Name of Claimant NARUSE, Henry Kanao Case 374

Custodian File 11009

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	
					4075		2373.82				2373.82

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	2373.82

CASE NO: 374.

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B. C.,

March 11th, 1948.

IN THE MATTER OF THE CLAIM OF

HENRY KANAO NARUSE

PROCEEDINGS AT HEARING.

Original.

CASE NO: 374.

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 11th, 1948.

IN THE MATTER OF THE CLAIM OF

HENRY KANAO NARUSE.

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.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. FISHER: I will call the case of Naruse next, my lord. This man speaks English.

HENRY KANAO NARUSE, the claimant herein, being first duly sworn, testified as follows:

MR. FISHER: My lord, speaking to the claim in this matter first. This man's real estate claim is absolutely on a cost basis. Apparently Mr. Leckie went over it. He had a home which had just been completed shortly before his evacuation and he put his figures in on straight cost and when it was explained to him it was a matter of fair market value he asked to have his claim amended to $8500.00.

THE COMMISSIONER: $8500.00.

MR. FISHER: Yes, less a Custodian credit of $4,075.00 for a net claim of $4425.00. There is no chattel claim, my lord.

THE COMMISSIONER: There is a claim for chattels. Is that being abandoned?

MR. FISHER: He had carried his real estate figures over to the other side. You will notice there was a claim for the garden in effect.

DIRECT EXAMINATION BY MR. FISHER:

Q Now, Mr. Naruse, you interviewed Mr. Leckie and gave him the information with regard to your farm and home, and the cost of it?

A That is right.

Q That is correct, and the information that you gave him now appears on this sheet and is true and

correct? A: That is correct.

Q You might sign it, if you would, Mr. Naruse. Attached to it is a picture of your home.

A Yes.

THE COMMISSIONER: Q: This property was at Steveston, was it?

A Yes, Steveston, my lord.

MR. FISHER: Q: And it consisted of an eight room house as appears in the picture?

A Yes.

Q When had it been completed? A: January, 1942.

Q Yes, and what time did you leave there?

A June, 1942.

Q You only occupied it about five months?

A About five months.

MR. FISHER: I ask to file the statement and photograph as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q In arriving at your valuation I understand you had your cost figures available to yourself at the time of doing it? A: Yes.

Q And you have the blueprints of the house here?

A Yes.

Q Who did the work on it? A: Mr. Lewis was more or less the contractor and the head carpenter. He was looking after the contract and, as well, he was helping out.

MR. FISHER: I don't know that the blueprints need to be filed, my lord. They show a very suitable

Occidental type home, if I may be permitted to say so. It is an eight room house. It shows a chimney for the fireplace running right to the ground and a another chimney on the other side to serve the kitchen presumably.

THE COMMISSIONER: I think perhaps it might be as well if you did file the blueprints for the cross-examination of the appraiser when it comes to proving it.

(BLUEPRINTS MARKED EXHIBIT NO. 2).

MR. HUNTER: Are these architect's plans, my lord?

THE COMMISSIONER: Q: Is that an architect's plan?

A Yes.

MR. FISHER: Q: Who drew the plans?

A It is drawn by -- I think his name is on the blueprint. Mr. Sargent, I think is the name.

Q What does he do in Vancouver?

A He was looking after the drawing of the plans in Vancouver.

THE COMMISSIONER: Q: Is he an architect?

A I think so.

MR. FISHER: Q: Now, you have made up a sheet with your actual costs on it which appear in column 3 of it. It is $7,109.00, is it?

A No, $7,009.00.

Q That is the actual cost of your home and you have all the details of it? A: Yes.

Q Have you the receipts with you?

A Yes, I have all the receipts.

Q And im addition you have put on this sheet some other

columns. What are they? A: One is by the Forest Industries of B.C. as put out in the newspapers in October, 1947, and the other is the Society of Residential Appraisers in Vancouver. That, too, appeared in the "Daily Province" in October, 1947.

Q And that shows the cost of construction as at that time? A: Yes, of a four room house.

Q Yes, how did you work it out to compare it with your eight room house? A: It compares very well with the figures I have.

Q I see. In the first column you have $4300.00. That is for? A: That is the Forest Industries.

Q That is for the Forest Industries for a four room house in 1937? A: September, 1937.

Q And you have a column for the Society of Appraisers for September, 1939. What size of a house is that?

Q That is the same, four rooms.

Q The cost is $4274.00 and your cost appears in the next column for your eight room home and the other is 1946, the Society of Appraisers' figure for four rooms. A: The same house as in 1939.

Q $7158.00, and your cost for your eight roomed house in 1941 is $7,009.00? A: Yes.

MR. FISHER: I ask to file that as Exhibit 3, my lord.

(DOCUMENT MARKED EXHIBIT NO. 3).

MR. FISHER: As Exhibit 4 I would ask to file the farm appraisal report on behalf of my learned friend.

That appraises the property at $4150.00.

(APPRAISAL MARKED EXHIBIT NO. 4).

Q And on your cost sheet you have shown the cost of t the lot as well, haven't you, $600.00?

A Yes.

Q And your cost of building, $7,009.00, did that include the $600.00 for the land?

A Yes.

Q I see, fine. What arrangements were made when you left there, Mr. Naruse, as to renting or otherwise?

A I had a lease made with Mrs. J.W. Smith, or W.J. Smith.

Q I understand she is a daughter of the contractor, Mr. Lewis? A: Yes.

Q And what arrangements did you make for rental?

A They were to look after the house and to look after the existing taxes.

Q How much was the rent? A: It would be a dollar.

Q A dollar a month? A: Yes.

Q What about the condition of the land? There were 2.12 acres of land adjoining?

A Yes.

Q And there was approximately an acre and a half under cultivation. What was the condition of the land?

A Very good.

Q You have seen this sketch that has gone in as part of Exhibit 4, which shows the strawberries and oats as laid out. How was it when you left?

A There were no oats, just strawberries.

Q It was all in strawberry plants when you left?

A Yes.

Q And what was the condition as to weeds and so on?

A The condition was very good.

Q You were keeping it right up? A: Yes, I was keeping it right up.

Q And this house had standard plumbing in it?

A It had double plumbing.

MR. FISHER: That is all, my lord.

MR. HUNTER: It is submitted, my lord, that this property was sold for itsfair market value. It is purely a questionof appraisal and valuation. There are no questions.

THE COMMISSIONER: Thank you, Mr. Naruse, that is all we require of you.

MR. FISHER: Just one thing I want to clear up, the man has all his building cost receipts there to back up his statement. If my learned friend is going to throw any doubt on that part of it at a later date, rather than file all the receipts, Iwould prefer my learned friend to cross-examine him on that point now -- if there is anything on the question of costs. The man has all the receipts, but I don't want to clutter the record too much with it.

THE COMMISSIONER: What is your view of that phase of the matter, Mr. Hunter?

MR. HUNTER: We have no evidence at any point to show that it cost less. We may have evidence to show it should have cost less.

THE COMMISSIONER: Yes. I think it is just as well not to file them.

MR. FISHER: That is fine.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 374

DEC - 2 1947

Jne.

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

11009

Nelson

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

(1) NAME NARUSE, HENRY KANAO (RCMP) Reg. No. 08969
(Print) Surname — Given Name

(2) Pre-Evacuation Address 625 No. 2 Rd. Steveston B.C.

(3) Present Address R.O. Box 83, Trail B.C.

(4) REAL ESTATE

(a) Street Address (if any) RICHMOND B.C.
~~City or~~ Municipality, — Province

(b) Legal description (lot number, block number, section number, etc.)
625 #2 Rd Richmond B.C.
Lot 43, Section 36, Block 4 North Range 7 West,
Map ~~1783~~ 1748, District of New Westminster

(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.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~7440.00~~ 8500.
(v) Amount at which Custodian sold property and credited your account - - $ 4094.91 4075.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3015.09 4425.

(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. 1 7/12 ACRES - STRAWBERRY PLANTS Estimated Value $ 1000.00
2. (and on 1941 values). Estimated Value $ /
3. Estimated Value $
4. personal belongings ? 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 $ 1000.00

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) - $ 4015.09 4425

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

(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, Henry Kanao Nanne of the City
of Trail 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 City)
of Trail)
in the Prov. of B.C.)
this 28th day of November)
A.D. 1947.)

Henry Kanao Nanne

A Commissioner &c. A Notary Public in and for the Prov. of B.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.

Sickness

Henry K Manuse
(Claimant's Name)

REAL ESTATE
(Farm Land)
Residence + small farm plot

08689
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 none Cultivated not planted .62 ac appx Cultivated and ~~not~~ in crop 1½ ac " List Crops straws - 1½ ac (appx)	2.12 ac	1937	J A Coste	$600.00	cleared	none	$6500.00

EXHIBIT No. 374-1
DATE 11 Mar 1948
FILED BY A. Fisher

Total 1½ ac appx

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

Description	When Made	Cost
cultivated and fertilized whole acreage and cropped until hens started in 1941; then acreage reduced to about 1½ ac for 1942 in straws		

For BUILDINGS erected

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

— See reverse of page —

Comment re appraisal The underestimates the acreage in berries. There were no weeds whatever in the berries when we left in June 1942 — There were some weeds on the front lawn which would have been replaced had we been able to remain on the property. In my opinion the appraisal value of $4150.00 is much below a fair market value

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

The house was fully modern and we had only lived in it 5 months when evacuated in June 1942. The location is convenient to Stratford and Bridgeport, with bus and train service available the surrounding district is very good. In my opinion the fair market value of this property if then sold by the custodian would be at least the sum of $8500.00

H. K. Manuse
SIGNATURE

PTO

Buildings erected after purchase

Type	Size	Finish	Built	Cost
2 Story House (8 rooms & complete bath - extra toilet & wash basin on main floor	29 x 34'	- Stucco on frame - concrete foundation - buff - cellar with cement floors - shingle & duroid roof - lath & plaster walls (upper and down) - hardwood floors in living & dining rooms and hall - fir floors in all other rooms - hot air heating - supply electric (including wiring for electric range) and fixtures installed - modern kitchen (built-in cupboards etc) - extra wash tubs and toilet main floor - full plumbing & complete bathroom with fixtures - second floor - laundry tubs - Both hot & cold water pipes supper - lined - fire place in living room - 2 brick chimneys (one to ground)	Completed Jan 15/42	For cost see costing sheet filed herewith Total Cost $7009.00
Unfinished pasturage shed.	— 10 x 18 —	- rough lumber - erected to form part of garage (to be built hereafter) remained on property	Cost (labour & materials)	approx $80.00
			Total	$7089.00





FRONT ELEVATION



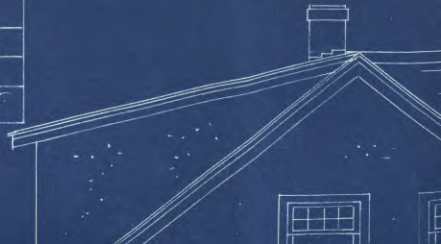
RIGHT SIDE

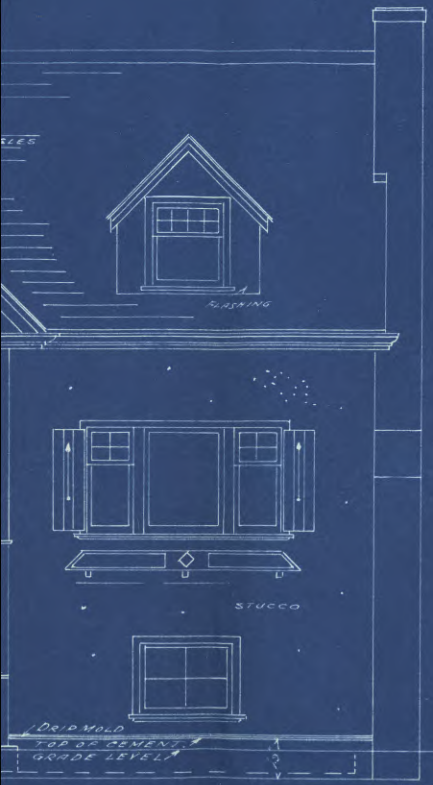
RESIDENCE FOR Mr. H. K. NARUSE

PLAN # 8A	SHEET # 2.
SCALE 1/4" = 1ft.	
DESIGNED BY G. N. SARGEANT. DRAWN BY W. VAN. STRYEM.	

MONOGRAM HOMES







ATION



RIGHT SIDE ELEVATION

RESIDENCE FOR Mr. H. K. NARUSE

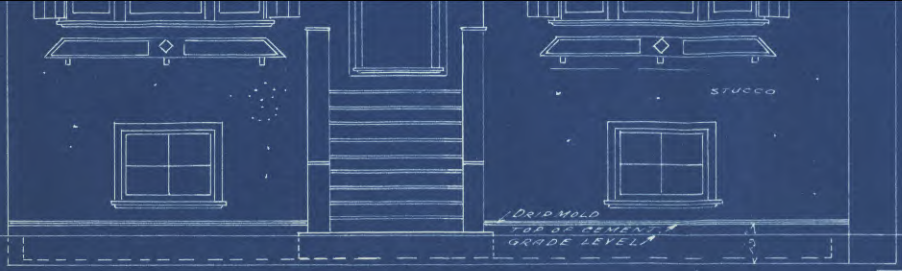
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SCALE 1/4" = 1ft.	

DESIGNED BY G. N. SARGEANT.
DRAWN BY W. VAN. STEYEN.

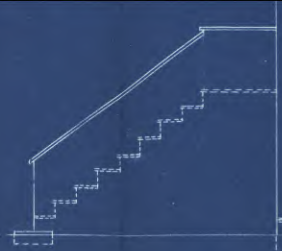
MONOGRAM HOMES
909 Robson Street
MA 1568

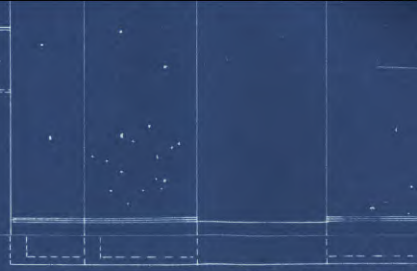






FRONT ELEVATION





RIGHT SIDE

RESIDENCE FOR Mr. H. K. NARUSE

PLAN # 84	SHEET # 2.
SCALE 1/4" = 1 Ft.	

DESIGNED BY E. W. SARGEANT.
DRAWN BY W. VAN STRYEN.

MONOGRAM HOMES



REAR ELEVATION



LEAT SIC

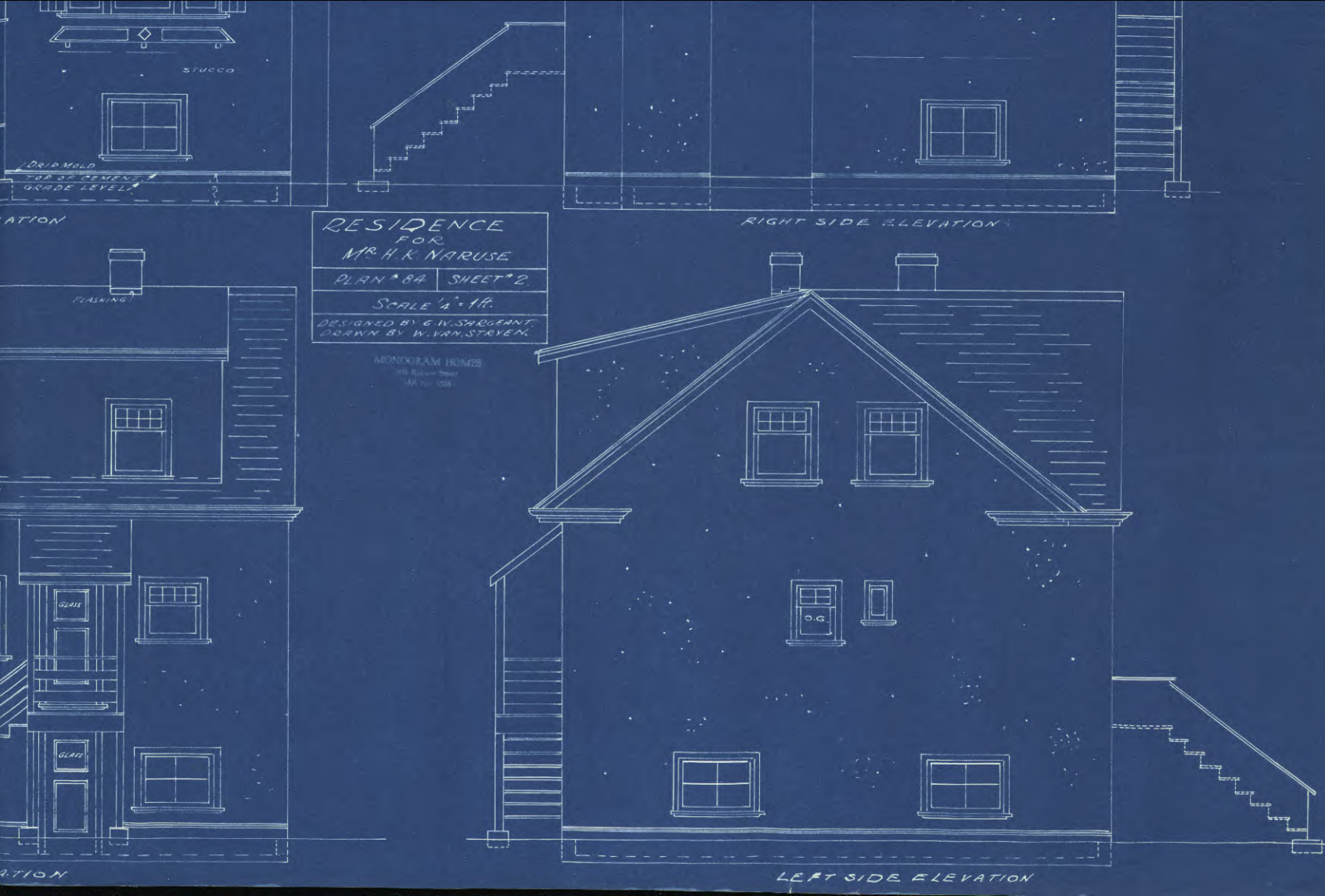
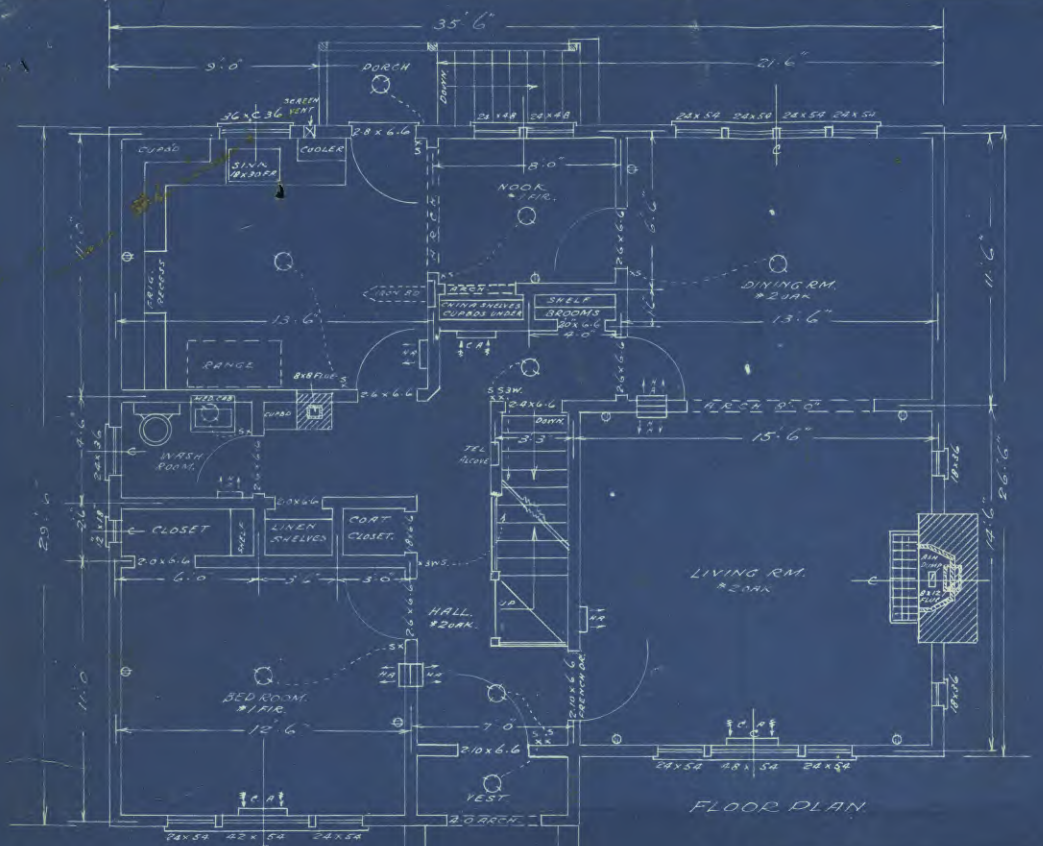
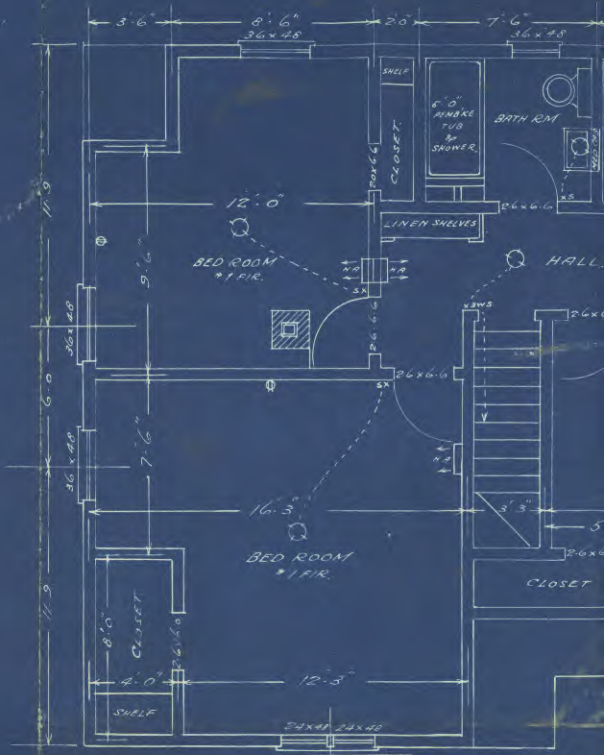
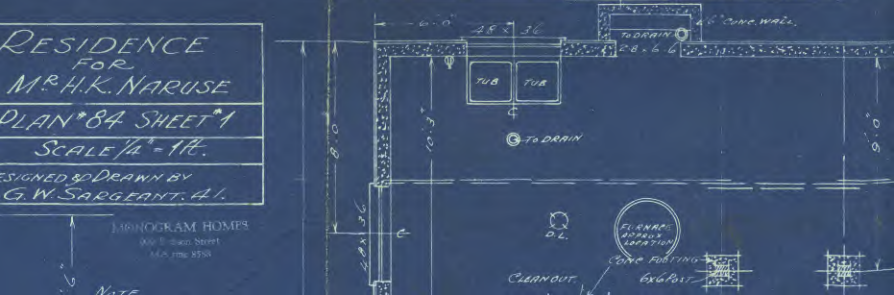

STUCCO
DRIP MOLD
TOP OF CEMENT
GRADE LEVEL
ATION
RESIDENCE
FOR
Mr. H. K. NARUSE
PLAN # 84
SHEET # 2.
SCALE 1/4" = 1 ft.
DESIGNED BY G.W. SARGEANT.
DRAWN BY W. VAN STRYEN.
MONOGRAM HOMES
FLASHING
GLASS
GLASS
RIGHT SIDE ELEVATION
O.G.
ATION
LEFT SIDE ELEVATION

EXHIBIT No. 374-2
DATE
FILED BY









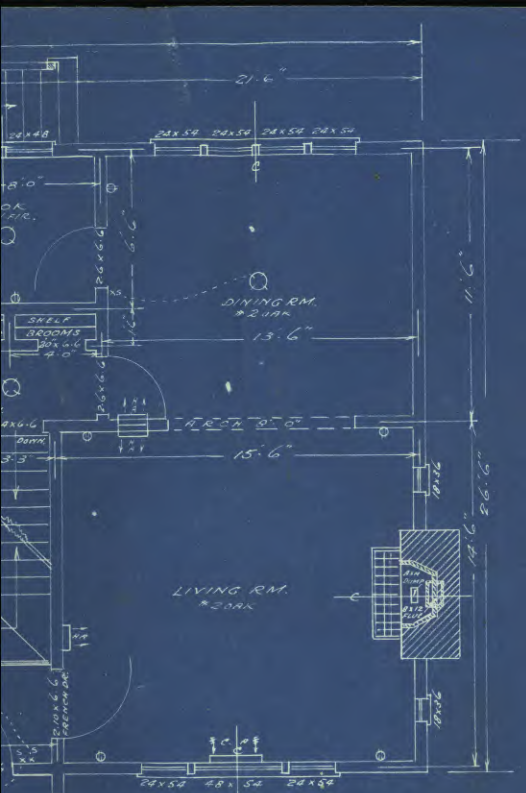
RESIDENCE FOR MR. H.K. NARUSE

PLAN #84 SHEET #1

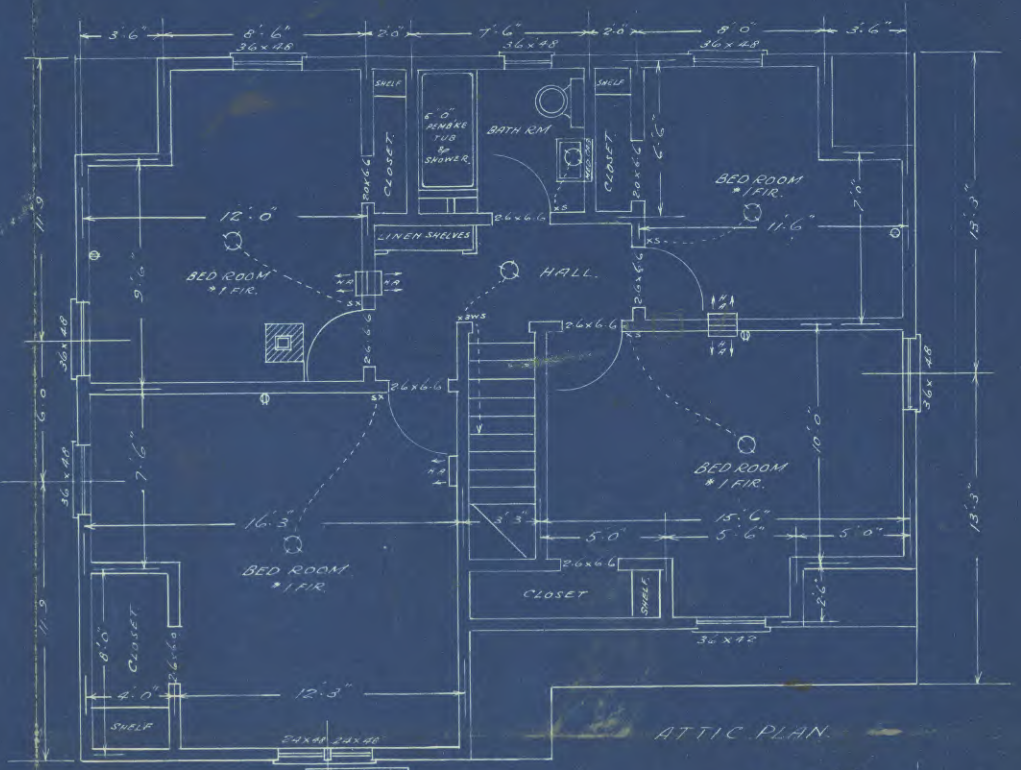
SCALE 1/4" = 1 Ft.

DESIGNED & DRAWN BY G.W. SARGEANT. A.I.

MONOGRAM HOMES



FLOOR PLAN.

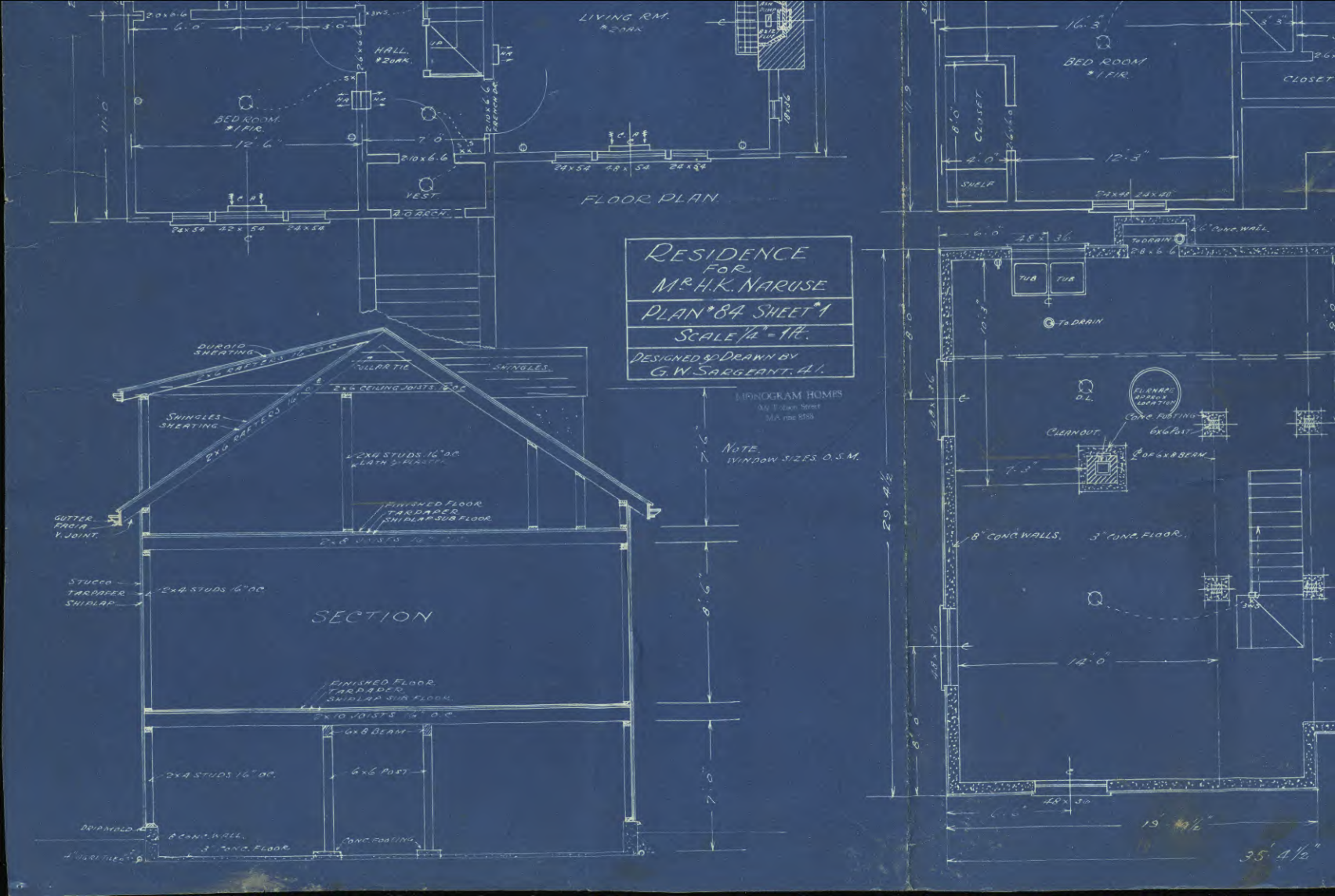


ATTIC PLAN.



RESIDENCE
FOR
Mr. H.K. NARUSE
PLAN #84 SHEET #1
SCALE 1/4" = 1 Ft.
DESIGNED & DRAWN BY
G.W. SARGEANT. A.I.

LITHOGRAM HOMES
200 E. Olive Street


LIVING RM.
BED ROOM
BED ROOM
CLOSET
CLOSET
SHELF
HALL
VEST
FLOOR PLAN
RESIDENCE
FOR
Mr. H.K. NARUSE
PLAN #84 SHEET #1
SCALE 1/4" = 1ft.
DESIGNED & DRAWN BY
G.W. SARGEANT. A.I.
LIPINOGRAM HOMES
SECTION
DUROID SHEATING
SHINGLES
SHINGLES SHEATING
GUTTER FASCIA V. JOINT
STUCCO TARPAPER SHIPLAP
FINISHED FLOOR TARPAPER SHIPLAP SUB FLOOR
DRIP MOLD
8" CONC. WALL
3" CONC. FLOOR
CONC. FOOTING
NOTE
WINDOW SIZES O.S.M.
TUB
TUB
To DRAIN
CLEANOUT
CONC. FOOTING
8" CONC. WALLS
3" CONC. FLOOR
29-4½"
35'-4½"

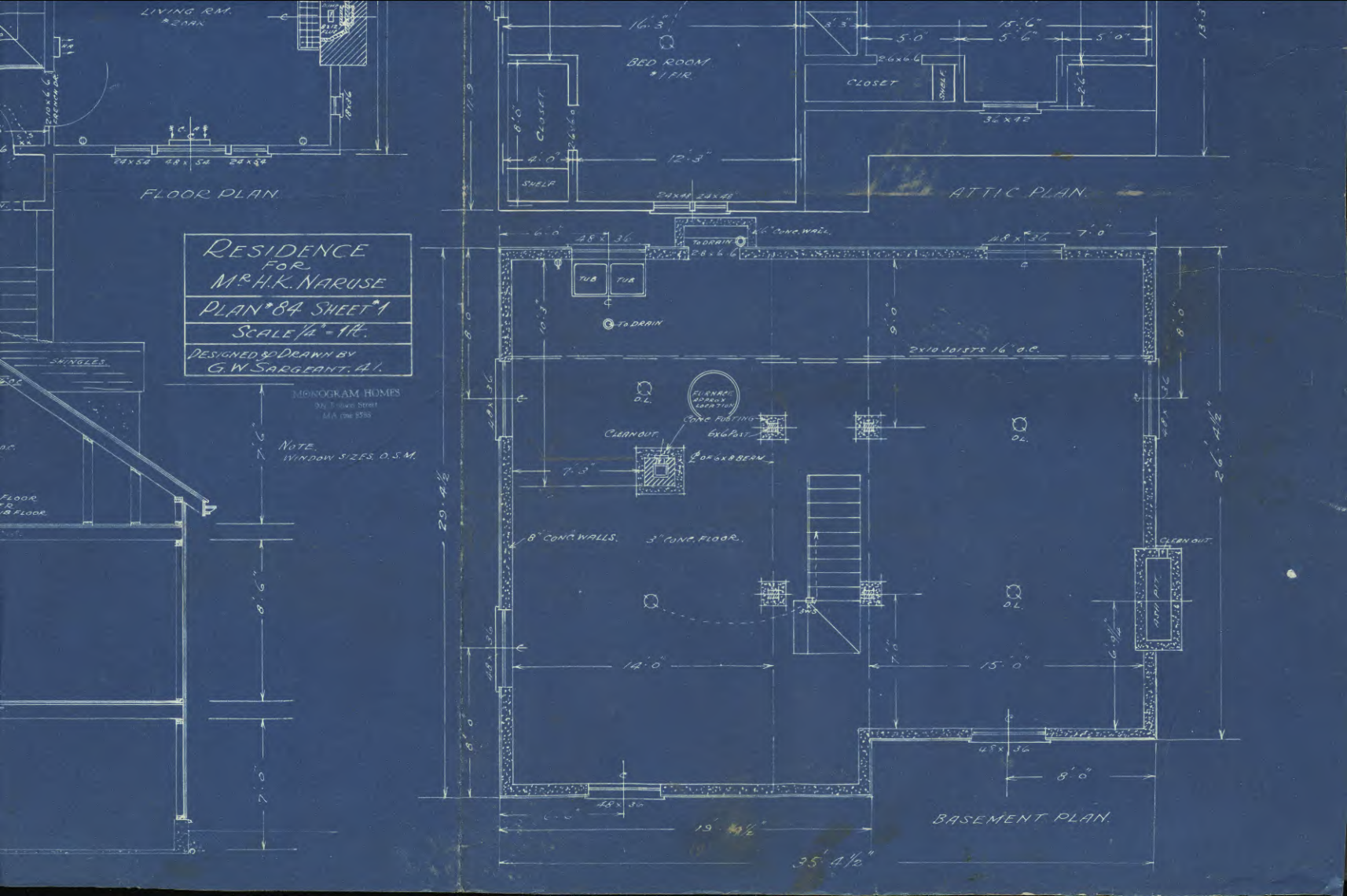

LIVING RM.
BED ROOM #1 FIR.
CLOSET
SHELF
FLOOR PLAN
ATTIC PLAN
RESIDENCE FOR MR. H.K. NARUSE
PLAN #84 SHEET #1
SCALE 1/4" = 1ft.
DESIGNED & DRAWN BY G.W. SARGEANT, A.I.
MONOGRAM HOMES
NOTE. WINDOW SIZES O.S.M.
SHINGLES
TUB
TO DRAIN
8" CONC. WALL
2x10 JOISTS 16" O.C.
FURNACE (GORDON SUPPLY)
CONC. FOOTING
EXG. POST
CLEAN OUT
8" CONC. WALLS.
3" CONC. FLOOR.
ASH PIT
BASEMENT PLAN

EXHIBIT No. 3742
DATE 11 mar 1948
FILED BY a. Fisher

EXHIBIT No. 374-3

DATE 11 mar 19 + 8

FILED BY G. P. Fisher

copy of plans

	Sept. 1937	Sept 1939	Sept. 1940-2	Sept 1946
			Truck Industries quote of appraisers per cents	quote of appraisers
plans		25 00	26 44	50 00
permit			17 50	
Excavation & clearing			100 00	150 00
Concrete - foundation & walk	250 00	255 00	209 10	410 00
masonry - brickwork	150 00	105 00	195 00	165 00
Carpentry - rough (painting varnishing finishing drawings)	700 00	710 00	1021 24	535 00
- finish		400 00	431 15	435 00
plumbing	300 00	280 00	456 90	425 00
Wiring - electric	85 00	115 00	238 50	180 00
Lath, Plaster & Stucco	360 00	360 00	770 00	650 00
Mill work / sash & Doors	180 00	140 00	313 20	165 00
Tilework	180 00	95 00		165 00
Hardwood floors	250 00	145 00	217 70	240 —
Roofing / shingles, wood & tar & gravel		105 00	27 270 00	225 00
Painting	190 00	135 00	26 50	250 00
Hardware	150 00	50 00	82 07	80 00
Heating	210 00	140 00	240 00	215 00
Linoleum		25 00	80 00	50 00
Sewer connections & Tile Drains	65 00	25 40 00	81 90	45 — 45 —
Sheet Metal		15 00	34 92	25 00
Legit Fixtures		25 00	41 35	45 00
Metal Work (Nails)	20 00		57 23	
Lumber - common	610 00		786 38	680 00
- finish		3245 -	5434 -	375 00 5515
Lot		500 700	700 00 6126 08	750 —
Contractor's Margin	250 00			
Builder's Profit 10%		325 -	885 00	550 -
Real Estate Commission 5%		204 -		341 -
	4340 -	4274 -	7009 -	7188 -

BC-683-P
BC-1172-P

BC/683-P
BC/1172-P

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

Farm Appraisal Report

File No. J.L. 518

Land Description Lot 43 of Sec. 36, Blk. 4 N., R. 7 W., Map 1748.

Containing 2.12 Acres

Owner's Name Henry Kanao NARUSE Post Office Address R.R. 1, Steveston, B. C.

Nearest Rail Point Branscombe Station - B.C.E.R. Distance ½ mile.

Market Town Vancouver - 10 miles. New Westminster Distance 10 miles.

Church (give denomination) All denominations. Distance 1-3 miles.

Nearest School Steveston Public
Bridgeport High School by tram. Distance 1 mile.

State how property was identified: Two corners located. Map and road check.

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

Property fronts on No. 2 road - paved.

Is this district a good one? Yes. Large dairy farms and small holdings.

Employment opportunity Good at industrial plants at Marpole and Eburne and at peat plants in season.

Predominating Nationality and religion: British. Protestant.

Describe Fencing and its condition: 20 chs. 3 B.W. along N. & S. & West boundaries Value $

Water supply: City water installed - $2.00 per month. Value $

BUILDINGS ON FARM

11009

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#625 HOUSE	27 x 32	Frame stucco	2 stry	Shingle	6 mo.	Cement	Good	$4000.00
	x							
Packing shed	12 x 15	Frame	8'	"	3 yr.	Mud sills	Fair	20.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 374 - 1948
DATE FILED BY

Electric light installed.

Total present day value $ 4020.00

Total Value Buildings add to farm New house in very good shape. $ 3620.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? One of the best houses I have inspected -- fully modern with hardwood floors in main rooms downstairs. $

Describe the basement and chimneys: 8' full basement cement floor and walls.

No. rooms downstairs? 5 Upstairs? 4 How finished Plastered

Are buildings painted? Yes and stucco finish Condition of paint Good.

Distance from nearest bush Unexposed.

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
2.12	Level.	10" to 14" clay loam	Clay	Strawberries and oats.	250.00	$530.00

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.

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 $ 530.00

Total added by buildings to value of farm $ 3620.00

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

Total value of farm $ 4150.00

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

The present owner, so I am told, only lived in his new house two months before being evacuated and there are no signs of another house on place. Land in good tilth, but strawberries are very weedy.

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

Small fruit and poultry.

Noxious weeds: Some Canadian thistle, not bad, but smart weed and some couch in front of house.

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

The Corporation of the Township of Richmond.
Land assessed at $572.00
Improvements at 3000.00
$3572.00 1942 taxes - 46.85. includes dyke and drainage taxes.

Date: 14th July 1942.
Place: New Westminster, B. C.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of July 19 42

Inspector's Signature

"L. B. Plumbly"

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

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

Farm Appraisal Report

J.L. 518 - H.K. Naruse

Remarks: This holding of 2.12 acres situated on No. 2 Road has a large, well constructed new stucco home on it, probably too big for most families, with 4 bedrooms upstairs and bathroom complete. Downstairs there are hardwood floors in living room and dining room and entrance hall, with another bedroom and breakfast nook off kitchen; also wash basin and toilet on main floor. Fully modern kitchen with built in features. Full basement above ground with hot air furnace. The house is too costly for the average man and with the limited acreage can only be used as a home to work out from. Mrs. J. W. Smith is living in house and only pays taxes and water rates for use of property. She is the married daughter of Mr. Lewis, the contractor, who built the dwelling.

(FOR ORCHARD LANDS ONLY)

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

10 mixed fruit trees planted down each side of lane.

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
.80 acres strawberries - 2nd year plants.	$
.80 acres oats planted by Mr. Herbert to keep weeds down.	$
.52 acres mostly weeds and building site.	$
2.12 acres.	$
	$
	$
	$
	$
	$
	$
Total	$

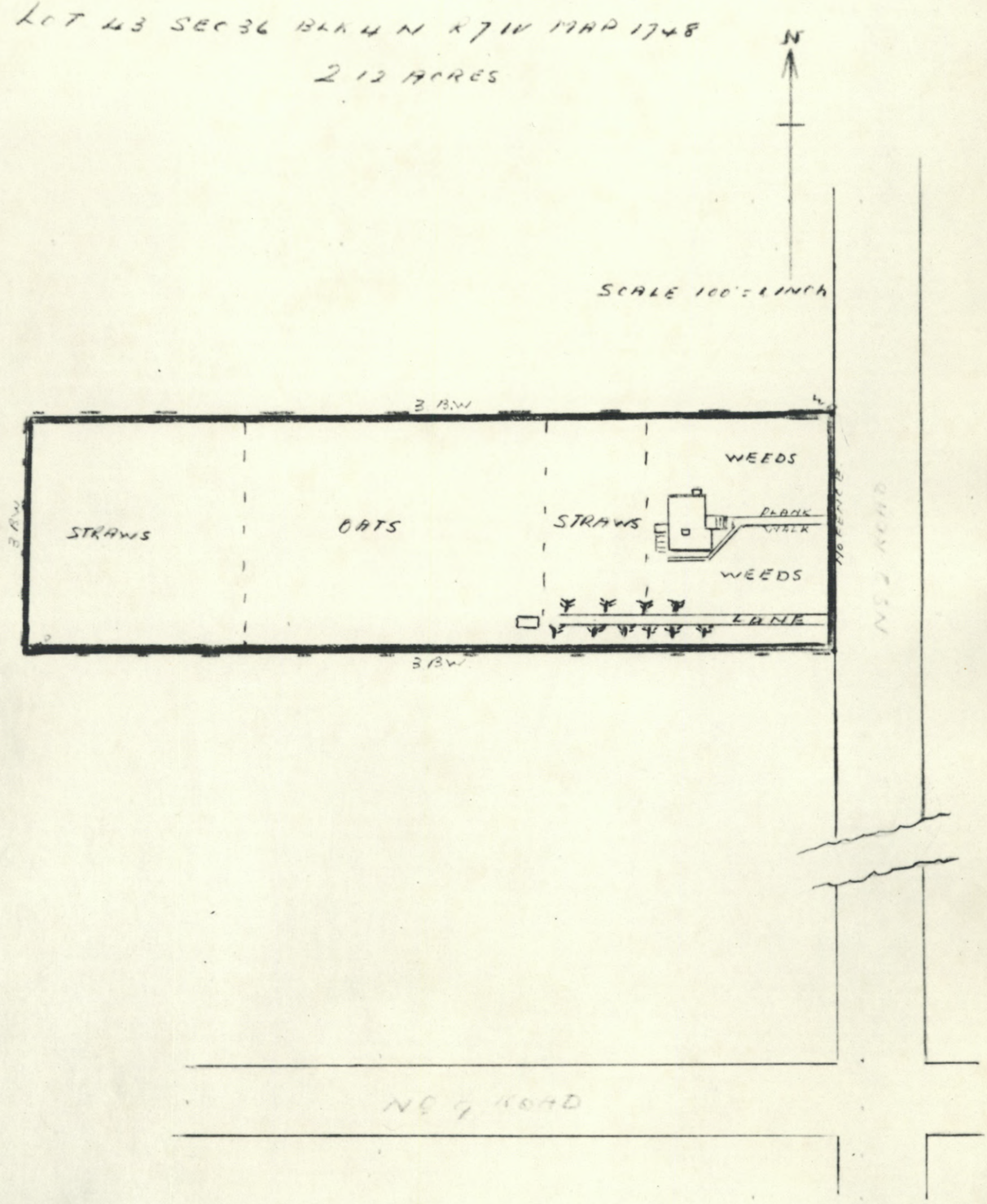
Amount fruit trees add to value of farm $

Diagram of Property

HENRY KANAO NARUSE

LOT 43 SEC 36 BLK 4 N R 7 W MAP 1748

2.12 ACRES



Following careful review of this appraisal report, it is my opinion that the present value is $ 4000.00

Date 15th July 19 42

"I. T. Barnet"

District Superintendent.

#40