

7363

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: ITO Masao
HOME ADDRESS: Powerline Rd., R.R. #1., Port Hammond B.C.
REGISTRATION NUMBER 14367 SEX: Male AGE: 22
OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Father
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: Municipality of Pitt Meadows.
6 Acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Room House. wooden frame

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

4. TAXES (Amount and where payable) Taxes \$16.00. 1941 Paid. Payable at Pitt Meadows B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: InnDeclarants possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with parents at Powerline Rd.,
Hammond
p ~~XXXXXXXXXX~~ B.C.
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: 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)
\$30.00 war Savings Certificates, In declarants possession

8. BANK ACCOUNTS: Bank of Montreal, Maney B.C. Account No. 6698.

9. LIFE INSURANCE: Manufacturers Life Insurance Co. \$1000.00
Policy No. Unknown. Beneficiary Mother. Aki. Policy in declarants
possession
none

10. INTEREST IN ANY ESTATES OR TRUSTS.

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 1st day of May 1942.

(Signature)

M. Lto

T. H. Wilkins
Witness

FOR DEPARTMENTAL USE

7363
INFORMATION FROM R.C.M.P.

Date June 30/43

Our File No. 7363 22, Masas
 Full Name R. R. No. 1, Port Hammond
 (Surname in Block Letters)

Registration No. 14367 ☒ Male - Female
 (check) Age April 7, 1920

Former Address R. R. No. 1, Port Hammond, B.C.

Date Evacuated May 9, 1942 Naturalized - Canadian-Born - National
 (check)

Present Address Oakville
Winnipeg, Manitoba

Married - Single
 (check)

Name of Wife _____

Name of Husband _____

Name of Mother nee #14044 HAYASHIDA Aki Name of Father Katsutaro #14364

Names of Children under 16 _____

Requested by Patthadepas ☒ Registered with Custodian
 (Yes or No)

Additional Information Millbank

File No. 7363

SUMMARY RELATIVE TO CLAIM OF
Masao ITO - Regn. No. 14367.

3rd July, 1948.

REAL PROPERTY: Lot 2 of Pol. "A" of Lot 223, Gp. 1, Map 5393, Municipality of Pitt
Meadows, D.N.M., C. of E. 49868.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land:	\$700.00	\$272.70			6.06 acres
Improvements:	<u>200.00</u>	<u>100.00</u>			
	\$900.00	\$372.70	\$366.00	\$1300.00	
		Less sale price		<u>366.00</u>	
		Amount claimed		<u>\$ 934.00</u>	

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 7363

Reg. No. 14367

506 Royal Bank Building,
Vancouver, B. C.

Mr. Masao ITO,
Winnipeg, Manitoba.

Dear Sir:

Re: Lot 2 of Parcel "A" of Lot 223, Group 1, Map 5393,
District of New Westminster, C. of E. 49868.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 366.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 366.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 363.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1 By Credit re Sale of Property
Jan. 22 Land Registry Office G. of E.

Debit

Credit

Balance

\$ 363.00

\$ 1.00

\$ 1.00

\$ 363.00

CR \$362.00

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. EG/4922
(JL-424)

Vancouver, B.C.

January 18th, 1944.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

7363 ITO, Maras, Ray # 14367

Dear Sir:-

Re: Lot 2 of Pol. "A" of Lot 223,
Sp. 1, Map 8393.
MUNICIPALITY OF PITT MEADOWS

I beg to acknowledge receipt of Duplicate Certificate of Title No. 1661022 of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 12,223.44, in favour of The Secretary of State, forwarded to you and dated January 12th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ <u>366.00</u>
Less arrears of taxes to January 1st, 1943,	- \$ <u> </u>
Amount paid to Secretary of State	- \$ <u>366.00</u> ✓

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

JAN 24 1944

Date

Solicitor for
The Secretary of State

Release
R

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.492 P)

File 7363

Name: ITO, Masao

Reg.No.14367

Address: Hammond Rd., Pitt Meadows, B. C.

Legal Description: Lot 2 of parcel A of Lot 223, Group 1,
Map 5393, Municipality of Pitt Meadows,
District of New Westminster.

Classification: 6 acres, mostly cultivated, in fair shape.
1 poor packing house of low value.

Registered Owner: Masao ITO

State of Title: Clear

Administration & Revenue: Leased by father, May 1/42 to
Jan.31/43 for \$175.00. Extended by Custodian
under Collateral Agreement until August 31/43
for \$50.00. (Latter accrued to V.L.A.)

Sold to The Director, Veterans' Land Act for \$366.00 (cash)
as of January 1, 1943.

Title delivered January, 1944.

Payment received January 24, 1944 and net amount of \$363.00
credited to account.

Chattels: Not involved in sale of property.

Insurance: None carried.

Note: ITO complained May 19/44 that property was sold too
cheaply as it had cost \$700.00 in 1933.

Certified Correct

W.E. Anderson

REAL PROPERTY SUMMARY

JAPANESE NAME: Masao ITO Reg. No. 14367 File No. 7363.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/492-P. First Offer.

PROPERTY ADDRESS: 2417 Powerline Road, Hammond, B. C.

LEGAL DESCRIPTION: Lot 2 of Parcel "A" of Lot 223, Group 1, Map 5393, Municipality of Pitt Meadows, D. N. W.

TITLE: Registered in the name of Masao ITO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24321, dated 16th July, 1942.

ASSESSED VALUE: Land - \$700.00
Improvements - \$200.00 - \$900.00 Taxes - \$15.75.

CLASSIFICATION: Small Berry Farm.
The Custodian's Representative reported May 26th, 1942, that this property had an area of 6.06 acres, nearly all cultivated, planted to the following crops: 2 acres strawberries.
The only building on the place was 1 packing house 16' x 18' of not much value.

HISTORY OF ADMINISTRATION: This property was leased by Katsutaro ITO, file 7266 (Father) on 7th May 1942, to Alfred Bouffard for the term of 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with the Pacific Co-Operative Union. Consideration \$175.00 paid. Rental for 1943 to be \$87.50.
Lease extended by Collateral Agreement to 31st August, 1943. \$50.00 payable 1st August, 1943.
Lease handed to The Director, The Veterans' Land Act, 22nd July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$366.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Masao ITO as at January 27th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$348.00 from said transaction.
In view of the rents for 1943 having been collected by the Custodian, a cheque for \$50.00 was issued to The Director, The Veterans' Land Act, covering same, on November 17th, 1943.
Certificate of Title No. 166102-E in the name of The Director, The Veterans' Land Act.

PROTEST: Letter on file dated May 14th, 1944, protesting the small amount received from the sale of his property, having paid \$700.00 for this Dec. 9th, 1943.

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

March 26th, 1946.

D. A. Cramer
D. A. CRAMER.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Masao Ito

File No. 7363

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 531,627

Premium - \$ 29.30

Payable: Annually, Semi-annually or monthly

Month July

Day 24th

REMARKS:

File No. 7363

STATEMENT OF ACCOUNT
Masao ITO, # 14367.

30th June, 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent May, 1944		\$362.00	
June 7/44	Refund of Medical & Hospital bills, B.C. Sec. Commission	\$92.50		
July 4	Cheque to Masao ITO	200.00		
Apr. 23/45	Legal fees in connection with sale of property	15.00		
		<u>54.50</u>		
Mar. 27/46	Cheque to Masao ITO	\$362.00	\$362.00	0

LIABILITY SUMMARY

File No. 7363.

Massao ITO - Reg. No. 14367.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he had no Personal or Trade Debts.

However, on May 18th, 1944, Massao ITO authorized payment of the following:

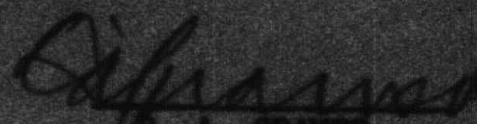
Winnipeg General Hospital	-	\$45.50
Dr. Wm. Creighton	-	\$47.00
		<u>\$92.50</u>

These were paid by cheque to Receiver General of Canada, B. C. Security Commission, June 7th, 1944.

The file reveals no other liabilities.

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

March 26th, 1946.


D. A. CRAMER

DAC:JB

FIRE INSURANCE SUMMARY

File No. 7363.

Namco LTD - Reg. No. 14367.

No Fire Insurance was declared by the above
named Japanese and none placed by the Custodian.

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

March 26th, 1946.

D. A. CHAMER
D. A. CHAMER.

DAC:JB

SPECIFIED ARTICLES DEPARTMENT

File: 7363

August 22, 1945.

Re: Masao ITO, Reg. No. 14367

This file reveals no vessels, motor-vehicles, radios, cameras, fire-arms or other specified articles.

The automobile referred to in letter of June 22, 1943, from Denis Murphy, must have been disposed of prior to the date on which this man registered.

Correct Summary as at August 22, 1945.

WE Cameron

PERSONAL PROPERTY SUMMARY

File No. 7363

Re: ITO, Masao - Reg. No. 14367

CHATELS: This file reveals no chattels.

SPECIFIED ARTICLES: A letter of June 22, 1943 from Dennis Murphy refers to an automobile. However, this car must have been disposed of prior to the Order-in-Council date as it was not brought under control by the Custodian.

This file reveals no other Specified Articles.

ACCOUNTS RECEIVABLE: The above Japanese declared no account owing him. On June 22, 1943, however, Dennis Murphy, Solicitor, remitted to this office a money order for the Japanese being balance of funds collected by him under a lawsuit against one, K. Sheppard. This was subsequently forwarded to ITO on June 24, 1943.

On June 10th, 1944 ITO sent 3 promissory notes to this office, i.e. T. Matsuoka - \$17.00, H. Arinobu - \$17.00, and Y. Hoshizaki - \$17.00. ITO asked our assistance in effecting collection of them. We were unable to identify Y. Hoshizaki, T. Matsuoka denied owing the account, and H. Arinobu admitted his but had no money with which to settle. ITO was accordingly notified of these results and at his request the notes were sent back to him on August 22, 1945 and no further action was taken in this regard by the Custodian.

BONDS & INVESTMENTS: ITO declared having \$30.00 worth of War Savings Certificates. These were not brought under control by the Custodian.

BANK ACCOUNT: ITO declared a Bank Account at Naney, B.C. This was not brought under control by the Custodian.

LIFE INSURANCE: ITO declared he was the holder of a Manufacturers Life Insurance policy for \$1,000.00 under which his mother was the beneficiary. This was not administered by or brought under control by the Custodian.

This file reveals no other Personal Property assets.

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

Dated: April 3, 1946
WEA:EH

W. E. Lawrence

Farm Appraisal Report

File No. JL-424

Land Description Lot 2, Pol. "A" of Lot 223, Gp. 1, Map 5393, N.W.D.
Containing 6.06 AcresOwner's Name ITO, Maso Post Office Address Pitt Meadows, B.C.
Nearest Rail Point Pitt Meadows - C.P. Rly. Distance 1 1/4 miles
Market Town New Westminster, B.C. Distance 15 "
Church (give denomination) Church of England & Presbyterian, Distance 1 1/4 "
Pitt Meadows -
Nearest School Pitt Meadows School Distance 1 "State how property was identified: Two corner posts located and map and road check.Roads: State whether property has access to main road, the kind of road and its condition.
Property fronts on Hammond Road, paved. There is a gazetted unopened roadon West boundary.
Is this district a good one? Fair - mostly small holdings.Employment opportunity Limited at Hammond and Haney sawmills and brick plant.Predominating Nationality and religion: British, Protestant - mostly all holdings
near are Japanese.Describe Fencing and its condition: 4 chains of 3 B.W. along front Value \$ -Water supply: No well dug. Water can be obtained by digging Value \$ -
from 30' to 50'

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Frame shack	12 x 20	Frame	8'	Shgl.	10	Cedar wood sills	POOR	150.00
Lean-to on both sides	6 x 20	"	8'	"	10	"		
BARN	x							
BARN	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 150.00

Total Value Buildings add to farm Frame shack of 2 rooms. \$ 100.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Needs new set of buildings. \$Describe the basement and chimneys: No basement and stove pipe chimneyNo. rooms downstairs? 2 Upstairs? nil How finished Shiplap linedAre buildings painted? No. Condition of paint -Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.06	Level	8-12" light sandy to gravelly loam.	Gravel & Sand	Strawberries & fallow weedy land	60.00	243.60
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDOULATING, 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, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.91	Level	8" to 12" sdy. lm.	Grav. & sand	Part clear	40.00	20.00
1.09	Level	8" to 12" sdy. to grav. lm.	Grav. & sand	Lt. to heavy bush.	150. an acre up	10.00
						18.20
						10.90
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 \$ 272.70

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 372.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property in fair state of cultivation; berry patches are weedy. Property
not occupied, and no information on crop harvested.

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

Noxious weeds:

Some Canadian thistles - not bad.

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

Corporation of District of Pitt Meadows, B.C.

Land assessed at \$700.00
Improvements at 200.00 - 1942 Taxes - \$15.75
\$900.00

Date: 4th July 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 3 day of July 19 42

Inspector's Signature

"L.B. PLUMBLY"

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

Remarks:

There is no well on property, but majority in district obtain water from 30' to 50'. Electric light is available, but not connected to property.

Harvesting of strawberry crop has finished; there was nobody on the property and no Custodian signs posted on buildings; strawberry plants look healthy, but have wilted badly in last few hot days. Lot 1 & 2 should be joined as a unit, making holding 12.12 acres.

Let 2 is unopened. The gazetted road shown on West boundary of

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
No fruit trees planted.

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

1.82 acres - Strawberries, 1st, 2nd & 3rd year plants

2.24 " - Fallow and weedy.

.91 " - Partly cleared.

1.09 " - Bush

6.06 ■

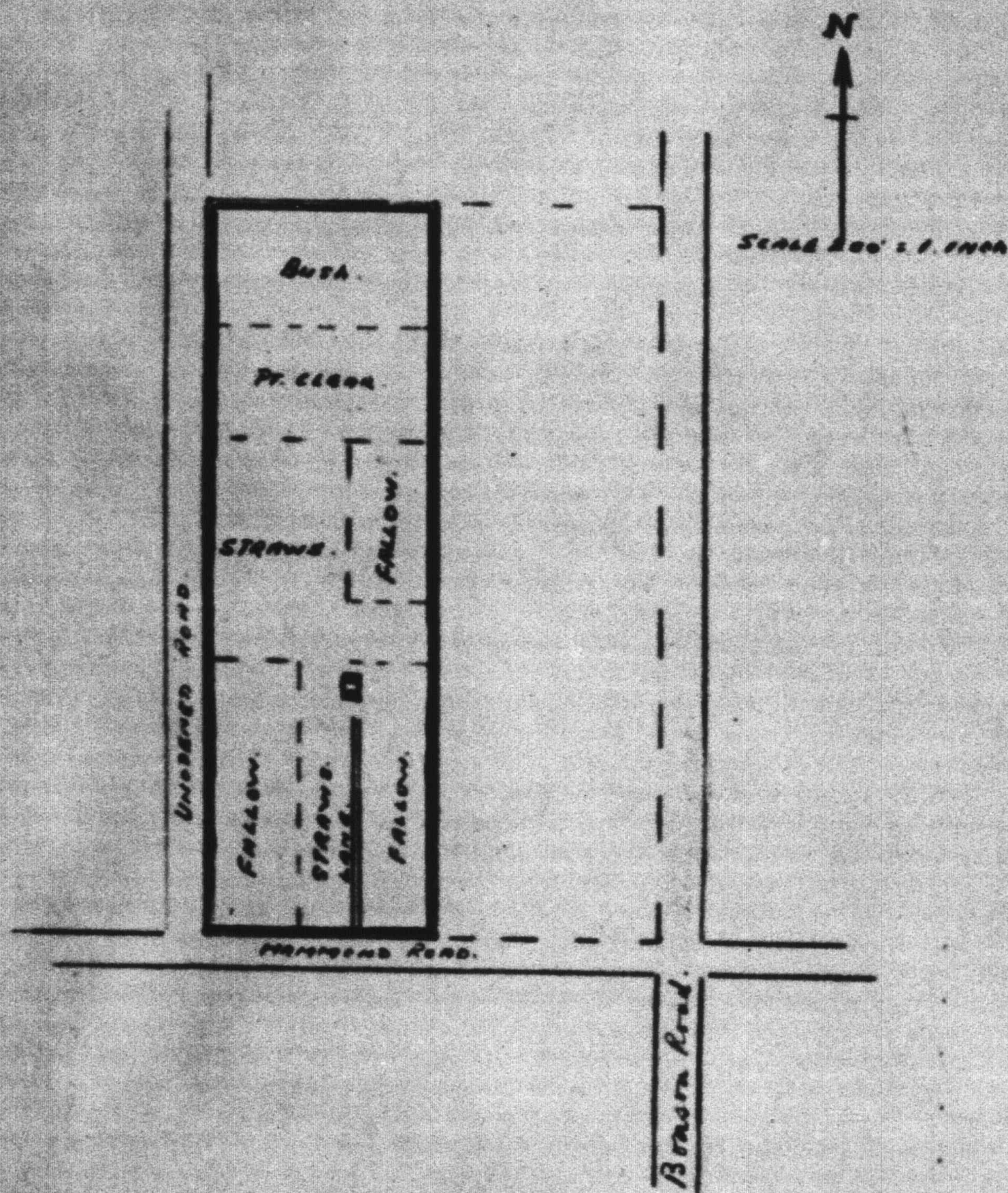
Total \$

Amount fruit trees add to value of farm \$_____

Diagram of Property

MASO ITO.

Lot 2 of Pt. A of Lot 223. Gp 1 Map 5393 NW 10.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 850.00

Date 6th July 1942.

"I.T. BARNET"
District Superintendent.

27th March, 1946.

REGISTERED

Mr. Masuo ITO,
Registration No. 14367,
Oakville, Manitoba.

Dear Sir:

Your request for funds has been forwarded through the Department of Labour, and we take this opportunity of giving you a brief summary of our administration of your affairs.

Upon registering with this office, your real property in the Municipality of Pitt Meadows became vested in the Custodian. The property had been leased by your father for the term of nine months, from the 1st May, 1942, for a consideration of \$175.00, and according to our records the full consideration was collected by him at the time. No revenue from administration of your property accrued to your benefit at this office as in accordance with the policy of liquidation decided upon by the Canadian Government, it was sold to the Director of Veterans' Land Act as at 1st January, 1943. Full details of the property sale were sent to you, from which you will have noted that the net proceeds from same, were credited to your account here. Legal fees amounting to \$15.00 in connection with the conveyance of the property, were later charged to your account.

In June, 1943, Denis Murphy, who acted on your behalf in connection with a law suit for damages, apparently in an automobile accident, sent a money order to this office for \$40.00. This sum was the balance due you in the matter and was forwarded to you at that time.

In June, 1944, you sent three Promissory Notes, each amounting to \$17.00, to this office asking our assistance in effecting collection of them. One was signed by Y. HOSHIZAKI, but we were unable to identify him or assist you in this account. The Notes which you stated were signed by Tsunehichi MATSUOKA and Matsuo ARINOBU, were referred to them for verification and payment. H. ARINOBU admitted the liability but stated that he did not have funds with which to make settlement and as he had no funds at this office nothing further was accomplished regarding this account. T. MATSUOKA denied owing the amount to you and we so advised you at the time. In our letter of the 22nd August, 1945, at your request we returned the Notes to you, giving you full details.

When registering with this office you declared you were the holder of a number of War Savings Certificates, a Bank account at Hancy, and a Manufacturers Life Insurance Policy. These were not brought under control by the Custodian.

Attached hereto please find Custodian cheque in the amount of \$54.50,

which sum represents the balance held to your credit at this office. The bulk of your funds have already been sent to you after paying doctors and hospital accounts totalling \$92.50, as requested by you on the 18th May, 1944.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls (2)

88714/7363

July 16, 1945.

Mr. Tanehichi MATSUOKA,
Registration No. 13829,
Roseberry, B. C.

Dear Sir:

Since writing to you on January 23rd, we have received a letter from Masao ITO, enclosing a promissory note for the sum of \$17.00, signed by you. He has asked us to contact you with a view to obtaining payment of this note.

The total amount of claims filed against you now is \$1,796.23. Your credit balance with this office is \$1,165.60. Do you wish us to endeavour to get your creditors to accept a percentage settlement. This would amount to around 60 cents on the dollar using all your credit balance.

The claims filed against you are as follows:

1. United Farmers Ltd. (Buckerfield's Ltd).....	90.94
2. Hancey Garage.....	18.80
3. Royal Columbian Hospital	35.90
4. M. Nishiguchi Co.Ltd.....	129.00
5. Rokuseburo TANIGUCHI.....	200.00
6. Isamu WJIMOTO.....	109.09
7. Dr. G. Morse	100.00
8. Prov. Board of Health(Acct. June Matsuoka)	336.00
9. Prov. Board of Health(Acct. Yetsuko Matsuoka) ...	741.00
10. Richmond Growers Co.Ltd.....	18.50
11. Masao ITO (Promissory Note)	17.00

Would you kindly let us hear from you in regard to your wishes.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/FM

Winnipeg, Manitoba,
May 18th, 1944.

British Columbia Security Commission,
749 Somerset Bldg.,
Winnipeg.

Dear Sirs:

This will be authority for the B.C.S.C. to deduct
from my assets with the Custodian, the sum of \$92.50, being
\$45.50 Winnipeg General Hospital, and \$47.00 Dr. Wm. Creighton
for medical attention and hospitalization in January 1943.

Signed,

Witness

For Morrison

M. Ho.

CASE NO: 907

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

10 (THE HONOURABLE MR. JUSTICE A.G. NUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

20

MASAO ITOPROCEEDINGS AT HEARINGAPPEARANCES:F.M. FERG, Esq., Appearing for the
Dominion Government.S.M. CHENWICK, Esq., Appearing for the
Claimant.

- - - - -

SHIGRU HIRAYAMA, Esq., Official Interpreter.

30 MARK H. PEARCE, Esq., Official Reporter.

M. Ito.
In Chief.

MASAO ITO, the Claimant herein being
first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Ito, I show you a typewritten statement, was
this prepared in accordance with your instructions? A Yes.

Q And was it prepared with the help of your
father? A Yes.

Q And is that your signature?

A Yes.

Q Do you swear the contents to be true to the best
of your knowledge, information and belief?

A Yes.

MR. CHERNIAK: I tender this as Exhibit 1, Your
Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: And on behalf of my learned friend
I will tender the S.S.B. Appraisal as Exhibit 2.
(S.S.B. APPRAISAL, EXHIBIT 2.)

MR. CHERNIAK: Your Honour will note from Exhibit
1 that this property was purchased in December
1933, by the Claimant's father Katsutaro Ito
for \$700.00 from Mr. H.G. Knotts. I have on file
and I am showing to my learned friend an agree-
ment of sale dated December 6th, 1933 from
Knotts to Katsutaro Ito, affecting this land for
a consideration of \$700.00. I might say that
this Claimant's father is in Court and can give
evidence in this respect should my learned
friend desire. I also have on file and I am showing

M. Ito.
In Chief.

to my learned friend a Certificate of Title, Number 148588-E, dated January 20th, 1942, in the name of this Claimant Masao Ito. At the time this property was purchased by the Claimant's father it was all bush and on the date of evacuation about four acres had been cleared and one acre had been partially cleared. This is indicated by the appraiser in Exhibit 2. The Claimant sets out that they had one building on the property consisting of a shack with a lean-to, both constructed in 1934 with cedar siding and shingle roof and the estimated value of same is indicated at \$300.00. The Claimant sets out that the appraiser has substantially undervalued the land and buildings and he believes that the fair market value at date of sale was at least \$1,500.00. Turning now to Exhibit 2 we note that this property is one and a quarter miles from Pitt Meadows, and fronts on Hammon Road which is a paved road. There is an indication here that there are four chains of three barbed wire fence along the front. The appraiser shows the value of the building at \$150.00 and then reduces it to \$100.00 for the purpose of adding it to the value of the land. Your Honour will note that the Claimant's father paid well over \$100.00 per acre when he bought this property and it was all bush at that time. This was in 1933. In spite of that the appraiser shows a value of the cleared land at \$60.00 per acre and the uncleared land at

4.
M. Its.
In Chief.
Gr-Exam.

10 \$10.00 per acre, that is less than one tenth of what the Claimant's father paid for the property. Page 2 of Exhibit 2 also gives the assessment of this property; land \$700.00, improvements \$200.00, total \$900.00. That is the 1942 assessment. Other than that, Your Honour this is merely a question of value. As I have indicated, I am quite willing to call the original purchaser of this land, the Claimant's father, should my learned friend wish to question him about it.

MR. FERG: It is submitted, Your Honour that the property sold for its fair market value. I have just one question.

CROSS-EXAMINED BY MR. FERG:

Q Did you have an independent valuation made of this property at the time of evacuation or since?

A No, not exactly.

20 MR. FERG: That is all, Your Honour.

MR. CHERNIAK: May I ask my learned friend if he has any note as to a lease on this property?

MR. FERG: Yes, the property was leased by the Claimant, apparently the Claimant's Father on the 7th of May 1942 to a A. Boufort for 9 months, with an option to extend the lease and the consideration was \$175.00

30 MR. CHERNIAK: Might I ask, Your Honour, whether there is any indication as to whether or not the chattels were included in that lease?

M. Ito.

MR. FERG: I have no record of any chattels being included in that lease. There is no claim for chattels.

MR. GHERULAK: No, but I am just thinking this way that if the chattels were included in the lease and this lease ran into 1945, then the purchaser of the property who continued to lease benefitted by the chattels, it being added revenue already inherited for the rent in 1945.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce
(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 5 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

J. G. H. H. H.
(SUB-COMMISSIONER)

Defence Brief

Masao I T O

File No. 7363

Case No. 907 /

WINNIPEG
15 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$1300.00

\$372.70

\$366.00

Witness: L. B. Plumbly, Appraiser[^]

Submission: Sold for fair market
value.

Name of Claimant ITO, Masao

Case 307

Custodian File T303

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices:		
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	
					366.00	429.06				429.06
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 CHATELS										
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										429.06

7363

November 16th, 1950.

Mr. Masao ITO,
376 Powell St.,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 907

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$429.06.

Cheque in your favour is enclosed for \$404.24
and we have paid the Co-Operative Committee .. \$ 24.82
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.