War Savings Certificates in owner's possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 25th day of April 1942.

(Signature) "Y. Saito"

"J. Ramsay"
Witness

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

April 8, 1949.

L. Hyde
L.M.

FORM "JP"

BUREAU HASTINGS PARK

FILE No. 2389

EXHIBIT No 1276-3

DATE Nov.22/48

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: SAITO Hiromitsu

HOME ADDRESS: 306 E. Cordova Vancouver, B.C.

REGISTRATION NUMBER 11411 SEX: Male AGE: 26

OCCUPATION: Mill worker

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Ocean Falls Pulp & paper mills Ocean Falls B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: none

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 306 E. Cordova Vancouver B.C.

dwelling house

2. LANDLORD'S NAME AND ADDRESS: landlord unknown living with mother

at above address.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID rent free

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
12 $5.00 war savings certificates in owners possesion

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Ins. Co. Vancouver B.C. no unknown $1000.
25 yr. endowment, beneficiary Mrs. Kinu Saito.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9th day of April ~~1943.~~ 1942

(Signature) "H. Saito"

"H.J.Logan"
Witness

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

April 8, 1949.

1276 - 4
EXHIBIT No.
DATE Nov. 22/48
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

Victoria, B.C.

10 a.m. 28th day of October, 1942.

I HEREBY CERTIFY that the following is the state of the title to

the South East Quarter of Lot 156, Comox District, containing 40 acres, more or less, as shown coloured green on plan deposited under D.D.32375-I.

Subject to reservations of minerals etc. in favour of the Esquimalt and Nanaimo Railway Company.

viz.:

Registered Owner: YUSUKE SAITO

Vested in the Custodian of Enemy Property as to the interest of Yusuke Saito, see D.F. 50301, filed 15th October 1942.

Indefeasible Title No. 4815-N.

Registered Charges: None

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"R.N.C.Hemberow"
Deputy Registrar.

To The Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

AD.

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

April 8, 1949.

L. Hyde
L.M.

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Tx. 26.

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE

IMPROVED LAND ASSESSMENT, 1946

EXHIBIT No. 1276-5
DATE NOV 22 1948
FILLED BY R D Brodie

IMPROVED LAND

Owner's name and last-known address:

SAITO YUSUKE
C/O OFFICIAL CUSTODIAN C OF V
506 ROYAL BANK BLDG CUSTODIAN OF ENEMY
VANCOUVER B C PROPERTY DOMINION

Folio Number

C of T

40:00 Acres more or less

Take notice that you have been assessed as below:—

J K MCKENZIE PROV ASSESSOR CUMBERLAND B C.

Description of Property:

SOUTH EAST 1/4 OF LOT 156
EXCEPT E AND N RLY RES

Date of Mailing Notice Jan. 15, 1946

COMOX — ASSESSMENT DISTRICT
COMOX — LAND DISTRICT

ASSESSED VALUE (GROSS)			EXEMPTION	Net Taxable Value	Rate, 1%	
Land	Improvements	Total	Pre-emptions			
$	$	$	$	$	$	c.
400	100	500		500	5	00

Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%

LIBRARY & SCHOOL TAXES

SCHOOL DISTRICT	Amount Requisitioned	Real Property	Personal Property	School Rate in Mills			
Comox Consol	13142	500		13.84	On Personal Property On Real Property	7	64
					Total Current Taxes	12	64

Due Date, April 1st, 1946 — Delinquent Date, June 30, 1946

DELINQUENT TAXES

	1942	1943	1944	1945			
LAND	5.00	5.00	5.00	5.00		20	00
LAND, 1/5 of 1%							
SCHOOL	Bal: 1.27	6.50	5.75	6.00		19	52
					Total of all Taxes Due (Exclusive of Interest)	52	16

PAYMENTS

	1942	1943	1944	1945	Current
LAND					
LAND, 1/5 of 1%					
SCHOOL					
INTEREST					
TOTAL					
RECEIPT No.					
DATE PAID					

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

MAKE ALL REMITTANCES PAYABLE AT PAR TO PROVINCIAL COLLECTOR AT ABOVE ADDRESS

INFORMATION FOR THE GUIDANCE OF TAXPAYERS.

Notice of Assessment

No further notice will be given; taxpayers are requested to see that their taxes are promptly paid.

If remitting by mail, please use post-office or express money orders, or, if using cheque, see that same is marked by the bank and includes exchange.

Sec. 42, chap. 282, R.S.B.C. 1936.

All land which is situate in unorganized territory and is not comprised in any school district, and all land situate within any rural school district in which the school has been closed, shall, in addition to all taxes otherwise imposed thereon, be assessed and taxed annually, and the rate of taxation shall be one-fifth of one per centum upon its assessed value.

Due Dates

All taxes shown on this notice are due and payable on April 1st of the year of assessment, and if unpaid on June 30th of that year are deemed to be delinquent.

DELINQUENT TAXES FOR THE YEARS 1935 AND PREVIOUS ARE SUBJECT TO INTEREST AT THE RATE OF 8 PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY IN EACH YEAR UP TO MAY 31st, 1936; AFTER THAT DATE AT THE RATE OF 4½ PER CENTUM PER ANNUM. DELINQUENT TAXES FOR YEARS 1936 AND SUBSEQUENT ARE SUBJECT TO INTEREST AT THE RATE OF 4½ PER CENTUM PER ANNUM FROM DATE OF DELINQUENCY UNTIL PAID.

Neither the giving of a notice of appeal by any taxpayer, nor any delay in the hearing of the appeal by the Court of Revision or the Court of Appeal, shall in any way affect the due date, the delinquency date, the penalties, or any liability for payment provided by this Act in respect of any tax which is the subject-matter of the appeal; but in the event of the tax being set aside or reduced by the Court of Revision or Court of Appeal, on appeal, the Minister shall refund to the taxpayer the amount of the tax or excess tax paid by him, and of any penalty imposed and paid on such tax or excess.

Liability and recovery of delinquent taxes.

There is a personal liability for all taxes, and the amount due may be recovered by distress proceedings or by action.

Land upon which taxes are delinquent will be offered at Tax Sale between July 15th and October 15th following the date of delinquency, and the date of the said Tax Sale will be advertised in the Gazette previous to the day of sale. Land sold at Tax Sale may be redeemed within **ONE YEAR** from the date of sale by tendering to the Collector the amount for which the land was sold, with interest at 12 per cent., together with the taxes, due since date of sale. Lands unsold at Tax Sale are forfeited to the Crown at the expiration of twelve months from date of Tax Sale, unless the amount due with interest is sooner paid. Lands forfeited to the Crown may be purchased on written application to the Minister of Lands.

Rectification of errors.

If the taxpayer discovers any error in his notice, which the Assessor is able to correct before the Court of Revision, he is requested to write to the Assessor giving particulars of the error.

RIGHT of appeal.—Every person assessed has the right of appeal, as provided in the "Taxation Act," against the assessment to the Court of Revision and to the Court of Appeal, but such right ceases if the notice of appeal is not given within fourteen days after the date on which this notice of assessment was mailed: Provided, however, that the Surveyor of Taxes may extend that time if it is proved to his satisfaction that the taxpayer was unable to appeal within the fourteen days. No appeal against the assessment of School Taxes is allowed where the assessed value is the same as in the last revised Assessment Roll of the Assessment District.

If you intend to appeal to the Court of Revision fill up the following form and return this notice to the Assessor within the fourteen days allowed by the law.

TO THE ASSESSOR: Take notice that I intend to appeal to the Court of Revision against the assessment for the following reasons:—

_____

_____

_____

_____

_____ (Signature) _____

Dated at _____, this _____ day of _____, 19____

N.B.—Do not detach or alter this form in any particular. If there are any errors return for correction. **(See over.)**

EXHIBIT No.
DATE Nov. 22/48
FILED BY K.A.Christie

REAL PROPERTY SUMMARY

Catalogue No. 532. File No. 5971.

Name: Yusuke SAITO. Reg. No. 09280

Address: Comox, B. C.

Legal Description: The South East Quarter of Lot 156, Comox District, containing 40 acres, more or less, as shown coloured green on Plan deposited under D.D.32375-I.

Classification: Vacant land.

Registered in the name of: YUSUKE SAITO.

State of Title: Clear.

Title (No. 4815-N) received from Evacuee on: "(Not yet received)"

Sold to: EUSTACE SMITH for $400.00 (Cash).

As at: April 13th, 1946.

Title (No. 40102-N) delivered to new Registered Owner on: July 6th, 1946.

Net proceeds (#392.03) released to credit of Yusuke SAITO on: June 24th, 1946.

Completed statement to Evacuee sent on: November 15th, 1946.

Chattels: Not involved.

Insurance: None.

Administration: This property consists of about 40 acres of Improved Land situated in the Comox Assessment District. There are no buildings on the land. Standing second-growth timber suitable for pit props or railroad sleepers were included in appraiser's valuation as possibly worth $150.00. Only access to the property is by an old skid road.

This property remained non-revenue producing during the period of our administration.

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

18th November, 1946.

"R. G. Bell"

RGB/P.

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

April 8, 1949. G. Hyde
J.M.