Name of Claimant ITO, Gihachi Case 469

Custodian File ~~3875~~ 3875

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1022.		921.48				921.48

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	
182.50	59.00	17.70	32.24%	446.55	143.96			161.66

TOTAL RECOMMENDATION	1083.14

CASE NO: 469.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 24th, 1948.

IN THE MATTER OF THE CLAIM OF

GIHACHI ITO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 469.

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 HII. BIRD, COMMISSIONER).

Lethbridge, Alberta,

March 24th, 1948.

IN THE MATTER OF THE CLAIM OF

GIHACHI ITO.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

MR. VIRTUE: The first case this afternoon is Gihachi Ito, No. 15.

THE SECRETARY: This is Case No. 469, Gihachi Ito.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Ito, I show you a statement of your land with the value of the land and the improvements and buildings. Did you prepare that with the assistance of your Interpreter? A: Yes, this is information that was obtained in connection with the Association before I left, and the information was supplied from the information that I had on hand from them.

Q Is it true? A: Yes.

Q All right. I will file that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. VIRTUE: Q: Now this is the statement of his personal chattels in connection with the original proof of claim, that is the list as filed, did he prepare that in the same way and is it true?

A Yes.

MR. VIRTUE: I will offer that as the next exhibit, Mr. Secretary.

(DOCUMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: And this third statement with his signature on it is the brief statement of his claim showing when he bought and what improvements he put on and what planting, and so on, he did.

Ask him if he prepared that in the same way and if it is true. A: Yes.

MR. VIRTUE: I will put this in as Exhibit No. 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: You bought this property in 1928, did you?

A Yes.

Q And at that time it was uncleared and full of rocks, trees, and so on?

A It was uncleared in its original condition.

Q And then you put on the buildings, cleared it, and did all the planting, and so on, that you have described in this statement?

A Yes.

Q Now I am just going to ask you about one or two items in this statement. Do you remember a claim you made in respect of a spray pump set which you valued at $19.00? A: Yes.

Q When did you buy that spray pump set?

A One year before I was evacuated.

Q A year before you were evacuated?

A Yes.

Q What did you pay for it? A: $19.00.

Q $19.00? A: Yes, bought it for $19.00.

Q Was it bought new or secondhand?

A Yes, it was new.

Q New? A: Yes.

Q Was it in good shape when you left when you were evacuated? A: Yes, I only used it for a year. It was in good condition.

Q Does he know that it was sold for $1.50?

A Yes, I heard from the Custodian it had been sold for that amount and I was very dissatisfied with it.

Q Very dissatisfied? A: Yes.

Q Now I will ask you about one other item here. Does he remember a stump puller that was valued at $15.00? A: Valued $15.00?

Q Yes, $15.00 he valued it at.

A Yes.

Q Was it worth that price? A: Yes, it was worth $15.00 which is why I bought it.

Q Which is why he bought it? A: Yes.

Q Was it in good working condition when he left?

A Yes.

Q Now in connection with your household furnishings you claim for three bed sets, which you valued at $97.00, three bed sets which you valued at $97.00?

A Yes.

Q He remembers about that, does he?

A Yes.

Q And does he mean by a bed set, what does it consist of? A: The bed, spring and mattress, the three of them.

Q The bed, spring and mattress?

A Three sets of bed, spring and mattress.

Q Three sets, a bed, spring and mattress?

A Yes.

Q What condition were they in when they left?

A I purchased them only 2 or 3 years before I left and they were in quite good condition.

Q Does he remember what he paid for them when he bought them? A: I bought them for $97.00.

Q And does he know any reason why the Custodian should abandon them, throw them away?

THE COMMISSIONER: Mr. Virtue, if you would file the Custodian's analysis of the claim, it would be easier for me to follow it.

MR. VIRTUE: I beg your pardon; I should have done that. I will file it now, sir, on behalfof the Custodian, and I hope, if I forget again, that Mr. Hunter will remind me.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: What does he say about that? Was there any reason why the Custodian should abandon that stuff? A: No, there was no reason as far as I know.

Q Did he buy those beds in Vancouver, the three beds?

A Yes, in Powell Street, in Vancouver.

Q In Powell Street in Vancouver?

A Yes.

Q Were they new when he bought them?

A Yes.

Q All right, thank you.

MR. HUNTER: It is submitted that the real property, my lord, was sold for its fair market value. It is submitted that those items of the personal property which were sold were sold for their fair market value. It is submitted that a large proportion of the items claimed for were not

declared until May of '44, and that they had been deliberately secreted from the Custodian and that when the place of hiding was disclosed, they were missing and that, accordingly, the loss is entirely due to the lack of co-operation of the claimant. It is submitted that there are a number of items claimed for which were not declared and were never found, and that, in any event, the prices claimdd are excessive. It is submitted that the prices claimed for, for articles which were lost, destroyed or stolen, are exorbitant. It is submitted that the articles abandoned were abandoned because they had no fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Ito (indicating)?

A I am not sure whether this is my signature. The "Ito" looks like my signature, but the first part of the name doesn't look like my writing.

Q Did you sign that document?

A The "Ito" looks like my writing, but the first part of the name doesn't.

Q Did you or did you not sign that document?

A I repeat that the "Ito" looks like my writing but that the first part of the first name doesn't look like my writing.

Q Do you recall signing that document?

A I don't remember.

THE COMMISSIONER: You might be able to get from him whether he signed some document at Hastings Park.

MR. HUNTER: I was just about to ask him that, my lord.

Q Did you sign some document at Hastings Park declaring your property?

A No , I was never at Hastings Park and never signed any document there.

Q Did you sign any document declaring your property to the Custodian? A: I do not remember.

Q Where were you on the 15th of April, 1942?

MR. VIRTUE: My lord, I am only interrupting to perhaps shorten things. If my learned friend will let me look at that, I might be able to admit it for the purposes of this hearing.

THE COMMISSIONER: All right.

MR. VIRTUE: Oh, I think, sir, for the purposes of this hearing, anyway, I will admit that. I will admit that it is a very strange-looking signature. It might be anything. It doesn't look like this man's signature on other papers but for the purposes of the hearing, we will admit it.

MR. HUNTER: Under the heading "statement of personal property owned", my lord, it reads "bedding, 2 tables, 22 chairs, kitchen stove, heater, dresser, bookcase, gramophone, Buddhist temple miniature, farming tools and implements, furniture and tools, and lumber in the root house and bunkhouse. All the furniture to be left in house at Westminster Road, New Westminster, B.C." He also adds that there is a dog left but I don't think there is a claim for that. I will file that as Exhibit 5.

(DOCUMENT MARKED EXHIBIT NO. 5).

MR. HUNTER: Q: Was this letter written upon your instructions (indicating)?

A Yes, this is a letter that I had my son write, I think.

Q He thinks? A: Yes.

Q Do you know? A: Yes, my daughter wrote it. It is my mistake. He said "my child".

MR. VIRTUE: Q: Didhe say "my daughter wrote it"?

A Yes.

MR. HUNTER: This is a letter, my lord, which I propose to put in which is dated May 20th, 1944, addressed to the Custodian and it is signed G. Ito, pardon me, it is signed Y. Okita per G. Ito. (Reading letter).

Q Now, Mr. Ito, in this letter you have enumerated certain items which were hidden in the attic of the pickers' house. Now then, you add "some more this and thats but can't think of it". Are you able to tell us at this time what else in addition to the items you have mentioned here that you had up there? Possibly the Interpreter should read you the items you have here.

A (Interpreter reading letter to witness). There is about a quarter of a 40 gallon can of gasoline.

Q Can you remember anything else?

A And then in the corner of the house --

Q No, I want what was in the attic of the pickers' house. That is the place where you had things hidden. I want to know whether aside from these

articles that the Interpreter has read to you whether you can recall anything else that you left in that hidden attic? A: Yes, I will tell you as many as I can remember.

Q You do that then. A: A cable.

Q Well the cable you have already mentioned in here. Did you read these items here to him?

THE INTERPRETER: No. (Reading to witness).

THE COMMISSIONER: I have little prospect that this man is going to recall anything more than what is on there.

MR. HUNTER: I quite agree. We are probably wasting time, my lord.

A There should have been a carpet.

Q There should have been a carpet? A: Yes.

Q Anything else? A: Three rolls of carpet.

Q Do you mean linoleum? A: Yes.

Q Now what about this? You say "We had one stump puller". Was that in that attic?

A No, that wasn't in the attic.

Q Now is there any large item that you recall that was left in this attic which you have not enumerated in this letter?

A I believe there were quite a number of other things but I can't remember what they are.

MR. HUNTER: I will put that in as Exhibit 6, my lord.

(LETTER MARKED EXHIBIT NO. 6).

MR. HUNTER: Reference is now made, my lord, to Exhibit 4, the analysis of personal property claim.

THE COMMISSIONER: Yes.

MR. HUNTER: There are a certain number of items which would seem to have been sold by auction, my lord, and which were declared but not found. Most of those items, it will be observed, are those items which were hidden in this attic, and I might say that after the Custodian was advised of this hidden supply, the field men were immediately sent there but the place had been broken into. It had been boarded up below to exclude entrance and the boards had been pried off and most of the goods were missing. Some of them were still there. I have one tricycle there, not two.

THE COMMISSIONER: Had this place been let by the claimant or by the Custodian?

MR. HUNTER: There is a list of some kind here. There is a lease dated the 21st of May, 1942, from the claimant to Canadian Canners Western Limited.

THE COMMISSIONER: It might be just as well to have him identify that lease.

MR. HUNTER: The signature looks identical with the other one so that I doubt if he will be able to identify it, my lord.

Q Is that your signature, Mr. Ito (indicating)?

THE COMMISSIONER: It might be well to tell him what it is, Mr. Interpreter. Tell him it purports to be a lease granted by himself to whatever the name of that company is of his farm property.

A I didn't lease my property to Canadian Canners.

MR. HUNTER: Q: Is that your signature there?

THE INTERPRETER: My lord, could the claimant's interpreter ask the question? I feel he doesn't understand just the way I put it.

THE COMMISSIONER: Very well.

MR. HARRY AOKI: He says that his signature changes every time he signs so he can't remember it.

THE COMMISSIONER: Let me see the document, will you?

MR. HUNTER: I mean, if necessary, my lord, I can call witnesses from Canadian Canners.

THE COMMISSIONER: I have no doubt. This man seems to suffer from loss of memory, Mr. Virtue. Do you think that perhaps if you ask the question that you might bet an intelligent answer?

MR. VIRTUE: Perhaps if I could see it, sir, I might be able to admit it. It is a lease.

THE COMMISSIONER: Yes. It is rather surprising that the Canadian Canners Company would go to the trouble of affixing a seal to a document if it had never been made.

MR. VIRTUE: I think, sir, for the purposes of this hearing we will admit this lease.

THE COMMISSIONER: Perhaps you can get some explanation, Mr. Virtue, from the witness as to his loss of memory.

MR. VIRTUE: I wonder if my learned friend wouldn't mind asking him if anybody else was accustomed to signing his name to any documents. Perhaps some member of his family.

THE COMMISSIONER: He would remember if he leased the farm.

MR. HUNTER: He said he didn't.

MR. VIRTUE: Q: Did he rent it to them for $400.00?

A No.

MR. VIRTUE: We will admit for the purposes of this hearing that this land was leased in accordance with this document. I have spoken to his daughter.

THE COMMISSIONER: Well do you wish to call the young lady after we are through with this witness?

MR. VIRTUE: Do I wish what?

THE COMMISSIONER: Do you wish to call the young lady after we are through with this witness? Perhaps we can get something more intelligible from her.

MR. VIRTUE: To tell you the truth, I do not see that there is a very great deal of argument about it for this reason. I think I am bound to admit that the articles that were stored in the pickers' house and not revealed until 1944, that as far as such of them as were stolen in the meantime, that we have no claim. Now, I do not say that in making that statement I do not think I am going too far.

THE COMMISSIONER: I think that is a very proper stand for you to take. After all, this gentleman is an old man and possibly he is suffering from loss of memory or has suffered from loss of memory in the last 4 or 5 years.

MR. VIRTUE: Yes. And that leaves so little to argue about here, just a question of the price that was obtained from the remaining articles.

MR. HUNTER: This is a lease, my lord.

MR. VIRTUE: I would like to make it clear, my lord, that the Custodian did find some of those articles and sold those, and as far as those are concerned we are claiming for them.

THE COMMISSIONER: Unquestionably.

MR. HUNTER: This is a lease, my lord, dated the 21st day of May, 1942, between Gihachi Ito and Canadian Canners (Western) Limited for $400.00 and it terminates on December 1st, 1942. That will be Exhibit 7, my lord.

(LEASE MARKED EXHIBIT NO. 7).

MR. HUNTER: My lord, you may notice that in the items declared but not found in the analysis, that in some cases there are numbers shown indicating that only that number of the articles were found.

THE COMMISSIONER: I observe that.

MR. HUNTER: And similarly, under "abandoned" there are a number of different items. I think this form is fairly complete now, my lord.

THE COMMISSIONER: Allright.

MR. HUNTER: I will file now, my lord, the Soldier Settlement Board appraisal.

(APPRAISAL MARKED EXHIBIT NO. 8).

MR. HUNTER: I think the real property is entirely a question of value.

THE COMMISSIONER: Very good. Mr. Virtue, the note that I have made is that you concede that no claim can arise in respect of articles shown as hidden and not declared which were not found subsequemtly.

MR. VIRTUE: That is right, my lord.

THE COMMISSIONER: Very good. Is that all, Mr. Hunter?

MR. HUNTER: That is all.

THE COMMISSIONER: Have you any re-examination, Mr. Virtue?

MR. VIRTUE: I neglected, sir, to ask him about an insurance policy. I think probably my learned friend will admit it for the purposes of record.

MR. HUNTER: This policy is for $1000.00, $700.00 on the building and $300.00 on the contents.

THE COMMISSIONER: You concede that the insurance was carried?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: There is no reason to put it in. It is on the record.

MR. VIRTUE: Except I want to make it clear that $700.00 is on the dwelling house only and $300.00 on the contents. I don't wish to ask this witness any further questions in connection with the appraisal. It might be worth noting in passing that the appraisal report is that this property is "in full industrial area served by bus and interurban". And on page 3 the report shows "lands adjoining and adjacent are being sold in single acres for residential purposes at figures out of all proportion to their actual value as land". In other words, this property is in an area that even at that time the residential property was rapidly advancing into it.

THE COMMISSIONER: Where is it? Oh yes, I know where it is.

MR. VIRTUE: And there is one interesting thing also in

here, it says that it is in a favourable location as to proximity to market and in the most excellent location from the residential point of view.

THE COMMISSIONER: The position that you would take is that if it was sold as a farm, it was not a good sale im the interests of the claimant, and that it should have been sold as residential property?

MR. VIRTUE: Yes, that would enhance its value.

THE COMMISSIONER: Very well.

MR. VIRTUE: And even at that, it was not sold for very much more than the cost of the raw land.

MR. HUNTER: I do not know whether the assessed value is of any good to you, my lord, but it might be helpful.

THE COMMISSIONER: Yes.

MR. HUNTER: This is in 1943, land $900.00, the improvements $400.00.

THE COMMISSIONER: What did you sell it for, Mr. Hunter?

MR. HUNTER: $1022.00.

THE COMMISSIONER: All right, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

Case 469

DEC - 2 1947

ACKNOWLEDGED

Case

Proof of Claim

3875

Leth

15

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: Gihachi Ito

   Registration No. 12699

2. Claimant's address at the time of his evacuation from the protected area: R.R.No.1., New Westminster, B.C.

3. Claimant's present address: Coalhurst, Alberta.

4. Claim relating to real property:

   (a) Street address of real property: R.R.No.1., New Westminster, B.C.

   (b) Legal description of property:
   BLOCK "C" Section (31) Block (5) North Range (2) West Map 4052, in the District of New Westminster.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Farm

(d) Title or interest held by Claimant in the real property:

Vol--Fol. 89059E
Registered Owner in fee simple – no encumbrances.

(e) Fair market value of real property at date of sale:

(I) Land— $ 8,500.00

(II) Buildings— $ 1,500.00 (Residence and Buildings)

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$10,000.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Farm equipment on "said" farm.

Remaining property on "said" residence.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left in hands of Custodian.

	Grindstone on stand	$ 2.00
	Washing equipment	8.50
11	Beds	24.00
4	Tables	6.00
210	Berry trays	31.50
4	T. Straw	48.00
130	lbs. Go West	10.40
1	Barrel Lime	3.00
57	lbs. Sulphur	10.00
150	lbs. Bone Meal	4.50
50	yds. Chicken Manure	45.00
6	Wheelbarrow	6.00
1	Mower	7.00
	Spray Pump set	19.00
	Blacksmith Bellow	17.00
2	Tricycle	15.00
5	Axes	10.00
2	Blocks	18.00
100	ft. Manilla Rope	2.50
280	ft. Cable	25.20
3	Logger's Saw	24.00
5	Scythe	5.00
8	Potato rakes	17.20
5	Hoes	8.35
3	Shovels	4.50
3	Garden rakes	3.75
2	Hay forks	5.00
6	Barrels	4.35
3	Barrels Preserved Vegetables	1.20
17	Wooden Barrels	11.00
	Carpenter tools	15.00
10	gals. Kerosene	2.50
2	Crowbars	4.50
3	Pee Wee	8.00
3	Wedges	3.50
2	Sledge hammer	3.50
3	Mattick	4.50
~~##~~	~~##########~~	~~#####~~
1	Stump Puller	15.00
200	lbs Wheat	2.50
		$455.95

(c) In whose care was property left by the Claimant at date of evacuation?

Custodian

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

HOUSE FURNISHINGS

3 Bed sets	$97.00
2 Tables	5.00
22 Chairs	19.30
1 Kitchen stove	37.00
2 Heaters	21.00
1 Kitchen closet	20.00
1 Dresser	22.00
1 Portable closet	6.50
1 Book closet	15.00
Miniature Buddhist Temple	55.00
Kitchen ware	13.30
Chinaware	59.25
Glassware	9.35
Washing equipment	8.50
1 Dress drawer	5.00
Linoleum (Inlaid) 6 rolls	30.00
Lamps and Globes	6.75
Lanterns and Globes	4.00
1 Gas Lantern	5.50
Clothe Chest	12.00
	$451.45

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$907.40

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 27th. day of ~~October~~ November, A.D. 1947.

W. Harris
S. Tanaka

Witness to Signature of Claimant.

Gihachi Ito

Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Gihashi Ito
(Full Name of Claimant)

of Coalhurst, Alberta. Beetworker
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

$1,007.85

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Lethbridge
in the Province of Alberta,
this 27th day of November
A.D. 1947.

Gihashi Ito

.....
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Gihachi Ito
(Claimant's Name)

REAL ESTATE
(Farm Land)

I2699
Reg. No.

LAND Uncleared Cultivated not planted Cultivated and not in crop List Crops	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Blk. C. Sec 3I Blk.5 north Range 2 West map 4052 Dist. of New Westminzster	I5	I928	Thos. Darling	$500.00	uncleared	I log house I0xI0	$I0000 (10.000.)
Total							

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

Description	When Made	Cost
Fencing, Tillage and Drainage	through years	$ 763.00
I2 acres clearing, all expense	" "	4387.00
Weed eradication		48.00
Planting 9½ acres strawberriesand balance of cleared land to other small fruits and Trees		2802.00
		Total $8000.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	26x22	frame	I928	$247.72		90.00		$337.72
Bunk house	26xI3	"	I929	I67.92		60.00		227.92
Bath house	I0x20	"	I928	30.00		30.00		60.00
Barn	I8x26	"	I929	80.00		75.00		I55.00
Packing sshed	I0x20	"	I937	50.00		I5.00		65.00
Roothouse	I0xI6	"	I930	I0.00		8.00		I8.00
Stable	I4x20	"	I939	53.50		I6.00		69.50
chicken house	I0xI2	"	I927	I6.50		I5.00		3I.50
Woodshed	I0xI6	"	I927			37.00		37.00
Garage	I2xI8	"	I935	65.50		42.00		I07.50
Lavatory	7x6	"	I928	9.00		6.00		I5.00
Wells								$II24.I4

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

Property sold by the custodian

EXHIBIT No. 469 - 1
DATE 24 Mar 1948
FILED BY
A. Rubino

1 land title
Fire Ins policy
letters & statements from Custodian

G. Ito

Signature

Gihachi Ito
(Claimant's Name)

PERSONAL CHATTELS

I2699
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Full list of personal chattels attached to proof of claim	as needed	new	considerably higher than valued at evacuation	good	$907.40

EXHIBIT No. 469-2
DATE 24 mar 1948
FILED BY alg. Nelson

Description of Storage of Goods:

Left in the residence in the loft of the barn and in chicken house on the property and afterwards taken over by the custodian

General Statement as to Chattels not Described above:

Additional Comments, if any:

G. Ito

Signature

EXHIBIT No. 469-3
DATE 24 mar 1948
FILED BY af Irvine

1.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. **Gihachi Ito**

2. Present residence. **c/o W.F. Jarvis, COALHURST, Alta.**

3. Residence at date of evacuation.
R.R. # 1, NEW WESTMINSTER, B.C.

4. How long had you lived on property from which you were evacuated? **15 years**

REAL ESTATE

1. When did you buy property in question?
April 4, 1928

2. What price did you pay?
$500.00

3. What was the exact condition of the property then?

(a) The land itself. **Full of rocks and uncleared, all trees and bushes, rough, unlevel. We levelled it.**

(b) The buildings.
1 house about 10'x10' made of logs, without any window.

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. **Built all the buildings on the place.**
Material $730.14
Labour $394.00 Total - $1124.14

G. Ito

Value below is figured for acres of cleared land for 15 years.

(b) Fencing. All done by us, poles and barb wire -- $ 35.00

(c) Tillage. Done by hand with potato rakes -- $288.00

(d) Drainage. Ditches with logs and stones at bottom, 1 ditch vertical and 1 horizontal to an acre. About $2.00 a day for 20 ft. -- $440.00

(e) Clearing. With about 7 boxes of dynamite to an acre, stump puller and potato rake. 1 acre takes 5 month at $2.00 a day. --$4387.00

(f) Weed eradication. With hoe ----------$ 48.00

(g) Planting.

	Acres	Cost of	Value of crop	Total
Strawberries	9½	$570.	$1900.	$2470.
Raspberries	1	$ 30.	$ 75.	$ 105.
Asparagus	½	$ 15.	$ 75.	$ 90.

	No. of trees	
Apples	6 L. 12 S.	$ 56.
Cherries	4 L. 10 S.	$ 50.
(h) Plums	2 L.	$ 16.
Japanese cherries	3L.	$ 15.

(i) Grand Total $8,000.00

5. Have you the assessed value at date of evaluation? If possible bring your assessement notice.

6. What is your age? 73 years

7. Did you make a living on the above property?
Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?
Yes. About $300. per year

G. Jr

9. If you had rented the above property to someone else what annual rental could you have obtained?

$500.00

10. What was the fair market value of this property at the date of your evacuation?

$10,000.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$10,000.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

Yes. The land north of our property on Westminster Rd. between Mr. Worthington's property on the west and Mr. J. Klassen's on the east, which was sold by Bill McCoy to Lucy Fong. Said it was $1000. per acre. (All living near our place at the time.)

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. Yes. Policy No. 201449

14. At what price did the Custodian sell your property?

$1022.00

15. Did you receive a cheque and if so, for how much?

Yes. $1007.85

16. What did you do with the cheque?

Cashed it.

17. What actual loss do you consider you suffered by sale of your property?

Value $10,000.
Received ~~1,022.~~ 1007.85
$ ~~8,978.~~ 8992.15

18. Bring in any correspondence you have had with Custodian.

G. Ito

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it. $907.40

2. Was this property taken over by the Custodian?
Yes

3. What became of the property?
The Custodian said that they would look after it, but sold it without our consent.

4. Where was the property actually left when you were evacuated?
In the northwest room of the resident. Attic of the barn. Barn. Chicken-house.

5. If it was left in charge of anyone give the name and circumstances. Horse, harness, plow, cultivator, harrow and doubletree, All sold for $70.00 to George Fong. Promise to return, when we go back.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.

7. Did you receive a cheque from the Custodian?

8. For how much?

9. What did you do with the cheque?

10. Any correspondence? If so, produce it.

M. Jeo

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name. Mr. J. Klassen
2. Address. P.O. Box 377, NEW WESTMINSTER, B.C.
3. Evidence expected. Very helpful

1. Name. Mrs. C. C. Vermaas
2. Address. 475 Milton St., NANAIMO, B.C.
3. Evidence expected. Steady worker

1. Name. Mr. & Mrs. Adam Scott
2. Address. R.R. # 7, NEW WESTMINSTER, B.C.
3. Evidence expected. Gravelled the Westminster Rd.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

G. Jon

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 3875 EXHIBIT No.

NAME ITO, Gihachi REG. No. 12699

DATE — DECLARATION Apr.15/42 — EVACUATION May 30/42

INVENTORY — TAKEN BY — DATE

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
JP DECLARATION:	Grindstone on stand	2.00			2.00
Bedding	Washing equipment	8.50	5.00		
2 tables	11 beds	24.00	3.50		
22 chairs	4 tables	6.00 (1)	1.00		
Kitchen Stove	210 berry trays	31.50	1.00		
Heater	4 T. Straw	48.00 X			
Dresser	130 lbs. GoWest	10.40			10.40
Bookcase	1 Barrel Lime	3.00			3.00
Gramaphone	57 lbs. Sulphur	10.00			10.00
Buddhist Temple(Miniature)	150 lbs. Bone Meal	4.50			4.50
	50 yds. Chicken Manure	45.00 X			
Farming Tools & Implements	6 wheelbarrow	6.00			4 00
Furniture, Tools & Lumber in the Root House and Bunkhouse	1 Mower	7.00			
	Spray Pump Set	19.00	1.50		
	Blacksmith Bellow	17.00			17 00
All furniture to be left in house at Westminster R.,New Westminster,B.C.	2 Tricycle	15.00 (1)	12.50		(1)7 50
	5 axes	10.00 T.			(3)6 00
	2 blocks	18.00			18.00
	100 ft.Manilla Rope	2.50			
REPORTED by "Y.Okita, per G.ITO" (son-in-law) in letter May 20/44 as being hidden in attic of Picker's house, next to barn:	280 ft. Cable	25.20			25.20
	3 logger's saw	24.00 T.			
	5 scythe	5.00			5.00
	8 potato rakes	17.20			17.20
	5 hoes	8.35			8.35
100' rope	3 shovels	4.50 T.			
2 blocks	3 garden rakes	3.75			3 75
3 loggers saws	2 Hay forks	5.00 T.			
10 scythes	6 Barrels	4.35 (1)	2.50		
280' cable	3 bbls.preserved vegetables	1.20			
8 potato rakes	17 wooden barrels	11.00			
7 hoses	Carpenter Tools	15.00			15.00
3 garden rakes	?10Gals. Kerosene	2.50			
6 rolls linoleums	2 crowbars	4.50			4.50
5 axes	3 pee wee	8.00			8.00
3 mattocks	3 wedges	3.50			3.50
2 sledge hammers	2 sledge hammers	3.50			3.50
3 wedges	3 mattock	4.50 T.			
3 peavies	1 stump puller	15.00			15.00
3 shovels	200 lbs.wheat	2.50			
2 crowbars	Claimed -	$455.95			
3 hay forks	HOUSE FURNISHINGS:				
1 carpenter set	3 bed sets	97.00			
4 wheelbarrows	2 tables	5.00			
1 spray pump set	22 chairs	19.30			
2 doz.preserving bottles	1 kitchen stove	37.00			
2 tricycles	2 heaters	21.00 (1)	12.00		
1 blacksmith burner bellows	1 kitchen closet	20.00			
6 crocks	1 dresser	22.00			
130 lbs.GoWest	1 portable closet	6.50			
1 barrel Lime	1 book closet	15.00			
57 lbs. sulphur	MiniatureBuddhist Temple	55.00			
150 lbs. bone meal	Kitchenware	13.30 K.			
1 gas lantern	Chinaware	59.25			
1 round grindstone	Glassware	9.35			
1 stump puller	Washing equipment	8.50	3.00		
Electric light sets - in room next to kitchen	1 Dress Drawer	5.00			
	Linoleum (Inlaid) 6 rolls	30.00 (3)	6.50		(3)15 00
	Lamps & globes	6.75			
	Lanterns & Globes	4.00			
	1 Gas Lantern	5.50			5.50
	Clothe Chest	12.00			
	Claimed -	$451.45			
		167.85 -	48.50		~~158.65~~
		13.30 K.	1.50		238.90
		51.75 T.	9.00		
		$232.90	$59.00		

EXHIBIT No. 469-4
DATE 24 mar 1948
FILED BY A. Yuasa

RECAP. of CLAIM:

$232.90 sold for $59.00
~~238.90~~ ~~158.65~~ - declared, not found
27.70 - No record at any time
157.65 ~~138.50~~ - abandoned
234.65 ~~256.65~~ - Unaccounted for, theft, etc.
93.00 -Sold by Mr.Ito
$907.40 (Being total of $455.95 & 451.45)

Other goods sold at auction:

Miscellaneous	8.00
Cart	9.50
Gross Sales - - -	$76.50

3875 EXHIBIT No. CASE No.

12699 VENUE

ALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
		2.00						Hidden - not declared until 20 may 44 - missing
0								(Boiler)
0			(2)					(Bed Springs only) 4 beds & 5 bunks
0				(3)4 50				were abandoned.
0								
							48.00	See letter of August 8, 1942
		10.40						Hidden - not declared until 20 may 44 - missing
		3.00						" " " " " " " "
		10.00						" " " " " " " "
		4.50						" " " " " " " "
							45.00	See letter of August 8, 1942
		4 00	1.00		[redacted]			Hidden - not declared until 20 may 44 - missing
			7.00					
0								
		17 00			[redacted]			" " " " " " " "
0		(1)7 50						Hidden - not declared until 20 may 44 - missing
		(3)6 00						" " " " " " " "
		18.00						" " " " " " " "
					2.50			" " " " " " " "
		25.20						" " " " " " " "
		5.00						Hidden - not declared until 20 may 44 - missing
		17.20						" " " " " " " "
		8.35						" " " " " " " "
		3 75						Hidden - not declared until 20 may 44 - missing
0				(5)4 15				
			1.20					
			11.00					
		15.00						Hidden - not declared until 20 may 44 - missing
					2.50			
		4.50						)
		8.00						) Some of these possibly sold under
		3.50						) grouping "Tools"
		3.50						)
		15.00						
			2.50					
				97.00				
			5.00					2 mattresses were abandoned
					19.30			(17 chairs, 5 stools, 1 High chair)
					37.00			
00				(1)10 50				One abandoned - rusty.
				20.00				
					22.00			
				6.50				
				15.00				
					55.00			
					59.25			
					9.35			
00								(Washtub and contents)
					5.00			
50		(3)15 00						Hidden - not declared until 20 may 44 - missing
					6.75			
					4.00			
		5.50						Hidden - not declared until 20 may 44 - missing
					12.00			
50		~~158.65~~	27.70	~~138.50~~	~~256.65~~		93.00	
50		238.90		157.65	234 65			
00								
00								
00								
50								
50								

EXHIBIT No. 469-4
DATE 24 mar 1948
FILED BY af Vulne

G Robertson

FORM "JP"

FILE No. 3875

Surrey, B.C.

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

EXHIBIT No. 149-5
DATE 24 Mar. 1948
FILED BY J. W. C. Hunter

NAME: ITO Gihachi

HOME ADDRESS: Westminster Rd., New Westminster, B.C.

REGISTRATION NUMBER 12699 SEX: Male AGE: 67

OCCUPATION: Strawberry Grower

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Gihichi Kiku "4074"

ADDRESS OF WIFE OR HUSBAND: Westminster Rd., New Westminster, B.C.

NAMES OF ANY LIVING CHILDREN: Fusaye (F) Shizuye (F)

ADDRESS OF CHILDREN: Westminster Rd., New Westminster B.C.

AGE OF CHILDREN: 11, 9.

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

1. LOCATION AND DESCRIPTION: Block C, Section 31, Block 5, North Range, 2, West Map 4052

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling house, 4 rooms. Barn, Garage, Chicken house, Packing House.

3. INSURANCE (Give particulars; state where policies are)
National Union Fire Insurance Co. $1000.00 Policy Number 201449
Policy in declarants possession.

4. TAXES (Amount and where payable) $36.25 payable to Cloverdale Municipal Hall, Cloverdale.

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

6. OCCUPANCY AND LEASES (If vacant so state)
Occupied by owner

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession.

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

9. IF FARM LAND STATE CROPS SOWN Asparagus, Raspberries, Fruit trees, Everberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Block C, Section 31, Block 5, North Range, 2, West Map 4052

2. LANDLORD'S NAME AND ADDRESS: None

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

None

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: as listed above.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Bedding, 2 Tables, 22 Chairs, Kitchen Stove, Heater, Dresser, Bookcases, Gramaphone Buddist Temple, (Miniture) Farming Tools, and implements, Furniture and tools, and lumber in the Root House, and Bunk House.

All the furniture to be left in house at Westminster Rd., New Westminster, B.C.

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

1 Dog to be left.

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

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

$50.00 Victory Bond, In declarants possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 15th day of April 1942

(Signature) "Gihachi Ito"

"F.T. Williams"
Witness

FOR DEPARTMENTAL USE

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

DATE: April 28, 1948

m.s. B.T. Hansen

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

DATE: April 28, 1948

W. B. Farmer

G. Ito,
c/o W.F. Jarvis,
R.R. No. 1,
Nobleford, Alta.,
May 20, 1944.

EXHIBIT No. 469-6
DATE 24 Mar. 1948
FILED BY J.W.G. Hunter.

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

Dear Gentlemen:-

According to the letter I received on May 18th, I was astonished that our property is sold. Why should you sell it, we did not get any relief or help from Canada instead we are helping, here we are growing sugar beets, buying bonds, stamps, doing Red Cross Works, giving donation for the Salvation Army. I believe it's no use. I thought the Custodian suppose to look after the land and responsible for everything, not sell it.

Well anyways I want all the money. I also want our three beds sends to us. They're all brown steel beds, with springs everythings like new. And report to us how much the freight is.

We might as well tell our hidden articles. These chattels are in the attic of the pickers house (next to the barn). The following Things.

Loggers Saws	3	Rakes 8		Potatoe Rope	100'
Scythes	10	Hoses 7		Blocks	2
Cable	280'	Rakes 3 Garden			
Rolls Linoleum					
Axes	5	Matticks 3			
Sledge Hammers	2	Wedges	3		
~~Wedges~~	~~3~~	Peevies	3		
Shovels	3	Crowbars 2			
Hayforks	3	1 Carpenter Set			
Wheelbarrows	4	Spray Pump Set	1		
Preserving Bottles	2 doz.	Tricycles	2		
		Blacksmith (Bellows Burner)	1		
Crocks	6	Gowest	130 lbs.		
1 barrel lime		Sulphur	57 lbs.		
Bonemeal	150 lbs.	Gas Lantern	1		
Round Grindstone	1	(Some more this and thats but can't think of it.)			

We had 1 Stump Puller and in the room next to the kitchen we had Electric light sets, one with three bulbs set, plug and rope. If you sell anything let us know and give us the money.

I wish to get a reply soon.

Yours very truly,
"Y. Okita per G. Ito"

THIS INDENTURE made the Twenty-first day of May, in the year of our Lord one thousand nine hundred and Forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT":

Between:

GIHACHI ITO (Farmer), Westminster Road, in the Municipality of Surrey, Province of British Columbia, hereinafter called the "Lessor"

OF THE FIRST PART.

-AND-

CANADIAN CANNERS (WESTERN) LIMITED, a company duly incporporated under the laws of the Province of British Columbia, having its Head Office at 332 Drake Street, in the City of Vancouver in the said Province, hereinafter called the "Lessee"

OF THE SECOND PART.

WITNESSETH that for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased and by these presents doth demise and lease unto the Lessee ALL AND SINGULAR that certain parcel or tract of land and premises, being known and described as Block "C" in Section Thirty-one (31), in Block Five North, (5N) Range Two West (2W), as shown on Map 4052, in the Municipality of Surrey in the District of New Westminster, the title to which is registered in the name of the Lessor under Certificate of Title No. 89059-E, save and except that this demise shall not include any buildings upon the aforesaid lands, all of which buildings are reserved by the Lessor.

TO HAVE AND TO HOLD the said premises (save and except the said buildings) unto the said Lessee from the

EXHIBIT 469-7
DATE
FILED BY 24 Mar. 1948
J.W.G. Hunter

date of this lease up to and including the 1st day of December 1942.

YIELDING AND PAYING THEREFOR THE sum of FOUR HUNDRED ($400.00) DOLLARS of lawful money of Canada to be payable on the execution of this agreement, the receipt whereof is hereby by the Lessor acknowledged.

THE LESSEE COVENANTS with the Lessor that it will not assign without leave.

AND WILL NOT SUBLET without leave.

AND THE LESSOR covenants with the Lessee FOR QUIET ENJOYMENT.

THE LESSOR REPRESENTS that there are now growing upon the aforesaid lands certain strawberries, raspberries, tree fruits and other farm and garden crops, and it is agreed that the Lessee shall have the right during the term of this lease to take and remove any and and all such ~~crops~~ crops, and while taking and removing such crops may use the Lessor's picking trays and packing sheds including bedrooms in the leanto attached to the large packing shed, and may use the kitchen in the residence building.

THIS AGREEMENT shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED SEALED AND DELIVERED in the presence of:

"Jacob J. Neufeld"

"Gihachi Ito"

CANADIAN CANNERS (WESTERN) LIMITED

"F.G. Evans"
"G.G. Lister"

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

DATE: April 28, 1948

B. I. Larsen

DATED 21st May, 1942

GIHACHI ITO

TO

CANADIAN CANNERS (WESTERN) LIMITED.

FARM LEASE

HARRIS BULL WILSON & BULL.
Barristers & Solicitors.
605 Rogers Building,
Vancouver, B.C.

Farm Appraisal Report

File No. JL-401

Land Description Blk. "C" of Sec.31, Blk.5,N., Rge.2,W., Map 4052.

Containing 13.03 Acres

Owner's Name ITO, Gihachi Post Office Address R.R.4, New Westminster,B.C.

Nearest Rail Point Scott Station Distance ½ mile

Market Town New Westminster Distance 2½ "

Church (give denomination) Anglican-1 mile; All denominations Distance 2½ "

Nearest School South Westminster Distance 1 "

State how property was identified: L.R.O. Sketch, map and streets.

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

Is No. 1434 Westminster St. Just gravelled trail to Victoria Road and ¼ mile to Scott Road - hard surfaced.

Is this district a good one? Yes.

Employment opportunity Is in full industrial area. Served by bus and Interurban.

Predominating Nationality and religion: British. None predominating - all represented.

Describe Fencing and its condition: 5 wire fence along south side & 3 wires along north; poor repair. Value $ Inc.in land

Water supply: Well near house. Value $ " " "

3875

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT studs	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 26	Lumber	8'	Shgl.	old	Posts	Poor	
Add'n	9 x 26	"	6'	"	"	"	"	350.00
Wellhouse-Shed	10 x 18	"	7'	"	"	Blks.	"	20.00
BARN	x							
Packing-House	28 x 28	Upr.Lbr.	9'	Shke.	"	"	"	
BARN Add'n	14 x 28	Lumber	7'	Shgl.	new	"	New	80.00
Add'n	10 x 10	"	7'	"	"	"	"	
GRANARY Garage	12 x 16	"	9'	Shke.	5	"	Good)	65.00
Storeroom Add'n	14 x 20	"	9'	Shgl.	5	"	")	
Hen-house	12 x 16	"	8'	Shke.	5	"	Poor	20.00
Shed	15 x 18	Spl.cedar	No value					
	x							

(No lighting installed. Dom. power passing along street)

Total present day value $ 535.00

Total Value Buildings add to farm $ 535.00

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

$

Describe the basement and chimneys: No basement; no chimney; roof jack only.

No. rooms downstairs? 4 Upstairs? none How finished Bare shiplap

Are buildings painted? No. Condition of paint

Distance from nearst bush None near.

EXHIBIT NO. 469-8
DATE 24 Mar 1948
FILED BY J. W. G. Hunter

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
9.03	Rolling	Lt.sdy.loam. Sand & some gravel with some underlying hardpan. Small patch of good, deep loam behind house of use for garden.		Strawberries and Raspberries. - Good condition.	50.00	451.50

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	
1	Undulating	Lt.loam, sand and some gravel	Sand & Gravel some hardpan	Cleared to stumps.	50.00	25.00	25.00
3	"			Green, slender, coniferous trees, thick stand; fuel value only		10.00	30.00

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 $ 506.50

Total added by buildings to value of farm $ 535.00

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

Total value of farm $ 1041.50

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

In good cultivation. Operated by Canadian Canneries. Shows good manure fertilization on oldest land.

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

Fruit and poultry only.

Noxious weeds:

Canada thistle.

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

Municipal and School - $36.25.
Surrey Municipality, Cloverdale, B.C.

Date: 26th June 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 23 day of June 1942.

Inspector's Signature "B.C. WORMWORTH"

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

JL-401 - G. ITO

Farm Appraisal Report

Remarks: This parcel sits on the crest of the hill overlooking New Westminster, Sapperton and Maillardville, and carries a residential value apart altogether from the agricultural value. From the agricultural viewpoint the place would not attract a purchaser, as the soil is porous, hungry stuff that would have to be heavily fertilized for any kind of cropping. In my opinion it is only of use for small fruits or as a location for poultry, and for neither of these does it require the full acreage. Too much help has to be hired

Against this however, is the favorable location as to proximity to market, industrial employment and other facilities, and the most excellent location from the residential viewpoint. Lands adjoining and adjacent are being sold in single acres for residential purposes at figures out of all proportion to their actual value as land.

Offsetting the low agricultural value against the enhanced residential value (by reason of view obtainable), plus the fact that there is sufficient good soil for gardening purposes for the home, and fuel for some years, I consider the place is worth what I have placed upon it, and no more.

Some of the land cultivated is on the unopened street at the west side.

(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
Existing crops:-	
Strawberries 3.1 ac	$
Raspberries 1.2 ac.	$
Both in good condition.	$
	$
	$
	$
	$
	$
	$
Total	$

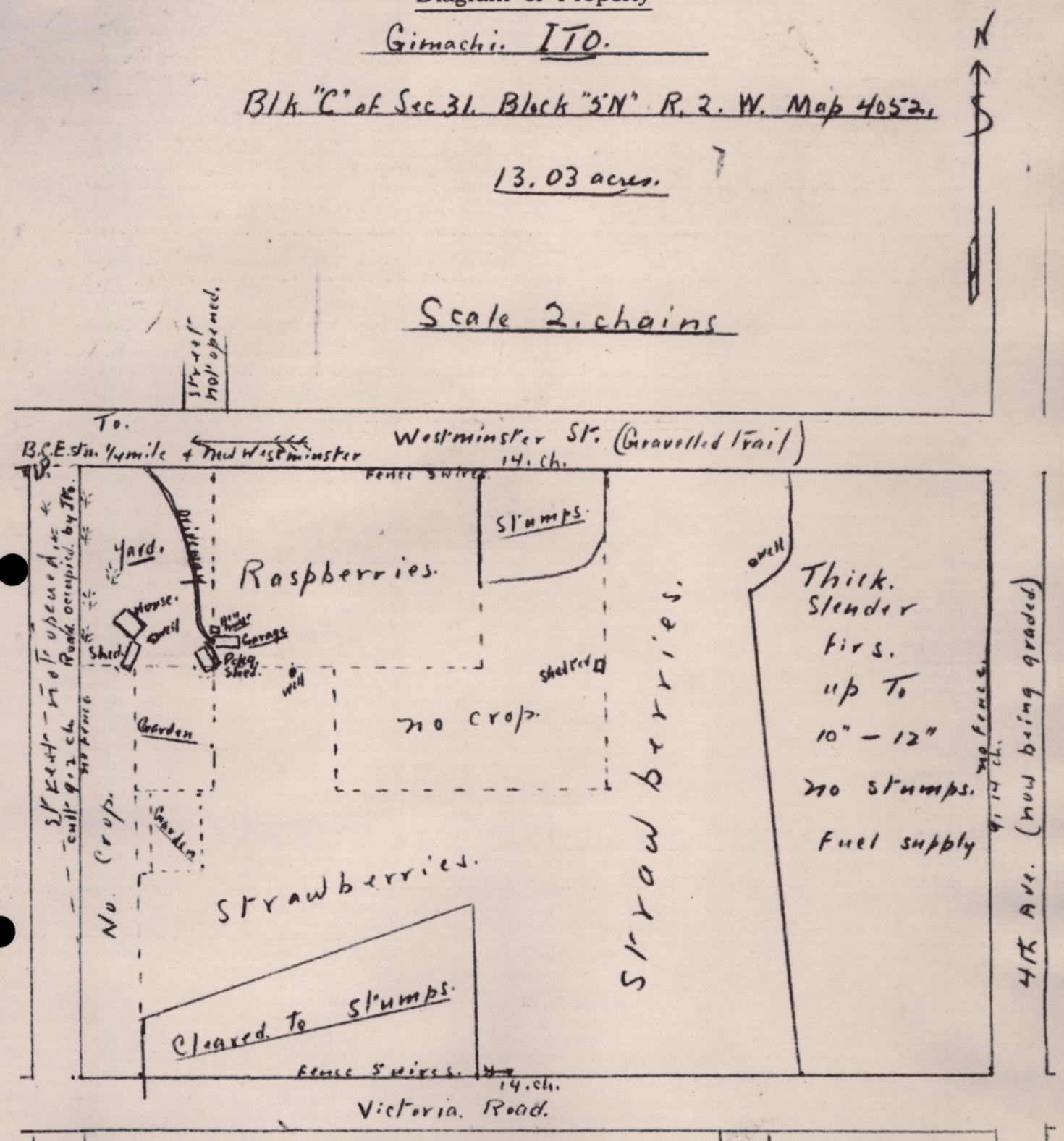
Amount fruit trees add to value of farm $

Diagram of Property

Gimachi. ITO.

Blk. "C" of Sec 31. Block "5N" R. 2. W. Map 405-2.

13.03 acres.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 30th June 1942

"I.T. BARNET"

District Superintendent.