Name of Claimant TAMURA, Tamejiro Case 366

Custodian File 5511

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	
		520.00 150.00	67.00	33.50 25.00	1104	80%	883.20				883.20 125.50

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	
253.50	181.35	54.40	71.4%	161.15	115.06			169.46

TOTAL RECOMMENDATION	1178.16

CASE NO: 366.

JAPANESE PROPERTY CLAIMS COMMISSION.

Nelson, B. C.

March 9th, 1948.

IN THE MATTER OF THE CLAIM OF

TAMEJIRO TAMURA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 366.

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).

Nelson, B. C.,

March 9th, 1948.

IN THE MATTER OF THE CLAIM OF

TAMEJIRO TAMURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

TAMEJIRO TAMURA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q You might ask him if he has a signed authority from his son to file his claim in this connection with his own? A: Yes.

Q Where is your son? A: Which one?

Q "K." A: Birch Island.

Q Kuniyashi?

THE COMMISSIONER: There is a Birch Island up the North Thompson.

MR. FISHER: That is sufficient, my lord, I think.

I would ask to amend the claim. There are actually three parcels of real estate and the total for them will be $6,230.00. If your Lordship wants the details, they are: Parcel 1, $5000.00; Parcel 2, $870.00; Parcel 3, $360.00. Then the Custodian's credit made up of sales at the following prices: No. 1, $1104.00; No. 2, $520.00; No. 3, $150.00; for a total Custodian credit of $1774.00, and a net real estate claim of $4,456.00. The personalty claim, the claim will now be $434.65.

THE COMMISSIONER: $434.65.

MR. FISHER: That is correct, my lord, less a Custodian credit of $181.35, leaving a net claim there of $253.30, added to the real estate, $4,709.30, total net claim.

Q Now, Mr. Tamura, you have had someone go over this real estate claim form with you today and had it

read to you and you signed it as true and correct?

A Yes.

MR. FISHER: Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: That covers claim No. 1.

THE COMMISSIONER: That is the real property numbered 1.

MR. FISHER: Yes; and it is claim 1. That is on the more highly priced piece of property, the one he is claiming $5000.00 for.

MR. HUNTER: That is the farm.

MR. FISHER: Yes. And on claim 2, which I am now showing him, the other two smaller pieces of realty which have been amalgamated, you have also had an opportunity of going over this today, Mr. Tamura, and have signed it as true and correct?

A Yes.

MR. FISHER: Exhibit 2, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

Q And Exhibit 3, you went over your list as to personal chattels and you signed it this morning as true and correct? A: Yes.

Q And the list attached was also gone over with him?

A Yes.

MR. FISHER: Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Where is this real property, No. 1, is it near Duncan?

MR. FISHER: Yes, my lord.

MR. HUNTER: Yes, that is right.

MR. FISHER: They are both in the vicinity of Duncan.

Actually the building lots are in the city of Duncan.

Now he made one correction while he was going over the claim form today, my lord, and that was as to the amount of acreage cleared on claim 1, 16½, whereas the original figure of cleared acreage was 2½. There is a mistake on the part of Mr. Leckie. I think that is the only amendment to the claim that he made. There is one other notation, that there were eight fence posts placed eight feet apart, and that is with reference to the building, a rail fence on claim 1. You can see it on the left. Item 1 cleared, item 2 built rail fence. He states that is made of eight foot posts placed eight feet apart. That is the only comment he had on it.

I ask my friend to file the Soldier Settlement Board appraisal.

THE COMMISSIONER: Does that relate to all three pieces of property?

MR. HUNTER: No, my lord.

MR. FISHER: This covers claim No. 1. It is summarized. "A 20 acre holding on the bench north-west of Duncan". The total appraisal is $1127.00, the assessed values are shown at $900.00 for land, improvements at $450.00, a total of $1350.00.

(FARM APPRAISAL MARKED EXHIBIT NO. 4).

MR. FISHER: The comments he makes with regard to the second parcels of real estate, regardless of the statement of the appraiser there, is that they are good prospective building lots in Duncan

and the valuations are low. I don't think there is anything further in regard to the real estate.

With regard to the personal chattels, I ask to file asExhibit 5, the analysis. My learned friend has also handed to me valuation of the two smaller parcels by H.W. Dickie.

THE COMMISSIONER: At what price?

MR. FISHER: Lots 1 to 5 --

THE COMMISSIONER: That will be No. 2.

MR. FISHER: Yes, on claim No. 2. He values them at a total of $520.00. Is that correct, Mr. Hunter?

MR. HUNTER: I haven't it in front of me.

MR. FISHER: I think that is correct.

MR. HUNTER: That is correct.

MR. FISHER: And the others, Lots 1 to 4, he values at $25.00 each for a total of $100.00. That would be Exhibit 5.

(APPRAISALS MARKED EXHIBIT NO. 5).

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. FISHER: Dealing now with the personal property analysis sheet, Exhibit 6, my lord, I would refer you to the comment on the first part of the chattels claim form that went in as Exhibit 3, that the key was handed over to the Custodian by this man. The goods were allput in the farm house and locked, and the key given to the Custodian.

THE COMMISSIONER: Where do you find that? That is not on it.

MR. FISHER: He has stated that in the personal chattel statement, Exhibit 3.

They were "stored in my farmhouse and in the garage on my farm".

THE COMMISSIONER: Yes, I see.

MR. FISHER: Farm house locked, key given to Custodian.

I ask your Lordship to note on Exhibit 6, the personal property analysis claim, that a substantial list was set out on the J.P. form. The Crown appear to have received almost all of it except as set out on column 2, and the claim in this instance is limited to those articles in the third column and your Lordship will note the number of articles that are marked "no account, theft". Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real properties were sold for their fair market values. It is submitted that the chattels were sold for their fair market values.

If your Lordship would refer to Exhibit 6.

THE COMMISSIONER: Yes.

MR. HUNTER: The articles claimed for are all accounted for there in one form or another. The values obtained at the auctions from certain items are shown, and it is interesting to observe what a discrepancy there is between the prices obtained and the prices claimed. It is submitted, my lord, that the prices claimed for those articles which were stolen are exorbitant. There is no question but that the claimant is entitled to some recompense for those which were stolen. There are no questions, my lord.

MR. FISHER: I just want to comment, my lord, with regard to the claimed values as they appear on the analysis, Exhibit 6, that he has written those down now to a total of $434.65, as you will note from Exhibit 3. I would like to note that he is only claiming there, $464.35 less the $181.35 they were sold for. In other words, his net claim is $253.30. There has been a substantial writing down since he made them up. I have no further questions.

THE COMMISSIONER: Are you taking credit for that?

MR. FISHER: Well, I suppose we should give it to Mr. Leckie.

THE COMMISSIONER: All right, thank you, Mr. Tamura, that is all we require.

(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.

DEC 29 1947

Case 366.

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

5511 - Fme

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

(1) NAME TAMURA (Print) Surname TAMEJIRO Given Name (RCMP) Reg. No. 08943

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

(3) Present Address Slocan City, B.C.

(4) REAL ESTATE

(a) Street Address (if any) Quamichan District, Duncan, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) #1. Lot 10, Section 4, Range 4, Composite Plan 2458, C. of T. 92144-1. Dist. of Somenos. 5000
#2. Lots 1 to 5 inclusive, Block 6, Section 18, Range 6, Quamichan District, Plan 798. 870
#3. Lots 1,2,3, and 4, Section 18. Range 6, Quamichan District, Plan 1546, (Third Street, Duncan, B.C.) 360
6230

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

(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.). joint owner with my son Kuniyoshi Tamura.

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

(i) Land - - - - - - - - - - - - - - - - - $ ~~6025.00~~ 6230 1104
(ii) Buildings - - - - - - - - - - - - - - - $ 1485.00 2 520
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 3 150
1774
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7510.00
(v) Amount at which Custodian sold property and credited your account - - $ 1514.47
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5995.53

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
my own place 4(b) #1 of above property

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

(c) How stored or packed at time of evacuation
left loose

(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") in no one's care

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

1. as per list attached — Estimated Value $ ~~618.25~~ 434 65
2. — Estimated Value $
3. — Estimated Value $ 181 35
4. — Estimated Value $
5. — Estimated Value $ ~~#~~ 253.30
6. — Estimated Value $
7. — Estimated Value $
8. — Estimated Value $
9. — Estimated Value $
10. — Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ ~~618.25~~

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) - $ ~~6613.78~~ 4709 30

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

(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, Tamejiro Tamura of the City
of Slocan in the 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 City of Slocan in the Province of British Columbia this 22nd day of December A.D. 1947.

Tamejiro Tamura

Howard Sparkes
A Commissioner &c.
Notary Public in and for the Province of British Columbia.

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.

This is to certify that I Kuniyoshi Tamura of Vernon B.C. do hereby give authority to my father Tamejiro Tamura of Slocan City, B.C. to represent me and act for me in any matter relating to property description,

#1. Lot 10 of Section 4, Range 4, Composite Plan 2458, C. of T. 92144-1.

#2. Lots 1 to 5 inclusive, Block 6 of Section 18, Range 6, Quamichan District, Plan 798.

#3. Lots 1,2,3, and 4, Section 18, Range 6, Quamichan District, Plan 1546, Third Street, Duncan, B.C., jointly held by me and my father, and I also give permission for my father to represent me and act for me in all cases respecting said property.

Dated at Vernon, B.C.,
December, 10 1947.

Kuniyoshi Tamura

Witness: S. Oda
New Denver BC
Logger

LIST OF PERSONAL PROPERTY 5 (e)

2	dressers	35.00
1	book case	30.00
1	sewing machine	125.00
1	electric massage machine	50.00
1	telescope	35.00
25	cups and saucers	4.50
11	large plates	5.25
4	tea pots	7.00
4	table clothes	7.00
4	butcher knives	5.00
35	new rice bowls	5.25
1	double steel bed, springs, mattress	35.00
1	single steel bed, springs, mattress	30.00
5	cross cut saws 6-7½ feet	25.00
4	carpenter hand saws	11.00
	saw setting tools	5.00
1	single wagon	85.00
1	two seat buggy	75.00
4	peevies	10.00
1	hand cultivator	12.50
1	single plough	15.00
3	wheelbarrows	10.50
2	bicycles	90.00
3	mattocks	3.75
2	scythes	5.00
2	sledge hammers	3.00
4	hoes	2.50
2	potato forks	3.00
	TOTAL	$730.25
	Less amount sold by Custodian and credited my account	112.00
	BALANCE	$ 618.25

Tanejiro Tamura
(Claimant's Name)

REAL ESTATE
(Farm Land)

Claim I

089443-
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 3½ ac (appx) cleared Cultivated ~~not planted~~ in hay 11 ac Cultivated and ~~not~~ in crop List Crops vegetables 16½ ac	20 ac ±	1912	don't remember Mr. Duncan (agent) at Duncan	$2500	all uncleared (in bush)	none	$5000.00

EXHIBIT No. 366-1
DATE 9 mar 1948
FILED BY A. Fisher

(16½)

Total 21 ac (about)

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

Description	When Made	Cost
(1) cleared about 16½ ac - over 10 yrs after buying - all own labour		
(2) Built rail fences on 3 sides of property during 2 or 3 yrs after buying - own labour -		
(3) Planted 36 fruit trees (mixed) - some 1925, balance 1935 - cost about $1 ea (appx $50.00 - all		
(4) Dug 3 seepage wells on property		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

& post & between end

- For buildings erected see reverse of sheet

Comment re appraisal - This land is quite good for vegetables and, if fertilized should be good berry-growing soil. It is well suited for mixed farming. I agree that the water situation was not too good. However I had sufficient water while I was on the property, and additional wells can be dug for extended operations. There was no thistle on the property and very little weed of any kind when I left. I consider the appraisal at $1127.00 to be very much below a fair market value -

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

I agree that the buildings were fairly old. However I kept them in good repair and their condition was quite fair when I was evacuated. I had repaired in the spring of 1942. There is some standing timber of good quality on the uncleared acreage - about 18 very good firs and 17 cedars.

I believe that this property would be worth at least $5000. when sold by the Custodian -

T. Tamura
SIGNATURE

P.T.O.

Buildings erected after purchase

Type	size	Finish	Built -	(appx.) Cost - labour + materials
4 room house & addition	18×24 / 14×24	Frame on posts. Shingle roof - good quality clap board inside - No cellar	1924 —	Hired labour & materials — $950.00
3 Sheds —	12×20 / 12×20 / 12×16	Pole & shake shake roof	about 1928 —	own labour & materials 300.00
Hay barn	20×30	pole & shake boards	about 1927 —	" " " 175.00
Lean to —	12×30			
Garage —	16×16	Board walls - shake roof	" 1927 —	Hired labour & materials 150.00
& addition	12×16			

Total (appx.) cost $1575.00

Tamefiro Tamura.
(Claimant's Name)

REAL ESTATE
(Other than farm)

Claim II

089943 —
Reg. No.

(a) 5 LOTS —
(b) 4 LOTS —

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Vacant land (a) LOTS 1-5 Plan 798 (b) " 1-4 " 1541 all on 3rd St, City of Duncan BC	n/a.	n/a.	vacant	(a) LOT 1 - 50'x120' LOTS 2-5 - 60x120 (b) LOTS 1-4 - 30x112 (each)	(a) 1935 (b) 1936	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Fair residential locality on outskirts of Duncan	(a) 250.00 (all brush) (b) 325 (all cleared)	(a) cleared and cultivated and put in 120' of ditching — and fencing (b) cultivated these lots.	(a) 290' @ 3.00 per ft - $870.00 (b) 120' @ 3.00 " " 360.00 Total value (est.) (a) + (b) $1230.00	

Comments re upkeep of premises:
I used all of these lots as a truck garden and marketed the vegetables therefrom.

EXHIBIT No. 366-2
DATE 9 mar 1948
FILED BY a. Fisher

Comments re Appraiser's report not covered above:
Re (a) — I agree that the land was low-lying and damp in winter but the ditching I put in corrected this to a very great extent.
Re (b) — I do not agree that these lots are "poorly located". The 2 groups of lots (a) + (b) are on opposite sides of the same street, 3rd Ave, in Duncan city limits — the (b) lots being further along the street — all of the lots are good, eligible building sites and are well located in relation to the surrounding area —
Comment — I believe that the fair market value of these lots when sold by the Custodian (LOTS 1-5 in May '45 for 520) (LOTS 1-4 in Apl 1946 for 150.00) — would be at least 200 per lot frontage, for the totals I have shown above

T. Tamura
SIGNATURE

Tanejiro Tamura
(Claimant's Name)

EXHIBIT No. 366-3
DATE 9 mar 1948
FILED BY a. Fisher

PERSONAL CHATTELS

089443—
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid (appx)	Condition when Evacuated	Estimated value at Date of Evacuation
1 Sewing machine -	1927	New	125.00	good	65.00
1 Electric massage machine -	1925	"	50.00	"	25.00
1 Single wagon —	1927	"	85.00	"	50.00
1-2 seater buggy —	1927	"	75.00	"	40.00
2 bicycles	1935	"	90.00	"	60.00

Description of Storage of Goods: The above articles and other articles for which I am claiming were stored in my farm house and in the garage on my farm. The farm house was locked and the key given to the Custodian —

General Statement as to Chattels not Described above: The chattels above and other chattels for which I am claiming (unit values) are set out on list attached hereto —

Additional Comments, if any: In estimating values I have allowed for depreciation —

T. Tamura

SIGNATURE

BC-717-P
BC-3096-B

BC/717-P
BC/3096-B

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

Farm Appraisal Report

File No. JL-759

Land Description Lot 10 of Secs. 3 & 4, Rges. 4 & 5, Plan 2458.

Containing 20 Acres

Owner's Name TAMURA, T. & M. Post Office Address Duncan, B.C.

Nearest Rail Point Duncan, B.C. Distance 3 miles

Market Town Duncan, B.C. Distance 3 "

Church (give denomination) Duncan - all denominations Distance 3 "

Nearest School Consolidated School bus to Duncan Distance 3 "

State how property was identified: Map location and corner post.

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

Direct access to Norcross Road-gravel road ¼ mile to Island Highway.

Is this district a good one? Fair farming district.

Employment opportunity Limited to lumbering at Chemainus and Ladysmith-6 to 10 miles.

Predominating Nationality and religion: British.

Describe Fencing and its condition: Fair rail fences on S.E. & West, poor rail on North. Value $

Water supply: From well. Value $

Electricity - power available; lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 24	Frame	1 st.	Shgl.	25	Wood	Poor	250.00
Add'n	14 x 24	"	1 "				"	
Shed	18 x 20	Pole & Shk.	1 "	Shke.	25	"	"	No Value
Barn-Hay	20 x 30	" " "	1 "	"	25	"	"	" "
Shed	12 x 20	" " "	1 "	"	25	"	"	" "
BARN Shed	12 x 16	" " "	1 "	"	25	"	"	" "
Garage	16 x 16	" " "	1 "	"	25	"	"	25.00
GRANARY Addn.	12 x 16	" " "	1 "	"	25	"	"	
	x							
	x							
	x							
	x							

Total present day value $ 275.00

Total Value Buildings add to farm $ 275.00

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

$ -

Describe the basement and chimneys: No basement; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? nil How finished Wood finish.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Approximately 200 yards.

EXHIBIT No. 366 - DATE 9 MAY 1948 FILED BY A. Parker

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
16.3	Slightly undulating.	Sandy clay loam-10-15"	Hardpan	In sod	50.00	815.00

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
3.7	Slightly undulating	Sdy.clay loam	Hard-pan	Clearing, stumping, breaking.	100.00 to 175.00	10.00	37.00

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 $ 852.00

Total added by buildings to value of farm $ 275.00

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

Total value of farm $ 1127.00

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

Property vacant. Land in poor type of sod; no cultivation done and growth generally indicates a low state of fertility.

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

Suitable only for mixed farming on a limited scale.

Noxious weeds:

Considerable Canada thistle; also bracken & numerous lesser weeds.

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

North Cowichan Municipality.

Assessed - Land - $900.00
Imp. - $450.00

Taxes, 1942 - $31.95

Date: August 16th, 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 15 day of August 19 42.

Inspector's Signature "D. DODDING"

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

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

JL-759 - T. & M. TAMURA

Farm Appraisal Report

Remarks: This is a 20 acre holding on the bench north west of Duncan. This section of the district is on a rise of land and the general soil formation is a sandy clay loam over hardpan and soil fertility generally is poor.

All the cleared land is in sod and the growth is a very poor grade of hay that has not been cut.

The buildings are all old and of poor construction.

The water situation in this locality is very poor; the well is nothing more than a seepage pit dug in the hardpan.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

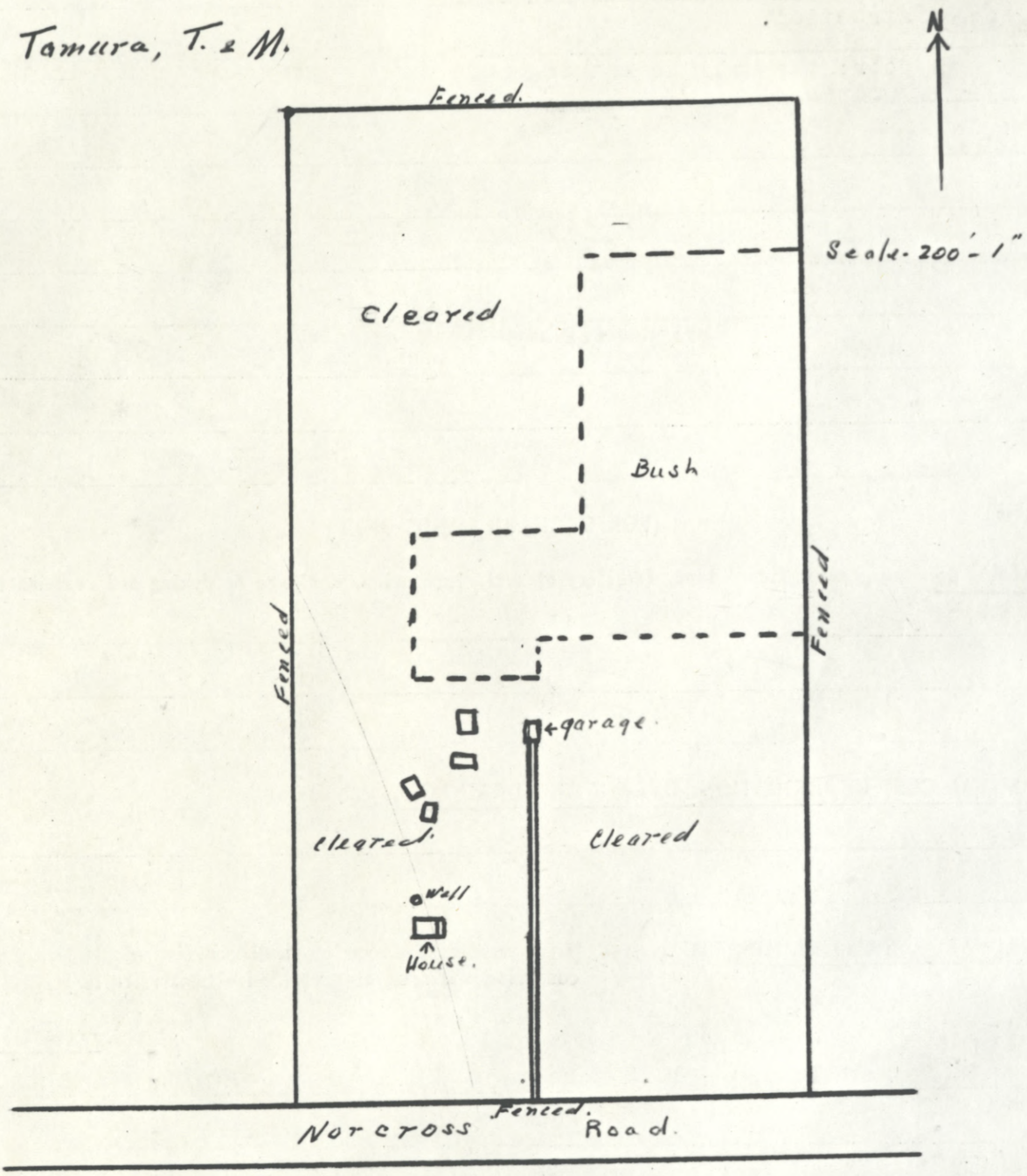
	Present Value
Old sod - 16.3 acres.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Lot. 10. Sec. 3 & 4, Rge. 4 & 5, Plan 2458 - 20 ac.

Tamura, T. & M.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 17th August 19 42

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 366-5
DATE 9 mar 1978
FILED BY a-Fisher

COPY

Catalogue #569

Lots 1-5, Block 6, Plan 798, City of Duncan.

The above Lots are all cleared, and have been in market garden. Size 60 x 120 each, except Lot 1, which is 50 x 120. The fencing which surrounds the five lots, is very cheaply constructed, and only in fair repair. The ground is rather low-lying, and tends to be wet in the wintertime. The class of dwelling on this street is not good. I would value the lots as follows:

Lot 1	$ 90.00
" 2	100.00
" 3	110.00
" 4	110.00
" 5	110.00

"H. W. Dickie"
Valuator.

COPY

Catalogue #571

Lots 1-4, Map 1546, City of Duncan.

These lots are cleared, and are very low-lying. There is no street graded to this property, and the lots are poorly located. Size 30 x 112 feet each, which is particularly small for the City of Duncan.

I would value these lots at $25.00 each, and would advise that they be sold en bloc.

"H. W. Dickie"
Valuator.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5511 EXHIBIT No.

NAME Tamejiro TAMURA REG. No. 08943

DATE
DECLARATION 24/4/42
EVACUATION 22/6/42

INVENTORY
TAKEN BY J. H. Whittome & Co. Ltd.
DATE June 10/42

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
"None"					
Son's (Kuniyoshi TAMURA, File 5452) "JP" Form, dated Apr. 22/42:	"JP" declaration confirmed with following exceptions:				
Rumely Oil Pull 60 H.P. Engine	1 pr. Binoculars				✓
2 Plugs & Sinkers	1 Handsaw set & Vise				
4 Piston Heads	1 Handsaw				
3 Connecting Rods	1 Hoof parer & rasp				
Asst. Chinaware	1 Carpenter's square				
Asst. Glassware	2 Nail Hammers				
8 Saucepans	1 rear wheel for bike				
5 Buckets	(Note: The above may be packed in one of the boxes), PLUS:				
Kitchenware	1 Grindstone				
3 Crocks	1 roll Barbed Wire				
Singer Sewing Machine	Used Poultry Netting				
1 set "Book of Knowledge"	Steel Trout Rod				
Gramophone	Kitchen Stove				
Book-case	Kitchen Table				
Medical Battery					
2 Spring Beds	2 Dressers	$ 35.00	13.-		
2 Dressers	1 Book-case	30.00	6.50		
4 Umbrellas	1 Sewing Machine	125.00	22.50		
Flower Vase	1 Elec. Massage Machine	50.00			
3 prs. Rubber Boots	1 Telescope	35.00			
6 Chairs	25 Cups & Saucers	4.50			
All other Furniture	11 Large Plates	5.25			
1 pr. Binoculars	4 Teapots	7.00			
2 Washtubs	4 Table cloths	7.00			
1 set Clothesline, Pulleys, etc.	4 Butcher Knives	5.00			
3 Wheelbarrows	35 New Rice Bowls	5.25			
2 Cultivators	1 double steel Bed, Spring & Mattress	35.00	2.-		
1 Pruning Shear	1 single steel Bed, Spring & Mattress	30.00	-.50		
1 Weight Beam (Scale)	5 crosscut Saws (6-7½')	25.00		T.	
1 Platform Scale	4 Caprenter hand saws	11.00		T.	
2 Bicycles	Saw setting tools	5.00		T.	
2 Bicycle Lamps	1 Single Wagon	85.00			
1 set Handsaw & Vise	1 two seat Buggy	75.00			
Trolling Rod	4 Peavies	10.00		T.	
Trolling Reel & line	1 Hand Cultivator	12.50		T.	
6 Oil cans	1 Single Plough	15.00			
55 Ass't. Barrels	3 Wheelbarrows	10.50			
3 Hand Saws	2 Bicycles	90.00	39.-		
2 Scythes	3 Mattocks	3.75		T.	
2 Sickles	2 Scythes	5.00		T.	
5 Mattocks	2 Sledge Hammers	3.00		T.	
3 Picks	4 Hoes	2.50		T.	
4 Hoes (garden)	2 Potato forks	3.00		T.	
2 Crowbars					
Ass't. Saw Sharpening tools	Total	$730.25			
1 Hoof Parer & Rasp.	Ack. Custodian Credits	$112.00			
Wagon					
1 Buggy	Amt. of Pers. Prop. claim	$618.25			
1 Harrow					
1 Plow					
7 Shovels					
6 Potato Digging Forks					
2 Garden Rakes					
4 Double Edged Axes					
1 Hay Knife					
4 Hay Forks					
1 Manure Fork					

Corrected To 434

F = Furniture 9.90
T = Tools 35.95
K = Kitchen uten. 10.45
M = Machinery 15.75
C = Clothes 1.15
Miscellaneous 24.65

Proceeds from Auctions $ 181.35
Auction charges " 43.20
Net proceeds as per Ledger $ 138.15

EXHIBIT No. 366-6
DATE 9 mar 1948
FILED BY A. Fisher.

5511

08943

EXHIBIT No.

CASE No.

VENUE Nelson, B. C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
	TENDER &c								
—									
50									
50									
			✓			✓			
						✓			
						✓			
						✓			
						✓			
						✓			
—									
50									
	T.								
	T.								
	T.								
						✓			
						✓			
	T.								
	T.								
						✓			
						✓			
—									
	T.								
	T.								
	T.								
	T.								
	Carried To 434								
90									
95									
45									
75									
15									
65									
35									
20									
15									

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5511 EXHIBIT No.

NAME Tamejiro TAMURA. REG. No. 08943

DATE Son's DECLARATION 22/4/42 EVACUATION 28/4/42	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM	SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
4 Crosscut Saws						
4 Carpenter's Squares						
3 Hammers						
4 Hammers & Ass't. Wedges						
Bucksaw						
3 Peavies						
Brush hook						
Lubricating Oil (4 gal.)						
10 Spring Leaves (Auto)						
9 Cold Chisels						
1 Pipe wrench						
1 Tire Pump						
1 Speeder Handle						
2 sets Socket Wrenches						
1 Hand Drill & Points						
1 set Brace & Bits						
15 open end Wrenches						
7 Box end Wrenches						
2 Crescent Wrenches						
2 Plug Wrenches						
2 Speed Wrenches						
3 Offset Wrenches						
3 Monkey Wrenches						
1 Hack Saw & Blades						
1 Battery Strap						
1 Box Washers						
1 Roll Friction Tape						
7 Punches						
7 Pliers						
2 Spark Plugs						
1 Combination Square						
4 Files						
6 Leather Punches						
1 Tin Valve Compound						
1 Blow Torch						
1 Spool Trolling Wire						
1 Plug						
Quantity Plug Tails						
Steel Tape (100')						
1 King Bushing Tool						
2 Tinner's Shears						
1 Folding Rule						
5 Screwdrivers						
2 Round Files						
3 Hammers						
1 Plane						
3 Jacks						
1 Hydrometer						
4 Oil Cans						
1 Keyhole Saw						
1 roll Solder & Paste						
3 lbs. Grease						
1 Tin Pyrol						
1 Box Cotter Pins						
1 Alemite Gun (Grease)						
2 Feeler Guages						
1 Piston Ring Skid						

Vancouver, B. C., Feb. 18/48.

RGB/P.

ILE No 5511 EXHIBIT No. CASE No.

EG. No. 08943 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

7/55511.