Name of Claimant SAITO, Shunko Case 1305

Custodian File 5371

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	

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								SPECIAL 25.00
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	
400.00	191.00	57.30	47.75	25.00	11.94			69.24

TOTAL RECOMMENDATION	94.24

1540

CASE NO: 1305.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 29, 1948.

IN THE MATTER OF THE CLAIM OF

SHUNKO SAITO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 29, 1948.

IN THE MATTER OF THE CLAIM OF

SHUNKO SAITO

PROCEEDINGS AT HEARING

APPEARANCES:

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

F.A. BREWIN, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary,

G.N.R. UPTON, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.

MR. BREWIN: This claim is under the name of Saito, but Miss Saito has now become Mrs. Higuchi, and I presume we keep the claim under her former name.

MRS. SHUNKO HIGUCHI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mrs. Higuchi, before your marriage what was your name? A. "Saito."

Q. "Saito"? A. Yes.

Q. And your first name is "Shunko"?

A. Yes.

Q. When you were in Vancouver you had a cleaning and dressmaking business at 306 East Cordova Street?

A. The address is - that is my home address.

Q. What is the right address?

A. The business was at 6118 Fraser Avenue.

Q. I notice that in your original claim you are claiming the value of the business as $1,050., and a certain credit, making a total claim of $881.29. Have you now reduced that claim?

A. Well, it is not that I have reduced it, it is that when we evacuated and when the shop was left in the hands of the Custodian the Custodian could not carry on the business and it was just abandoned, I guess.

Q. And the various things you had there were sold so either indivdually or piece-meal?

A. Yes; and I was interested in the goodwill

more than the equipment in the shop.

Q. But some time before the sale I suppose the business had ceased to be operated as a business. Is that right?

A. Well, with the evacuation.

Q. Yes. In view of those circumstances I ask you if your claim, your present claim is as set out in this document entitled Personal Chattels. Does that correctly set out your claim?

A. Yes.

Q. And are the facts shown there correct?

A. Yes.

MR. BREWIN: I will ask that that be filed as Exhibit 1.

This shows the claim now that the admitted value of the items claimed is $425., sold by Custodian $191., for a total of $234.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.1)

Q. I see the major items in your claim are for a steam pressing machine and a sawdust burner. Had you bought these things just shortly before the evacuation? A. No. It was purchased not quite a year before, but about 10 months before.

Q. And, was the pressing machine in good working order?

A. Yes, sir.

Q. And it was being used in connection with your business?

A. Yes, sir.

Q. From where did you buy it?

A. The name of the person?

Q. Well, if you remember it.

A. From Mr. Moriyama.

Q. What business did he carry on? Was he in the cleaning and pressing business, too?

A. No. I think he was in the hardware.

Q. You have not any record of actually paying $275. for it?

A. It is not just memory; it is a fact.

Q. We are not disputing that what you remember would be the fact but I was just wondering if you had any actual documents or invoices.

A. Yes. I have it.

Q. But you did not bring it with you?

A. No. I showed it to Mr.Gilbert when he was up there.

Q. It is too bad he did not tell you to bring it. That had been used?

A. Yes. It was used.

Q. Do you know for how long it had been used or when it was first new?

A. Well, I cannot say just how old it was, but it was not very new. That is why it is not -- I mean ---

Q. What would a new steam pressing machine cost?

A. I think it would be over $1,000.

Q. And the boiler and sawdust burner was new when you bought it?

A. Yes. That was all new.

Q. From whom did you buy that?

A. The same man, Mr. Moriyama.

Q. And that was new, and was $161. the regular price for that?

A. Connecting and the labour included.

Q. I see. And the glass wall case and the counter, were they things for which you paid $50.? It says here you paid $50. for fixtures and equipment?

A. Well, that was when we purchased the shop.

Q. When did you purchase it - say in May 1941?

A. Yes.

Q. And you paid $50. for fixtures and equipment, at least it says here you did. I wondered whether that included the other things besides the glass wall case and the counter? A. I think things like tables, and that. It was included in the sale of the store.

Q. Yes. You paid $450., altogether?

A. Yes; and, it was mostly good will, I think, because we gave the pressing machine and the burner in.

Q. And, what was the date of your evacuation?

A. April.

Q. April, 1942? A. Yes.

Q. You are not making any claim, or, are you, for additional items, such as ironing boards, wicker baskets and tables?

A. I think they are really of little value.

Q. They really are of little value. I see. Have you any other information you can give us as to the value of these items which you are claiming, or really are you basing it on what you paid, less some

depreciation? A. That is about all. As I say, I was more interested in the goodwill, you see. The value of the fixtures does not amount to very much.

Q. Apparently these items were not sold until July 1944. Had you in the meantime told the Custodian it was a going business or asked him to see if he could sell it as a going concern?

A. Well, when we were evacuating I left the goods in the hands of the Custodian and they told me that they will try and make it a going concern but I never heard from the Custodian until they sent me a cheque for what they sold.

Q. Thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated April 24, 1942. Is that your signature? (Indicating)?

A. Yes, sir.

MR. CHRISTIE: I will file this as Exhibit 2, the J.P. Form.

(J.P. FORM, MARKED EXHIBIT NO.2)

Q. Now, when you were evacuated was this pressing machine operating satisfactorily?

A. Yes, sir.

Q. And, had you made any repairs to it since you purchased it?

A. Well, we put a new cover on the machine, I mean ---

Q. That would be the cloth covered part, the

cloth cover?

A. Yes; and painted it.

Q. But, mechanically it was all right?

A. Yes.

Q. And does that apply to the boiler and the sawdust burner, too? It was operating satisfactorily?

A. Yes.

Q. That is all, thank you.

RE-EXAMINATION BY MR. BREWIN:

Q. I suppose there would be only a very limited number of people who would be interested in buying a pressing machine of this sort? There would not be very many people who would be interested in buying something like this?

A. Unless they are experienced in that line.

Q. Supposing you had been going to sell this machine, yourself, you had to get out of business, would you have sold it by auction or would you have looked around for somebody in the business who would be interested in it?

A. I guess I would have looked for somebody. We really did not have time, because we had to evacuate, sir.

Q. That is all.

MR. CHRISTIE: I am tendering as exhibit 3 the Auctioneer's sheets.

(AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.3)

And, as Exhibit 4 I tender the Personal Property Summary.

(PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT NO.4)

MR. BREWIN: Sold on July 25, 1944, by Mr. Thompson.

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

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

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

John A. McGibbon,
Deputy Commissioner.

NOV 27 1947

case 1505

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

5371 / 10 yards

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

(1) NAME SAITO SHUNKO (Name changed to HIGUCHI by marriage) (RCMP) Reg. No. 06165
(Print) Surname — Given Name

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

(3) Present Address CHAPLEAU, ONTARIO.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.) .....

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

~~(i) Farm~~
~~(ii) Residence~~ Type of business CLEANING & DRESSMAKING
✓(iii) Business
(iv) Any other type of property (describe) .....

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $.....

(ii) Buildings - - - - - - - - - - - - - - - $.....

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 1050 00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1050 00

(v) Amount at which Custodian sold property and credited your account - - $ 168.71

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 881.29

(5) PERSONAL PROPERTY

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

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

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

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

_____

_____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 881.29

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

TORONTO

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Ontario)
TO WIT:)

I, Saito Shunko of the Village
of Chapleau in the Dist. of Sudbury and Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the Village)
of Chapleau) Shunko Saito
in the District of Sudbury)
this 18th day of November)
A.D. 1947.) A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

SAITO, SHUNKO
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1305-1
DATE NOV 2 9 1948
FILLED BY F. A. Brewin

06165
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
Hoffman Steam Pressing Machine	1941	Used	$275.00	Good	($400.00
Boiler and Sawdust Burner	1941	New	$161.00	"	(
Glass Wall Case Counter	(included in purchase of the business in May 1941				(25.00

The Claimant is claiming on the chattels listed above valued at $425.00

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

The claimant purchased the cleaning and Dressmaking business in May 1941. The claimant paid $50.00 for fixtures and equipment and $400 for good will. The Hoffman Pressing Machine, Boiler and Sawdust Burner were purchased after the business was bought.

SUMMARY

Estimated Value	-	$425.00	
Sold by Custodian	-	$191.00	199.25
Claim	-	$234.00	225.75

Sunko Higuchi
Signature
formerly Sunko Saito

FORM "JP"

FILE No. 1305-2

BUREAU POWELL STREET

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

EXHIBIT No.

DATE Nov. 29/48

FILED BY K.A.Christie

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, Shunko

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

REGISTRATION NUMBER 06165 SEX: Female AGE: 23

OCCUPATION: Dressmaker

(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? no

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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 St. Vancouver, B. C.
6118 Fraser Ave.
Dwelling house - lives there with parents Cleaning & & Dressmaking

2. LANDLORD'S NAME AND ADDRESS: None (home)
Mr. John Malin (owner of shop) 6116 Fraser Ave. (business address)

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: $25.00 per month to parents for room and board.
Monthly rental for shop $20.00 paid up to 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:

Hoffman steam Pressing Machine; with boiler and sawdust burner:
Glass wall case; counter.- located at shop at 6118 Fraser Ave., Vancouver, B.C.

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

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

FORM "JP"

4. INSURANCE CAR

5. MORTGAGES, LI
OTHERS:

6. MONEYS OWING

7. BONDS, DEBENT

8. BANK ACCOUNT

9. LIFE INSURANC

10. INTEREST IN AN

11. SAFETY DEPOSI

LIABILITIES:

1. PERSONAL DEBT

2. TRADE DEBTS:

I, the undersigned,
area as set out above, e
or other securities, if an

I certify that the a
every description in any
and indirect.

Dated this 24t

W. J. Ramsay
W

FOR DEPARTMENTA

one

None

couver, B. C.
r Ave.
& Dressmaking

usiness address)
ICH PAID: $25.00 per month
1, 1942.

at date paid) None

None

OF FURNITURE, FIXTURES,
ND PERSONAL EFFECTS:
st burner:
ser Ave., Vancouver, B.C.

AND PETS None

ING ANY INTEREST IN, OR
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) None

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 24th day of April 1942

(Signature) "Shunko Saito"

"J. Ramsay"
Witness

FOR DEPARTMENTAL USE

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 9/42 E. May

NAME SAITO, Shunko

EXHIBIT No. Nov. 29/48

DATE

FILED BY K.A.Christie

REGISTRATION NO. 06165

FILE NO. 5371

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on July 25, 1944

Large cabinet (no doors)	$ 0.50
Wooden cabinet	1.00
Wooden cabinet	4.00
2 Glass doors & 2 planks	1.00
2 Rolls linoleum	1.75
Steam press, boiler & etc.	191.00

Total			$ 199.25
Less Expenses:	Auctioneer's Fee:	$19.93	
	Advertising:	5.52	
	Moving:	5.09	$ 30.54
Net Proceeds Credited:			$ 168.71

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 28.

Remarks:

I hereby certify the foregoing words to be a true copy of the original whereof they purport tobe a copy.
May 9/49 [signature]

1305-3

EXHIBIT No. Nov. 29/48

DATE

FILED BY K.A.Christie

File this 5371

Warehouse 992 Powell St.

Date N.B. undated - probably July 44 after auction 28

FILE NO 3526

NAME SAITO Shunko

ADDRESS Fraser Ave.

I have examined the undermentioned articles and consider that they have no value.

2 ironging boards	Broken	N.V.
2 wicker baskets	"	N.V.
2 H.M. Tables	"	N.V.

Auctioneer "W. G. B. Thompson"

The above mentioned articles have been abandoned

"Wm. Wills"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
May 9/49 L. May

EXHIBIT No 1305 - 4
DATE Nov. 29-1948.
FILED BY MR. CHRISTIE

File 5371

September 22nd, 1947

PERSONAL PROPERTY SUMMARY

Re: SAITO, Shunko (Miss) -- Registration No. 06165

Declaration signed 24th April, 1942. Evacuated April 24th, 1942.

Chattels: Declared Hoffman steam press with boiler and sawdust burner. Glass wall case and counter. These articles together with 2 rolls of linoleum and 2 planks were sold by auction on July 25th, 1944.

Claims: Nil.

This file reveals no real or other property of any kind.

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

(Signed) "C.H. REED"
C. H. Reed.

CHR:BK

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

May 11/49 G. Norrington