

PERMANENT STATEMENT

5971

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE NO

EXHIBIT NO

DATE

FILLED BY

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 6003

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

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)
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

REMARKS:

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)

G. Lait

J. B. Ramsey
Witness

FOR DEPARTMENTAL USE

26B.

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

FILE NO.

2389

EXHIBIT NO.

1276-V

DATE

NOV 22 1940

FILLED BY

K. J. T. [Signature]

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The 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. ISM

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

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)
12 \$5.00 war savings certificates in owners possession8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Ins. Co. Vancouver B.C. no unknown \$1000.
25 yr. endowment, beneficiary Mrs. Kanu Saito.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: noneREMARKS: none

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 1942.

(Signature)

K. Saito

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 15/43

File No. 5971

Full Name SAITO, Yusuke
(Surname in Block Letters)

Registration No. 09280

Male - Female
(Check)

Age Dec. 22, 1889

Former Address House No. 9, Fraser Mills, B. C.

Date Evacuated 26/3/42

Naturalized - Canadian-Born - National
(Check)

Present Address Lethbridge, Alta.

c/o D.L. Paxman
Box 41 Raymond, Alta.
B.C. 4/4/46

Married - Single
(Check)

nee

Name of Wife (SHIRAKAWA) Kimu #01509

Name of Husband

Name of Mother MAEDA, Saki (Japan)

Name of Father

Names of Children under 16 Reiko (F) 3/7/32

Requested by GM

Registered with Custodian

(Yes or No)

Additional Information Mill worker. Owns 40 acres at Comox, V.I.

✓

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.

[Signature]

Date....April 2nd, 1946.

REAL PROPERTY MEMORANDUM

File No. 5971.

Name.....Yusuke SAITO.....Registration No.....09280

Re: Catalogue No. 532.

Address: Comox, V. I., B. C.

Legal Description: SE $\frac{1}{4}$ Lot 156 (D.D. 32375-I) (40 ac. m/l).
(Vacant land).



TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 4815-N Whereabouts: Owner. Applied for today.

✓ Registered owner: Yusuke SAITO Reg. No. 09280

✓ Property: 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.

✓ B. Charges.

X Registered: Reservations of minerals etc. in favour of the Esquimalt and Nanaimo Railway Company.

✓ Vesting: D.F. 50301 (October 15th, 1942).

✓ Unregistered: No evidence of any.

Taxes: \$12.64 (1946). In course of payment. - Paid April 23/46

Water: None.

Insurance: None.

✓ Assessed Value: Land: \$400.00. Improvements: \$100.00.

✓ Valuation by Appraiser: \$350.00.

✓ Amount of Bid: \$400.00.

✓ Approved by Advisory Committee: April 2nd, 1946.

✓ Paid as shown in attached letter: \$400.00 - April 13, 1946.

✓ Name of transferee as attached letter: Eustace Smith.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Vacant.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

None.

Chattels: Particulars of those stored on the premises.

None.

Named Agent: Office.

R. G. Bell.

Copy

5971
GP

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
possible revenue from
timber

\$200.00

150.00

350.00

EUSTACE SMITH

TIMBER ESTIMATING
AND
TOPOGRAPHICAL LOGGING MAPS
TIMBER BROKER

1314 STANDARD BANK BUILDING
VANCOUVER, B. C.

MARCH 28th. 1946

Mr. F. G. Shears,
Custodian - Japanese Evacuation Section,
506 - Royal Bank Building,
Vancouver, B. C.

MAILED	MAR 29 1946
FILE NO.	5971
DATE	
RECEIVED	

DEAR SIR:-

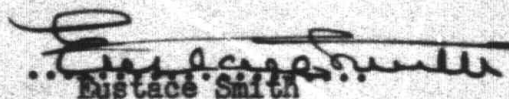
Following up my conversation with you this morning regarding a property in the Comex district, listed as one of the unsold Japanese properties No. 532 - which consists of the South-east quarter of Lot 156, File No. 5971 - with a minimum price set of \$350.00.

I would be interested in purchasing this property, and am prepared to make an offer of \$400.00 net cash, and am enclosing herewith cheque for \$40.00, (covering 10% of this offer), as evidence of good faith.

In this case, of course, it would not be necessary for you to pay any commission as, although I am in the Real Estate business, I am purchasing this property for myself.

Will be glad to hear from you at your convenience as to whether this offer is accepted or not.

Yours very truly,


Eustace Smith

ES/G.

ENC.

PROPERTIES SUSPENSE ACCOUNT

Catalogue No. 532
File No. 5971
Comm. V. I., B. G.
SER 156/D.D.32975-1/(40 ac.m/1)

June 22, 1946.

EUSTACE SMITH
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 13th, 1946)

	DEBIT	CREDIT
Purchase price	\$400.00	
Cheques received		\$400.00
Registration fees on deed - \$400.00	4.80	
Purchaser's proportion of taxes for 1946 - 102/365 x \$12.64	3.53	
Balance owing by purchaser		8.33
	\$408.33	\$408.33

BALANCE OWING BY PURCHASER \$8.33

STATEMENT RE SALE OF:

Name: SAITO, Yusuke

Catalogue No: 532

File No: 5971

Street Address: Comox, B. C.

Legal Description: SE $\frac{1}{4}$ 156 (D.D. 32375-I).

Date of Sale and Adjustments April 13/46.

Sale Price

\$ 400.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Mortgage~~~~Mortgage~~

Adjustments:

~~Real Estate Commission~~

3.53

Taxes

~~Interest~~11.50\$403.53

Net Proceeds credited to your account

\$392.03

Date:.... November 15th, 1946,.....

Compiled by:..... Mr. Geo. Peters,.....

File No. 5971.
Catalogue No. 532.

June 21st, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yusuke SAITO
S.E. $\frac{1}{4}$ of D.L. 156, Comox
Dist., containing 40 acres,
more or less, shown coloured
green on plan deposited under
D.P. 32375-1.

With reference to the above property which was recorded in the Victoria Land Registry Office, May 30th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 40101-N, dated May 25th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 40102-N, dated May 25th, 1946, registering the property in the name of Eustace Smith (Deed).
3. Duplicate of Transmission dated May 6th, 1946.
4. Duplicate of Deed dated May 6th, 1946 - Secretary of State to Eustace Smith.
5. Certificate of Indefeasible Title number 40102-N, dated May 31st, 1946, covering the above property in the name of Eustace Smith.

D. A. Cramer

DAG:JS
Atch.

Catalogue No. 532
File No. 5971
Comox, V. I., B. C.
SE 156/D.D.32375-1(40 ac.m/1)

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Dated at VANCOUVER B. C., this 4th day of JULY 1946.

Signed

Eustace Smith

Eustace Smith

Return to the Custodian

GENERAL SUMMARY

File 5971.

Yusuke SAITO.

Reg. No. 09280.

This 33-year old Farmer-Millworker, a Japanese National, of Vancouver, signed a Custodian "JP" declaration form on April 25th, 1942. He was contacted on March 26th, 1942.

His wife (File 6003) signed a Custodian "No Property" card on April 18th, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of Real Property (40 acres farm land in Comox district) in course of sale for \$400.00 at the present time.

Personal Property: Declarant stated he owned no Chattels in the protected area.

Specified Articles: None.

Accounts Receivable: None.

Bonds, Shares, etc.: \$150.00 in Victory Bonds and 15 War Savings Certificates @ \$5.00 declared to be in owner's possession, and no left.

Bank Accounts: None.

Life Insurance: None.

Liabilities: See Claims Statement for particulars of two small debts (\$1.26 and \$10.00) carried in this file.

Funds: There is a debit balance of \$4.36 in this account at the present time.

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

2nd April, 1946.



RHB/P.

File No: 5971
6003

October 2nd, 1944

CLAIMS DEPARTMENT

Yusuke SAITO - No. 09280 - File No. 5971

Kino SAITO (Mrs. Yusuke) - No. 03509 - File No. 6003

CREDITORS:-

1. Komura Bros. \$ 1.26
(Against Y. SAITO File No. 5971)
2. The Medical Clinic..... 10.00
(Against Mrs. Kino SAITO File No. 6003)

P

5971.
Cat. No. 532.

April 2nd, 1946.

Mr. Yusuke SAITO,
Registration No. 09280,
c/o Mr. D. P. Taxman,
Raymond, Alta.

Dear Sir:

Re: 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.

In conformity with the Dominion Government's policy
of liquidation the above property was included in a catalogue published
in the Spring of 1944 and was widely advertised for sale.

In spite of this publicity and the efforts of real
estate agents no acceptable bid was received until recently but we have
now received an offer of \$400.00, which is in line with the value placed
on the property by a qualified independent appraiser and is therefore
being forwarded to Ottawa for acceptance.

As soon as the final adjustments (taxes, etc.) that are
incidental to all sales of real property have been made a complete
statement of the transaction will be sent you, together with a statement
of your account showing the net proceeds passed to your credit, and your
current credit balance. In the meantime we would be obliged if you would
send us your Certificate of Title (No. 4815-N) and we enclose a stamped
addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

5971.
Cat. No. 532.

November 15th, 1946.

Mr. Yuzuke SAITO,
Registration No. 09280,
c/o Mr. D. L. Paxman,
P. O. Box 297,
Raymond, Alta.

Dear Sir:

Re: The SE $\frac{1}{2}$ of Lot 156, Comox District, containing 40
acres, more or less, as shown coloured green on
plan deposited under D.D. 32375-I.

The sale referred to in our letter of the 2nd April, 1946,
has been completed and for your information we enclose a complete state-
ment of the transaction, showing the net proceeds (\$392.03) transferred
to the credit of your account.

We also enclose our Accounting Department's statement of
your account, including the above item, and showing a balance of \$340.74
standing at your credit. We shall be glad to supply further information
regarding any item that may not be quite clear to you.

In our letter of April 2nd, referred to above, we requested
you to send in to this office your Certificate of Title No. 4815-M. We
cannot trace having received this document from you, and we would suggest
that you now give this matter your attention.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.

c.c. to Dept. of Labour, Japanese Division.

5971.

Mailed 16/8/47

August 16th, 1947.

REGISTERED MAIL.

Mr. Yusuke SAITO,
Registration No. 09280,
c/o Mr. D. L. Paxman,
Box 297,
Raymond, Alta.

Dear Sir:

This file is up for review in connection with outstanding liabilities, and it is noted that you have not replied to our letter of the 2nd October, 1944, regarding the following claims:

\$ 1.26 Komura Bros., Vancouver.
\$10.00 The Medical Clinic, Vancouver.

TA/15/11

As there are funds in your account to pay these claims, if correct, we propose paying them, to the debit of your account, unless we hear from you to the contrary before the end of this month.

We are taking advantage of this review to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: As advised you at the time, your Comox property (Cat. 532), consisting of a parcel of about 40 acres of land, on which there were no buildings but some second growth timber suitable for pit props, was sold (Apr. 13/46) for \$400.00, which was somewhat more than the value placed on it by a qualified independent appraiser (i.e. \$200.00 for the land, plus a possible \$150.00 for the standing timber). A complete statement of the transaction was mailed to you with our letter of the 15th November, 1946, showing net proceeds (\$392.03) passed to the credit of your account on the 13th April, 1946.

We regret to note from your letter of the 13th April, 1946, that you are dissatisfied with the price realized. We are satisfied that this price represented its full market value at time of sale for it had been widely advertised during the two years it was on the market, a period during which there was a wide-spread demand for small farms, and land suitable for that purpose.

(Over)

Mr. Yusuke SAITO.

Page 2.

August 16th, 1947.

Personal Property: You declared that you had left no chattels in the protected areas of British Columbia and the evidence on your file confirms this statement.

Bonds, Shares, etc.: The Victory Bonds (\$150.00) and War Savings Certificates (15 @ \$5.00) declared by you remained in your possession and did not come under our administration.

Liabilities: Those disclosed in your file are dealt with above.

Funds: There is a balance of \$340.74 standing at the credit of your account at the present time, as per statement forwarded you on the 15th November, 1946. As your account is now an inactive one it is desired to remit you these funds and close your account, which we will do after hearing from you regarding the debts referred to above, or, alternatively, at the beginning of next month if we do not hear from you in the meantime.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

Case 1276.

Dec. 26/50.

157 Glenholme Ave.,
Toronto 10, Ont.

Campbell Brazil Fisher
McMaster & Johnston,

Dear Sir:—

Re Japanese Property Claim
Commission, Case 1276,
Re Yumiko Saito:—D.

I've received your letter regarding Property
Claim for my ^{late} father in the trial my mother
and myself gave evidence at the trial.

There was no will of any sort left
by my father due to the fact he died so
suddenly and furthermore I myself took all
family matters up to and after the war.
Name and ages of the family.

6-2 Mrs. Kinu Saito. mother (June 7, 1949) 56

2-3-3-1 Ichimatsu Saito son 35

3-2-4-1 Ichimi Saito son 27

Reiko Saito daughter 18.

I hope above informations are satisfactory and
any more informations required I'll be glad
to give assistance.

Sincerely Yours.

Ichimatsu Saito

P.S. note change of address to 157 Glenholme Ave
Toronto 10, Ont.

January 8, 1951.

Mr. R.J. McMaster,
Barrister & Solicitor,
1408 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 1276

We enclose herein form of Release in connection with
the above case for signature by the three beneficiaries of the
Estate.

Letter of Authorization for Payment of a small
amount of legal fees is also enclosed.

Yours very truly,

F.G. Shears,
Director.

FGB/GW
Encl.

CLAIM ON REAL PROPERTY

Claimant: Hironditsu SALTU, representing
Iusuke SALTU, (deceased)

File 2389
File 597A.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>	<u>Remarks</u>
(1) \$1,200.00	Undeveloped Farmland (40 acres), Comox, B. C.	\$1,200.00	\$500.00	\$350.00	\$400.00	(1) This property (Custodian Cat. 532) consists of about 40 acres of uncleared land, to which only access is by an old skid road. Second-growth timber on the land, suitable for pit props or railroad sleepers was included, @ \$150.00, in appraiser's over-all valuation of \$350.00, the land being valued @ \$5.00 per acre, or \$200.00.
\$ 339.48	Acknowledged Custodian Credit					
<u>\$ 860.52</u>	<u>Amount of Claim</u>					

Vancouver, B. C., July 28/48.

PCB/P.

[Handwritten signature]

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1967, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,
November 22, 1968.

IN THE MATTER OF THE CLAIM OF
YUKIO SAITO

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHROST, Esq., K.C., appearing for the
Dominion Govern-
ment.

R. A. HUNT, Esq., appearing for
the claimant.

A. SMITH, Esq., Secretary

D. J. HANFORD, Esq., Official Inter-
preter

F. M. HENDERSON, Esq., Official Reporter

K. Saito
Exam.

CASE NO. 1874

MR. BENT: I should explain that actually this small piece of uncleared real estate was registered in the name of Yasuke Saito, who died in March 1947 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. CHURCHILL: They are making the claim in behalf of the whole estate?

MR. BENT: Yes.

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

DIRECT EXAMINATION BY MR. BENT:

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 Yasuke Saito?

A. Yes.

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

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

DIRECT EXAMINATION BY MR. BENT:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes, sir.

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

2 A. Yes.

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

5 Q. I understand that you are the eldest son of
6 the late Mr. Bunaka Saigo? A. Yes.

7 Q. And I understand your father owned a piece
8 of bushland, undeveloped, near Gomer, N.C.?

9 A. Yes.

10 Q. Apparently it comprised about 40 acres?

11 A. Yes, sir.

12 Q. I take it you were the one who gave instruc-
13 tions to have this form prepared? A. Yes.

14 Q. To your knowledge your father paid \$400 to
15 this man Dunbar for it in 1922?

16 A. Yes, sir.

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

20 A. There has been nothing done at all.

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

23 A. Yes, sir.

24 Q. Now, can you tell us how you calculate the
25 value at \$1,200 if your father only paid \$400 for it
26 23 years ago and you now calculate it to be worth
27 \$1,200? Can you tell us how you arrive at that estimate?

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

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

3 Q. Your calculation in the property is now worth
4 about \$20 an acre?

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

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

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

10 Q. You have seen this property?

11 A. Yes.

12 MR. CHRISTIE: I tender as Exhibit 3 the appraisal
13 of H. E. Burford, made in 1944. The appraised amount
14 was \$200.

15 (APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT NO. 3)

16 MR. BERT: Mr. Burford says that there is about 7 1/2
17 acres of alder bottom near the east centre and he
18 doesn't say what other timber is there although he says
19 it is possible some ties and mine props could be made
20 from it and estimates the value at \$150. Do you
21 agree that about 7 1/2 acres is alder?

22 A. I won't say exactly 7 1/2 acres, but part of
23 it was alder.

24 Q. That is of no value?

25 A. No.

26 Q. It is a nuisance to get rid of?

27 A. Yes, I guess it is.

28 Q. Now about the other 50 1/2 acres, what is on that?

29 A. It is practically all timber.

30 Q. What kind, fir or pine?

A. Fir trees.

Q. When you estimate the value of that at \$2000
do you mean standing or after it is cut?

1 A. After it is in mine props and ties.

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

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

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

6 A. I suppose I couldn't.

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

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

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

17
18 CROSS-EXAMINATION BY MR. CORMIER:

19 Q. I produce a J.P. form dated the 29th of
20 April, 1942, whose signature is that?

21 A. That is my father's signature.

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

24 A. That is mine.

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

26 Q. This property was not taxed?

27 A. It was not taxed.

28 Q. And had you ever obtained any revenue from it
29 at all?

A. No, nothing at all.

30 Q. That is all, thank you.

(CERTIFICATE OF RECOMMENDED MARKET VALUE NO. 4)

(APPROVED FOR THE YEAR 1944 MARKET VALUE NO. 5)

(REAL PROPERTY MARKET VALUE NO. 6)

RE. GIBSON: It is submitted, your honor, that
the real property was sold at its fair market value.

(RECOMMENDED ADVISORY SIZE 125)

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

J. A. McGibbon
"J. A. McGIBSON"
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.

W. A. McGibbon
"W. A. McGIBSON"
Deputy Commissioner.

DEFENCE BRIEF

Yusuke SAITO, deceased
Hiromitsu SAITO

Toronto, Ontario.
November, 22, 1948.

File Nos. 5971
2389

Case No. 1276

REAL PROPERTY CLAIM

This is a claim for loss on real estate registered in the name of Yusuke SAITO, deceased, (died Mar.10/47) made by widow and eldest son, and as the son, Hiromitsu SAITO knew more about the property, he testified at the Hearing.

Claim

\$1200.00

Appraised at

\$350.00

Sold for

\$400.00

Witness: R.U. Hurford, appraiser.

This property consists of 40 acres of uncleared land in Comox District.

Claimant states property was purchased by his father in 1922 for \$600.00. Exhibit No. 1.

Appraiser reports only access is by an old skid road. Second growth timber on the land suitable for pit props or railroad sleepers - valued by appraiser at \$150.00. Appraiser valued land at \$5.00 an acre.

Trans P. 5 L 5, Claimant admits he could not sell the timber standing for \$300.00, and P. 5 L 11-16, admits skid road in to property pretty well covered up, and no road within the property itself.

Submission: "It is submitted that the real property was sold at its fair market value."

Witness:

R. U. HURFORD.

resale Dec/47 for \$1000

HA

Name of Claimant **SAITO, Yusuke (deceased)**
 " **Hironitsu**
 Custodian File **5971 & 2389**

Case **1276**

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
		409.00	40.00	12.50				SPECIAL			100.00
									52.50		
<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 & Not Found & 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION										152.50	