Name of Claimant HAMAURA, Senmatsu Case 38

Custodian File 6930

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	
					198 46 94		589.57				1000 589.57

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	1589.57

Sydney Jany 15.48. Hamaura - Examination

Takeno Hamaura - wife of claimant -
claimant refused to accept sale price
of 3 properties i.e. £338 -
assd val for 1. Improvt: 100. pound 150
" 2. " 300. 150
" 10. 50. 100
" 12. 50. 100
£500 - £500

Statement as to lands. Ex 1.

Total acreage of lands. 30 acres. -
of which 1/2 cleared -

large quantity of alder on property -
some fir - ie 350 000 ft. estimated -
Had been offered £1000 - by Hallinan of
Honey two years before evacuation in
May 1942.
Cedar fit for poles on land. Had offer
of £5 - each pole. (?).

Hunter - cross exam -
Timber consisted of some large trees
and some second growth -

Leithbridge - Inst. 24.48.
3 lots each comprising 10 acres total 30 acres
claim based on value of timber estimated
by claimant to run to 350 M. ft. fir & cedar
val £ 2615. -
House built 1933 then cost £325 -
probably little value -
Land sold at £338 -
Price realised seems low.
Considerable quantity of alder

CASE NO: 38.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,
January 15th, 1948.

IN THE MATTER OF THE CLAIM OF
SENMATSU HAMAURA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 38.

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).

Lytton, B.C.,

January 15th, 1948.

IN THE MATTER OF THE CLAIM OF

SENMATSU HAMAURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANFORD, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: Mr. Hamaura is unable to be here today and Mrs. Hamaura is going to give evidence. I would require an interpreter in this case.

THE COMMISSIONER: All right.

TAKENO HAMAURA, a witness called on behalf of the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Do you recognize the signature on the claim form, Mrs. Hamaura?

A Yes.

Q Is that your husband's signature?

A Yes.

Q And do you know of your own knowledge whether he swore that declaration?

A Yes.

THE COMMISSIONER: What is the witness' name?

MR. McMASTER: Q: I am sorry. Would you give your own name, please?

A T-a-k-e-n-o.

Q Hamaura? A: Hamaura.

Q You are the wife of the claimant?

A Yes.

Q I am instructed that your husband was unable to be here today, is that correct?

A Yes.

Q Are you familiar with the property with respect to which this claim is made?

A Yes, she is familiar with it.

MR. McMASTER: My lord, I understand that this is one of the cases where the claimant refused to accept the cheque from the Custodian. I have advised them now that they may as well take their money, but in view of their refusal they have apparently not given any credit for it to the Custodian on the claim form.

THE COMMISSIONER: Yes, I see.

MR. McMASTER: I wonder if Mr. Hunter would be good enough to advise me as to the sale price. I don't seem to have a note of it here.

MR. HUNTER: $338.00, my lord, for the three properties.

MR. McMASTER: So the claim, then, I take it, would be required to be reduced by that amount?

THE COMMISSIONER: Yes, I see.

MR. McMASTER: I would ask my learned friend to admit the assessments on the property. I have the 1942 assessments. I don't know whether he has anything better. On Lot 1 the assessed value of improvements is $100.00, assessed value of land $150.00. On Lot 2 the assessed value of improvements is $300.00, assessed value of land $150.00.

THE COMMISSIONER: May I have the figures again? Lot 1, improvements $100.00, was it?

MR. McMASTER: $100.00 on the improvements and $150.00 on the land on Lot 1. Lot 2, $300.00 on improvements, and $150.00 on the land. On Lot 10, $50.00 on improvements and $100.00

on the land. On Lot 12, $50.00 on improvements, and $100.00 on the land.

MR. SHEARS: What was your total land on 1 and 2?

MR. McMASTER: The total of land on 1 and 2 is $400.00-- I am sorry, the total of the land on 1 and 2 is $300.00, the total on 1 and 2 of improvements is $400.00.

THE COMMISSIONER: How do you get the $300.00 on 1 and 2? because I have it that land on 1 is $100.00, and on 2, $150.00.

MR. McMASTER: I am sorry, my lord, land on 1 is $150.00.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Now I produce to you, witness, a statement. Is this a statement which you instructed your solicitor to draw?

A Yes.

Q And is this your signature on the statement?

A Yes.

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

A Yes.

MR. McMASTER: I file that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: With respect to the statement, my lord, I would point out that there are four lots which are shown. Lots 1 and 2 are in the north-west quarter of Section 11 and Lots 10 and 12 are in the east half of the north-east quarter of Section 10. The first two lots each contain

ten acres, and the second two lots each contain five acres -- they are lumped together on this form -- so that there is a total of 30 acres in the property, only one-half acre of which is cultivated and that is a garden about the house. In the manner in which it is set forth, the land is shown as having a value -- or the claimant is claiming a value for the land, not having regard to the timber standing on it.

THE COMMISSIONER: Yes, I see.

MR. McMASTER: A separate claim is made for the timber standing on the land.

THE COMMISSIONER: Half an acre cleared, is that it?

MR. McMASTER: Just half an acre, my lord.

THE COMMISSIONER: Yes.

MR. McMASTER: Q: Now, witness, you have stated quite frankly in the statement that you have no knowledge of value of land or of buildings at the time of the sale of this property?

A Yes.

MR. McMASTER: I would just like to refer to those statements, my lord. They acknowledge they haven't any value of the land, point out the assessed value of the land is $500.00, and therefore they thought it wouldn't be unreasonable to claim a fair value was $300.00; also points out, as your Lordship may be aware, this is in an area just outside Haney, quite near to property we were discussing the other day, that there are a number of strawberry farms

in the vininity and the description of the land given by the appraiser would indicate that it is the type of land which might ultimately be suitable for strawberry farming if it were cleared and cultivated. Concerning the buildings, they have just stated the cost price of the buildings and, having regard to other claims, I think even my learned friend will agree that it is a very reasonable estimate.

Q Now, witness, you received copies of the appraisal which was made by the representatives of the Soldier Settlement Board--photostatic copies.

A Yes.

Q In those reports he refers to much useful alder of commercial value both as logs and firewood as being on this land?

A Yes.

Q Was there a large quantity of alder on this property? A: Yes.

Q What other type of trees were there on this property? A: Pine trees.

MR. IWASA: Fir. It is "Douglas fir" in this country.

MR. McMASTER: Let us get this straight.

(Question Interpreted again).

MR. IWASA: Douglas fir.

MR. McMASTER: What do you say; you are the official interpreter here.

THE INTERPRETER: They must have changed the meaning of the word from the original Japanese.

MR. McMASTER: Q: Would you ask her whether she knows the name of the trees in English?

A Douglas fir.

Q Douglas fir, yes. And what quantity of Douglas fir was there on the premises; was it large or small? A: As it appears on the form, 35,000 feet.--I beg your pardon, 350,000.

Q Does she herself know how many feet of Douglas fir there were on the property?

A She thinks it was that much.

Q Who actually made the estimate?

A Her husband and a Mr. Nagai.

MR. McMASTER: That is this man around Haney we are always hearing about.

Q Now, prior to your evacuation, did you or your husband have any opportunity to make a sale of the fir that was standing on this property?

A A considerable time before evacuation she had an opportunity.

Q How long before? A: About two years before.

Q And from whom? A: Mr. Matson, is as close as I can get to the name.

MR. McMASTER: "Matson" or "Mattison", some such name.

Q Who was Mr. Matson? A: He was one of the residents of Haney.

Q Was the offer that he made -- how much was his offer? A: He offered to buy the Douglas fir only for one thousand

dollars.

Q And was that standing or felled?

A No, it was standing.

Q Subsequent to the offer which you received from him, did your husband or anyone else remove any of the Douglas fir that was standing on the property up to the time of your evacuation?

A No, nothing was felled.

Q What was the date of your evacuation?

A Her husband went on May 18th, 1942.

Q When was she evacuated?

A August 31st.

Q 1942? A: 1942.

Q Now these appraisal reports which you have seen are dated the last few days of May, and the first day of June, so that this appraisal, apparently, was made prior to your own evacuation?

A Yes, before her own evacuation.

Q Now, were there any cedar trees on this property?

A Yes.

Q Were those cedar trees suitable for making poles, cedar poles? A: Yes.

Q Did you or your husband, at any time prior to your evacuation, have any offer to purchase those cedar trees for poles?

A They received an offer but they thought it over and decided not to sell.

Q How much was the offer?

A $5.00.

Q $5.00 for how much?

A For each.

Q Do you remember who made that offer to you?

A She doesn't know the name.

Q Was it somebody who lived in Haney or near Haney?

A She has no idea.

Q Was she personally present when the offer was made? A: Yes, she was present.

Q Now why did your husband not agree to sell the fir trees to Mattison for one thousand dollars?

A They had intended to cut them themselves and had to purchase some equipment to do so.

THE COMMISSIONER: It is a rather generous offer for cedar pole stumpage.

MR. McMASTER: My lord, I will go into that again. Apparently they were not for short poles but for big poles. I will draw the evidence out, if I can.

Q Do you know what sort of poles it was intended to make these cedar trees into?

A They were large poles and they would be suitable for telegraph and telephone poles.

Q In other words, you could get one large pole out of each of these trees? A: Yes.

MR. McMASTER: My lord, I might say that I have the copies of the deeds--as a matter of fact, I have the original deeds from the Corporation of the District of Maple Ridge with respect to the purchase of this property which shows the date and the amount shown on the statement. I do not see any purpose in filing those. Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Hamaura, what kind of timber was on these lands? Was it second growth?

A There was some original large trees and some second growth.

Q How does she distinguish between the two?

A She has no particular means of telling so, but she just knows if she sees them.

Q What size is a first growth tree?

THE COMMISSIONER: I do not think you will get much help from this witness on that topic.

MR. HUNTER: Possibly, I was just trying to -- perhaps I could put it this way:

Q What proportion of the timber on the property, Mrs. Hamaura, would be first growth, and what proportion second-growth?

A She doesn't know.

MR. HUNTER: That is all, my lord.

MR. McMASTER: In this case I presume my friend will subsequently be filing the farm appraisal report. There are one or two things I would like to refer to .

THE COMMISSIONER: Have you any objection to filing it now, Mr. Hunter?

MR. McMASTER: If he has a copy to file, I would like to hold on to mine.

MR. HUNTER: I would also like to hold on to mine.

THE COMMISSIONER: Very well. Go ahead and examine from the document and it will be on the understanding it will be filed later by the Government.

MR. McMASTER: Well, my lord, perhaps it is a matter I ought to refer to in argument, in any event, with reference to this report and it will be a lot easier to refer to it when the report is filed and your Lordship has it.

THE COMMISSIONER: I think you would find it more helpful when you are examining another witness, because obviously this witness has no expert knowledge of timber. Thank you, Mrs. Hamaura.

MR. McMASTER: Just one question.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Mrs. Hamaura, what is the difference in appearance between an alder tree and a fir tree; do you know that?

A She says they are so different that anybody who looked at them could tell them apart.

THE COMMISSIONER: All right, thank you, Mrs. Hamaura.

(Witness aside)

(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.

19 NOV 26 1947 Case 38

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 NOTIFIED 6930

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

(1) NAME Hamaura (Print) Surname Senmatsu Given Name (RCMP) Reg. No. 06575

(2) Pre-Evacuation Address Haney, B.C.

(3) Present Address Lillooet, B.C.

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge, B.C. City or Municipality, Province

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

(1) Lots 1 & 2 of N.W. ¼ of Sec. 11, Tp. 12, Map 1363. } 10 ac
(2) Lot 10, of E. ½ of N.E. ¼ of Sec. 10, Tp. 12, Map 2450.

(3) Lot 12, of E. ½ of N.E. ¼ of Sec. 10, Tp. 12, Map 2450 10 ac.

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

(i) Farm
(ii) Residence Type of business Farm.
(iii) Business None.
(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 - - - - - - - - - - - - - - - - $ $300.00
(ii) Buildings - - - - - - - - - - - - - - - $ $325.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 350,000 Ft. Fir timber @ $5.00 per M. $1750.00 40 pieces Cedar poles (50)@ $6.00 ea. $240.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ $2615.00
(v) Amount at which Custodian sold property and credited your account - - $

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2615.00

(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) - $ 2615.00

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

(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)
Province of British Columbia)
TO WIT:)

I, Senmatsu Hamaura of Lillooet- in the District of Province of British Columbia

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 Lillooet- in the Province of British Columbia this 24th day of A.D. 1947.

Senmatsu Hamaura

A Commissioner for taking Affidavits within British Columbia

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.

~~Dear Sir;~~

I will not be present at the court. I'd like to le
ave this matter in hands of Mr. Justice Bird

Sennatsu Hamaura
(Claimant's Name)

REAL ESTATE
(Farm Land)

06575-
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							
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Lot 2 NW 1/4 sec 11	10 ac	dec 10/24	Mun of Maple Ridge	$100.00	uncleared	none	$300.00
Lot 10 " " "	10 ac	"	"	50.00	"	"	
Lots 10+12 of S½ of NE¼ sec 10 - 10 ac		dec 20/30	"		Timber (fir) (cedar)	"	1750.00
					"	"	240.00
Total					Total		$2290.00
					Buildings		325.00
					Claim -		$2615.00

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

Description	When Made	Cost
½ acre in garden.	38-1	

EXHIBIT NO. 38-1
DATE 15 Jan 1948
FILED BY R. J. McMaster.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	10×36	Frame	1933	whole cost		$325.00		
Woodshed	14×18	Rough cedar	"					

My husband and myself have no knowledge of the value of land. We do know that the assessed value of all our land was $500.00 and therefore thought it would not be unreasonable to claim a fair market value of $300 for the land. There are several strawberry farms neighboring our property and, if cultivated believe our soil would have grown berries. We have no idea what the value of our house is so we just claimed the cost price.

Comments re Appraiser's report not covered by above information: The appraiser's comments on the house & woodshed appear to be correct. I believe he is incorrect in saying that the timber on LOTS 1 & 2 is alder. There was some alder but mainly the standing timber was fir. My husband had previously appraised it logging camps and estimated that there was at least 350,000 feet of fir on our property. We considered this to be worth $5 per 1000 standing. In 1941 we refused an offer from a neighbor (a Mr Pattison) of $1000 for the standing fir because we thought it not enough and decided to cut it ourselves. There was standing on the land when we left at least 40 cedar trees suitable for poles. Two years before we were offered $5.00 per tree for these but did not sell. Do not recall name of man who made offer.

S Hamaura
SIGNATURE

BC/26-P

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

Farm Appraisal Report

File No. JL 151

Land Description Lots 10 & 12 of the E½ of the NE¼ Sec.10, Tp.12, Map 2450, NWD

Containing 9.54 m. or l. Acres

Owner's ~~Solicitor's~~ Name HAMURA, S. Post Office Address Albion, B.C.

Nearest Rail Point Albion, C.P.R. Distance 2½ miles

Market Town Haney 5 miles or New Westminster 30 miles Distance

Church (give denomination) All denominations, Haney Distance 4 miles

Nearest School Albion Distance 2½ miles

State how property was identified: By map, old logging road and local residents.

Roads: State whether property has access to main road, the kind of road and its condition.
Very poor access. Narrow gravel road (21st Ave.) is unopened beyond the S.E. corner of the ¼-section or ends about 300 yds. south of these lots and an old dirt logging trail continues on past Lot 10 only.

Is this district a good one? No, isolated hilly bush neighbourhood.

Employment opportunity Practically nil in the vicinity.

Predominating Nationality and religion: British and Protestant around Albion.

Describe Fencing and its condition: Property unfenced. Value $

Water supply: Undeveloped but adequate supply available by digging a well 12' - 16' Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x	No buildings on property.						
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light line about ½ mile north but unlikely to be made available to the undeveloped bush lying south for years.

Total present day value $

Total Value Buildings add to farm $

Describe repairs needed to make buildings serviceable and give approximate cost of same.

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
9.54	more or less undulating, slopes to Kanaka Creek at west	clay loam 6" -10"	clay	clear small timber & stumps	150.00	5.00	47.70

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 $ 47.70

Total added by buildings to value of farm $

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

Total value of farm $ 47.70

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

Undeveloped bush.

~~What is the average yield per acre of this farm?~~

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Too limited in acreage to make an economic farm unit but adaptable for mixed farming along with adjacent bush acreage when cleared.

Noxious weeds:
Bush land free from noxious weeds.

~~State type of family recommended for this property~~

~~How soon can settler be reasonably expected to begin paying full annual instalments~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
1942 Taxes $3.71 on each lot or total of $7.42.
Municipality of Maple Ridge.

Date: June 8th, 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 29th day of May, 1942.

Inspector's Signature
"J.D. PATTERSON"

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

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

Farm Appraisal Report

Remarks: Undeveloped logged over bush with poor access to it. Too isolated and limited in size by itself to make an economic farm unit.

(FOR ORCHARD LANDS ONLY)

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

Undulating westerly slope towards Kanaka Creek, flowing SW a few hundred yards from the property.

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

$

$

$

$

$

$

$

$

$

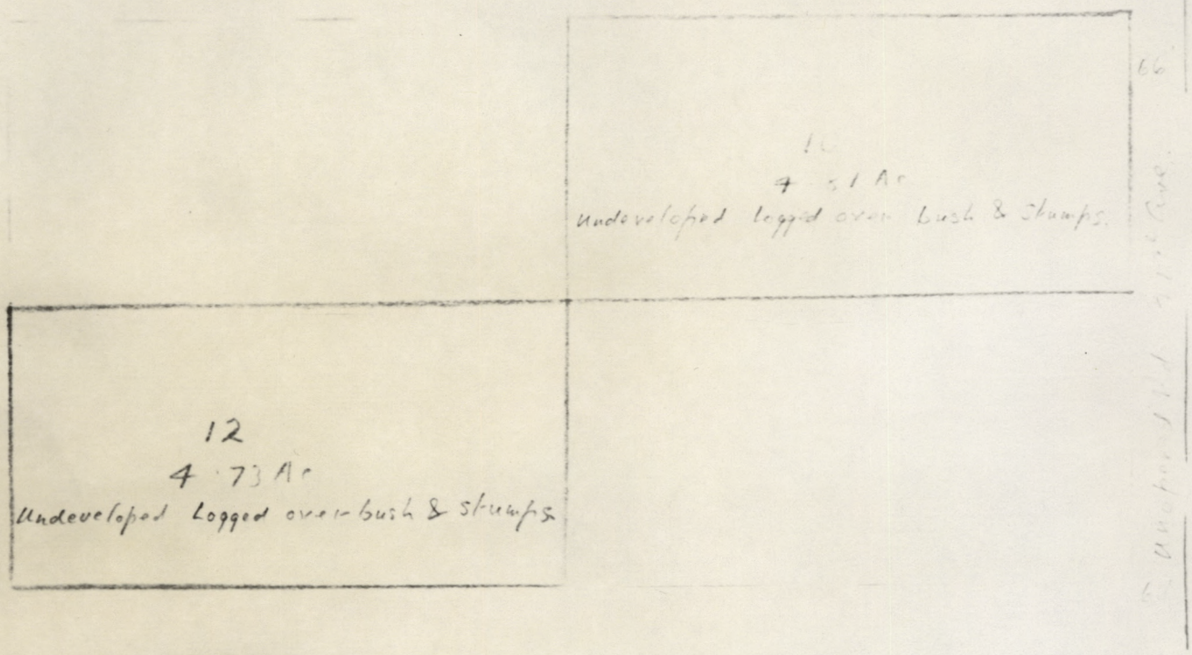
Total $

Amount fruit trees add to value of farm $

Scale 200' = 1 inch

Diagram of Property

Lots 11 & 12 of W½ of E½ of NE¼ Sec 19 Tp 12 Rge 24 W of 2nd



Following careful review of this appraisal report, it is my opinion that the present value is $ 50.00

Date 9th June, 19 42.

"I.T. BARNETT"

District Superintendent.

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

Farm Appraisal Report

File No. JL-151

Land Description Lot 1 of N.W.¼, Section 11, Tp.12.

Containing 9.67 Acres

Owner's Name S. HAMURA Post Office Address R.R., Haney, B.C.

Nearest Rail Point Albion - C.P.R. Distance 2½ miles

Market Town Haney - 5 miles; New Westminster Distance 25 "

Church (give denomination) All denominations-Haney Distance 5 "

Nearest School A. Robinson Distance 2 "

State how property was identified: One post and map reference.

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

Yes. It fronts on No. 15 Road. Good gravelled Municipal road.

Is this district a good one? Very much undeveloped as yet.

Employment opportunity Limited to mill and brickyard in Haney.

Predominating Nationality and religion: At present 95% Japanese at least.

Describe Fencing and its condition: None at all. Value $

Water supply: None developed. Good creek. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	(NO BUILDINGS)						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available ½ mile away.

Total present day value $ -

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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
-						

Area which can be cultivated without cost other than for breaking.

ACRES	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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
9.67	Undulating - mostly bottom land. Good alder growth - some spruce.				150.-200.	10.00	96.70

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 $ 96.70

Total added by buildings to value of farm $ -

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

Total value of farm $ 96.70

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

All bush.

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

Noxious weeds:
Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Maple Ridge Municipal Land, School & Library. $5.98.

Date: 27th 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 26 day of May 1942.

Inspector's Signature
"T. GODFREY"

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

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

JL-151 - HAMURA, S.

Farm Appraisal Report

Remarks:

An entirely undeveloped heavy bush acreage. Mostly bottom land North of Kanaka Creek. Soil generally clay loam.

Much useful Alder of commercial value both as logs and firewood.

Owner, I am informed, is seasonal fisherman; when home resides on Lot 2 adjoining on the East.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

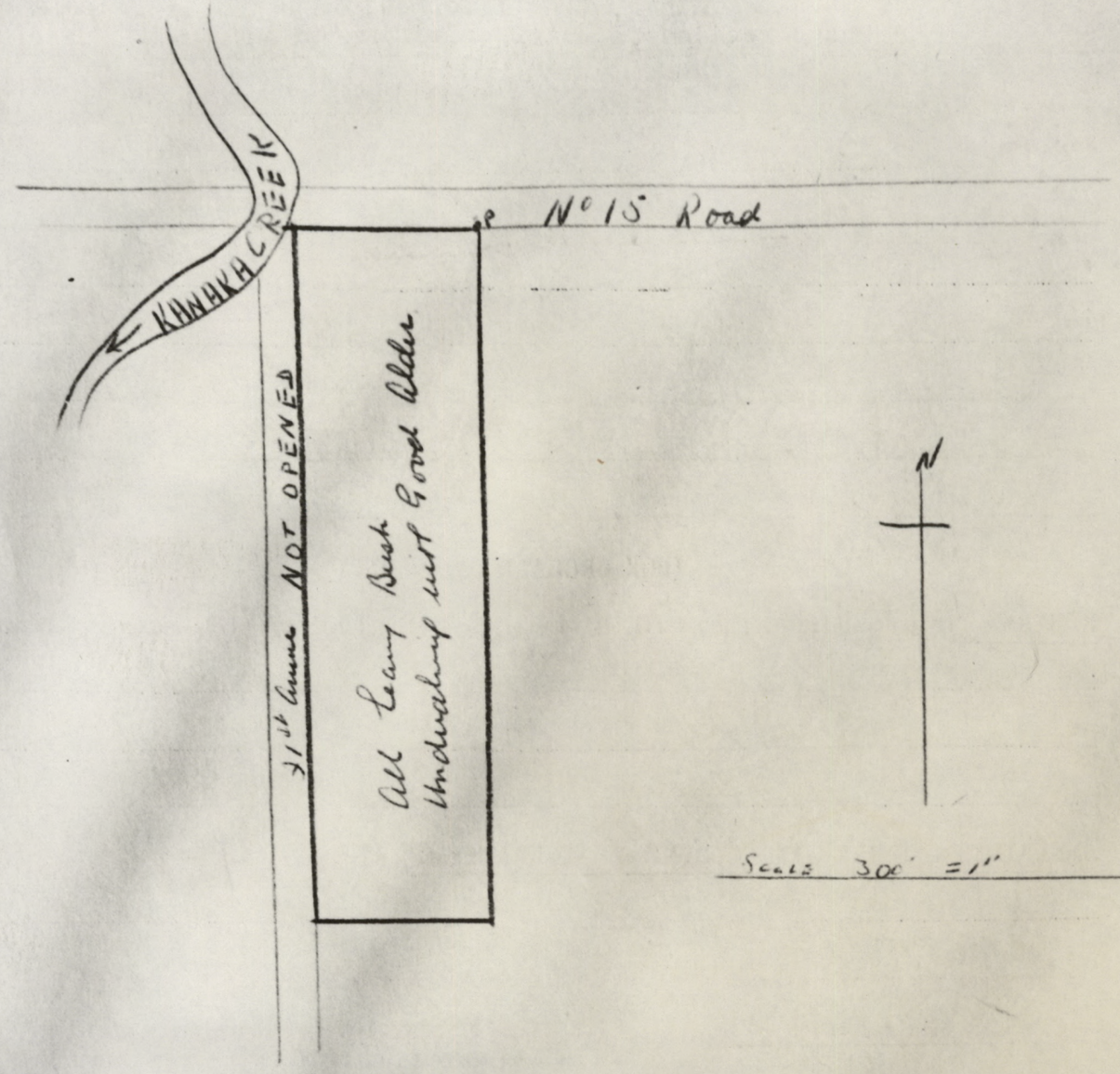
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Total $

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 $ 100.00

Date 1st June 1942.

"I.T. BARNET"

District Superintendent.

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

Farm Appraisal Report

File No. JL-151

Land Description Lot 2 of N.W.¼, Sec.11, Tp.12

Containing 9.67 Acres

Owner's Name S. HAMURA Post Office Address R.R., Haney, B.C.

Nearest Rail Point Albion - C.P.R. Distance 2½ miles

Market Town Haney - 5 miles; New Westminster - - - Distance 25 "

Church (give denomination) All denominations at Haney Distance 5 "

Nearest School A. Robinson Distance 2 "

State how property was identified: One post; road and map check

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

Yes. It fronts on No. 15 Road. Good gravelled Municipal Road.

Is this district a good one? No. Much undeveloped and side-hill land.

Employment opportunity None nearer than Haney - mill and brickyard.

Predominating Nationality and religion: At present 95% Japanese.

Describe Fencing and its condition: None at all. Value $

Water supply: Good dug well. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 36	Frame	12'	Shg.	about 7	Wood	fair	100.00
Wood shed	14 x 18	Rough cedar	7'	Shk.	" 7	"	"	10.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available ½ mile away

Total present day value $ 110.00

Total Value Buildings add to farm $ 100.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Is still occupied by owner. A clean very modest affair.

This building is not worth adding to. $

Describe the basement and chimneys: No basement. Metal stove pipe chimney

No. rooms downstairs? 5 Upstairs? - How finished Shiplap, part papered.

Are buildings painted? No. Condition of paint -

Distance from nearst bush Close up.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
0.14	Level	Clay loam to 10"	Clay	Just a small garden patch.	50.	7.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
9.53	Undulating land.	clay l. to 10"	Clay	Clear heavy bush	150. min.	10.00	95.30

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 $ 102.30

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 $ 202.30

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

This has been the fisherman owner's home. He is still in residence. There is just the small garden patch.

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

It is not suitable.

Noxious weeds:

Not in evidence.

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

Maple Ridge Municipal-Land, School & Library. $8.79.

Date: 27th 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 26th day of May 19 42.

Inspector's Signature "T. GODFREY"

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

Farm Appraisal Report

JL-151 - S. HAMURA

Remarks: Owner is a fisherman; has been away during fishing season. Just used the home when not fishing.
Can best be visualized as home in the bush with tiny garden patch.
There is much good alder on the lot and some spruce.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

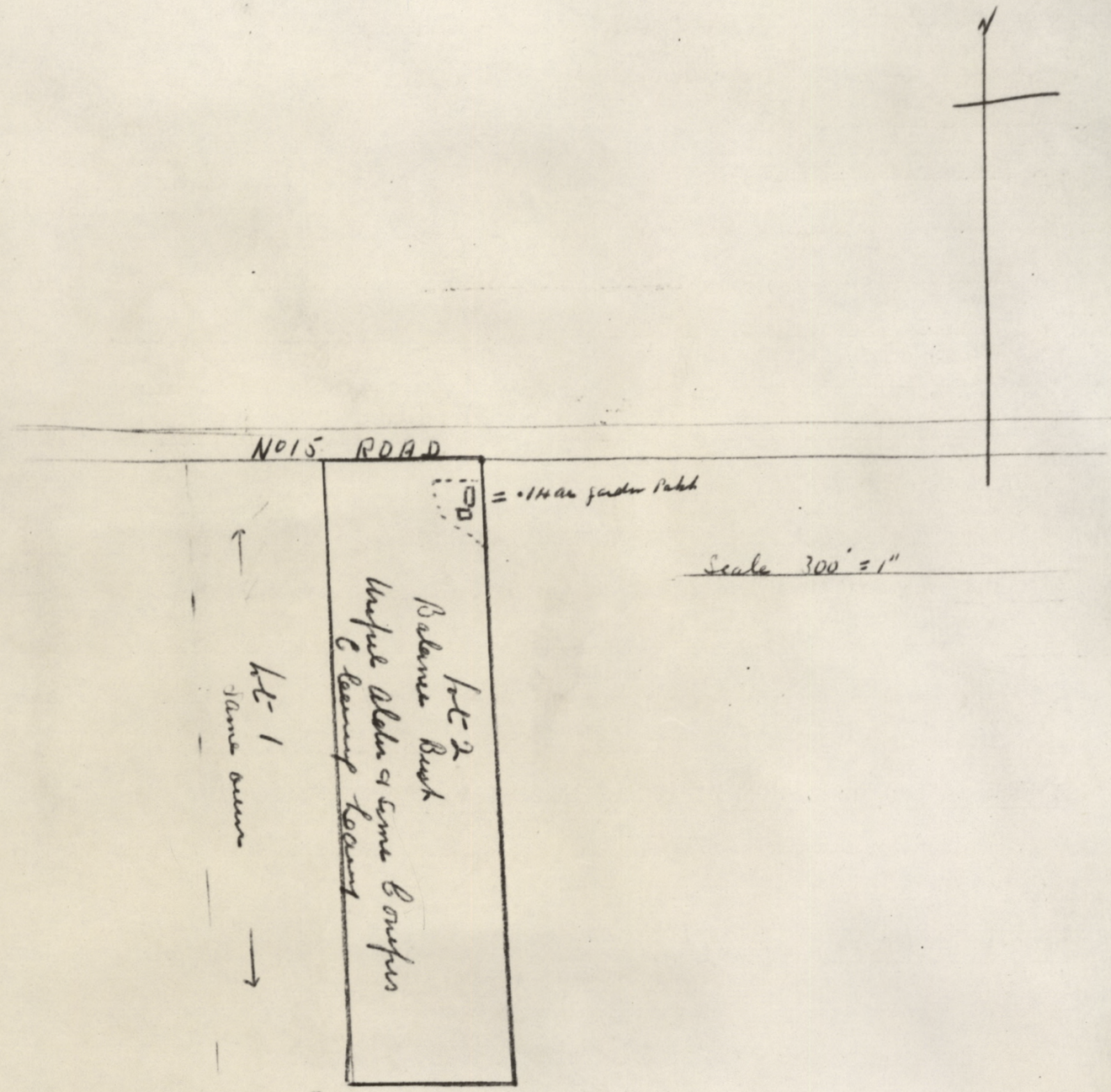
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$

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 $ 200.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.