Name of Claimant OIKAWA, Joe, Tadashi Case 113

Custodian File 5302)
3346)

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	
					245		196.70				196.70

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	
255	63.75							63.75

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	260.45

CASE NO: 113

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF

JOSEPH TADASHI OIKAWA

PROCEEDINGS AT HEARING

Original

CASE NO: 113

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.R. ARCHIBLAD, SUB-COMMISSIONER)

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF

JOSEPH TADASHI OIKAWA

PROCEEDINGS AT HEARING

APPEARANCES:

D.S. McTAVISH, Esq., appearing for the Dominion Government.

R.J. McMASTER, Esq., appearing for the Claimant.

J.R. COLLEY, Esq., Secretary to Kamloops Sub-Commission.

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

G. HAMBLETON, Esq., Official Reporter.

MR. McMASTER: I call the case of J.T. Oikawa, No. 110 on the list.

JOSEPH TADASHI OIKAWA, the Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: In this case, your honour, the claimant has shown garage, woodshed, net house, fish smoking house and float and also a car. He is actually limiting the claim with regard to the buildings to the house, and reducing it to $1,000.00. In the case of the car, the claim should show on the back, and he is claiming $600.00. The car was sold for $255.00.

The buildings in this case were erected on lands other than those belonging to the claimant's father. Actually, I think that they straddled the lands of this witness' uncle, a Mr. Sato, who has now returned to Japan. In selling the property to the Veterans Land Act, the Custodian dealt with the house as being on the property of Sato, and Sato agreed to permit the amount which had been appraised as the appraised value by the Soldier Settlement Board to be paid to this claimant's father. He recognized, in other words, that it was the property of the claimant's father.

We are up against the further difficulty in this case that the father has since died, leaving a will, and under the terms of the will he left all of his estate to his widow. Now,

the widow resides at New Denver, and she has taken no steps to probate the will, and, frankly, having regard to the unfortunate position of the building, being on someone else's land, I hesitate to advise her to spend any money on probating the will. The probating of the will would only be for the purpose of the making of this claim.

I would therefore ask that consideration be given to her circumstances and to the fact that she is the sole beneficiary under the will and that her claim with respect to the value of the building be taken into consideration notwithstanding the absence of Letters Probate.

I would like to file in this case what purports to be the Last Will and Testament of Hujonosuke Oikawa.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, was that your father?

A: That was my father, yes.

Q: And as far as you are aware is this the last will and testament that he made? A: Yes.

MR. McMASTER: The will is dated June 28, 1921.

(WILL MARKED EXHIBIT NO. 1)

MR. McTAVISH: Your honour, I don't see how the claimant can make a claim for something which is not his and which he has no claim on whatsoever. However, if he is making the claim on behalf of his mother and my learned friend undertakes to

produce authority for this --

MR. McMASTER: I am proceeding to that now. I have a letter of authority.

Q: Witness, did your mother give you this letter of authority to make this claim on her behalf?

A: Yes, she did.

MR. McMASTER: This is a letter of authority purporting to be signed by his mother dated April 28, 1948 at New Denver: "I, Mrs. Satsuki Oikawa, the widow and sole beneficiary of the will of my late husband, Mr. Hyonosuke Oikawa, do hereby give my full consent and authority to my son, Joseph To Oikawa to represent me legally and in the property claims session that is to be held in Kamloops, B.C."

(LETTER MARKED EXHIBIT NO. 2)

Q: Witness, did you instruct Mr. Leckie to prepare this statement with respect to the house that your mother is claiming? A: Yes.

Q: Is that your signature on it? A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

Q: Witness, did you father have any interest in your uncle's lands at all? A: Yes, he did.

Q: Were those interests expressed in any legal document? A: No, they weren't, but incidentally, it has been witnessed by -- that letter of authority I have from my mother has been witnessed by the owner of the land that the

house was on, or his mother, I believe.

Q: Yes. But there was some verbal arrangement between Suda and your father? A: Yes.

Q: And had your father, when he built this house straddling this property line, any intention of acquiring an interest in any part of Sato's land?

A: At the beginning, no. My uncle and him started out as partners and later they figured the property wasn't large enough for two families so we made plans to purchase adjoining land, that is when we started to build the rest of the buildings on to the land.

Q: Was any formal legal document drawn with regard to the purchase of the adjacent lands or had any monies been paid out to your knowledge?

A: Not to my knowledge.

MR. McMASTER: I would just refer to Exhibit No. 1 and point out that it gives the description of the premises and the approximate cost of building them, and sets out the circumstances which I have already explained.

I file that statement as Exhibit No. 3.

(STATEMENT MARKED EXHIBIT NO. 3)

Q: Now, witness, you are also claiming for an automobile. That automobile was registered in your own name, was it? A: Yes.

Q: Did you instruct Mr. Leckie to prepare this statement, and is this your signature on the statement with regard to your automobile?

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes, it is.

MR. McMASTER: I file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. McMASTER: I would ask my friend if he can produce the R.C.M.P. report. (Handed to Mr. McMaster)

I produce from the Custodian's file what purports to be a Royal Canadian Mounted Police Report dated March 11, 1942.

Q: Witness, does this appear to be a copy of the receipt that you received from the R.C.M.P. at the time you delivered your automobile to them?

A: Yes, it is. It was my brother that delivered it for me.

Q: But it was your automobile? A: It is his signature on there. Yes.

MR. McMASTER: It is a 1937 Ford Tudor Sedan, and it appears from the R.C.M.P. report that the speedometer reading at the date of delivery was 30,370 miles, and the condition was good. The extra equipment is shown as seat covers. It shows that the right rear fender was dented. I file the R.C.M.P. report as the next exhibit.

(R.C.M.P. REPORT MARKED EXHIBIT NO. 5)

MR. McMASTER: I would ask my learned friend to be good enough to produce from his file an appraisal of this car made by a Mr. Crews.

MR. McTAVISH: There doesn't appear to be any such appraisal on the file, your honour.

MR. McMASTER: If my friend would look in his brown envelope, I think he will find it.

MR. McTAVISH: There was a brown envelope in this case, your honour. My learned friend still has it. I haven't had it returned to me.

MR. McMASTER: Would my friend advise me when the car was sold, then.

MR. McTAVISH: August, 1942, it appears, your honour.

MR. McMASTER: I am asking my friend to produce an appraisal by A.W. Crews of this motor vehicle in the sum of $500.00, and also to produce any other appraisals to counsel for the claimant with respect to this automobile.

MR. McTAVISH: I have an appraisal of MacDermott Motors on the file covering this automobile, your honour, showing an appraised value of $280.00.

MR. McMASTER: Perhaps my friend will produce the appraisals all at the same time so that counsel may examine them and decide whether they wish to use them.

Would my friend advise to whom the automobile was sold?

MR. McTAVISH: The auto was sold to Campbell Motors, Limited, your honour.

MR. McMASTER: I would ask my friend if he would be good enough to produce the appraisal which was made on Sato's property and on which the building in question is valuated.

I presume I may file this on behalf of my learned friend?

MR. McTAVISH: Yes.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 6)

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the house claimed for is part of a parcel of real property belonging to someone other than the claimant and was sold as part of the said real property and the claimant has no valid claim in connection therewith. It is further submitted that the house claimed for was sold for its fair market value. It is submitted the car claimed for was sold for its fair market value.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, I show you a diagram attached to the Soldier Settlement Board Appraisal on the Sato property. Would you point out your house on that diagram? A: That would be it, there.

Q: That is the building shown by an arrow marked "Oikawa house"?

A: Yes.

Q: Does that show correctly the position of your house on that property? A: Yes, I believe so. Well, I believe the bigger portion of the house would be on this next property.

Q: The Suda property? A: Yes.

Q: That is approximately correct? A: Yes.

Q: How old are you, witness? A: Twenty-eight.

Q: When was the arrangement made between your father and Suda with regard to the erection of this

house? A: Approximately fifteen years ago.

Q: Were you present when that arrangement was made?

A: We were living at Murrayville at the time.

Q: Were you present when the arrangement was made?

A: No, I wasn't.

Q: When was your father in partnership with Sato?

A: He never was in partnership with Sato.

Q: Who was he in partnership with, then?

A: Mr. Suda. That is my uncle.

Q: What arrangement did your father have with regard to part of the house being on the Sato property?

A: There was a wharf being constructed in between, and at that time it was understood that we would take over Sato's land, too, at a later date. That was when we extended it over to Mr. Sato's land.

Q: Did your father have any agreement with Sato with regard to this? A: Yes.

Q: Were you present when that agreement was made?

A: Yes, I was.

Q: When was that made? A: That was approximately about ten years ago, too.

MR. McTAVISH: That is all, your honour.

THE WITNESS: Oh, there is a correction to be made. I think it is longer than that. I think it would be about fifteen years ago.

MR. McTAVISH: Q: That is, the arrangement with Sato?

A: Yes.

MR. McMASTER: I would ask my friend to admit that the

Custodian paid the sum of $245.00 to the deceased for the house.

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: That is all, witness.

THE COMMISSIONER: Thank you.

(Witness aside)

MR. McTAVISH: Your honour, before this claim is concluded, I find the brown envelope is here with no appraisal by Mr. Crews in the envelope.

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald,
Sub-Commissioner.

CASE No. 113 MAY 12 1948 Kamloops

JAN - 2 1948

Kamloops

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.

NOTIFIED APR 15 1948

ACKNOWLEDGED

5302

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

(1) NAME OIKAWA (Print) Surname JOE TADASHI Given Name (RCMP) Reg. No. 08355.

(2) Pre-Evacuation Address R. R. Box 990 New Westminster B.C.

(3) Present Address R. R. Box 182 Kamloops, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 19 the Road (Pyke) City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.) Home # 1058

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

(i) ~~Farm~~
(ii) Residence #1058 ~~Type of business~~
(iii) ~~Business~~
(iv) Any other type of property (describe) CAR, WOODSHED, GARAGE, NETHOUSE, FISHSMOKING PLANT, FLOAT.

(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.) SON OF DECEASED OWNER.

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

(i) Land - - - - - - - - - - - - - - - - - $ ~~3,050~~
(ii) Buildings - - - - - - - - - - - - - - - $ ~~2,400~~ 650
(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) - $ 3,050
(v) Amount at which Custodian sold property and credited your account - - $ 555 including car.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,495

(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) - $ 1,495.

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

(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)
of)
TO WIT:)

I, JOSEPH TADASHI OIKAWA. of the CITY.
of N. KAMLOOPS in the PROVINCE OF B.C..

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 New Denver)
in the Province of British Columbia)
this 29 day of December)
A.D. 1947.) A Commissioner &c. J.W. Clark

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.

I am a travelling salesman and was unable to get possession of these forms for some time

113 - 1

EXHIBIT No.

DATE May 12, 1948

FILED BY Mr. McMaster.

This is the last will of me Hiyonosuke Oikawa of Aldergrove in British Columbia, Saw Mill Worker, which I now make hereby revoking all previous wills:-

I give demise and bequeath to my dear wife all my estate real personal or mixed, but if she should die before me I give demise and bequeath all said estate to my surviving children, but if both my wife and children should die before me I give demise and bequeath all said estate to my brother Yasunosuke Oikawa; and I appoint my said wife Satsuke Oikawa executrix of this my Will in Testimony whereof I have hereunto set my hand at Vancouver, British Columbia, this 28th day of June, 1921.

Signed Published and Declared as and for the last Will and Testament of the Testator in the presence of us present at the same time who is his presence and at his request have hereunto set our hands as Witnesses.

"Hiyonosuke Oikawa"

"K. Hayashi"
Aldergrove, B.C."

"Audrey Lister"
2252-6th Ave. West. Vancouver, B.C."

"Arthur J.B. Meelish"
2506, 7th Ave. W.
Vancouver, B. C.
Solicitor

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

Date: June 11th, 1948

L. M. Sealey

EXHIBIT No. May 12, 1948.
DATE
FILED Mr. McMaster.

April 28, 1948.
New Denver, B. C.

To Whom it may concern,

I, Mrs. Satsuki Oikawa, the widow and sole beneficiary of the will of my late husband, "Mr. Hyonosuke Oikawa", do hereby give my full consent and authority to my son, "Joseph T. Oikawa to represent me legally and in the property claims session that is to be held in Kamloops, B.C.

"S. Oikawa" New Denver, B. C.

Beneficiary concerned & Address.

"K. Sude" New Denver, B. C.

Witness & Address.

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

Date: June 11th 1948

E. M. B. Scott

Sae T Ohkawa —
(Claimant's Name)

REAL ESTATE
(Other than farm)

Building (house) claim only

EXHIBIT No. 113-3
DATE MAY 12 1948
FILED BY

30434-1 —
Reg. No.

for Mrs Satsuki Ohkawa widow of Hyonosuke Ohkawa

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When ~~Purchased~~ Built	Date of Purchase
Dwelling house located at 1053 Davis Road Richmond BC - owned ½ on land owned by Mrs K Sato and ½ on land owned by K Sato	House 14 x 40 - 2 stories - 4 rooms down - unfinished upstairs	Frame siding on wooden posts - no cellar - shingle roof - shiplap (covered) down stairs & shiplap upstairs - for flooring	residence	n/a.	about 1931	n/a —

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Good farming and fishermans locality	my father built this house about 1931 - see details above - mostly hand work by his own labour - and he bought the materials - estimated cost about 1700 —		$1000.00 —

Comments re upkeep of premises:
all necessary repairs were attended to as required.

Comments re Appraiser's report not covered above: the house was approximately 10 or 11 years old ~~at the~~ in 1941 (not 20 years old as appraiser states. I know that the condition of the house was not poor as the appraiser states and he is entirely wrong in describing it as "little more than a shack". It was in good repair and generally in good condition when we left it in the Spring of 1942. I consider that the appraised value of "250" was much under a fair value for this house.

Comment The Custodian sold this house (as of Jan 1 1943) including it with his sale of the lands of Mrs I Sato (to the Director under the Veterans Land Act. He credited and paid to my late father out of the sale the gross sum of "1141" for the house. The Custodian arrived at this figure by deducting the "250 (appr. residual value) and then deducting by 20% (sale selling at 20% under the appraised figure). The matter is the ~~sale~~ subject of a claim by my father and I am representing my father as to this claim. I believe the house was worth at least 1000.00 when sold by the Custodian

J T Ohkawa
SIGNATURE

Joe T Ducanza
(Claimant's Name)

PERSONAL CHATTELS

08355
Reg. No.

EXHIBIT No. 113-4
DATE MAY 17 1948
FILED BY

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
1937 Ford Tudor Sedan —	Fall 1941	used	696.50	good.	$600.00

Description of Storage of Goods: Turned into the RCMP at Hastings Park, Vancouver in March 1942. I am advised that the Custodian obtained an appraisal from McClennan Motors for $280.00 and later in 1942 sold my car for $275.00 to Lambell Motors Vancouver. I could not that the appraisal and sale figures were very much under a fair market value for this automobile

~~General Statement as to Chattels not Described above~~:

Additional Comments, if any: The mileage was just over 30,000 when I surrendered the car. It was in the best of operating condition and body and upholstery were in very good shape. I had used it just about 6 mos. I have depreciated value to $600.00 as the time I used I believe that it would be equal with the amount at a fair market value when sold by the Custodian in 1942

SIGNATURE

Detachment
Seizure No. 100
for use when applicable

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

113 - 5

EXHIBIT No. 1
DATE May 12, 1948.
FILED BY Mr. McMaster.

Detachment File No.
Sub-Division File No.
Division File No. E269-G-13-3
Headquarters File No.

Detachment
Sub-Division
Division (E)
Date March 11, 1942.

RE: Tadashi A OIKAWA P O Drawer 920 New Westminster, B. C.

ON March 11 1942, I Goodfellow K E

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1486

State Briefly Authority, etc. Whether by search warrant, etc.

No. of Pkgs.	Capacity or Size	Description of Contents Details to be given in full

LICENSE NO.	(42) 57918	
MAKE & MODEL	Ford Tudor	TIRE NUMBERS 4
SERIAL NO.	A2740	
ENGINE NO.		
SPEEDOMETER READING	30370	
CONDITION	Good	

EXTRA EQUIPMENT Seat Covers

DESCRIPTION & CONDITITON VERIFIED Rifgt Rear Fender Dented.

"S. Oikawa"
Signature of Owner
Japanese Registration No. 05514

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

"S.F. Cruise"

DATE: March 11/42

"K.E. Goodfellow"
Signature of member Submitting Report

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

Date: June 9th 1948

C.M. D. Sm[illegible]

BC-581-P

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

RP 2

Farm Appraisal Report

NOTE: Shown on Tax Roll as 7, 8, 9 & 10 only. File No. J.L.497

Land Description Lots 3, 4, 7, 8, 9, 10, 13 & 14 of S.D. of por. of Fracs. of Secs. 1 & 12 of Blk.4N., Rge. 4W., Map 3537.
Lot 9 - House No. 1058, Dyke Road. Containing 10.53 Acres

EXHIBIT No. 113 MAY 12 1948 FILED BY Mr. Mas

Owner's Name Ichiyo Sato Post Office Address Queensborough, B.C.

Nearest Rail Point New Westminster, B.C. Distance 2½ miles

Market Town New Westminster, B.C. Distance 2½ miles

Church (give denomination) New Westminster - all denominations Distance 2½ "

Nearest School Local public school Distance ½ mile

State how property was identified: Map location, posts.

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

Has direct access to Dyke Road, fair gravel road.

Is this district a good one? Reasonably good.

Employment opportunity Fairly good - New Westminster industries.

Predominating Nationality and religion: Mixed nationals.

Describe Fencing and its condition: No fences Value $

Water supply: Municipal water system. Value $

Electricity - Power lines not yet extended to this area.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Lot 14 HOUSE	12 x 36	frame	1	shgl	20	wood posts	poor	175.00
Com. Hall	24 x 42	"	1	"	20	"	"	200.00
add.	15 x 34	"	1	"	20	"	"	
~~BARN~~ Shed	15 x 30	Post & shke	1	shke	20	"	"	25.00
Lot 9 House	18 x 40	frame	1	shgl	20	"	"	250.00
~~BARN~~ Garage	12 x 18	"	1	tar paper	15	"	"	25.00
Net shed	24 x 57	pst & shke	1	shke	20	"	"	20.00 OIKAWA
GRANARY	x							
Lot 7 Pack shed	12 x 20	frame	1	shgl	15	"	"	20.00
	x							
	x							
	x							

See Diagram Sheet 3

Total present day value $ 715.00

Total Value Buildings add to farm $ 450.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Buildings are little more than shacks.

$

Describe the basement and chimneys: No basements. House on Lot 9 - brick chimney on Lot 14, 3 rooms bracket, others stove pipe.

No. rooms downstairs? 9, 4 Upstairs? - How finished wood

Are buildings painted? None Condition of paint -

Distance from nearest bush Adjacent to scrub brush.

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
Lots 7 & 8 9.12 acs	Level	clay loam 12" to 18"	clay	Mixed small crops	250.00	2280.00
Lots 3 & 4 1.08 acs	"	" "	"	" " "	250.00	270.00

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

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
.33	Outside of Dyke, not arable, suitable for moderate buildings.	Serviceable as river front anchorage for small boats.	100.00	33.00

10.53 acs.

Total value of Land $2583.00

Total added by buildings to value of farm $ 450.00

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

Total value of farm $3033.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land in fair condition, soil fertility appears good. Crop being taken off by Pac. Coast Packers Ltd. House on Lot 9 occupied by Mrs. Labricue.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for bush and cane fruits and truck.

Noxious weeds: Numerous annual weeds and a few Canada thistle but not yet serious.

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

Corporation of Richmond
Ass.: Land $1822.00
Imp. 350.00 Taxes: 1942 - $49.42
Above taxes include drainage and dyking taxes.

Date: July 13, 1942.
Place: New Westminster.

I certify that the above report is based on a personal examination of the whole farm made on the 9 day of July 1942.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

Remarks: This is a fair holding within about 2½ miles of New Westminster and bordering the Fraser River and to south of Lulu Island. Lots 7 & 8 have good agricultural possibilities. Lots 3 & 4 are too small in acreage. Lots 9, 10, 13 & 14 have too small an acreage for anything but a moderate building site and anchorage for fishing boats.

Land is good substantial soil and fertility appears to have been maintained.

Buildings generally are little more than glorified shacks.

House on Lot 9 is rented to Mrs. Labricue for $7.00 a month. Crop on land being taken off by Pacific Coast Packers Ltd, 2100 McPherson St., Vancouver. The Company's field man was contacted but he was unable to give me details of lease.

Low lying land within Richmond draining and dyking system. Drainage is assisted by pumping system when needed.

(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.

Dyking and drainage charges are included in the general tax; pumping charges fluctuate from .15¢ per acre.

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

		Present Value
Beans	3.03	$
Black currants	5.28	$
Raspberries	1.39	$
Weed over old strawberry plants	.50	$
	10.20 acs.	
River frontage outside dyke	.33	$
	10.53	$
NOTE: Tax Roll shows	9.29 acs.	$
Registered Plan shows	10.53 "	$
		$
		Total $

Amount fruit trees add to value of farm $

Diagram of Property

Diagram insert to be attached.

Following careful review of this appraisal report, it is my opinion that the present value is $ 3600

Date 14th July 19 42.

(SIGNED) I. T. Barnet
District Superintendent.

THIS SHEET TO BE INSERTED ON
BC/581-P PAGE 4

Ichiyo Sato

Lots 3, 4, 7, 8, 9, 10, 13 & 14 of
S.D. of Por. of Lots of Secs. 1 & 12
Blk - 4 N. Rg 4 W. N.W.D.

Scale - 100' - 1"

