Name of Claimant GOTO, Toshiaki Case 820

Custodian File 5612

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	
					417.00		466.40				466.40

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	
285.50	83.25	24.97						24.97

TOTAL RECOMMENDATION	491.37

CASE NO: 820.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIAKI GOTO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 820.

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)

Winnipeg, Manitoba,

April 12th, 1948.

IN THE MATTER OF THE CLAIM OF

TOSHIAKI GOTO.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

THE COMMISSIONER: Is there any complication with regard to this claim apart from the fact it should be shown as something other than Lot 23?

MR. CHERNIACK: Other than reducing it.

THE COMMISSIONER: What is the correct description?

MR. HUNTER: Possibly if I file the Soldier Settlement Board appraisal, it will show it, my lord.

THE COMMISSIONER: Yes, it might be just as well.

MR. CHERNIACK: Thank you, Mr. Hunter. I will file that then as Exhibit 1, my lord.

(APPRAISAL MARKED EXHIBIT NO. 1).

MR. CHERNIACK: I ask for leave to amend this claim, my lord, by substituting for the legal description the following legal description: Lot 2 of S.D. of D.L. 133; Group 2, Map 852, and Lot 4 of District Lot 133, Map 5332.

THE COMMISSIONER: Both on the same map, are they?

MR. CHERNIACK: No, different maps, my lord.

THE COMMISSIONER: Then I did not get the first one.

MR. CHERNIACK: Lot 2 is Map 852, Lot 4 is Map 5332. These are adjoining, my lord.

I ask leave to amend the valuation to $4000.00 for the total market valuation. The sale price was $417.00, my lord. The loss is $3,583.00.

THE COMMISSIONER: All right.

MR. CHERNIACK: I also ask leave to amend the personal property claim, my lord, for a total valuation of $195.50.

THE COMMISSIONER: That is in lieu of $62.00?

MR. CHERNIACK: In lieu of both items 1 and 2.

THE COMMISSIONER: I see.

MR. CHERNIACK: And a credit of $83.25, making a net loss of $112.25.

MR. HUNTER: My lord, I wonder if we could make a correction there? The $195.50 which my learned friend claims is the same total as is shown on his present chattel statement, but I think his arithmetic is singularly generous because it adds upto $285.00.

THE COMMISSIONER: You better check your figures, Mr. Cherniack.

MR. CHERNIACK: I shall have to do so, my lord. My lord, I appreciate my learned friend calling this to my attention. There is an item there "bronze propeller," I think if that is corrected, Mr. Hunter, the bronze propeller was purchased for $18.00. No, I am sorry, you are right. May I have amoment, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: $285.50, I make it.

MR. CHERNIACK: That is correct, my lord, it should be $285.50. The net loss would be then $202.35.

THE COMMISSIONER: What is the situation in relation to the fishing vessel that is referred to on the claim form?

MR. CHERNIACK: My lord, this fishing vessel was sold through the Japanese Fishing Vessels Disposal Committee. I am not clear on this but I have been told by Mr. Leckie the practice is to withdraw the claim with the reservation that it may yet be

considered by your Lordship.

THE COMMISSIONER: I think that is the basis upon which we dealt with them previously. That, of course, will be on the assumption that the executive council should amend or subsequently amend the terms of reference to me.

MR. CHERNIACK: Does that mean that I don't give any evidence with regard to the fishing vessel?

THE COMMISSIONER: Yes, I will receive no evidence with regard to it at this stage.

MR. CHERNIACK: Yes, I proceeded on that assumption.

THE COMMISSIONER: For the purpose of this claim, I will treat the claim in relation to the fishing vessel as abandoned, with leave to renew the claim if the terms of reference should subsequently be changed.

MR. CHERNIACK: Thank you, my lord. Does your Lordship now have the corrected figures for the personal property?

THE COMMISSIONER: Yes, I think so.

TOSHIAKI GOTO, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you a form. Was this prepared on your instructions? A: Yes.

Q Is this your signature on both sheets?

A Yes.

Q Do you swear the contents of this to be true, to the best of your knowledge andbelief?

A Yes.

T. Goto,
In Chief.
Discussion.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend, my lord, I would like to file as Exhibit 2 the S.S.B. appraisal of this property.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: I draw your Lordship's attention to the appraisal, Exhibit 2, and the statement, Exhibit 1. The appraisal sets out 1.09 acres cleared and a little over 6 acres uncleared. The claimant states that 4 acres are uncleared and 2 are cleared, but not in crop, and one and a fraction are in crop.

THE COMMISSIONER: I see.

MR. CHERNIACK: The claimant further sets out that the property was purchased by his father in 1918 and transferred to him in 1936, but he doesn't know the price paid for the properties. However, he does know that it was uncleared at the time of purchase and he sets up that they constructed a wooden bridge which had been built in 1918, but they rebuilt it in 1936 at an estimated cost of $250.00, and constructed 500 feet of ditching, wooden sidewalk, at an estimated price of $250.00. 7 piles he erected in 1939 on the waterfront at the cost of some $70.00, and the clearing of 3 acres and a cultivating of 1 acre at an estimated $500.00. Electricity was installed for a total cost of some $300.00 and water piping brought in at a cost of $174.00.

THE COMMISSIONER: Just one moment.

Q Claimant, do you speak English?

A Yes.

Q Is this property in respect of which your claim is made near the Tamaki place? A: Yes.

Q How close is it to Tamaki's land?

A Less than a quarter of a mile.

Q And it is situate on the Fraser River front, is it?

A Yes.

Q Going back from the dyke? A: Yes.

THE COMMISSIONER: All right, I know where it is.

MR. CHERNIACK: Now, I would like to point out, My lord, that the buildings are stated in the appraisal as estimated to be all of 20 years old, whereas Exhibit 1, in the main, shows they are more recent than that and the condition of same, I believe, is common to them; the buildings were in fairly good condition and not poor. That is Exhibit 1, as compared to Exhibit 2, which says they are all poor. I would also like to point out to your Lordship that the buildings were valued at $560.00. The total property was thenvalued at $425.60, and then the District Superintendent showed a valuation of $600.00 on the lands covered by the appraisal.

THE COMMISSIONER: Some day we will get an explanation of the variations between the Superintendent's appraisals and that of the appraiser, but we have not had it yet.

MR. CHERNIACK: I am looking forward to it myself. In any event the property was sold for $417.00, slightly less than $200.00 below the District

Superintendent's appraisal.

MR.CHER NIACK: Q: Now, witness, the farm appraiser's comment reads as follows: "This is a small holding which is long and narrow, extending from the river front south into the peat bog. This holding, and those adjacent to it, have little or no agricultural value. They have been fishermen's homesites. The land is low lying and said to be subject to flood in very wet periods, also board walks to the old poultry houses indicate a general wet condition. These old hen houses do not appear to have been used for many years. In fact, the chicken runs have gone back to bush and the houses are practically overgrown."

Now, what do you say to this statement that the land is said to be subject to flood in wet periods? A: It has never been flooded when I was there, you see.

Q How long did you live on that land?

A Ever since I was born.

Q You were born on the land? A: No.

Q No? A: No.

THE COMMISSIONER: Goto, speak up. It is important from your point of view that I hear what you say.

MR. CHERNIACK: Q: How long didyou live on this piece of property? A: 30 years.

Q About 30 years. In all that time was there ever a flood? A: No.

Q There is a comment here, "these old hen houses do not appear to have been used for many years".

When didyou last use the hen houses?

A 1938, and the last one around 1941.

Q In 1938 and the last one in 1941?

A Yes.

Q Do you mean the one that was built last?

A There is two of them there.

Q There were two of them there. They were used in 1941? A: Yes.

Q What do you say as to the crop received from that acreage? Was it good or bad?

A Yes, it was very good.

MR. CHERNIACK: May I ask my learned friend to file the assessment on that? If you have the particulars, you might readthem into the record.

MR. HUNTER: In 1942 the land was assessed at $566.00 and the improvements at $2000.00. The taxes were $41.56, my lord.

MR. CHERNIACK: Q: Witness, I show you a written list. Was that prepared on your instructions?

A Yes.

Q Is this your signature? A: Yes.

Q Are the contents ~~of~~true to the best of your knowledge and belief? A: Yes.

MR. CHERNIACK: I will file that as Exhibit 3, my lord.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: My lord, this Exhibit 3 sets out the full extent of the claim.

THE COMMISSIONER: Yes, that is the chattel claim.

MR. CHERNIACK: There is a statement to the effect that the claimant is withdrawing his claim for other articles and leaving these as the only

items. This also sets out his estimate of the value of the prices at which they were sold. I believe I have made the corrections in addition.

THE COMMISSIONER: Well now, the claim form provides no detail, or very little detail.

MR. CHERNIACK: No, my lord, it doesn't, but the Custodian has given us the information so that we were able to set it out in this list, and this list is made up really from the sales list which the Custodian provided us with. Since we didn't have them, we had to make the claim in this form.

THE COMMISSIONER: Yes, very good.

MR. CHERNIACK: That is the case, my lord.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value and that the personal property was sold for its fair market value. The real property would appear to be entirely a question of value, my lord. Reference is made to the personal property statement, Exhibit 3, my lord. We had an analysis prepared, but in view of the new claim, I think the information on Exhibit 3 is sufficient. It shows the prices at which we sold. There were no losses and no claim is made for any items which may have been lost. Any items claimed for are items found and sold. The first two items, my lord, were included with some items which were appraised and sold and the pricesat which they were sold are the prices at which they were appraised, that is the heater and the hand cultivator.

THE COMMISSIONER: Yes.

MR. HUNTER: One was appraised by Trapp Motors Limited.

THE COMMISSIONER: When was the appraisal made?

MR. HUNTER: The 20th of February, 1945, my lord.

MR. CHERNIACK: It was really the 17th of January.

MR. HUNTER: Yes, that is the date of the appraisal. The date of the letter containing the appraisal--yes, the appraisal was made on the 17th of January, my lord, 1945.

MR. CHERNIACK: Possibly my learned friend will admit the appraisal and sale were made together. From this letter that appears to be correct.

MR. HUNTER: That is correct, my lord. That is Trapp Motors made the appraisal and it was a common thing with chattels that an appraiser would appraise them and then try and sell them at that appraisal.

MR. CHERNIACK: Or sell them and then appraise them.

MR. HUNTER: I don't concede that, my lord. That is an inference my friend is drawing.

THE COMMISSIONER: In the last analysis I will be the one who will have to draw the inferences.

MR. HUNTER: Trapp Motors are a firm at New Westminster, my lord.

THE COMMISSIONER: Yes, I know of them.

CROSS-EXAMINATION BY MR. HUNTER:

Q There is just one question Mr. Goto. In your evidence you stated that the last two henhouses or the two most recent henhouses were last used in 1941; is that correct?

A Yes.

Q In your statement to which you have already sworn, you say they were used in 1940. There seems to be a little confusion in your mind. Which do you mean? A: After 1938 to 1941.

Q They were last used in 1940 or 1941?

A Last used in 1941.

Q So when you say two in 1940 in your statement, that is wrong? A: Yes.

Q You are sure you remember it clearly?

A Yes.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Q: What were you doing in 1941?

A I was fishing and farming.

Q Fishing and farming? A: Yes.

Q So that you took off a crop in 1941, did you?

A Yes. My sister-in-law was looking after the property.

Q I see. And was your sister-in-law also looking after the chickens? A: Yes, she was.

THE COMMISSIONER: All right.

MR. HUNTER: My lord, I am sorry, I should have said this earlier, but there is one further objection or one further statement I should like to make, and that is that certain of the buildings on this property were erected on property belonging to the Crown and accordingly the claimant has no claim under the terms of reference.

THE COMMISSIONER: Which were they? I suppose that will

be a matter of proof later, in any case. I do not know that you need to go into it now. You can treat it as a matter of defence. You will understand, Mr. Cherniack, that the Crown will seek to lead evidence that some buildings were on the land of the Crown.

MR. CHERNIACK: Yes, I understand that.

THE COMMISSIONER: That is the same situation I think that pertains throughout that area. Is there anything further?

MR. CHERNIACK: Do I take it then that it is my friend's submission that these buildings were not included in the estimate of the appraiser?

MR. HUNTER: That is not my submission, my lord. My submission simply is this man was unable to give title to certain of the buildings and it decreases the value of the property.

THE COMMISSIONER: My impression is the appraiser appraised all of them and would not concern himself with matters of title. I gathered subsequently from Government counsel that the buildings were on Government land. Is there anything further, Mr. Cherniack?

MR. CHERNIACK: No, my lord.

THE COMMISSIONER: That is all, thank you, Goto.

(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 820

NOV 28 1947

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.

5614 ACKNOWLEDGED

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

(1) NAME Goto (Print) Surname Toshiaki Given Name (RCMP) Reg. No. 05462

(2) Pre-Evacuation Address R.R. #1, Sunbury, New Westminster, B.C.

(3) Present Address 1181 St. Mary's Road, St. Vital, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) RR 1 Sunbury City or Municipality, New Westminster Province B.C.

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

~~Lot 23 of Lot 440 Group 2 Plan 1133 Municipality of Delta~~
Lot 2 of Sub-div of S.L. 133 Map 852.
4 — 133 Map 5332

(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 and Buildings - - - - - - - - - - - - - - - - $
(ii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iii) Total value (if you cannot give separate values for lands and buildings just fill in total value) - ~~$5,615.00~~ 4000-
(iv) Amount at which Custodian sold property and credited your account - - $ ~~416.18~~ 417-
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~5,198.82~~ 3583-

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Sunbury (at home)

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

(c) How stored or packed at time of evacuation Left as it was

(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") ~~Peter J. Hammer~~

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

1.	~~(Furniture and Farm tool sold to~~	Estimated Value $	~~145~~ 38-50	~~rec'd~~ Amt Loss
2.	~~(M r. G. Reine~~	Estimated Value $	~~62.00~~	30.15 31.85
3.	~~Items sold by auction (Jan. 31/45)~~	Estimated Value $	~~321.00~~ 832.5	~~65.64~~ 255.36
4.	~~FISHING VESSEL REG NO NW 1787 NWS 0878~~	Estimated Value $	~~660.~~ 260.-	~~400.-~~
5.		Estimated Value $		Sml
6.		Estimated Value $		202.35
7.		Estimated Value $		
8.		Estimated Value $		
9.		Estimated Value $		
10.		Estimated Value $		

TOTAL CLAIM FOR PROPERTY LOSS $ ~~687.21~~ Sml

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) - $5,886.03 Sml

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

(b) Do you require the services of an interpreter at the hearing? Yes or no ~~yes~~

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, Toshiaki Goto of the Municipality
of St. Vital in the Province of Manitoba
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 Winnipeg)
in the Province of Manitoba)
this 7th day of November)
A.D. 1947.) A Commissioner &c.

T. Goto

J. McKennirick
BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

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.

Toshiaki, GOTO
(Claimant's Name)

REAL ESTATE
(Farm Land)

05462
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 ---- 4 acres ~~Cultivated not planted~~ 2 cleared but no crop Cultivated and ~~not~~ in crop List Crops Black currant 1 acre small vegetable patch	7	1918	Purchased by father and then given to me in 1936. I do not know the price father paid.	Uncleared	Shack	$4000 land and improvements
Total						

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

Description	When Made	Cost
wooden bridge, length 10 x 60	1918 rebuilt 1936	$250.00 including material
500 feet of ditching		
wooden sidewalk including rail to chicken house	1925 rebuilt 1931	250.00 " " approx 3'x 400'
seven piles driven in to form harbour	1939	70.00 " " and own labour
cleared 3 acres and cultivated 1 acre - own labour		500.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
2 story house	30 x 32	7 room frame, cedar posts, finished, shingle roof, painted.	rebuilt 1928 or 1929	hired and own labour and bought materials			3500.00 Estimated Cost	1000.00
brooder & storage house	80 x 14	frame on posts, shiplap	1935	" " " " " " "			1000.00	300.00
incubator house	14 x 10	frame, cement floor, shingle roof	1928	" " " " " " "			200.00	100.00
brooder house	12 x 14	lumber	1926	" " " " " " "			130.00	50.00
bath house	8 x 12	frame	1940	" " " " " " "			110.00	50.00
storage house	12 x 20	frame	1930	" " " " " " "			80.00	50.00
net house	60 x 20	Frame	1925	" " " " " " "			500.00	150.00
garage	10 x 16	frame	1931	" " " " " " "			100.00	25.00
1 boat house	20 x 40	finished	1939	" " " " " " "			200.00	150.00
chicken house	110 x 16	"	1925				650.00	200.00
" "	" "	"	1929				950.00	300.00
" "	" "	"	1927				900.00	300.00
" "	110 x 20	"	1937				1300.00	750.00
								3425.00

EXHIBIT No. 820-1
DATE 12 apr 1948
FILED BY
J. a. Chernack

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

Installing electricity under contract with B.C. Electric down payment of $100.00
material for installing to my property $200.00 or more.

WATER:

Material	Paid out labor	Cost material	Own labor	Total
¾" galv pipe	$24.00	$100.00	$50.00	$174.00
½" " "				

T. Goto
Signature

Toshiaki GOTO
(Claimant's Name)

REAL ESTATE
(Farm Land)

05462
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							
Total							

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

Description	When Made	Cost

BUILDINGS

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

Comments re Appraiser's report not covered by above information: Do not agree that land subject to flood. There was good drainage and I lived there all my life until evacuation and theland was never flooded. The hen houses were last used in 1939 and 2 in 1940. When I left the land it had not gone back to brush, but had weeds on it, I found that the soil was very good for black currants. We always had a good crop The buildings werexxxxxxx newer than 20 years old as stated by appraiser who also neglected to mention six small buildings. The buildings were in fairly good condition and not poor. COMMENT: I consider that the valuation of $425.60 set by appraiser is ridiculouly low and I consider that the fair market value at date of sale was at least $4000.00

T. Goto
Signature

COPY

Farm Appraisal Report

File No. J.L.588

Land Description Lot 2 of S.D.of D.L.133, Gp.2, Map 852, and of Lot 4 of D.L.133, Map 5332.
House No.1084 River Road.

Containing 7.11 Acres

Owner's Name Toshiaki GOTO Post Office Address R.R.#1, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 8 miles

Market Town " " Distance " "

Church (give denomination) New Westminster - all Denominations Distance " "

Nearest School Sunbury Public School Distance ¼ "

State how property was identified: Map location

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

Direct access to New Westminster-Ladner River Road

Is this district a good one? Poor farming area - good fishing

Employment opportunity Industrial Peat Plant ½ mile; city industries 8 miles.

Predominating Nationality and religion: Japanese and Scandinavians

Describe Fencing and its condition: No fences Value $

Water supply: Ladner Municipal System Value $

Electric Power available - light used.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 28	Frame	1½ st.	Shgl.	20	Wood posts	Poor	$ 400.00
Addition	12 x 28	"	1 "	"	20			
Henhouse	12 x 80	"	1 "	"	20	" "	"	50.00
[illegible]	x							
Henhouse	15 x100	"	1 "	"	20	" "	"	20.00
[illegible]	x							
Henhouse	15 x120	"	1 "	"	20	" "	"	20.00
[illegible]	x							
Henhouse	18 x100	"	1 "	"	20	" "	"	20.00
"	20 x115	"	1 "	"	20	" "	"	50.00
	x							
	x							

Total present day value $ 560.00

Total Value Buildings add to farm $ 300.00

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 on bracket

No. rooms downstairs? 4 Upstairs? 3 How finished wood

Are buildings painted? House only Condition of paint poor

Distance from nearst bush No bush near house; henhouses in bush.

EXHIBIT No. 820-2
DATE 12 Apl 1948
FILED BY
J.A. Chumiatt

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
1.09	level 1.09 acres	loam 10" to 15"	Peat	bush fruit and garden	$60	$ 65.40

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
6.02	level 6.02 acres	loam to peat	peat	clearing; grubbing; breaking	$75 to $100	$10	60.20

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 $ 125.60

Total added by buildings to value of farm $ 300.00

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

Total value of farm $ 425.60

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

House occupied by tenant; no farming activity; soil appears quite fertile where past clearing has been done.

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

Not suitable for agriculture.

Noxious weeds:

Numerous weeds but not of serious nature.

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

Corporation of Delta
Assessment - Imps. $2000
Land 566 - taxes 1942 - $41.56
Dyking, drainage and domestic water charges included in above.

Date: July 23rd, 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 21 day of July 1942.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

Remarks: This is a small holding which is long and narrow extending from the river front south into the peat bog. This holding, and those adjacent to it have little or no agricultural value. They have been fishermen's homesites. The land is low lying and said to be subject to flood in very wet period, also board walks to the old poultry houses indicate a general wet condition. These old hen houses do not appear to have been used for many years. In fact the chicken runs have gone back to bush and the houses are practically overgrown.

This property is rented to P.J.Hammer for $100. This also covers another similar holding held by the same owner in another locality.

(FOR ~~ORCHARD~~ LANDS ONLY)

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

Low lying land in the Delta dyking and drainage area.

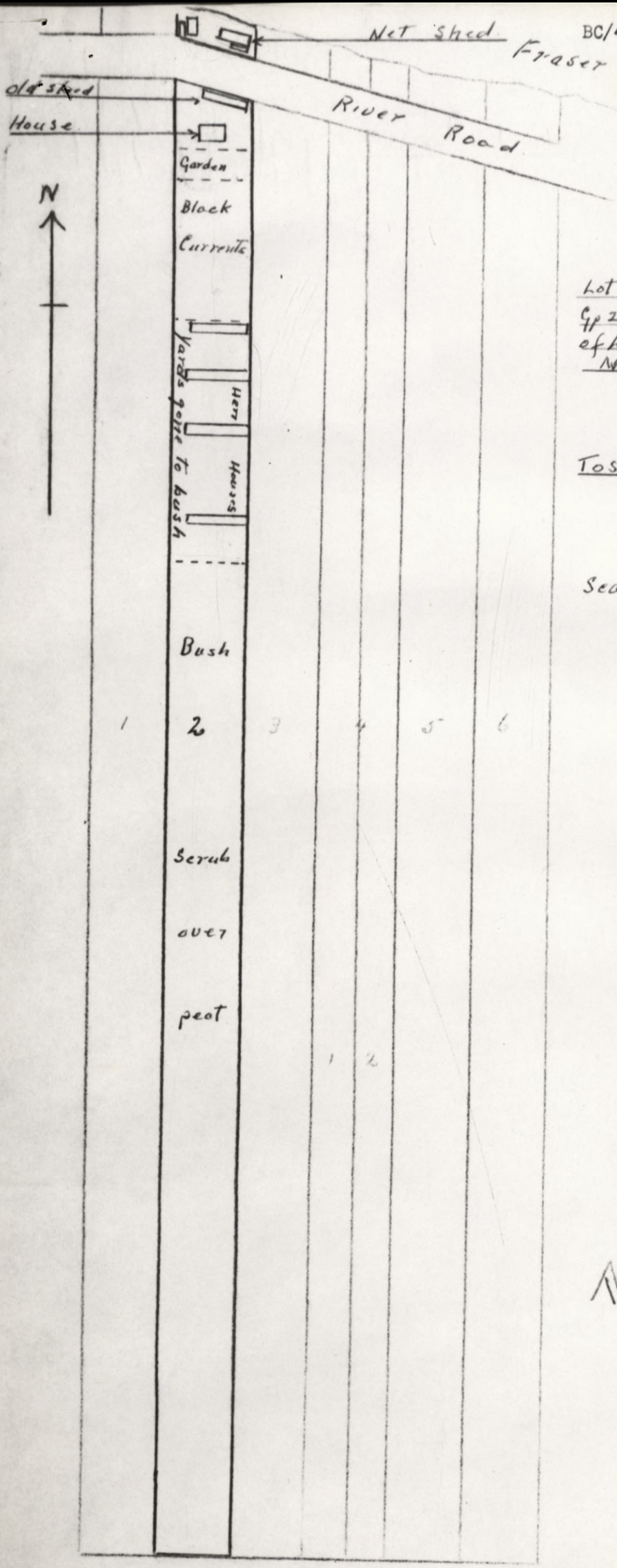
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking charges	-	$1.06
Drainage "	-	3.97
Domestic water charges	-	10.57

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
Approximately 1.09 acres in black currants.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $



Lot 2 SD of DL 133
Gp 2 Map 852 - and
of lot 4 of DL 133
Map 5332

Toshiaki Goto

Scale 200'–1"

This sheet to be inserted on B.C. 473 P. Page 9.

Diagram of Property

Diagram insert To Be a Tached

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

Date 24th July 19 42.

"I.T.BARNET"

District Superintendent.

Toshiaki GOTO
(Claimant's Name)

PERSONAL CHATTELS

05462
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 (apprand)	Price Sold
Sold to G. Reine: heater	1939	new	31.00	good	25.00 12.5	12.00
~~heater~~, hand cultivator	1941	new	20.00	very good	15.00	5.00
Sold by Auction -						
Coal Brooder	1931	new	40.00	useable	20.00	3.50
" "	1930	1 "	35.00	"	17.50	2.50
Bronze Propeller	1935	"	18.00	good	10.00	3.00
Palmer marine engine	1937	used	200.00	"	100.00	22.50
2 cross cut saws	1936	new	18.00	"	10.00	1.00
Jubilee incubator	1928	"	60.00	fair	20.00	5.50
2 beds	1941	"	25.00	new	20.00	12.00
Cross cut & buck saws	1940	"	11.00	very good	8.00	1.50
complete set Books of Knowledge	1927	"	100.00	good	20.00	3.75
sprayer	1941	"	10.00	new	10.00	7.00
wringer scale	1930	"	50.00	fair	10.00	4.00
					285.50	83.25
				sold for	83.25	
				Loss	202.25	

Description of Storage of Goods:

Stored in property and taken over and sold by custodian

EXHIBIT NO. 870-3
DATE 12 apl 1948
FILED BY J. W. G. Hunter

General Statement as to Chattels not Described above:

~~I consider the above estimations to be very fair as I showed large depreciations for use of goods~~
I am withdrawing my claim for other items.

Additional Comments, if any:

I consider the above estimations to be very fair as I showed large depreciations for use of goods.

T. Goto
Signature