Name of Claimant IKEBUCHI, Takaichi (Decd
IKEBUCHI, Mrs Itoye

Case 467

Custodian File 5437 and 5385

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	
					233.50		141.94				141.94
					1424.00		828.67				828.67
								604.		755.	755.00

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	
177.35	163.30	48.99						48.99

TOTAL RECOMMENDATION	1774.60

CASE NO: 467.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 24th, 1948,

IN THE MATTER OF THE CLAIMOF
(MRS.) ITOYE IKEBUCHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 467.

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).

Lethbridge, Alberta,
March 24th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) ITOYE IKEBUCHI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq.,K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. VIRTUE: The next case is that of Mrs. Ikebuchi.

(MRS.) ITOYE IKEBUCHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a statement of your land with the improvements and buildings. Was that statement prepared by you with the assistance of your Interpreter?

A Yes.

Q Is that a true statement? A: Yes.

Q I offer that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

Q I also show you a statement of your personal chattels which must be taken with the proof of claim filed originally. Did you prepare that in the same way and is it true? A: Yes, in conjunction with my son.

MR. VIRTUE: I offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I also show you a brief statement of evidence required. Was that prepared by you with the assistance of your Interpreter in the same way?

A Yes.

Q These statements are all true?

A Yes, those are all true.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: I would ask counsel to let me have some photographs, please, which are in his file.

Q Would you look at those photographs, please?

A The top picture is the house on the 10 acre lot and

the bottom picture is a picture of the house on the 8 acre lot.

Q Yes. Those are the same lots that you have described in the claims you have just filed?

A Yes.

Q Now looking at the top picture only, was the house when you left it in the same condition or better or worse than is shown in that top photograph? I don't want her to go into details, I just want her to tell in a general way.

A As far as the house is concerned, it is in the same condition.

Q That is the top picture? A: Yes.

Q Would you look at the building in the background of the house in the top picture? What is that building?

A That building in the background is the root house.

Q That is one you described as the roothouse?

A Yes.

Q Well, I refer to this one with the little white chimney on the top. Is that the root house?

A Yes.

Q Now, taking the lower picture; what are the two buildings in the background of the lower picture, that is those two buildings there (indicating)?

A The one in front is the chicken house, the one behind is the brooder house.

Q On the second property? A: On the second property.

MR. VIRTUE: I would like them to go in as the next exhibit, please.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

Q I just want to ask you about two items in your claim for chattels.

MR. HUNTER: Possibly my learned friend would care to file the analysis in order that your Lordship might have the same information.

THE COMMISSIONER: That would be helpful.

MR. VIRTUE: On behalf of my laarned friend I file that now. I want to go on with this until youget the analysis in front of you. In the meantime the Interpreter might ask this question:

Q Do you remember a scale which you left among your farm implements? A: Yes, I left a scale.

Q Was that a 240 pound platform scale?

A Yes, it was a platform scale.

Q Now when did you buy that scale? That, sir, is listed in the farm implements about two-thirds of the way down. One scale, $10.00.

A About 1931.

Q What condition was it in when you were evacuated?

A We had used it right along until we were evacuated.

Q It was still in useable condition?

A Yes, it was in useable condition.

Q You have valued it at $10.00. Was that a fair value? A: Yes.

THE COMMISSI ONER: You might have her explain the item in relation to the horse and harness in view of the comment that the J.P. declaration states there was no livestock left.

MR. VIRTUE: It is a strange thing about the horse, sir. I haven't found one case yet in which the horse survived.

THE COMMISSIONER: All I call your attention to, Mr. Virtue, is the fact that Exhibit 5 declares that the J.P. declaration states that no livestock was left and I suggest to you you might get some explanation from the witness.

MR. VIRTUE: I think asfar as the horse is concerned, we can't demonstrate that it was there. I think what happened in many cases was the horses were turned over to the tenant.

THE COMMISSIONER: It might be better if we got the explanation from the claimant.

MR. VIRTUE: Q: You claim among the farm implements a horse and harness complete, $15.00. Wasthat left there when you went away?

A Yes, it was left in the barn.

Q With whom was it left? A: These were left with the tenant.

Q With the tenant. You remember the form you signed for the Custodian before you went away called the J.P. form? She remembers it, does she?

A Yes.

Q Well, on that form you didn't say anything about the horse and harness? A: The horse died before we were evacuated and just the harness was left in the barn.

Q Was that a single harness? A: Yes.

Q About what was the harness worth?

A It was purchased new in 1941. About $15.00.

Q The harness? A: Yes.

Q It was purchased new in 1941, I see.

A Yes, just the harness was worth new $15.00, I think.

THE COMMISSIONER: It is to be observed on the final page of the claim, the claim is made only for $15.00 for horse and harness complete. That is possibly a misunderstanding.

MR. VIRTUE: Yes, I think so, my lord. I presume that it might be taken that farming tools might have been thought to cover that. The claim for personal chattels is so small, I don't think I will spend more time on that, sir.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value, and that similarly the personal property was sold for its fair market value. I would file the two Soldier Settlement Board appraisals, and the one Veterans Land Act appraisal, my lord. One of these properties was purchased in a subsequent purchase by the Veterans Land Act and they have a different form. I hope we shan't have many of them, it takes some getting used to.

THE COMMISSIONER: You had better mark those as 6-A, B, and C., Mr. Secretary.

MR. HUNTER: Possibly we should make sure which are A, B, and C. Perhaps I could put them in some order. The south-east 28 would be "A". That is the order on Exhibit 1, and the north-west section of 21 would be the equivalent of No. 2 on Exhibit 1,

that will be "B";and this one, Block "D" of Lot 412 will be "C". That would be the equivalent of 3 on Exhibit 1.

(APPRAISALS MARKED EXHIBITS NOS. 6-A, B & C.)

MR. HUNTER: For your Lordship's information the first property enumerated in Exhibit 1 sold for $1424.00, the second one sold for $604.00, and the third one sold for $467.00, a total of $2495.00. Again I presume judging from the context of Exhibit 1, my learned friend is putting in his client's claim at what purports to be cost price.

THE COMMISSIONER: That so appears from Exhibit 1.

MR. HUNTER: Accordingly the real property is entirely a question of valuation, my lord. Referring to Exhibit 5, the analysis, it will be seen that $243.95 is claimed, and that total sales are $163.20, showing a difference of $80.75, of which $40.00 is claimed for items for which there is no record of any kind, and three items were abandoned as worthless. It will also be noticed that $25.00 is for linoleum which was not declared or inventoried. If it existed at all, it was probably left on the floors. One of the three heaters and two of the four beds claimed for were abandoned as being of no value. The contents of the garage also were abandoned as valueless. I don't think there is anything very difficult there, my lord. It is a small claim. There are no questions, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Ikebuchi.

MR. VIRTUE: I just wanted to make one comment, sir,

without going into it, this is another of these cases where the land was purchased as raw bushland for a total of $3100.00, and that the total selling price of the land in the improved condition was $2495.00.

(Witness a side)

(PROCEEDINGS ADJOURNED SINE DIE)

Ihereby certify the foregoing to be a true and accurate report of the transcript herein.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

ACKNOWLEDGED

Case 467 5-3 8-5

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: (Mrs.) Itoye Ikebuchi

   Registration No. 13136

2. Claimant's address at the time of his evacuation from the protected area: R.R. #2, Mission City, B.C.

3. Claimant's present address: P. O. Box 104 Picture Butte, Alta.

4. Claim relating to real property:

   (a) Street address of real property:

   (b) Legal description of property:

   (1) Municipality of Mission ¼ of S. E. Section 28 Twp. 17
   Subdivision or Block "C" 10.2 Acres

   (2) Municipality of Mission ¼ of S. E. Section 21 Twp. 17
   Subdivision or Block 196-197 8 Acres

   (3) Municipality of Mission Blk. D. of District Lot 412
   Group 1, Map 5221 4 Acres

VIRTUE & RUSSELL, Barristers, Lethbridge.

(1) 10.2 acres

Purchased Value		$ 1250.00
Cost of Clearing - 9½ acres @ $150 an acre		1425.00
List of Crops:	**Cost of Planting:**	
2 acres Blackberry	$150 an acre	300.00
2 acres Raspberry	$150 an acre	300.00
2 acres Strawberry	$200 an acre	400.00
1 acre Rhubarb	$ 75 an acre	75.00
½ acre Loganberry	$100 an acre	50.00
2 acres Fruit Trees		100.00
Buildings:		
House (16'x24'), back extension (14'x20')		1500.00
B arn		50.00
Rhubarb House (18'x40')		350.00
Picker's House (16'x20')		150.00

(2) 8 acres

Purchased Value		1000.00
Cost of Clearing - 5 acres @ $150 an acre		750.00
List of Crops:	**Cost of Planting:**	
4 acres Loganberr y	$100 an acre	400.00
3/4 acre Rhubarb	$ 75 an acre	40.00
1/4 acre B lack Currant		20.00
Buildings:		
House (12'x20')		200.00

(3) 4 acres

Purchased Value		900.00
Cost of Clearing @ $150 an acre		600.00
List of Crops:	**Cost of Planting:**	
1½ acre Strawberry	$200 an acre	300.00
1½ acre Raspberr y	$150 an acre	225.00
1 acre Hop	$200 an acre	200.00
		$ 10585.00

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit Farm

(d) Title or interest held by Claimant in the real property:

(1) 10.2 acres - Title No. 35525E

(2) 8 acres - Title No. 113188E

(3) Agreement with the Central Fruit Distributors, Mission City, B.C.

(e) Fair market value of real property at date of sale:

(I) Land— $ (10.2 acres)-$3900. (8acres) $2210 (4 acres) $2225.

(II) Buildings— $ (1) $2050. (2) $200.

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 10585.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Household goods left in house located on the 10.2 acre farm. Farm implements also kept on the above farm.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Household goods left as is in the above house.

(c) In whose care was property left by the Claimant at date of evacuation?

Mr. David Jennings at the time of evacuation and was later taken over by the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Farm Implements		Household Goods	
1 plough	$ 10.00		
1 cultivator	10.00	1 kitchen stove	$ 35.00
1 harrow	1.50	3 heaters	10.00
1 horse & harness complete	15.00	2 boxes of pots and pans	10.00
		11 chairs	5.50
1 Peavey	1.50	4 tables	8.00
2 hoes	.70	2 kitchen cabinet	20.00
2 rakes	1.00	5 boxes of books	30.00
2 manure forks	1.00	4 beds with springs	10.00
1 wheelbarr ow	1.00	5 linoleum	25.00
2 wooden blocks	1.00	1 gramaphone	5.00
1 stump hole digger	1.00		$ 158.50
1 scale	10.00		
2 mattocks	1.50		
1 pruning hook	3.00		
6 hop baskets	6.00		
1 step ladder	3.00		
	$67.20		

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$225.70

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required.

DATED this 19th day of Nov. October, A.D. 1947.

S. Kusunoki
Witness to Signature of Claimant.

S. Ishibuchi
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, (Mrs.) Itoye Ikebuchi
(Full Name of Claimant)

of Picture Butte, Alta. Beet Worker
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Have not received any payment.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
in the Province of Alberta,
this 20th day of November
A.D. 1947.

I. Ikebuchi

Roscoe D. Virtue
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Mrs. IToye Ikebuchi
(Claimant's Name)

REAL ESTATE
(Farm Land)

I3I36
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							
(I) S.E.¼Sec.28	I0.2	I9I9		$I250.00			
(2)S.E.¼Sec.2I	8	I9I9		I000.00			
(3)Dist Lot 4I2 Group I, Map522I	4	I932		850.00	all bushland	none	$I0585.00
Total	22.2			$3I00.00			

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

Description		When Made	Cost
~~Clearing~~ I8½ acres	all expense	~~Year by year~~	~~$4500.00~~
Drainage	800 Ft.	"	300.00
Planting I8½ acres to Small fruits, Hops and Fruit Trees	all expense		2430.00
			Total, $7230.00

Cost.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	I6x24 with extension I4x20	Frame		$I500.00				
Rhubarb House	I8x40	"		350.00				
Pickers House	I6x20	"		I50.00				
Barn		"		50.00				
				$2050.00				$2050.00

EXHIBIT No. 467-1
DATE 24 mar/1948
FILED BY a.g. Vrooman

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

Total acreage sold for $2495.00, Appraisal $3I00.00. No check received

I Ikebuchi
Signature

Mrs. Itoye Ikebuchi

(Claimant's Name)

PERSONAL CHATTELS

I3I36

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Complete list of goods attached to proof of claim	as needed	new	Higher than claim at evacuation	Good	$225.70

EXHIBIT No. 467-2
DATE 24 MAR 1948
FILED BY A.J. Barlow

Description of Storage of Goods:

Property left in the house at time of evacuation and later taken over by the custodian and sold. No Payment received.

General Statement as to Chattels not Described above:

Additional Comments, if any:

I. Ikebuchi

Signature

EXHIBIT NO. 467-3
DATE 24 mar 1948
FILED BY ag. Virtue

1.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Mrs. Itoye Ikebuchi

2. Present residence. Box 104, PICTURE BUTTE, Alta.

3. Residence at date of evacuation. R.R. #2, MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 23 years

REAL ESTATE

1. When did you buy property in question?
10.2 acres 1919, 8 acres 1919, 4 acres 1932.

2. What price did you pay?
10.2 acres-$1250. 8 acres-$1000. 4 acres-$850.

3. What was the exact condition of the property then?

(a) The land itself. Bushland

(b) The buildings. None

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. Residence 16'x24' -
" addition 14'x20' -- $1500.
House 12'x20' -- $ 200.
With labour included.

(b) Fencing. South portion of 10 acres was fenced.

(c) Tillage. Included with the planting.

(d) Drainage. 800 ft. at $300.00

(e) Clearing.

Out of the 10.2 acres	--9½	acres	cleared		$2250.
" " " 8	"	--5	"	"	$1250
" " " 4	"	--4	"	"	$1000.
					$4500.

(f) Weed eradication.

Included with the clearing.

(g) Planting.

Refer to attached sheet.

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

Yes

6. What is your age?

50 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

Yes

PLANTING:

10.2 Acres

2	acres blackberries	$300.
2	" "	300.
2	" strawberries	400.
1	" rhubarb	75.
½	" loganberry	50.
2	" fruit trees	100.
		$1225.

8 Acres

4	acres loganberries	$400.00
¾	" rhubarb	60.00
¼	" currants	20.00
		$480.00

4 Acres

1½	acres strawberries	$300.00
1½	" raspberries	225.00
1	" hops (with posts, wire and labour	200.00
		$725.00

9. If you had rented the above property to someone else what annual rental could you have obtained?

Z.

10. What was the fair market value of this property at the date of your evacuation?

$10,585.

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$10,585.

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?
10.2 acres - $1424. 8 acres - $640. 4 acres - $467.

15. Did you receive a cheque and if so, for how much?

No

16. What did you do with the cheque?

n/a

17. What actual loss do you consider you suffered by sale of your property? $10,585.00

18. Bring in any correspondence you have had with Custodian.

Yes

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?
Yes

3. What became of the property?
I do not know.

4. Where was the property actually left when you were evacuated?
In the house.

5. If it was left in charge of anyone give the name and circumstances. In charge of Dave Jennings.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.
No

7. Did you receive a cheque from the Custodian?
No

8. For how much?
n/a

9. What did you do with the cheque?
n/a

10. Any correspondence? If so, produce it.
No

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name.

2. Address.

3. Evidence expected.

1. Name.

2. Address.

3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Titles
Insurance Policy
Letters

I Ishibuchi

EXHIBIT No. 467-4
DATE 24 Mar 1948
FILED BY
A. J. Wilson.

IKEBUCHI, Takaichi
Cade Bar Road, Mission, B. C.
File #5437





Picture Taken May, 1943.

File No. 5437

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Mrs. Itoye Ikebuchi, sole beneficiary, claiming for THE ESTATE OF TAKAICHI IKEBUCHI, Deceased.

PROPERTY: (1) Part 10 and two-tenths acres more or less of the S.E.$\frac{1}{4}$ of Section 28, Township 17 as shown outlined in Red on Sketch deposited No. 4387. The letter "C" has been assigned to this parcel as a distinguishing letter, Municipality of Mission, District of New Westminster.

(2) Blocks 196 and 197 of Section 21, Township 17, Map 955, Village of Mission, District of New Westminster.

(3) Block "D" of Lot 412, Group 1, Map 5221, Municipality of Mission, District of New Westminster.

CLAIM : (1) Land - $3900.00
Buildings- $2050.00

(2) Land - $2210.00
Buildings- 200.00

(3) Land - $ 2225.00

Total - $10585.00

(Total selling price of these three pieces of property was $2495.00)

TITLE : (1) and (2) in the name of Takaichi IKEBUCHI

(3) in the name of the Central Fruit Distributors Limited. Subject to an unregistered Agreement for Sale dated March 1, 1938 to Takaichi IKEBUCHI and Tatsuo HAYASHI

CLASSIFICATION: (1) Berry and vegetable farm with one storey frame cedar siding house 12x24, 4 rooms, in poor condition and unfinished, with woodshed 10 x 14, rhubarb house 16 x 24, two brooder houses 14 x 20 and 8 x 12, two packing sheds 8 x 12 and 16 x 18, picker's cabin 12 x 16.

(2) Berry farm with 2$\frac{1}{2}$ storey frame, 9 roomed house 27 x 36, two woodsheds 12 x 14 and 10 x 18, garage 10 x 16, barn 12 x 16, root house 15 x 40 and a two roomed house in poor condition.

(3) Berry farm with 2 packing sheds 14 x 20 and 20 x 20

ADMINISTRATION: (1) and (2) leased by Takaichi IKEBUCHI ON April 22, 1942 to H.A.Jennings and David Ashley Jennings for the duration of the war, the lessees to pay the lessor, as rental, the net proceeds of one-third of the crop. Under the lease the lessees were given the right to rent any portion of the property retaining for their services 10% of the rent.

(3) Takaichi IKEBUCHI and Tatsuo HAYASHI leased this property to John A. McTaggart for the period of one year from April 13, 1942, for $421.75, of which $160.90 was paid to Takaichi IKEBUCHI and $260.85 to Tatsuo HAYASHI. Central Fruit Distributors Limited submitted a statement of the amount owing under the Agreement for Sale as $250.45 as at March 31, 1944. This was reported to Tkebuchi for confirmation on April 10, 1944, and paid.

EXHIBIT No. 467-5
DATE 24 mar 1948
FILED BY a.g. Irvine

SOLD: With the approval of the Advisory Committee to the Director, Veterans Land Act as at January 1, 1943, for

(1) $1424.00
(2) $ 604.00
(3) $ 467.00

ANALYSIS OF PERSONAL PROPERTY CLAIM

Mrs. Itoye IKEBUCHI, Sole Beneficiary, Claiming
NAME for the Estate of Takaichi IKEBUCHI

FILE No 5437 EXHIBIT No.
REG. No. 13135

DATE
DECLARATION Apr.21/42
EVACUATION May /42

INVENTORY
TAKEN BY S. Carlsen
DATE April 1943

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Farm Implements:					
1 Plough	10.00		2.75		
1 Cultivator	10.00		3.00		
1 Harrow	1.50		3.00		
1 Horse & Harness complete	15.00				
1 Peavey	1.50	T			
2 Hoes	.70	T			
2 Rakes	1.00	T			
2 Manure Forks	1.00	T			
1 Wheelbarrow	1.00	T			
2 Wooden blocks	1.00	T			
1 Stump hole digger	1.00	T			
1 Scale	10.00		2.00		
2 Mattocks	1.50	T			
1 Pruning Hook	3.00	T			
6 Hop Baskets	6.00	T			
1 Step ladder	3.00		2.00		
Household Goods:					
1 Kitchen stove	35.00	F			
3 Heaters	10.00	F			
2 Boxes of Pots and Pans	10.00	K			
11 Chairs	5.50	F			
4 Tables	8.00	F			
2 Kitchen cabinet	20.00	F			
5 Boxes of books	30.00	Misc.			
4 Beds with springs	10.00	F			
5 Linoleum	25.00				
1 Gramaphone	5.00		9.50		
Furniture	88.50		83.65		
Tools	17.70		18.25		
Kitchenware	28.25		22.60		
Miscellaneous	30.00		16.55		
Specified Articles	79.50		22.25		
Total Claimed	243.95				
Total Sales			163.20		
Difference	80.75		of which $40.00 is claimed for items of		

Stored in house on Cade Barr Rd., Mission

11 Chairs
4 Tables
2 Cabinets
1 Kitchen stove
3 Heater Stoves
Hop Baskets
Farming tools.

In house upstairs:

5 Beds complete & 1 matt.
1 Childs crib
1 Gramaphone
10 Kitchen chairs (poor)
8 Boxes books etc.
3 Jap baskets
1 Jap cooker
Quan. clothes & books (loose)
Few loose utensils & canning jars
6 Hopp basket frames
1 10 gal. milk can
1 Porch bed
2 R.R. Mail boxes (1 marked A.ADACHI)
2 Cream cans
Quan. loose stove pipe

Main Floor:

1 Cabinet
1 H.M. Table
1 Dresser
1 Bed table
1 Mirror in frame
2 H.M. Kitchen cabinets
1 Wash Stand
1 McLary Range
1 Old Heater
1 Enamel Sink (fixture)
1 Short & 1 Long Handle Pruners
Few garden tools
1 Wooden pulley block

Garage:

1 H.M. Table
2 H.M. Cupboards
1 Sml. heater (old)
1 H.M. Bench

Barn:

1 Spring Tooth Cultivator
1 Old Plow
1 Section Harrows

Rhubarb House:

1 - 240 lb. Platform scale
Quan. Sealers
Quan. Berry wire
1 Old Heater
1 Drum Heater (old)
Quan. stove pipe
Quan. box shooks
Few garden tools
1 Load binder
1 Old bicycle in pieces
1 Old ram
1 Spark Plug Sand Blower
1 Old Tank spray
Quan. of boxes

bought 1931

E No. 5437 EXHIBIT No. CASE No.

. No. 13135 VENUE LETHBRIDGE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
ICTION	TENDER &c							
2.75								
3.00								
3.00				15.00				"J.P." Declaration states no livestock left.
2.00								
2.00								
					1 Abandoned			
					2 Abandoned			
				25.00				Not declared or inventoried.
9.50								
83.65								
18.25								
22.60								
16.55								
22.25								
163.20								

f which $40.00 is claimed for items of which we have no record at any time and three items abandoned as worthless)

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5437 EXHIBIT No.

NAME Itoye IKEBUCHI, Sole Beneficiary, Claiming for the Estate of Takaichi IKEBUCHI

REG. No.13135

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration	Taken by		Auction	Tender &c		
Evacuation	Date					

The following godds left in house. Reported by tenant in letter August 1942.

4 Cupboards
6 Oilcloths
1 Kitchen stove
3 Heaters
4 Tables

Inventory taken by D.A.Smith May 15, 1942.

11 Kitchen Chairs
1 Gramaphone
3 Beds
Chests drawers
3 China Cabinets
1 Range
1 Table
2 Congoleum Rugs
1 Plow
1 Cultivator
1 Bdle. Garden Tools

Inventory Taken by S. Carlsen Apr. 13, 1943.

Packing Shed:
55 Pickers trays
1 Harrow
2 - 45 gal. wooden barrels

Packing Shed:
25 Picker trays
1 Camp Cot
5 Shipping Crates

Inventory taken by S. Carlsen April 12, 1943.
Picker Cabin:
1 Old oil Incubator
1 Old Bed Stead

No 5437 EXHIBIT No. CASE No.

No. 13135 VENUE LETHBRIDGE

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

BC/239-P

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

Panel A

BC/239-P

Farm Appraisal Report

File No. JL-94

Land Description SE. 28-17 - Part "C"

Containing 10.2 Acres

Owner's Name IKEBUCHI, T. Post Office Address Mission

Nearest Rail Point Mission Distance 1½ miles

Market Town Mission Distance 1½ "

Church (give denomination) All denominations Distance Mission

Nearest School Consolidated Distance Mission

State how property was identified: L.R.O. Sketch, and surveyed road.

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

Cade Road, a gravelled road runs along east side to Mission.

Is this district a good one? Run down. Good when small fruit prices are high.

Employment opportunity Local in berry season, nearby in mills. Remote in logging.

Predominating Nationality and religion: British. No predominating sect.

Describe Fencing and its condition: around small grass field only. Value $ inc. in land.

Water supply: Dug hole, not cribbed. Value $ " " "

BUILDINGS ON FARM

5437 - 5385

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT studs	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	lumber	18'	shgl.	old	cement	good	
Addn.	14 x 20	"	14	"	"	"	"	
Verandah	8 x 24	"	7	"	"	blk.	"	
~~xxx~~ Porch	6 x 20	"& Shgl.	6	"	new	"	"	1100.00
Rhubarb hse.	18 x 60	"	9	shks.	old	"	"	
~~xxx~~ Addn.	10 x 10	"	7	"	"	"	"	200.00
Shed	16 x 18	Lbr.&sp.cedar	7	"	"	"	poor	15.00
~~xxxxxx~~ 2 Sheds,	x	split cedar, roof only	- -	- - -	- - - -	- - - -	- - -	20.00
Garage	No value, too old							
Stable	12 x 15	Lbr.& sp.ced.	8	shks.	old	blk.	good	30.00
Shed	10 x 14	sp. cedar	8	"	"	"	poor	10.00
	An old house beside the highway, I consider of no value, though it evidently has been in use for berry pickers.							

(No electricity. None nearby).

Total present day value $ 1375.00

Total Value Buildings add to farm $ 900.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? This house is built so that the bottom storey might be considered as intended for the basement, though it is now used as the living part of the house, and the 1½ storeys above that used as bedrooms. On west side it is at ground level.

Describe the basement and chimneys: See above. Brick chimney to ground.

No. rooms downstairs? 3 Upstairs? 3 & 2 How finished "V" joint.

Are buildings painted? No. Condition of paint

Distance from nearst bush None near.

EXHIBIT No. 467-6A
DATE 24 mar 1948
FILED BY
J. W. G. Arnett

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

Cultivated Land

BC/239-P 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.2	Rolling, south slope	Sdy. loam 10"	Sandy clay	Rhubarb, Raspberries, Logans, Blacks, straws. Orchard; no crop. (all in poor shape)	50.	460.00

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	
1	Rolling	Sandy loam 10"	Sdy. clay	medium clearing	50.00	40.00	40.00

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 $ 500.00

Total added by buildings to value of farm $ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 50.00

Total value of farm $ 1450.00

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

Buildings only are tenanted. Crop not being looked after, and cult. on retrograde. Strawberries full of weevils and being killed off rapidly.

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

Fruit; could add chicken farming easily.

Noxious weeds:

Canada thistle and Mare's tail.

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

Mun. and School - $28.99.
Mun. Dist. of Mission,
Mission, B.C.

Date: 20th May 1942.
Place: Abbotsford, B.C.

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

Inspector's Signature "B.C. WORMWORTH"

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

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

JL-94 - IKEBUCHI, T. **Farm Appraisal Report**

Remarks: Both the cultivation and the buildings on this place have been neglected. The result of this is deterioration of value. The acreages of str awberries and raspberries are only approximate as they have been in alternate rows, and the weevils have killed out so much of the strawberry rows that it is not now possible to tell definitely which is which. The remainder of the cane fruit is in very poor shape, and the orchard is badly in need of pruning and spraying.

No tenant has been secured for the crop, but the buildings are occupied by a family at this time. Owner has been evacuated.

The house is not of a type that a white man would either build or like, but it is in fair shape and perfectly habitable without repairs.

(FOR ORCHARD LANDS ONLY)

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

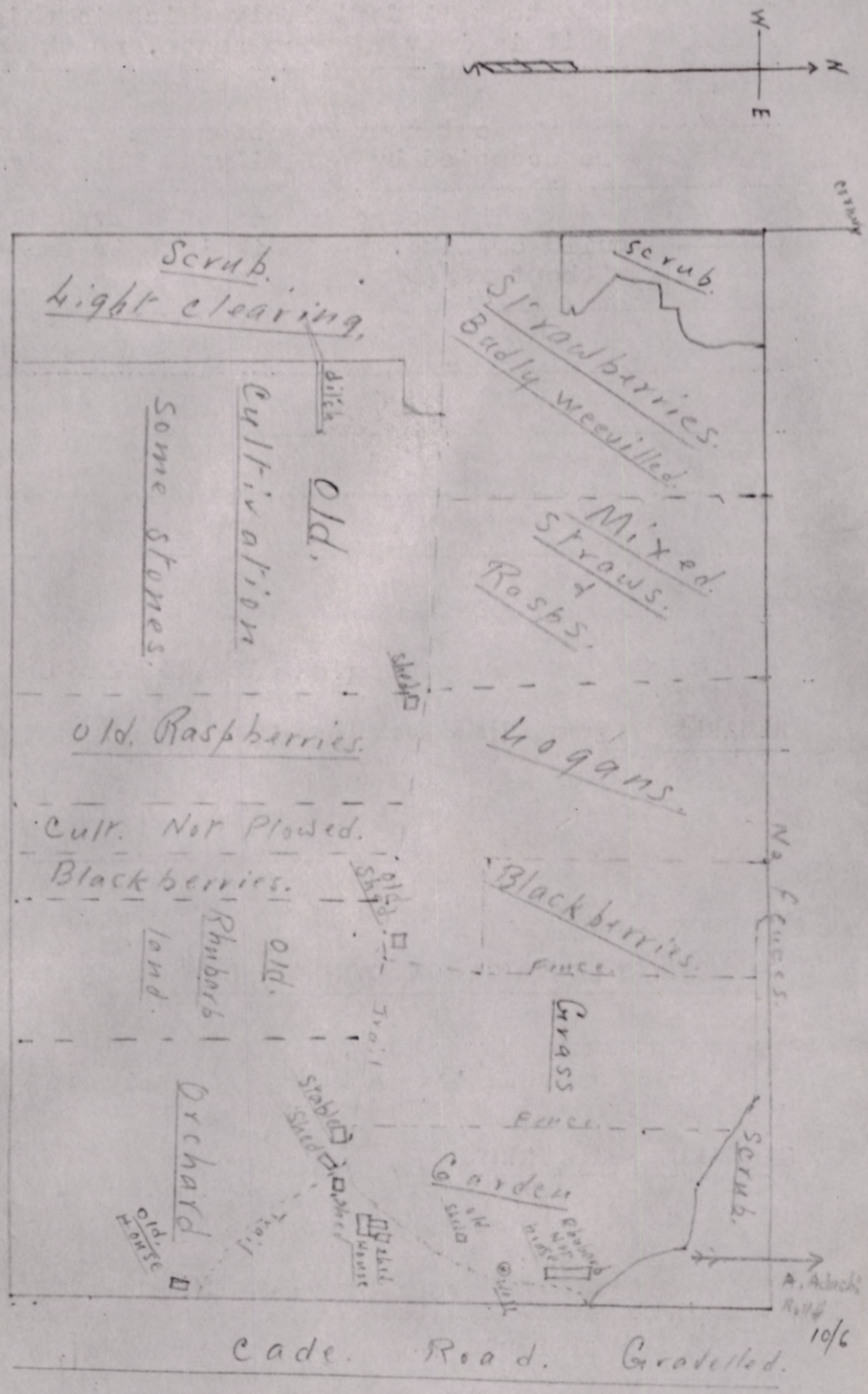
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Orchard: 55 trees of varied fruits. All needing attention.	$
Small fruits:-	$
Strawberries--------- approx. 0.9 ac.	
Raspberries --------- " 0.9 ac.	$
Blackberries -------- 1.2 ac.	
Loganberries -------- 1. ac	$
Rhubarb ---------- 0.5 ac	
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Ikebuchi. T.

S.E. 28-17- Part "C"

Scale. 2 ch. to inch.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1000

Date 21st May 1942

H S Barnett

District Superintendent.

#2

BC-314-P

BC/314-P B Page 1

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

Parcel B

Farm Appraisal Report

File No. JL-94

Land Description NW.Sec.21. Tp.17. Blocks 196 & 197 - Village of Mission.

Containing 8 Acres

Owner's Name T. ICKIBUCHI Post Office Address Mission

Nearest Rail Point Mission Distance ¼ mile

Market Town " Distance ¼ "

Church (give denomination) All denominations Distance in town

Nearest School In town Distance ¼ mile

State how property was identified: Map and L.R.O. Sketch

Roads: State whether property has access to main road, the kind of road and its condition.
Avenue not opened. Just trail north to Mill St. and around via Grand Ave.

Is this district a good one? Run down. Good only when small fruits are high.

Employment opportunity Local in berry season; nearby in mills;remote in logging camps.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: Neighbors fence only,part of S.line Value $

Water supply: No well in evidence. Value $ inc.in land

BUILDINGS ON FARM 5437 — 5385

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 22	Lumber	10'	Shgl.	old	posts	poor	
Shed-add'n.	16 x 22	roof only	7'	"	"	"	"	200.00
Henhouse	10 x 12	Lumber	5'	"	"	blks.	"	20.00
BARN Henhse.	12 x 20	spl.cedar	5'	"	"	"	good	40.00
Pickers Hse.	12 x 14	Lumber	7'	"	"	"	poor	30.00
BARN Shed	12 x 16	Lumber	7'	Shks.	"	"	"	15.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

No electric lighting. None nearby.

Total present day value $ 305.00

Total Value Buildings add to farm $ 305.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Long vacant and dirty. Any repairs required can be made after occupation.

$

Describe the basement and chimneys: No basement. Roof Jack only.

No. rooms downstairs? 2 Upstairs? attic How finished bare studs.

Are buildings painted? No. Condition of paint

Distance from nearst bush 60 yards.

EXHIBIT No. 467-6B.
DATE 24 mar 1948
FILED BY J. W. C. Lumber

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
4.4	Hillside	8" sandy loam	sandy clay	None now; formerly in logans, rhubarb, & currants. Long untended and no value.	50.	220.00

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
3.6	Hillside	8" sdy. loam	sandy clay	Medium clearing	75.00	25.00	90.00

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 $ 310.00

Total added by buildings to value of farm $ 305.00

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

Total value of farm $ 615.00

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

Apparently place has not been occupied for some years. Not now in cultivation.

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

Small fruits, or chickens

Noxious weeds:

Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun. & School - $17.25. Mission City.

Date: 27th May 1942.
Place: Abbotsford, 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 "B.C. WORMWORTH"

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

Farm Appraisal Report

JL-94 - T. ICKIBUCHI

Remarks: This place is run down and apparently has been abandoned. Only carries the value I have placed because of its convenience to the town utilities, such as markets, school, shopping facilities etc.

Street has not been opened, no light or power as yet available, though full settlement of the row of blocks adjacent would probably cause these facilities to be installed.

Doubtless this land would require heavy fertilization before it could be brought into full production again. Buildings are in a dilapidated and dirty condition, and the whole place carries a dog-eared appearance that renders it unattractive.

(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

Old logans and currants not worth anything now.

$

$

$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $

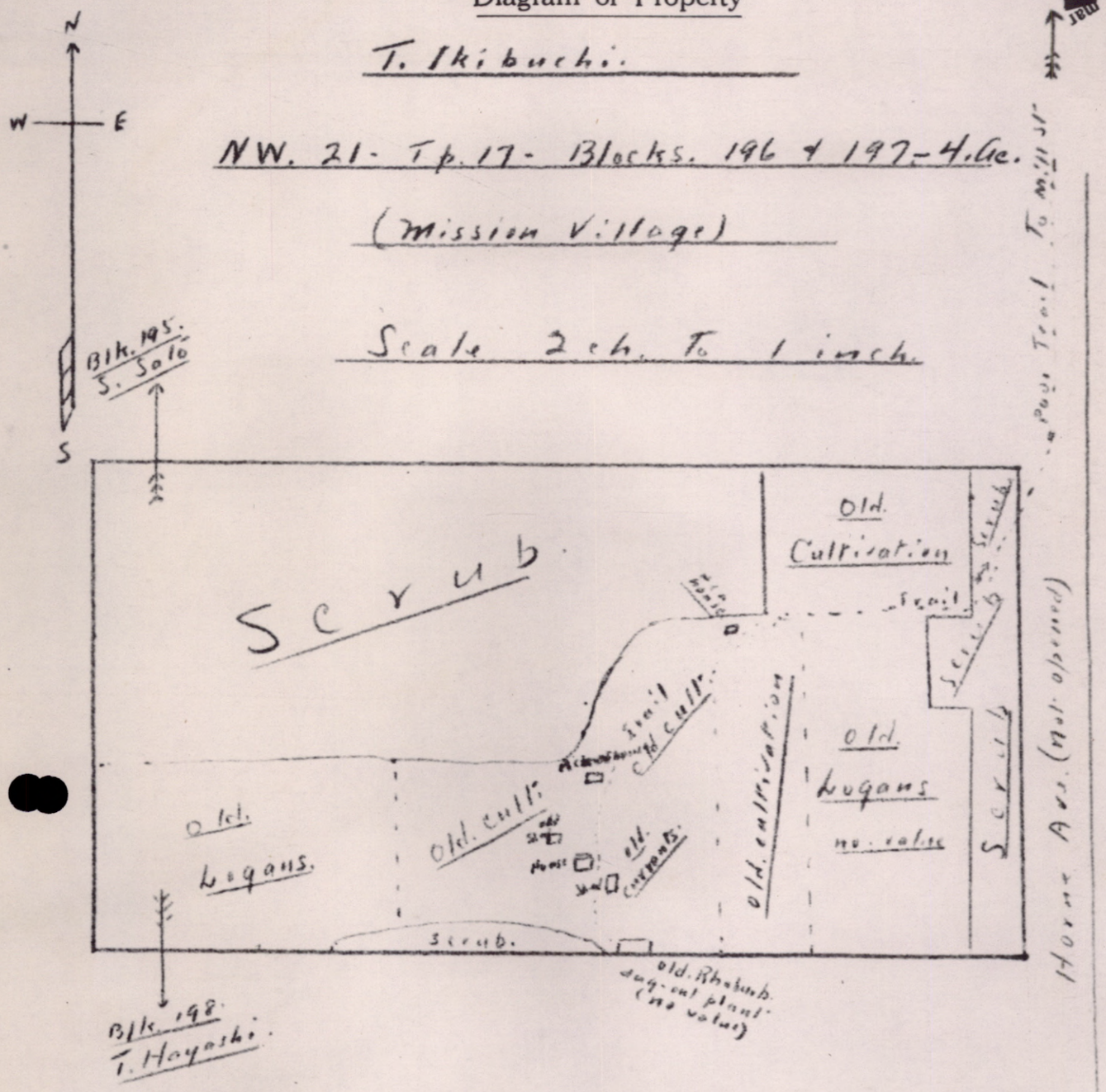
Diagram of Property

T. Ikibuchi.

NW. 21- Tp. 17- Blocks. 196 & 197- 4.0c.

(Mission Village)

Scale 2 ch. To 1 inch.



Following careful review of this appraisal report, it is my opinion that the present value is $ 600

Date 1st June 1942

District Superintendent.

BC-730-P

VETERANS' LAND ACT

FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File Gen. 28

D.O. Vancouver, B.C.

Veteran's Name IKEUCHI, Takaichi, and HAYASHI, Tatsuo D.O. File J.S. 921

Legal land description Blk. D. of Lot 412, Cp.1, Map 5221, Mun. of Mission NWD

Acreage 9.97

Vendor's Name Address Mission, B. C.

Municipality, Township or Parish Mission Municipality County New Westminster, B. C.

Nearest rail point Mission 1 Miles. N.S.E.W.; Market Town Mission 1 Miles.

Predominating nationality British Religion Protestant Nearest churches, denominations and distances All denominations, Mission Schools: Public 1¼ Miles; High 1¼ Miles

Employment opportunities Small town work at Mission, Berry picking, cannery and other seasonal farm work in Mun. and across the river in Matsqui seasonal dairy farm work. Bush work about 7 miles away.

How did you identify this property? N.E. corner stake, roads, permanent fences.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Access to fair gravelled road open the year round.

5437 - 5385

Is farm average, above or below average and why? Average berry and small fruit farm except for buildings which are very poor. Operators lived elsewhere nearby and operated place from there. Place is quite different soil from average Mission property being lowlying Clay (Ladner) but will probably stand up much longer than bench land properties and also produce more highly when suitably operated. It is quite similar to other berry holdings - Matsqui Prairie just across the River. There is some River threat to this place, particularly portion south of slough. A private dyke protects it on one side from high water.

Fencing, kind and condition Road and back fences, 2 barb wire with 2' woven below. Slough fence 4 barb wire. All good.

Establish ownership line fences by confirming with neighbours Not connected with any neighbors line fences therefore until joined onto is solely this owners'.

Water supply (give details) No water. Slough cuts place and has water in it year round being connected at one end with the Fraser River. Water can be obtained in plenty with sandpoint at 20'.

Drainage (natural or tile). Is it adequate? Natural. Dry now and Mr. Mandale, neighbour states that Fraser freshet doesn't bother land north of slough. Crops haven't suffered in any way this year.

Fertility and Tillage (describe) Fertility appears good. Luxuriant growth of crops where cultivated at all decently and where not there is a luxuriant and lush growth of weeds including Canada Thistle.

Weeds (names and extent) Canada Thistle chiefly. Some couch grass.

Average yield per acre (hay and grain) Would yield good crops.

State type of farming most suitable Small fruit or mixed subsistence holding.

Quote any recent sales of farms in locality. There have been none closeby or of this type of land that I could discover. Municipality have no record and neighbor knows of none. (Mandale)

How long has present owner held or operated farm? About 7 years

EXHIBIT No. 467-6(16.)
DATE 24 mar 1948
FILED BY J. W. G. Hunter

Describe rights or easements, if any. none

Is telephone or electricity installed or available No, not at present. Could be got in by about ½ mile extension of pole line.

State assessment $ Land $398.00 Improvements $250.00 State annual land and school taxes; give names of taxing authorities General $8.77 - School $5.48. Mission Municipality. No public dyke. No library tax.

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities none

Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)

none

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop	Value per acre $	Total value $
6.08	Level	6-18" Clay loam	Clay	Rasps, mixed-good	60.00	364.80

AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously

AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.: Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre $		
2.42	Level	12" Clay loam	Clay	bush	100.00	30.00	72.60

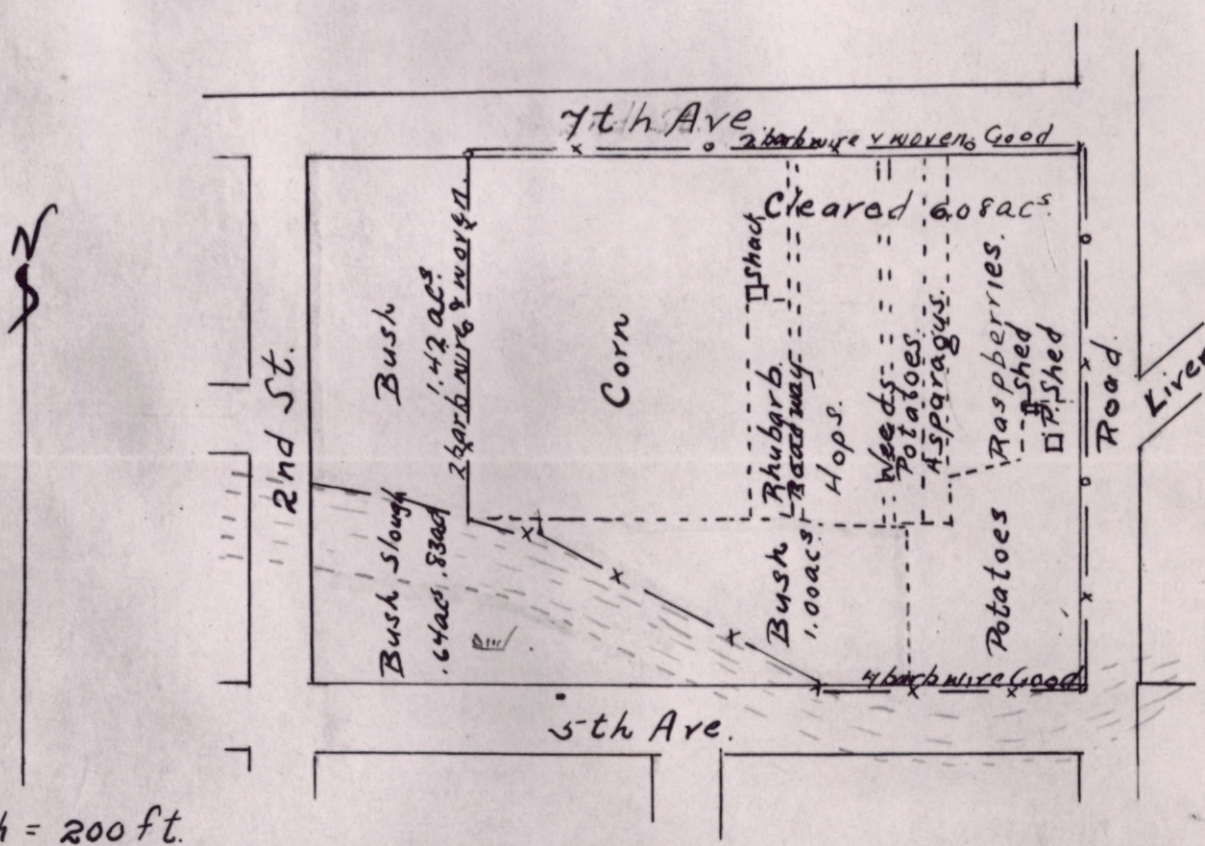
AREA UNSUITABLE FOR CULTIVATION: Character of land; e.g., hilly, swampy, rocky	Nature of timber, if any, and whether marketable		
.83	Slough connected with Fraser.	None	nil
.64	Bush, Low and subject to water when River is in spate. Inaccessible until	private bridge is built.	nil

9.97	Total acreage	Total value of land including fencing and water supply	437.40

Blk."D" of Lot 412, Gp. 1, Map 5221, Mun. of Mission, N.W.D.

Shown on List as Takaichi Ikebuchi and Tatsuo Hayashi, Indef. Title in Central Fruit Distributors Ltd.

This sheet to be inserted on BC/730-B Page 3



1 inch = 200 ft.

Green Outline - Bush

Yellow Outline - Clear

Soil Test Holes

(1) Clay Loam 6" on Clay.

(2) Heavy Clay Loam 18" on Clay

(3) " " " 12" " "

(4) Clay Loam 6" on Clay.

Chilliwack, B.C.
Sept. 6, 1943

R.O. New Westminster R.O. File Gen. 28 D.O. Vancouver D.O. File

Land description Blk. D. of Lot 412, Gp. 1, Map 5221, Mun. of Mission, NWD/ 9.97 Ac acreage

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value $
Frame shack	12 x 22	11	Boards	C.Posts	Shake	5	Fair	40.00
Leanto	8 x 18	9	Boards	"	(No "floor)	5	"	
Shed	10 x 12	8	Board	"	Shake	5	"	10.00
Pack Shed	10 x 18	8	Board (No floor	"	"	5	"	15.00
	x							
	x							
						Total value of buildings		65.00

State peculiar features of bldgs. if any Just Jap sheds

Are bldgs. painted? no Condition of paint Describe needed repairs and approximate cost Useful for tools etc.

Give word picture of house, inside and out, including heating and basement if any No house. Shack would make a tool house or henhouse or some such use. Shed has no floor and would also be useful for some such purpose while pack shed is still useful for that purpose though a cheap structure.

No. of rooms: downstairs upstairs How finished

Describe chimneys Distance from nearest bush Is there any fire hazard near bldgs.? What bldgs. have lightning rods?

Is there hay fork, track, car and rope, in barn? no barn

Scale: inches to a mile.
(Appraiser should fill in scale used in making diagram)

LEGEND

Cultivated area	- yellow outline
Cultivable after clearing and/or breaking	- green outline
Waste	- leave white
Steep slopes	- ~~~~~
High knolls	- ⌒⌒⌒
Fence: barbed wire	- x—x—x—x
Fence: woven wire	- o—o—o—o
Fence: rail, stump, etc.	- "—"—"—"—"—"
Buildings: house	- H
barn	- B
granary, etc.	- G
Well	- ⊙
Soil test holes:	- (1)
	- (2)
	- (3) etc.
Trees:	- x x x x x x x x x x x x

Diagram insert to be attached

Indicate north by arrow N ↑

SUMMARY OF VALUES

Value of land, including fences and water supply ..... $ 437.40

Value buildings add to land ..... $ 40.00

Value tree and bush fruits add to land ..... $ nil

Total value of property ..... $ 477.40

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)

No. It is necessarily a one line farm (Small fruit, asparagus and the like) and this is a great gamble as a full time operation. However it would make a good part time holding combined with some line of outside work or other income. Soil is heavy and land is somewhat low for best results with poultry which rules this out as a commercial undertaking except on a small scale. Note there is some threat of erosion by Fraser though I do not think this is particularly serious but must, however, be considered. Portion south of slough is most in danger. There is .75 acres of hops, .88 acres of rasps, patch of weedy asparagus and a patch of rhubarb on the place. Hops and rasps appear in fair shape though rapps are getting quite weedy.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is $ 477.80

Date of inspection Sept. 1st, 1943. Appraiser L. L. Ramsay

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is $.....

We consider this property (insert suitable or unsuitable) ..... for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range $..... to $.....

Remarks .....

Date ..... 19..... Chairman, Regional Advisory Committee .....

(Chairman and at least one member of Committee must sign this statement)

Member, Regional Advisory Committee .....

Member, Regional Advisory Committee .....

District Office review .....

Reviewing Officer .....

District Superintendent's decision Approved for purchase at $467.00.

Date Jan 18th 1944 District Superintendent L. T. Ramsay

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