Name of Claimant SHIN, Sidney Zentaro Case 1020

Custodian File 9401

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	
					1600.00						1933.60

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	1933.60

CASE NO: 1020.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 7, 1948.

IN THE MATTER OF THE CLAIM OF

SIDNEY ZENTARO SHIN

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1020.

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 H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 7, 1948.

IN THE MATTER OF THE CLAIM OF

SIDNEY ZENTARO SHIN

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
MRS. D.J. HANDFORD,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

SIDNEY ZENTARO SHIN, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Shin, is that your signature? A. Yes.

Q. And was this real estate farm land form completed upon your instructions? A. Yes.

MR. BEST: We have an extra sheet attached to it.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO. 1)

MR. HUNTER: My lord, the chattels claimed by this man have been dealt with under his wife's claim. I suggest he identify the statement of chattels that it be filed in the wife's claim because they are all being dealt with under that claim.

THE COMMISSIONER: That is quite satisfactory?

MR. BEST: That is quite satisfactory to me, my lord.

Q. I understand you owned a farm near Whonnock, British Columbia. Is that correct?

A. Yes.

Q. And there were approximately 48 acres in that farm land? A. No; 40 acres.

Q. I said 48 and you say it is 40 acres?

A. Yes.

THE COMMISSIONER: It reads 40 acres here.

MR. BEST: I think we may speed things if my friend would consent to file the S.S.B. appraisal form at this time.

MR. HUNTER: I tender the S.S.B. appraisal form as Exhibit No. 2.

(S.S.B. APPRAISAL FORM, MARKED EXHIBIT NO. 2)

MR. BEST: Q. You are sure about that point, are you, because the appraiser showed the exact area of your farm as 48.002 acres?

A. It might be a little less, or more.

Q. You have considered it 40 acres, roughly?

A. Yes. I bought first 80acres and I subdivided eight pieces at 10 acres each.

Q. When it was subdivided did you have a surveyor do it? A surveyor did subdivide it?

A. Yes.

Q. As I understand it, Mr. Shin, when you bought the property in 1942 it was all bush land?

A. All bush, yes.

Q. And you have shown on your claim that 13 acres of the 40, or 48 acres, whichever is correct, have been cleared. Now, did you do all that personally or did you hire people to do it?

A. Myself and the others were hired people.

Q. You have shown a rather large item here $3,900 for clearing those 13 acres over a period of 8 years. By that do you mean that you actually paid out $3,900 or do you mean you paid out some lesser sum and you were allowing yourself so much per acre, or per day, let us say, for clearing?

A. That includes people that I hired and I also include the amount I considered I put into it.

Q. I see. Well now, does that same statement apply for the $2,000 which you have claimed as the cost of opening three-quarters of a mile of

road, and drains and ditches?

A. When I bought the property it was all bush land. There were no roads. I asked the Maple Ridge Council to open a road for me. This was not done by the Maple Ridge Council so they allowed me $450 to do my own stumping and blasting, to buy powder and material, lumber, etc.

Q. When you say "they" do you mean the Maple Ridge Council allowed you $450?

Maybe this will assist. Page 4 of the S.S.B. report contains a sketch. You say you opened these roads, yourself. There are several roads shown on this sketch.

A. I am talking about the main road through the bush.

Q. Road No. 3? A. Yes, No. 3 road, I think.

Q. That is the one on which you did most of the work? A. Yes. That is the road I opened three-quarters of a mile, myself. It cost me $2,500.

Q. These smaller roads on your property, one here is shown as "useless road, road gullied." Did you open that road, too?

A. I opened that road too but I did not figure it. I should have figured that in, too. I have not included it; just the main road, No. 3 road.

THE COMMISSIONER: Q. Was this very heavily timbered land?

A. Beautiful alder trees, and cedar poles. There are still some there, yet.

Q. I notice your cost of clearing works out at $300 an acre. Is that not a very heavy cost for clearing?

A. The alder is not so bad in clearing.

Q. The alder is comparatively easy to clear.

A. Not so bad.

MR. BEST: Q. Did you use the building on this farm as just temporary summer buildings or were they used all the year around?

A. Only during the summer.

Q. I see. When did you dig these three wells for which you have claimed $150?

THE COMMISSIONER: Is it any advantage to you going into all these details? You have it shown on your Exhibit No. 1.

MR. BEST: I think I have everything shown there except the date of these wells. It may be important. If they are old and abandoned they may be practically useless; on the other hand it is an oversight, the date was not shown on that one item.

THE COMMISSIONER: Q. When were the wells dug?

A. One in 1932. It is the year we go there. The second was 1934, two years after, and another one the next year after.

Q. Were they all in use when you were evacuated?

A. Yes. You see the water was not enough in the summer time. That is why we dig three.

MR. BEST: Q.. Did you ever sell any timber off this farm? A. No. It is still standing.

MR. BEST: All right, thank you.

If my friend wishes to consider the chattels claim of Mr. Shin with those of his wife, I think that is all I have to ask this claimant.

THE COMMISSIONER: Have him verify the chattels statement, if you will, and his wife can be examined upon it.

MR. BEST: Yes, my lord.

Q. Is that your signature, Mr. Shin?

A. Yes.

Q. And is that a document prepared on your instructions? A. Yes.

THE COMMISSIONER: We will take the chattel claim as being made entirely by the wife. Is that the situation?

MR. BEST: Apparently that is the way the Custodian has dealt with it. If it makes it any more convenient, very well.

MR. HUNTER: Apparently there has been something added which I have not seen.

MR. BEST: There has been one item added, two stoves; otherwise it is exactly as it is on the claim.

THE COMMISSIONER: Yes.

THE COMMISSIONER: Mr. Hunter?

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It will be noticed in the S.S.B. appraisal that it is a farm composed of 48. something acres.

It was discovered that Lot 11, which is included in that valuation, had been sold previously by the owner, the claimant, and accordingly the deduction was made from the sale price.

There is some correspondence in respect of that matter. I will try and find it. It was sold to the Director of the Veterans' Land Act, as of the usual date, January 1st, 1943, for $1,600.

THE COMMISSIONER: And the difference between the appraisal and the sum of $1,600 is accounted for in the fact that there were eight less acres? Is that the situation?

MR. HUNTER: Less 2% approximately, which your lordship will remember.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q. That ten acres you sold was sold for $250?

A. Top side.

Q. Pardon me? A. It is on the upper side of the road and very gravelly. Yes.

Q. It was sold to Hel Menzies, the real estate man? That is the record I have, that it was sold to Mr. Menzies for $250. That bit was appraised by the Soldiers Settlement Board at $227.

MR. BEST: What is the date of that sale to Menzies?

MR. HUNTER: Well, that was in 1942, the sale to Menzies.

THE WITNESS: Before I left.

MR. HUNTER: Yes; just before you were evacuated?

THE WITNESS: I think so; I do not know.

Q. You sold, in 1947, a parcel to Mr. Kuck, Lot 10?

A. Yes; I think so.

Q. That was sold for $260? A. Yes.

MR. HUNTER: There is a letter from Mr. Krux, of the firm of Krux & McMaster. It is dated December 14, 1943, addressed to the Custodian re "Sidney Zentaro Shin, your file 9401."

It reads as follows:

"We have been advised by Colonel Chandler "that his original offer herein included "Lots 1 to 7 and Lot 11 for a price of "$1,827. It now appears that Lot 11 was "sold by the Japanese during 1942.

"The Colonel advises that Lot 11 "comprises approximately 10 acres out of "the 48 acres contained in the whole "property and could be reasonably valued "at $227. He therefore makes an offer of $1,600 as the purchase price of Lots 1 to "7 inclusive. Would you kindly advise if this is satisfactory."

THE COMMISSIONER: I think it would be well to file that letter. What is the date of the letter?

MR. HUNTER: December 14, 1943, my lord. I presume they must have been acting for the Soldiers Settlement Board at that time.

Mr. Shears advises me they were appointed

by Ottawa to complete the V.L.A. deal as far as documents were concerned. During the transaction this point cropped up and this is the information they obtained.

I tender that as Exhibit No. 3.

(LETTER, A.G. DUNCAN KRUX TO CUSTODIAN, DATED DECEMBER 14, 1943, MARKED EXHIBIT NO. 3)

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Best?

MR. BEST: A short re-examination, my lord.

RE-EXAMINATION BY MR. BEST:

Q. This land was sold to Menzies, subsequently in 1937 to this man Kuk, and that was uncleared land, I assume?

A. No; it was bush land.

I want to say it was 80 acres; and I subdivided 8 pieces of 10 acres each. Half of that is altogether different land - stoney and rough. It was not good for farm land, but the front half which I got myself is altogether different land. It is good land for farming.

THE COMMISSIONER: I see. Thank you, Mr. Shin. That is all we require from you.

THE WITNESS: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

"A.G. VEITCH"
Official Reporter.

case 1020 DEC - 3 1947

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

9401 Toronto

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

(1) NAME SHIN. SIDNEY. ZENTARO (RCMP) Reg. No. 13588
(Print) Surname Given Name

(2) Pre-Evacuation Address 2 Ave, Whonnock BC

(3) Present Address 189 Gerrard St E. Toronto

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge BC
City or Municipality, Province

Brewery

(b) Legal description (lot number, block number, section number, etc.)
Lots 1-7 of W½ of SE¼ of Sec 1. Tp 12 Map 5198. Dist of New Westminster Cert. 100866 E

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

(i) Farm
(ii) Residence
(iii) Business — Type of 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.)

(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) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7500
(v) Amount at which Custodian sold property and credited your account - - $ 1600

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5900

(5) PERSONAL PROPERTY

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

(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") Albert Rockford Vervent

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

1.	scall	Estimated Value $ 16.00
2.	grindstone	Estimated Value $ 5.00
3.	75 berry picking trays	Estimated Value $ 26.25
4.	10 hop basket frames	Estimated Value $ 20.00
5.	1 shot gun	Estimated Value $ 60.00
6.	1 Winchester 22 rifle	Estimated Value $ 15.00
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 142.25

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) - $ 6042.25

(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 Yes

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,
of)
TO WIT:)

I, S Z Shan of the city
of Toronto in the county of York

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 city
of Toronto
in the county of York
this 27th day of November
A.D. 1947. F a. Brewin

S. Z. Shan

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.

SHIN , Sidney Zentaro

(Claimant's Name)

REAL ESTATE
(Farm Land)

13588

Reg. No.

LAND	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
Uncleared	27						
Cultivated not planted							
Cultivated and not in crop		1932	Unavailable	$4000.			
List Crops							
Strawberries	10				All uncleared	None	$7000.
Raspberries)							
Grapes)							
Rhubarb)	3						
Hops)							
Asparagus)							
Total	40						

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

Description	When Made	Cost
Cle ared land - 13 acres	1932-1940	$3900.00
opened roaddfor ¾ mile - drains & ditches	"	2000.00
Open ditch - ~~700 feet~~ 1400 ft		~~70.00~~ 140.00
Under-ditches - 1100 feet		440.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Bunk	20'x 60' full basement	shingle wall cedar roof	1935	$300.00	$300.00	$75.00	$240.00	$450.00
Pickers' Cabin	14' x 18'	rough lumber shingle roof full basement root house	1938	100.00	75.00	25.00	35.00	150.00

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

EXHIBIT No. 1020-1
DATE 7 May 1948
FILED BY R. a. Best.

Signature

IMPROVEMENTS: (continued)	When made	Cost
Planted 100 fruit trees (apple, pear, plum cherry, peach, apricots)	1932-1940	$200.00
Planted hops - 1 acre	"	200.00
Hop plants	"	80.00
Small fruits - 10 acres	"	1000.00
Rhubarb - 1 acre	"	35.00
Grapes - 1/4 acre	"	100.00
Asparagus - 3/4 acre	"	75.00
		$1690 .00

3 wells on land (dug by claimant). $150.00

BC-153-P
BC-2058-A

BC/153-P
BC/2058-A

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

Farm Appraisal Report

File No. JL 123

Land Description Lots 1,2,3,4,5,6,7 & 11, of W½ SE¼ Sec.1, Tp.12, Map 5198

Containing 48.022 ac. more or less Acres

Owner's Name SHIN, S.Z. Post Office Address R.R., Whonnock, B.C.

Nearest Rail Point Whonnock, C.P.R. Distance 2 miles

Market Town Haney 7 mi., New Westminster 28 mi. Distance

Church (give denomination) Protestant at Whonnock Distance 2 miles

Nearest School Whonnock Public Distance 2 miles

State how property was identified: Road, posts and map check.

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

Yes, No.3 Road, fair gravelled municipal road.

Is this district a good one? Japanese have opened it in the last 10-19 years.

Employment opportunity Limited locally, mill and brickyard at Haney, 7 miles.

Predominating Nationality and religion: In this section 95% Japanese.

Describe Fencing and its condition: None at all Value $

Water supply: There are 3 dug wells 15'-25', good domestic supply. Value $
Southern slope to river, rock and gravel below, run-off quick. Water supply has to be watched.

BUILDINGS ON FARM

9401

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Bunk HOUSE	20 x60	rough lbr.	10'	shk	6	wood	good	100.00
Pickers cabin	14 x18	" "	8'	"	"	"	"	40.00
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
In addition there are 2 rough packing sheds NOT assessable.								
NOTE: Bunk house has rhubarb forcing house below it. Pickers' cabin has root house below it. Buildings just used in spring and summer. Owner lives on other property.	x							

NO electric light available up here. Nearest pole 500 yards.

Total present day value $ 140.00

Total Value Buildings add to farm Not suitable as dwelling $ 50.00

Is dwelling habitable without repairs? / If not what is your approximate estimate of cost to make it habitable? for pickers, yes. Owing to use below foundations will quickly rot.

They serve their purpose for the time being. $

Describe the basement and chimneys: Just metal stove-pipe. Rhubarb house below.
All one with partitions.

No. rooms downstairs? / Upstairs? How finished Just rough boards.

Are buildings painted? No Condition of paint -

Distance from nearst bush Quite close, 20 feet on East.

EXHIBIT NO. 1020-2
DATE 7 May 1948
FILED BY

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10.15	gentle fall south 10.15	good sandy loam 1½'	sdy. to gravelly	strawberries, grapes, hops, asparagus, excellent	100.00	1015.00

~~Area which can be cultivated without clearing or breaking~~

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	TOTAL
1.93	steep sidehill for hand work only 1.93	good sdy. loam 1½'	sdy. to gravelly	strawberries 2nd & 3rd year, fair. a few large stumps left in	40.00	77.20

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
35.942 35.942	generally southern slope to river	sdy.& stoney	sdy.& stoney	good saleable alder & cord-wood	200.00	20.00	718.84

There are a number of ravines with winter creeks meandering through the bush draining south.

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
44.022 10 38.022		

Total value of Land $ 1811.04

Total added by buildings to value of farm $ 50.00

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

There are scattered 40 apple & plum about 5 years, good condition

Total value of farm $ 1861.04

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Still being worked by owner. His son informed me that crop, less the hops, has been sold to a white man for $750.00. J. Hass Co. of Sardis is taking the hop crop.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Just about as now used. Suitable also for both early and main crop potatoes.

Noxious weeds: Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality.
Land, school and library taxes, $92.46

Date: 21st May, 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 20th day of May, 1942.

Inspector's Signature "T. GODFREY"

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

BC/153-P
BC/2058-A

S.J. Shuswap 1.2.3.4 5. 6. 7&11 W½ SE¼
Sec. 1. TP 12. Map 5195

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: These lots and many others in this area were practically all in tax sale about 9 - 10 years ago. I am informed by Mattersdorfer, Brandt and Knaack that they purchased adjoining lots of same acreage since 1937 at $120.00 direct from Municipality and Mrs. Knaack purchased from Shin her lot for $260.00 in 1937. They were all solid bush with most of the conifers logged off. The clearings have the best soil. I have placed a value of $20.00 per acre on the uncleared land as it has good saleable commerci al alder and firewood, to my mind a decided asset.

Any further clearing will be very costly.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Gentle slope to south acreage, years of cropping about 5. Fertility still good.
The small cross road and short road to south are non-existant as such. One was a gully and turned out impractical for a road.

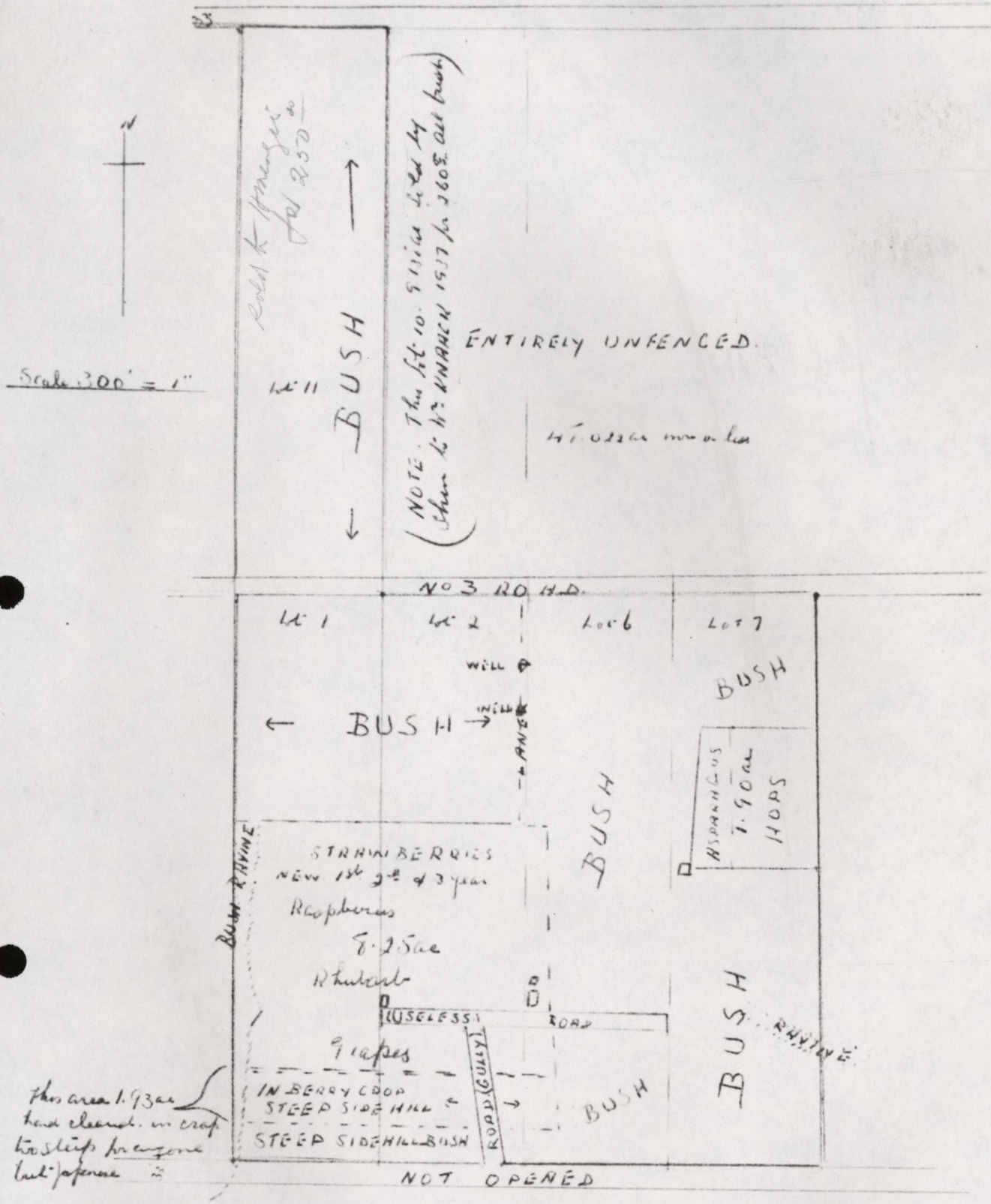
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
10.15 ac. strawberries, new, 1st, 2nd & 3rd year.	$
Raspberries, grapes, rhubarb, strawberries in majority.	$
Hops and asparagus 1.90	$
The 1.93 ac. of strawberries on the steep hillside at	$
the south will to my mind be finished after this season's	
crop. I cannot visualize a white man doing the neceasary	
land cultivation and it is too steep for horse work.	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

Date 23rd May, 19 42

"I.T. BARNET"
District Superintendent.

CRUX & McMASTER
Barristers and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING
535 WEST GEORGIA ST.
VANCOUVER, B. C.

TELEPHONE MARINE 9377

EVACUATION SECTION
Rec'd DEC 16 1943
File No. 9401
Ans.
Referred Shears.

December 14, 1943

Department of the Secretary of State
Office of the Custodian
516 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. F. G. Shears, Director

Dear Sir:

Re: Sidney Zentaro Shin, your file 9401

We have been advised by Col. Chandler that his original offer herein included lots one to seven and lot 11 for a price of $1827.00. It now appears that lot 11 was sold by the Japanese during 1942.

The Colonel advises that lot 11 comprises approximately 10 acres out of the 48 acres contained in the whole property and could be reasonably valued at $227.00. He therefore makes an offer of $1600.00 as the purchase price of lots one to seven inclusive. Would you kindly advise if this is satisfactory.

Yours truly,

CRUX & MCMASTER

PER

AGDC/OH

A. G. DUNCAN CRUX

EXHIBIT No. 1020-3
DATE 7 MAY 1948
FILED BY
J. W. G. Chandler