

ACCESS REVIEWED:

RECORD GROUP

33/69

VOLUME

67

FILE

1335

Open

<u>REAL PROPERTY</u>											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
								835.00		1043.75	1043.75
<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 CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			46%	278.00							
						127.88					127.88
TOTAL RECOMMENDATION											1171.63

CASE NO: 1335.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 1, 1948.

M IN THE MATTER OF THE CLAIM OF
YOSABURO ITO.

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Montreal, P.Q.,
June 1, 1948.

IN THE MATTER OF THE CLAIM OF
YOSABURO ITO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the Dominion Government.

ROGER OUMET, Esq., K.C., appearing for the claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
A.G. VEITCH, Esq., Official Reporter.

30

Y. Ito,
Discussion.
In Chief.

MR. OUIMET: My lord, this involves an original claim of \$2,500.00 for land and buildings less \$835.00, amount for which the Custodian sold the property, leaving a net balance of \$1,665.00, the claim for property loss \$285.00, making a total of \$1,950.00.

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

DIRECT EXAMINATION BY MR. OUIMET:

- 10 Q Your name is Yosaburo Ito?
A Yes.
Q You are the claimant in the present case?
A Yes.
Q Will you take communication of the form entitled "Personal Chattels", which is your claim, to which is attached an inventory of personal chattels in the amount of \$285.00 which appears to be signed by you, and would you say whether or not it bears your signature and represents the truth?
20 A Yes.
Q So, you identify your signature and this claim which I will file as Exhibit 1.
(PARTICULARS OF PERSONAL CHATTELS,
MARKED EXHIBIT NO. 1).
Q Would you take communication of the real estate claim together with comments re appraiser's report for a total amount of \$2,500.00 less \$835.00, amount of sale by Custodian, leaving a net balance of \$1,665.00 and bearing your signature? Identify it as such and file it as Exhibit 2.
30

Y. Ito,
In Chief.

A Yes, it is so.

MR. HUNTER: I tender the Soldier Settlement Board appraisal as Exhibit 3.

MR. OUIMET: The witness is filing this real estate claim as Exhibit 2.

(PARTICULARS OF REAL ESTATE, FARM LAND?
MARKED EXHIBIT NO. 2).

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 3).

MR. OUIMET: Now, I take it that my friend has the analysis and I do not know whether he wishes to
10 file it right away, or does he wish to wait until he cross-examines the witness? It might be quicker if he filed it right away.

MR. HUNTER: I have no analysis which is worthwhile because his original claim filed was in such general terms that one could not analyse it and although requested by the Custodian the details of it were not received at the Custodian's office until April 26th of this year and accordingly there has not been time.

20 MR. OUIMET: I really see no difference between the original claim as filed by Mr. Ito and other claims in other cases, so I do not see why there was not an analysis.

THE COMMISSIONER: In most cases the claimant has furnished itemized details of his chattel property. In this instance you will notice on the back of the claim form there are no details given at all. That undoubtedly is the reason why.

MR. OUIMET: Your Lordship refers to item "E", I suppose?

30 THE COMMISSIONER: No. On the back of the claimant's

Y. Ito,
In Chief.

form, for instance, "E"; "Farm implements, supplies, and household chattels, \$150.00, and secondly an electric water pump lost, etc."

I assume the Custodian was not able to analyze this claim because he was not aware of the details in respect of which the chattels claim was made.

10 MR. OUIMET: But I have in my possession what appears to be an inventory of chattels dated November 27, 1942, which is unfortunately unsigned, which is supposed to represent the chattels of Mr. Ito as at December 7th, 1942.

THE COMMISSIONER: Is there anything to indicate to you that a copy of that document was filed with the Custodian?

MR. HUNTER: That is probably our analysis/inventory, (sic) but we do not analyze our inventory; we analyze the claim made and if no precise claim is made it cannot be analyzed.

THE COMMISSIONER: The fact remains ---

20 MR. OUIMET: I just wished to know whether or not there was an analysis in the record.

THE COMMISSIONER: ---it is not clear, so there is not much purpose in our discussing it further.

MR. OUIMET: So I take it that we will have to take as a breakdown the inventory as filed with Exhibit 1.

THE COMMISSIONER: Yes.

30 MR. OUIMET: Q: You say in your claim that you were notified by the Custodian that the electric pump was stolen. Would you remember when you were notified of that?

Y. Ito,
In Chief.

MR. HUNTER: That is the time which is relevant.

We admit it was stolen.

MR. OUIMET: You admit it was stolen?

MR. HUNTER: Yes.

MR. OUIMET: Very well. I shall not press my question
in that event.

Q For what was that electric pump?

A It was for bringing up water from the well.

Q It was on your property?

10 A Yes.

MR. HUNTER: That, again, is admitted; it was inventory
which was stolen.

THE COMMISSIONER: Perhaps you might ascertain from him
how long he had the pump and its value.

MR. OUIMET: It was a sound preliminary question, my
lord. That is what I wished. Did your Lordship
say how long he had the property?

THE COMMISSIONER: The pump?

MR. OUIMET: Yes.

20 Q About how old was that pump, Mr. Ito?

A It was new in 1941.

Q That is what you say in your personal chattels
claim. Had you paid \$135.00 for it?

A \$135.00, including the installation charge.

Q Including the installation. To how much would
the installation amount, roughly?

MR. HUNTER: It is all here, if you wish it.

MR. OUIMET: I did not think you had it.

MR. HUNTER: He paid \$116.00 for it, retail, and he
still owed \$85.00 on it when he left. There are

30

Y. Ito,
In Chief.

your full details.

THE WITNESS: The connecting pipes and installation charges were approximately \$20.00.

MR. OUIMET: Now I see that you are claiming real estate valued at \$2,725.00, and yet you are only claiming \$2,500.00, a difference of \$225.00. Would you explain to his Lordship why you lowered your claim by \$225.00?

10 A The reason for the lower price is because I understand that if the land and improvements were all sold together, they would bring a little less.

Q Yes. Now you remember having written or having had someone write for you two letters to the Custodian, respectively on July 25 and August 5, 1942, concerning the sale of your property?

A Yes. My son wrote the letters for me.

20 MR. OUIMET: I would like my friend to exhibit the two letters he has in his file, if he has no objection. I would like them to be identified by the witness and filed as Exhibits.

MR. HUNTER: Which letters are they?

MR. OUIMET: Letters to the Custodian, one dated July 25, the other one August 5, 1942, handwritten letters. I saw them in your file.

MR. HUNTER: Perhaps you can find them.

30 MR. OUIMET: Q: I am showing you letters respectively mentioned as having been received by the Office of the Custodian, one on July 25, 1942, which bears the notation in red pencil "R.P. 5 A" and another one August 5, 1942, which bears the

Y. Ito,
In Chief.

notation "R.P. 5 B" and on which apparently there is a signature "Y. Ito". Can you identify those letters as the ones sent by your son?

A Yes. Those are the letters.

(2 LETTERS, CLAIMANT TO CUSTODIAN, JULY 25, AUGUST 5, 1942, MARKED EXHIBIT NO. 4).

Q In the first letter, July 25, I note that you suggest your property could be sold for \$1,800.00 and you repeat the suggestion in the letter of August 5:

10 "I would like to ask you to sell the land at my desire of \$1,800.00".

Would you explain why on that day you were ready to let the Custodian sell your property for such a small amount?

A I was evacuated to Alberta and I bought some sugar beet land there. I was cultivating 30 acres of sugar beet land in Alberta at \$27. an acre which gave me an income of somewhere around \$800., there were 6 in the family and we could not get
20 along; we could not even live on \$800.00; therefore I was willing to sell my property cheaply to get some cash.

Q Is there anything you wish to add?

A I was unable to make a living on these 30 acres of beets at \$800.00 a year, so I was willing to sell cheaply.

THE COMMISSIONER: It is clear that economic conditions compelled him to sell cheaper than he would have otherwise sold.

30 MR. QUIMET: Q: So I see in both letters you are

Y. Ito,
In Chief.

referring to days of darkness and to the uncertainty of the future and to the impossibility of living on what you could earn at that time and so you had to sacrifice your land.

THE COMMISSIONER: I think we might avoid interpreting a question of that kind.

MR. OUIMET: Q: In the farm appraisal report it is said that your property was unattractive property.

A In 1942 I was unable to work on the land and it
10 became very weedy. It became covered with weeds.

Q The appraisal appears to have been made on the 21st May, 1942. Would the appraisal report represent the situation, the state and the condition of your farm when you left it?

A It would be different at the time of the report because I was evacuated on May 1st.

Q On May 1st, and this is dated May 21. I take it your house was left unattended, and the property as well?

20 A It was unattended.

Q Did you block the entrance, did you board it?

A No; just the door was locked. It was not boarded.

MR. OUIMET: Thank you, my lord. There are no other questions.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that chattels sold were sold for their fair market values.

30 It is submitted that chattels not sold by the

Custodian are claimed for in an excessive manner.

The real property was advertised but no bids were received, and it was sold in a group lot, or in the group lot to the Director of the Veterans Land Act.

THE COMMISSIONER: You say it was advertised?

MR. HUNTER: It was listed. At the request of the claimant as per Exhibit 4, the real property was listed with real estate men, but no offers were received and when the offer came along from the Director of the Veterans Land Act, this is one of the properties sold.

THE COMMISSIONER: That advertising must have been done in 1942 or 1943?

MR. HUNTER: I mean listed. It was done in 1942 pursuant to the request in those letters, my Lord.

We hope to give a proper analysis later, my Lord. I do not think it will be at these sittings.

Reference is made to Exhibit 1, the personal property statement. Referring to the second item, 3 bedsteads, a bundle of bed ends and a bed spring were shipped to the claimant.

CROSS-EXAMINATION BY MR. HUNTER:

Q You did receive a bundle of bed ends and a bed spring shipped to you?

A Yes, a three-quarter bed.

Q Well now, the bedstead you are claiming here and the springs are something separate from what you

received, or do they include that?

A They are different. The ones I am claiming for are double beds.

Q What were they, wood or iron?

A Iron; yes; metal.

Q Yes. What colour? white?

A Yes, white.

Q White iron beds? A: Yes.

10 MR. HUNTER: The dining room table is shown about the fifth or sixth item down sold for \$5.00.

THE COMMISSIONER: Yes.

MR. HUNTER: The enamel kitchen sink is an item included.

Q Was that part of the house or was it separate?

A It could have been shipped. It was bought in 1941. It had legs.

Q Where was it, in the kitchen?

A Yes. It was in the kitchen, fixed in the kitchen.

Q Was it screwed to the wall?

A Yes.

20 MR. HUNTER: It is submitted that that was actually a fixture.

Q Was there a pipe and a tap with running water going in to it? A: Yes.

Q With respect to this pump which was stolen, you paid \$116.00 retail for it. Is that correct?

A Yes.

Q I see; and you are claiming in addition to its original price after using it a year the price for connecting it. Is that it?

30 A Yes. That includes the price of installation.

Q And no decrease for depreciation?

A No, no depreciation.

Q You still owed about \$83.00 on it when you left?

A Yes.

MR. HUNTER: I do not put that in to decrease the price, my lord, because the Custodian paid that as one of his debts.

10 The items appear to be all small, with the exception of the other chattels mentioned on inventory "too numerous to mention." It is pretty hard to know what that is. With respect to the electric pump which was stolen, it was stolen prior to July 23, 1942. Some time before that when an inspection was made, the pump was there and at this time when another inspection was made, it was gone.

THE COMMISSIONER: It was obvious it was there when the Soldier Settlement appraiser made his examination.

MR. HUNTER: Yes. The British Columbia Police were notified and we have a long report here but it
20 all adds up to the fact that they did not locate it. I think there were quite a few reports in their hands at that time.

There will be no further questions.

MR. OUMET: May I ask a question with respect to the enamel kitchen sink?

THE COMMISSIONER: Certainly.

RE-DIRECT EXAMINATION BY MR. OUMET:

Q If the enamel kitchen sink was part of the house,
30 you could not remove it?

Y. Ito,
Discussion.

MR. HUNTER: My lord, I submit that is an improper question. One can remove almost any part of any kitchen if one went to enough trouble.

MR. OUIMET: It must have been affixed part of the house and therefore we do not wish to exaggerate, and if it should not be mentioned as part of our claim, we are ready to decrease it by that amount.

THE COMMISSIONER: It is really a matter of law. He has told us how it was attached.

10 MR. OUIMET: Under our laws here, in the Province of Quebec, it would be part and parcel of the house. It would be considered as a fixture.

THE COMMISSIONER: The same would apply in British Columbia.

MR. OUIMET: So I take it that as far as the \$7.00 is concerned, the claimant is ready to decrease his claim by \$7.00.

THE COMMISSIONER: Right.

MR. OUIMET: Q: Mr. Ito, you are ready to decrease your
20 claim by an amount of the value of your kitchen sink, \$7.00, leaving a net claim of \$278.00 instead of \$285.00? A: Yes.


Q: Very well, thank you. There are no other questions, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch
"A.G. VEITCH"
OFFICIAL REPORTER.



CLOSED FILE

NO. 23-2-2-7

VOL. 1

FROM _____

TO Feb. 28/45

Case 1335

Montreal

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.

Filed 15-72

ACKNOWLEDGED

[Signature]

9

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

(1) NAME Ito Yosaburo (RCMP) Reg. No. 131583
(Print) Surname Given Name Custodian file # 1572.

(2) Pre-Evacuation Address R.R. No. 2; Mission City B.C.

(3) Present Address 980 Holland Ave., Verdun, Montreal, 19, Quebec.

(4) REAL ESTATE

(a) Street Address (if any) Horne Ave., Mission City, British Columbia.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Section 21; Township 17; Map 955; Block 189-190.
8 Acres Berries and Fruit farming.

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

- (i) Farm
- (ii) Residence Type of business farming.
- (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 - - - - - \$ _____
- (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) - - - - - \$ 2,500.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 835.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,665.00

(5) PERSONAL PROPERTY

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

On Premises of farm on Horne Ave., Mission City, B.C.

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

House on farm.

(c) How stored or packed at time of evacuation Left as is in building on
farm.

(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 no one's care

Under Custodian.

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

- | | | | |
|-----|--------------------------------------|--------------------|---------------|
| 1. | <u>farm implements, supplies and</u> | Estimated Value \$ | |
| 2. | <u>household chattels.....</u> | Estimated Value \$ | <u>150.00</u> |
| 3. | | Estimated Value \$ | |
| 4. | <u>Electric water pump</u> | Estimated Value \$ | |
| 5. | <u>(lost under custodian's care)</u> | Estimated Value \$ | <u>135.00</u> |
| 6. | | Estimated Value \$ | |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 285.00

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) - - - - - \$ 1,950.00

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

Montreal, Quebec.

(b) Do you require the services of an interpreter
at the hearing? Yes or no ~~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 }
of)
TO WIT:)

I, Yosaburo Ito of the city of Verdun
of Quebec in the district of Montreal, Province of Quebec

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 Montreal)
in the Province of Quebec)
this 15th day of November)
A.D. 1947.)

x Yosaburo Ito
Commissioner

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.

ITO, Yosaburo (Mr.)

(Claimant's Name)

PERSONAL CHATTELS

13158

Reg. No.

Kitchen stove

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
Kitchen stove	1930	New	\$ 95.00	Good	\$ 15.00
3 crosscut saws and handle	1935	"	30.00	"	15.00
2 horse collars and 2 sweat pads, set of harness	1926	"	50.00	"	10.00
1 electric pump	1941	"	135.00	"	135.00

The claimant is claiming on the chattels listed in the attached inventory valued at \$285.00

Description of Storage of Goods:

The chattels were left on the premises at the date of evacuation.

General Statement as to Chattels not Described above:

Summary

Estimated value \$285.00

Sold by Custodian _____

\$285.00

Additional Comments, if any:

The claimant was notified by the custodian that the electric pump was stolen.

EXHIBIT NO. 1335-1
DATE June 19 1948
FILED BY R. Ormish

Yosaburo Ito

Signature

Mr. Yosaburo ITO

1335-

INVENTORY OF PERSONAL CHATTELS

Estimated Value

Kitchen stove		\$ 15.00
3 bedsteads	white iron beds, polished for the	9.00
4 bed springs		10.00
1 dresser		10.00
1 small table		2.50
1 dining table		5.00
Gramophone and records		7.00
enamel kitchen sink	? fixture -	7.00
3 crosscut saws and handle		15.00
1 pair logging boots		10.00
2 horse collars and 2 sweatpads, set of harnesses		10.00
1 bale of hay		1.00
15 feet garden hose		1.50
1 peavey		3.00
2 tether chains		2.00
1 sledge hammer		2.00
4 wedges		3.00
3 potatoe hooks		2.00
Fork and shovel		1.50
2 whipple trees		1.50
other chattels mentioned in inventory of Nov. 27th, 1942, too numerous to mention		32.00
Electric water pump (stolen after evacuation, for proof, see Farm Appraisal Sheet of May 31, 1942)		135.00
		<hr/>
		\$285.00

- sold 5-

ITO, Yosaburo (Mr.)
(Claimant's Name)

REAL ESTATE
(Farm Land)

13158

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	1.50	1919		\$1200.00	Uncleared	none	\$1450.
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Strawberries	1.00						
Loganberries	.75						
Raspberries	.94						
Rhubarb	.61						
Blackberries	.30						
Grapes	.30						
Ripe & small fruits	2.35						
Total	7.75						

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

Description	When Made	Cost	
Cleared 6.25 acres	1919-1938	\$2500.	labour and material
Fencing 1200'	1921	50.	
Ditching 400'	1923-1925	100.	
Well 18'	1920	75.	

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling		34 x 24	Wooden	1919-1923	1200.00		250.00	\$600.	850.00
Barn		14 x 15	"	1934	100.00		25.00	75.	50.00
Root House		24 x 48	"	1931	900.00		200.00	850.	250.00
Shacks		12 x 16	"	1929	150.00		20.00		
		9 x 12	"	1929	100.00		15.00	185.	100.00
Garage		10 x 16	"	1928	100.00		20.00	95.	25.00
					<u>2550.00</u>		<u>530.00</u>		<u>\$ 1275.00</u>

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

Assessment 1942: Land 775.00
Improvements 600.00
\$1375.00

Summary:
Estimated Value \$2725.
Original Claim \$2500.
Sold by Custodian 835.
\$1665.

EXHIBIT No. 1335-2
DATE 1 June 1948
FILED BY R. O. Nimm

Yosaburo Ito

Signature

BC-315-P

Farm Appraisal Report

File No. 37/12
198

Land Description Blocks 189-190- in the Village of Mission, B.C.

Containing 7 1/2 acres. Acres

Owner's Name Y. Ito. Post Office Address Mission B.C.

Nearest Rail Point Mission Distance

Market Town Mission Distance

Church (give denomination) Various Distance

Nearest School 3/4 mile Distance

State how property was identified: Map location

Roads: State whether property has access to main road, the kind of road and its condition.
It is on the corner of Mills street & Horne Ave. Mission

Is this district a good one? No

Employment opportunity Seasonal only

Predominating Nationality and religion: Various, with Japanese predominant here.

Describe Fencing and its condition: None Value \$

Water supply: Well with electric pump Value \$
House has electricity.

BUILDINGS ON FARM

1572

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 24	frame	1 1/2 story	shing	old	blocks	fair	400.00
addition	12 x 24	frame	7	shing	old	blocks	fair	
<u>I did not get to see the inside of this building.</u>								
BARN	X							
Shed	24 x 48	frame	8	shing	old	blocks	fair	130.00
BARN	X							
Shack	12 x 16	frame	8	shing	old	none	fair	50.00
GRANARY	9 x 12	frame	7	shing	old	none	fair	
	X							
garage	10 x 16	frame	7	shing	old	no value		
	X							
	X							

Total present day value \$ 580.00

Total Value Buildings add to farm \$ 500.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? presuming that the house is clean inside.

Describe the basement and chimneys: no basement, brick chimney.

No. rooms downstairs? Upstairs? How finished EXHIBIT NO. 1335-3

Are buildings painted? no Condition of paint N.A. DATE 1 June 1948

Distance from nearest bush no bush near the buildings. FILED BY [Signature]

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
2 6.25	rolling to hilly	4 to 6in loam	granular loam to gravel	1ac strawberries .75 ac logans .94 ac raspberries .61 ac rhubarb .30 ac blackberries	50.00	312.50
<p>2.35 ac rye. Area which can be cultivated without cost other than for breaking.</p>						
<p>Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.</p>						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1 1/2	ac bush reasonably easy clearing	6 in loam on 8in granular loam	loam	willow and alder cover	50.00	25.00 37.50
<p>Area Unsuitable for Cultivation.</p>						
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 \$ 350.00

Total added by buildings to value of farm \$ 500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ ~~338.50~~

Total value of farm \$ 850.00

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

It has been occupied until just lately, but is in a poor state of cultivation now.

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

small fruits.

Noxious weeds:

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

Mission Village Taxes \$ 18.45

Date: May 31 st 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 21st day of May 1942 19

Inspector's Signature

E. J. McKay

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

Farm Appraisal Report

Remarks: Here is an unattractive property, containing just over seven acres. It is rolling to hilly land with a vast difference in the soil quality from the north west to the south east corners. The north three and a third acres consists of ravine banks, north and southern slopes, with the high ground on the south side running to gravel under a very shallow top soil. The four acres on the south is dirty with couch and thistle and has a generally hard up appearance, having been poorly handled. What crop there is, is very patchy.

The buildings are poor, just a forcing shed for rhubarb, a small garage, pickers shack and an unpainted store and a half house to which I was unable to gain entrance.

There is electricity, but the water supply is a well with electric pump, and the cribbing is in bad shape. There does not appear to be anyone working the place and as a result, the cropped area is becoming overrun with weeds. Strawberry plants are being choked out.

(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

.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....
.....	\$.....

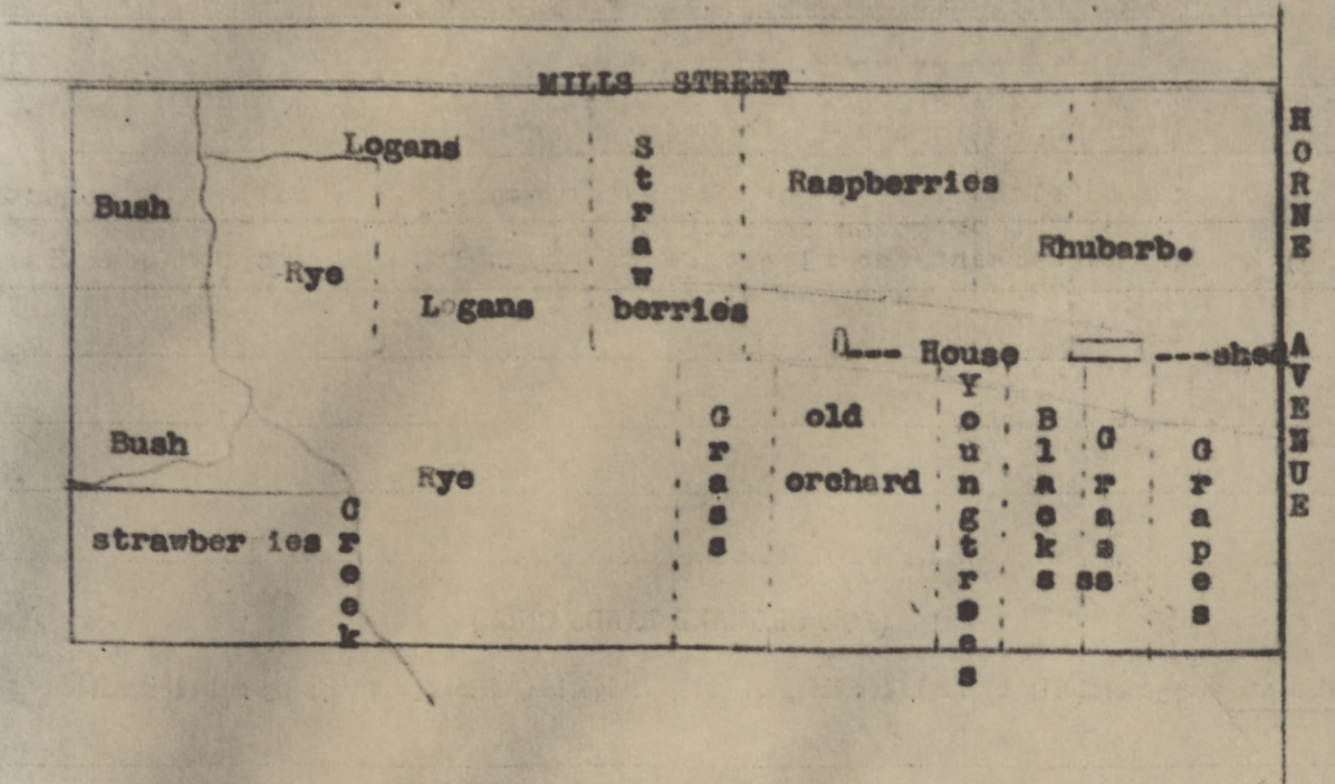
Total \$.....

Amount fruit trees add to value of farm \$.....

Diagram of Property

Y. Ito Folio 37/12 Blocks 189-190
In Mission Village.

House No. 1615, Horne Ave,



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

value is \$ 850.00

Date 4th June 19 42.

"I.T. BARNET"

District Superintendent.

#6

157

Alfred... Mr. J. A. Blininger
Picture Butte, B.C.

115
2
B

The Custodian's Office
Department of the Secretary
of State of Canada
Ottawa, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 5 1942

EXHIBIT NO. 1333-4
DATE FILED BY
1948
A. Omine

Dear Sirs:

Thanking you for your letter of the 28th.

Regarding to the farm you have mentioned
the assessed value of the land is \$775.00 and
the improvements 600.00 giving the total of \$1,375.

I do not quite understand your meaning
of improvements, but my desire is that I only
mean the buildings. I have no intention of
including the furnitures or the electric pump.

Also to your letter concerning the assessed
value. I am quite sure you have understood
my situation that on account of the mortgage
I have to sacrifice my land in order to clear
the debt. (Therefore I do not wish to sell the
land at present. Therefore I would like to
ask you to sell the land at my desire of
one thousand eight hundred \$1800.00

As I have written many times before, at
this work on feet with a large family has
me worried about the future of living. The
amount of debt being great, I must sell the
land at the highest possible. Therefore I
could appreciate your kindness of the doing

the best possible.

Concerning the Pacific Co-operative Union,
and Mr. Windebank I'll communicate and
write to you the details in the future. Also
other debts ~~of~~ filed against you. They are
not all correct. I did not list the total cents
for I was not sure, so even if you sell the
property please hold the cash until I have
communicated with them all and send you
the exact list of my debts.

Thanking you for your kindness.

Yours truly
Y. Ito.

747
~~2621~~
1572
~~10318~~

60 Mrs. J. H. Bliswanger
Picture Butte, Alta.

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building,
Hastings & Granville.
Ottawa B.C.

1572

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 25 1942

Dear Sir,

Thank you very much for your ^{letter} which we received in reply to my letter.

According to your letter you have listed the debts on your file and also asking to pay as much as possible on the mortgage.

As I have written before, I am living in the days of darkness, matter of fact that concerns everyone at present, but for us more. We do not know how long we will have to live out here and try to make a living some way or the other. If I paid for the mortgage, which I would like to by any means I would have to leave my family ^{unfed} half the times.

Concerning me, now the only possible thing I could suggest is could you kindly sell my property for one thousand eight hundred (\$1800) ^{cash} in order that my debts filed against you could be paid up, except Pacific Co-operative Loan & Mr. Windbank for which I have yet to make clear and make

arrangements.

As you already know it could not be sold
right now as Dr. Taylor has bought the crops. Soon
as he is through you may do so.

If you sell it or ~~sell~~ make arrangements of
selling please notify me as soon as possible for I
must make some arrangements about the
items in the house etc. In this way I think it
would be satisfactory to all concerned.

I have caused you enough trouble as it is,
and do not wish to make any more if I could
possibly avoid it.

Please consider what I have written &
try whatever possible to cause less trouble to
all who are concerned.

Thanking you

Yours very truly

Y. D.

RP

RP
5A