

4249

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, ShohsHOME ADDRESS: Baynes Rd., Pitt Meadows, B. C. (Box 86)REGISTRATION NUMBER 14293 SEX: Male AGE: 23OCCUPATION: Farmer

(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: father, Senjuro Saito, Baynes Rd., Pitt Meadows, B. C.MARRIED? noNAME OF WIFE OR HUSBAND: noneADDRESS OF WIFE OR HUSBAND: noneNAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: noneAGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: 12½ acres on the Lougheed Highway,
Pitt Meadows, B. C. Legal description, unknown. 2

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 packing houses. This land
is cultivated, with strawberries growing on it.

Packing houses are in joint ownership with brother Tatsuo Saito,
Baynes Rd., Pitt Meadows, B. C.

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

4. TAXES (Amount and where payable) \$25.00 per year. Payable to Pitt Meadows, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
1941 taxes paid.

none

6. OCCUPANCY AND LEASES (If vacant so state) There is no living house
on this land. The declarant states that he intends to rent or
lease this land when he goes away from this district.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: New Westminster, B. C.
In Land Registry Office in British Columbia

9. IF FARM LAND STATE CROPS SOWN berries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 8 room frame house at Baynes Rd.,

Pitt Meadows, B. C.

2. LANDLORD'S NAME AND ADDRESS: Lives with parents at Baynes Rd.,

Pitt Meadows, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

No rent.

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: Strawberries.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

farm equipment, (belonging to brother and declarant)

In joint owner's possession. (2 tractors)

Land
Tractor

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

2 horses belonging to brother and declarant in joint ownership.

1 dog.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

brother, Tatsu Sato, Baynes Rd.,

Pitt Meadows, B. C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50.00 Victory Bond in owner's possession.8. BANK ACCOUNTS: Joint bank acct. in Bank of Montreal, Haney, B. C. with
mother, Kane Saito. \$110.00.9. LIFE INSURANCE: Sun Life. 2 policies, \$1,000.00, \$2,000.00. Premium,
\$38.00 and \$45.00, paid to date. Policy in Safety Deposit Box, Bank of
Montreal, Haney, B. C. Beneficiary in both policies unknown. ~~\$110.00~~10. INTEREST IN ANY ESTATES OR TRUSTS: Policy nos. unknown.
none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. TRADE DEBTS: noneREMARKS: Life Ins. Policies are in brother's Safety Deposit Box..Bank of Montreal, Haney, B. C. Disposition of personal
property uncertain. Will obtain consent of
custodian.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 _____ day of _____ 1942

Q. M. C. M. S.

Witness

(Signature)

S. Saito

FOR DEPARTMENTAL USE

✓ ✓
INFORMATION FROM R.C.M.P.

Date Apr. 19/43

Our File No. 4249

Full Name SAITO, Shohe

(Surname in Block Letters)

Registration No. 14293
11395

✓
Male - Female
(check)

Age Aug. 4, 1918

Former Address Box 86 Pitt Meadows, B.C.

Date Evacuated May 11/42

✓
Naturalized - Canadian-Born - National
(check)

Present Address Westwood, B.C.

✓
Married - Single
(check)

Name of Wife —

Name of Husband —

Name of Mother Kane #14123

Name of Father Senjira #14124

Names of Children under 16 —

Requested by C. Girard

Registered with Custodian

Yes

(Yes or No)

Additional Information Farmer

Owner of 12 1/2 acres.

REAL PROPERTY SUMMARY

Files 4247, 4249

V.L.A. B.C. 507-P

JAPANESE NAMES: Tatsuo SAITO - - Reg. No. 14204
Shohe SAITO - - Reg. No. 14293.

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

PROPERTY ADDRESS: Baynes Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot 2 of part of Lots 223 and 224 Group 1 Map 6457 Municipality of Pitt Meadows, in the District of New Westminster.

TITLE: In the names of Shohe SAITO and Tatsuo SAITO.

ENCUMBRANCE: Vesting 25931, 16th June 1943.

Dyking charge.

ASSESSED VALUE: 1942 - 25 acres.

Land \$2500.00
Improvements \$ 300.00 Total \$2800.00 Taxes Municipal \$6.80,
Dyking tax \$32.92 Drainage tax \$6.80.

CLASSIFICATION: Berry and grain farm. Inspector's report 27th May 1942, gives the area of the farm as 25 acres of which 13 acres were in crop of strawberries and 10 acres in oats. The buildings on the property were 2 packing houses 12 x 16 and 20 x 20. Property occupied at time of inspection by Raymond BOUFFARD.

HISTORY OF ADMINISTRATION: Leased by Shohe and Tatsuo SAITO on the 15th April 1942 to Raymond BOUFFARD for a term of 10 months from the 1st April 1942, with option to extend lease for 1943, for \$500.00 for 1942 and subsequent rentals to be \$200.00 per year. The rental for 1942, \$500.00 was paid to Tatsuo and Shohe SAITO. Lease was extended by collateral agreement to the 31st October 1943 for \$275.00 and lease and collateral agreement were handed to The Director The Veterans' Land Act on the 22nd July 1943. As the rental for 1942 was paid to the owner and the lease of 1943 transferred, there is no revenue credited to the account of these two brother

SOLD: To The Director The Veterans' Land Act for \$1142.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tatsuo SAITO and Shohe SAITO, sale price \$1142.00, less taxes \$104.03, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$123.03. Net amount released \$1018.97.

TITLE: Included in G. of T. 166106-E and payment of consideration included in cheque to the Custodian dated January 12th, 1944.

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

DATED March 19th, 1946.

IN:ML

J. Macpherson

SPECIFIED ARTICLES MEMORANDUM

File: 4249

October 3, 1945.

Re: Shohe SAITO, Reg. No. 14293

Reported in letter September 17, 1945, the following firearm:

Type: Shotgun (Pump)
Make: Winchester
Calibre: 129a No. 187433
Other Marks
& Defects: None

Surrendered Nov. 14, 1940, at Port Coquitlam, B. C.

This firearm is in the custody of the Royal Canadian Mounted Police, and has not been reported to the Custodian by that Department.

The Deputy Minister of Justice advised the Custodian, in 1942, as follows:

"I am of the opinion that a requisition by the Custodian of Japanese property, by virtue of Order in Council P.C. 2483, does not authorize you to deliver to him firearms, ammunition and explosives obtained from Japanese under authority of sections 37A and 37B of the Defence of Canada Regulations."

In September, 1945, the Department of Justice advised the Custodian that the Department still adhered to the view expressed in 1942.

The Custodian accepts this ruling and no objection will be registered to any policy adopted by the Department of Justice.

The RCMP reported in letter of September 20, 1945, that, in all, three firearms, belonging to this man are in the care of that Department.

For Real Property Summary

See File 4249

Good *Jim*

FIRE INSURANCE SUMMARY

File No. 4247, 4249

Re: Tatsuo SAITO
Shoko SAITO

Reg. No. 14204.
Reg. No. 14293.

No record of any insurance on file. No buildings
on the property.

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

INCL

DATED March 19th, 1946.

LIABILITY SUMMARY

File No. 4247, 4249

Re: Tatsuo SAITO
Shohe SAITO

Reg. No. 14204
Reg. No. 14293.

No record of any liabilities on file.

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

DATED March 19th, 1946.

INCL

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SHOHE SAITO

File No. 4249

Westwood Cal B.C.

Reg. No. 14298

Company Sun Life Insurance

Agency Vancouver

Policy No. 2259951

Premium - \$ 51.50

Payable: ^X Annually, Semi-annually or monthly

Month August Day 5th

REMARKS:

Policy not in force - 1/1/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SHOHE SAITO

File No. 4249

Westwood B.C.

Reg. No. 14 293

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2123057

Premium - \$ 38.35

Payable: ^X Annually, Semi-annually or monthly

Month September Day 1st

REMARKS:

Letter sent 24/8/43

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Pitt Meadows.

Date: May 27th, 1942.

NAME: SAITO. Shobe,

REGISTRATION NO. 14293.

ADDRESS: No #. Baynes Road, Pitt Meadows, B.C.

PROPERTY: Joint ownership with Brother, Tatsuo SAITO.

ACREAGE: 25. Each have 12½ Acres on the joint ownership of 25.

KIND OF CROPS: See report on Brother, SAITO. Tatsuo., # 14204.

APPROXIMATE ACREAGE OF EACH:

HOUSE:	VACANT:	OCCUPIED
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DESCRIPTION	ROOF:
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SIZE:	NO. OF ROOMS
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CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:	ON:	OFF:
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LIGHT:	ON:	OFF:
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REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Signed:

I. C. Bardwell.

507-P
BC-2618-ABC/507-P
BC/2618-A

Page 1

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

Farm Appraisal Report

File No. JL-459

Land Description Lot 2 of part of Lots 223 & 224, Gp. 1, Map 6457, N.W.D.

Containing 25.00 Acres

Owner's Name SAITO, Shone & Tatsuo Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows - C.P.Rly. Distance 1 mile

Market Town New Westminster, B.C. Distance 14 "

Church (give denomination) C. of Eng., & Presbyterian-Pitt Meadows, Distance 1 "

Nearest School Pitt Meadows Distance 1 1/2 "

State how property was identified: 3 posts located, and map and road check.

Roads: State whether property has access to main road, the kind of road and its condition.
Property has 500' frontage on paved Lougheed Highway.

Is this district a good one? Fair; improving yearly, mostly dairy farms.

Employment opportunity Limited at Hammond and Haney Sawmills

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Property all fenced with 3 & 4 B.W; Value \$ Inc. in Land Value one cross fence.

Water supply: 15' dug well on edge of low land; not much good; Value \$ " " better water supply can be obtained by digging on high land.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE (NO HOUSE) x								
	x							
BARN Frame	16 x 22 x 10	Frame	10'	Shgl.	2	Mud sills	Fair	100.00
	x							
BARN	x	"	8'	Shke.	3	Mud sills	"	25.00
Packing shed	14 x 20							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available, but not installed.

Total present day value \$ 125.00

Total Value Buildings add to farm Barn and packing shed \$ 100.00

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

habitable? No house on property.

Describe the basement and chimneys: -

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Barn 120' from bush.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

BC/507-P
BC/2618-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
16.10	Level, low	10-18" peaty clay loam	Clay	Straws; oats; beans; & spuds.	80.00	808.00
2.00	Level, high	10" sdy. loam	Sand & gravel	Oats & barnyard.	60.00	120.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.90	Level	10" sdy. lm.	Sandy gravel	Heavy bush; spruce, hemlock & cedar; some good fire- wood.	150.00 an ac. up	20.00 138.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 1068.00

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 1168.00

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
Property in operation by Japanese owners until this Spring. Crop sold to R. Bouffard for \$500.00. The strawberries are so weedy & grown over with June grass, they look more like a hay field; new seeding of oats have cooked & beans are turning brown.
State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Property suitable for small mixed farm or dairying.

Noxious weeds:

Canadian thistles are bad and smart weed.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Corporation of District of Pitt Meadows, B.C.
Land assessed at \$2500.00

Improvements at 300.00

\$2800.00 - 1942 Tax - \$54.28.

7.40 acres-high Dyke Tax - \$55.97
-low Drainage Tax- 16.83
Dyke Taxes-16.80 \$72.80

Date: 7th July 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 5 & day of July 19 42
6th

Inspector's Signature

"L.B. PLUMBLY"

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

A. T. SAITO - JL-459

Farm Appraisal ReportRemarks:

This property is well located, having 500' frontage on the Leugheed Highway, but all frontage is in bush and will be costly to clear; mostly Hemlock, Spruce & Cedar. When cleared would make good small fruit land.

There is no dwelling on the holding, only a small barn and packing shed; the well at barn has been dug too close to the low land, and better water could be obtained on the higher land.

This Spring the 10.15 acres in strawberries was looked upon in District as one of the best crops, but owing to heavy rains and being on low land, more than 50% of crop was not harvested and it was not possible to keep weeds down, and as a consequence, it looks more like a hay field, and doubt if it can ever be brought back. The 3.50 acres in oats have cooked and turned brown, and the 1.50 acres in beans are turning brown & doubt if it would pay to stick them; the .95 acres in spuds are showing signs of too much moisture. The 1.80 acres in oats on high land is being pastured by man who purchased crops. Mr. R. Bouffard bought the 1942 crops for \$500.00 through Pacific Growers. This property would make a good small mixed farm, but Municipal Dyke & Drainage Taxes are heavy and amount to \$127.00 for this year, or a little over \$5.00 an acre.

The uncleared land offers an ideal site for buildings, and electric light and power are available.

(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

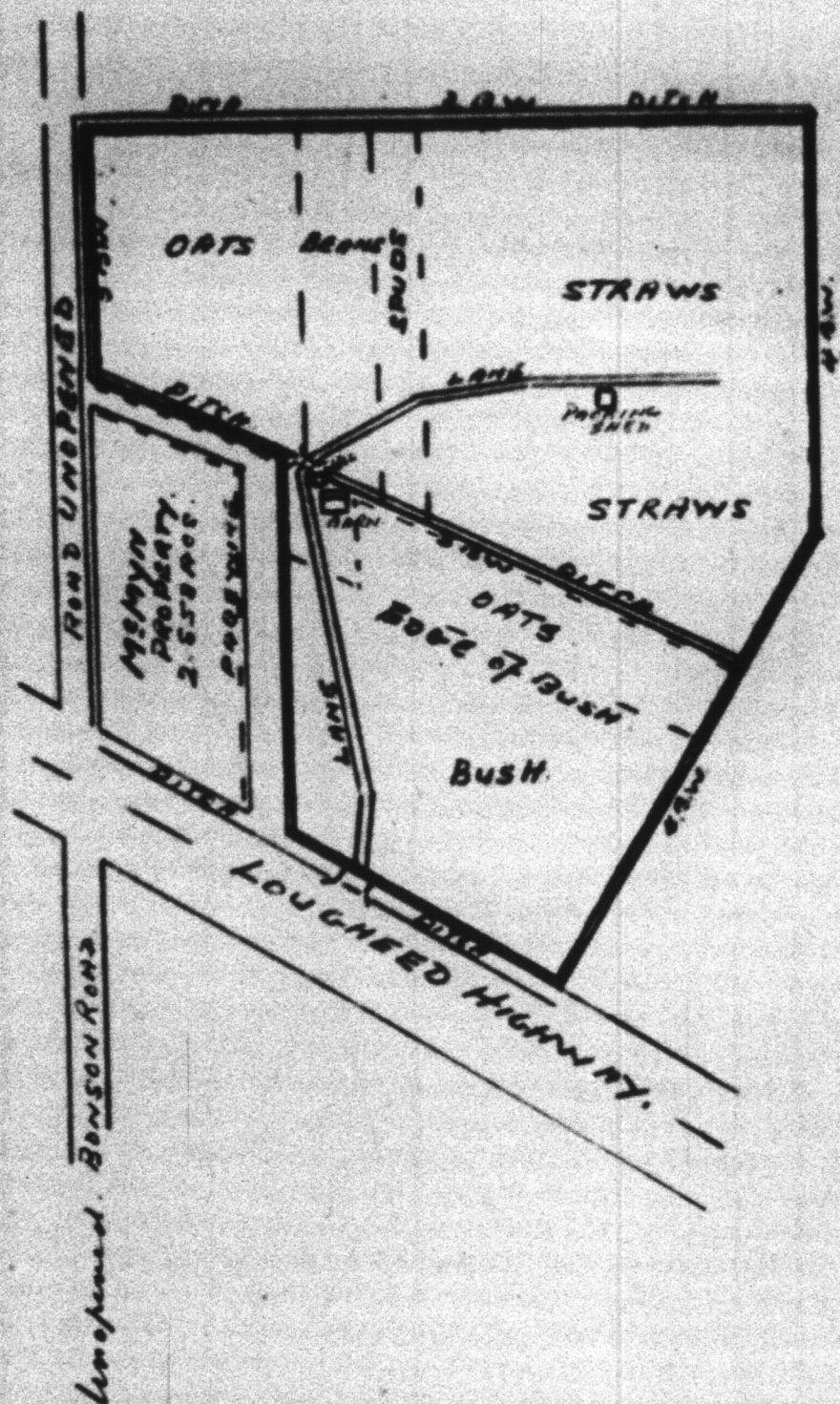
10.15 acres	-	Strawberries, 1st & 2nd year plants.	\$
3.50	"	- Oats - N.G., low land.	\$
.95	"	- Spuds	\$
1.50	"	- Beans	\$
1.80	"	- Oats, high land.	\$
.20	"	- barnyard.	\$
18.10	"		\$
6.90	"	- Bush	\$
25.00	"		\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SHONE SAITO and TATSUO SAITO
Lot 2. of Part of Lots 223 & 224. G.P. 1 MAP. 6457 N.W.D.
2500 ACRES.



SCALE 300' = 1 INCH.



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

value is \$ 1100.00

Date 8th July 1942.

"I.T. BARNET"
District Superintendent.

Extract from Lease.

✓
Files #A249 & A247.

Lessors: Shone SAITO and Tatsuo SAITO.

Lessee: Raymond BOUFFARD.

Date: 15th April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$500.00, paid. Rental for 1943 and subsequent years to be \$200.00.

Property:

Land: Lot 2 of Lots 223 & 224 containing 25 acres more or less. Municipality of Pitt Meadows.

House: Included, also buildings.

Chattels: Livestock and farm implements.

*Lease extended by Collateral Agreement to
Oct 31/43 - \$275 payable July 31/43.*

Lease - Collateral Agreement handed to S.S.B 22/7/43

MEMORANDUM

File Nos.: 4247
 4249
 8273

March 4th, 1944

To: FILE

From: Mr. Green

Re: SAITO, Tatsuo
 SAITO, Shohe
 SAITO, Senjuro

Mr. Tatsuo Saito called on 2/3/44 and advised as follows.

(1) His father (file 8273). Nothing was declared but things were left in the care of Mr. Spiegler. These have all been shipped to his father as per list attached to B. C. Security Commission's letter of March 1st.

(2) Brother and self (files 4247 & 4249). He confirmed that everything has now been taken with them or sold, except truck tire left with Mr. Bouffard for which he has asked us to collect. This is being attended to.

Follow up
on
4247, 8273
only

HFG:IF

4249

Your Div. File No. 41E.269-212

October 3, 1945.

Supt. A. T. Balcher,
Commanding "E" Division,
Royal Canadian Mounted Police,
Vancouver, B. C.

Dear Sir:

Re: Shohe SAITO- J. R. #14293

With reference to your letter of September 20th, in regard to firearms surrendered by persons of Japanese origin under the Defence of Canada Regulations and held by your Department in trust, we wish to advise that your letter was referred to our Department at Ottawa. Attached is a copy of the reply received.

All requests received from persons of Japanese origin for the release of firearms will be referred to your Department, in compliance with the ruling of the Department of Justice.

In order that our records may be complete, we would appreciate receiving from your Department advising this office when any firearms are released.

We are advising Mr. Eric Fisher, of Kamloops, that his inquiry in regard to the shotgun of Shohe Saito has been referred to your Department.

Yours truly,

F. Matheson,
Specified Articles Department.

Enclosure

577 Victoria St.
Kamloops, B.C.
Sept. 17, 1945.

EVACUATION SECTION	
Rec'd	SEP 1 2 1945
File No.	4249
Ref.	<i>[Signature]</i>

The Custodian of Enemy Property,
Department of the Secretary of State,
Vancouver, B.C.

Dear Sir:

I am desirous of purchasing a Shotgun
from a Japanese here in Kamloops. His
name is "Shohoe Saito".

His receipt for this gun reads as
follows:

B.C. Police No. 2411
Defence of Canada Regulations
Received from "Shohoe Saito"
of "Pitt Meadows
B.C."

the following described firearm
Type "shotgun (Pump)"
Make "Winchester"
Calibre "12ga" No. "187433"
Other marks and defects
"none"

Date "Nov. 14, 1940
Place or Station
"Port Coquitlam, B.C."

Please advise me if you will grant me the
Necessary permission to purchase this gun
and if so how to proceed.

Yours very truly,

Eric Fisher

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA, 1927. CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.
May 12, 1948

IN THE MATTER OF THE CLAIM OF
SHOME & TATSUO SAITO

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.E. COBUS, Esq., 8

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

T. Saito
In Chief

MR. COBUS: Your honour, the next claim is that of
Shone and Tatsuo Saito, No. 114 on the list.

THE COMMISSIONER: That will be case No. 114, then.

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

MR. COBUS: This is a combined claim, your honour,
and this witness will represent both individuals.

10 This claim, your honour, is for real pro-
perty only. The amount shown on the claim re-
mains at \$3,000.00, and the credit to the Custo-
dian is \$1,142.00, leaving a net claim of \$1,858.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, the real property for which you are
claiming was jointly owned by yourself and your
brother, Shone Saito?

A: That is right.

Q: Is this document a document signed by your bro-
ther Shone Saito?

A: Yes.

20 MR. COBUS: I would ask to file this document which
is headed "Authority to Represent," addressed
to Tatsuo Saito, reading: "This will be your
authority to represent me in connection with my
half interest in our joint farm property in
Pitt Meadows Municipality before the Royal
Commission hearing Japanese Property Claims
at Kamloops, B.C.," and which is dated May 1st
1948 and signed "S. Saito."

30

I file that as the first exhibit.

(LETTER MARKED EXHIBIT NO. 1)

Q: Witness, I produce to you a document concerning the real property for which you are claiming. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: That is right.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

10 MR. COBUS: The subject matter of the claim is a 25 acre plot of land which was purchased in 1939 for \$1,750.00. At the date of purchase 16 acres were cleared, nine were uncleared. There were no improvements on the property. The claimant estimates the value of the property at the date of sale at \$3,000.00. He shows that nine acres are still uncleared, two acres are cultivated, planted, and in crop there were 14 acres of strawberries. As to improvements made on the
20 land, apart from buildings, since the date of purchase, he lists plowing and cultivating and clearing land and planting berries. He erected a post and barbed wire fence about 2,000 feet across the boundary with the McKyn property, planted about 100 fruit trees, mixed, in 1941 at a cost of about \$125.00. He dug a well and put in about 2,000 feet of drainage ditches, cedar covered by his own labour, the cost of which he estimates to be \$150.00.

30 He erected two buildings on the property,

a frame shed 16 by 22, and a packing shed 14 by 20. He values both of them at \$275.00.

10 With respect to the appraiser's report, the claimant says that the well was quite okay with good water supply when they left the land. He points out that the land had been cleared and cultivated. He doesn't consider that the clearing of the bush portion of the land would be heavy because there were few big trees and mostly under-brush. He considers that the valuation of \$1,163.00 to be much below a fair value. He points out that the property was well located, and a mile from Pitt Meadows, B.C. The soil was very good for growing small fruits and there was an ample supply of timber for cordwood in the bush. He believes that the property would be worth at least \$3,000.00 when sold by the Custodian for \$1142.00.

20 I would ask my learned friend to produce the Farm Appraisal Report.

I would first like to file the statement concerning the real property claim, your honour.

(STATEMENT MARKED EXHIBIT NO. 2)

I would file the Farm Appraisal Report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3)

Would my learned friend admit that the assessment on the property claimed for in 1942 was \$2,800.00?

MR. McTAVISH: That is correct, your honour.

30 MR. COBUS: Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for a fair market value. No questions, your honour; it is purely a question of value.

THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

10

Gordon Hambleton
G. Hambleton
Official Reporter

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

J.R. Archibald
Sub-Commissioner

20

30

Form A, Sheet No.
32 - 3.

DEFENCE BRIEF

Kamloops, B.C.
May 12, 1948.

Shone & Tatsuo SAITO

File No.s. 4247 & 4249

Case No. 114

REAL PROPERTY CLAIM

1. Real Property Claim

\$3000.00

Appraised at

\$1163.00

Sold for

\$1142.00

Witnesses: 1. L. B. Plumbly, Appraiser,
Exhibit No. 3. 'No house
on the land, merely a barn
and packing shed; 18.1 acres
cleared, and 6.9 acres
uncleared, which would cost
at least \$150. per acre to
reclaim. 10.15 acres in
strawberries, so weedy and
overgrown with June grass -
looks like a hayfield, Canada
thistles are bad, and smart
weed. Municipal Dye &
Drainage Taxes are heavy and
amounted to \$127.00 in 1942,
or a little over \$5.00 per
acre.'
Also, condition of well and
the cost of clearing 6.9
acres of uncleared land.

Summary of Defence
Witnesses

Where
Required

Summary of Documents
to be filed

Witness Proving
Same

L. B. Plumbly

1

HAC/mw

BRIEFNotes in DefenceKamloops, B.C.
May 12, 1948
V.L.A. DealIn the Matter of the Claim of
Shone & Tetsuo SAITOFile Nos. 4247 & 4249Case No. 114Claim: Real Property - Farm Lands & Buildings - V.L.A. Deal

Amount of Claim \$3000.00

Custodian Sale Price \$1142.00 to V.L.A.

Ex. 3 S.S.B. Appraisal - L.B. Plumbly 7th July 1942	
Buildings \$100.00	Top \$125.00
Land 1063.00	
Total \$1163.00	
Mr. Barnet \$1100.00	

1942 Assessment - Land	\$2500.00	
Improvements	300.00	
	<u>\$2800.00</u>	Taxes \$46.32

Defence: Real Property was sold for its fair market value.
Merely a question of value.

There is no house on this land, merely a barn and a packing shed. From Ex. 3, S.S.B. Appraisal by Mr. L.B. Plumbly - 18.1 acres are cleared and 6.9 acres are uncleared which would cost at least \$150.00 per acre to reclaim. 10.15 acres were in strawberries which became so weedy and grown over with June grass, they look more like a hayfield. Canadian thistles are bad and smart weed. Municipal Dyke and Drainage Taxes are heavy and amounted to \$127.00 in 1942, or a little over \$5.00 an acre.

MEMO: Mr. Plumbly's evidence required re condition of well and cost of clearing 6.9 acres of uncleared land.

Ex. 2 - Claimant's statement - 16 acres - cleared
9 uncleared.

HAC/mw

Name of Claimant SAITO, Tatsuo & Shoko

Case 114

Custodian File 4247 & 4249

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
					1142		845.65				845.65	
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										845.65		

4247
4249

January 2nd, 1951

Mr. Tatsuo SAITO &
Mr. Shoko SAITO,
772 Bergstrom Rd.,
R. R. # 4, New Westminster, B. C.

Dear Sirs:

Re: Japanese Property Claims Commission

Case No. 114

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 845.65.

Cheque in your favour is enclosed for \$ 815.31
and we have paid the Co-Operative Committee .. \$ 30.34
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGB:EK
Encl.