Name of Claimant IBUKI, Masaji Case 904

Custodian File 5592

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	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					2367.		1254.94				97.52 1254.94

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	
182.00	71.00	21.30	39.01%	56.50	22.04	25.00	3.00	46.34

TOTAL RECOMMENDATION	1398.80

CASE NO: 904

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 14th, 1948.

IN THE MATTER OF THE CLAIM OF

MASAJI IBUKI

PROCEEDINGS AT HEARING

Original.

CASE NO: 904

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTRS OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

(THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 14th, 1948.

IN THE MATTER OF THE CLAIM OF

MASAJI IBUKI

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq.,	Appearing for the Dominion Government
S.M.CHERNIAK, Esq.,	Appearing for the Claimant.

- - - - -

G.N.R.UPTON, Esq.,	Official Interpreter.
MARK H. PEARCE, Esq.,	Official Reporter.

MASAJI IBUKI, the Claimant herein, being first duly sworn, testified as follows:-

MR. CHERNIAK: In this matter, Your Honour, I ask leave to amend in regard to the personal property, to show a total value of $313.50; Custodian's sale price $96.00; the loss $217.50. This sum, when added to the loss of the real property makes a total claim of $2,650.50.

THE COMMISSIONER: You will show how you arrive at that?

MR. CHERNIAK: It will be shown in the Exhibit I will file, Your Honour.

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr, Ibuki, I show you two typewritten statements, were these prepared in accordance with your instructions? A Yes.

Q And are these your signatures?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respectively, the Real Estate Statement and the Personal Chattel statement as identified by the Claimant.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT,EXHIBIT 2.

MR. CHERNIAK: And on behalf of my learned friend

I will file as Exhibit 3 the S.S.B.Appraisal Form and as Exhibit 4, the Custodian's Analysis of the personal property claimed.

(S.S.B.APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: From Exhibit 1 Your Honour will note that this property consists of two lots, lot 39 and lot 42 and that the two lots were purchased separately. Lot 39 was purchased from N.A.McDiarmid in 1935 for $300.00 and I have on my file and I am showing to my learned friend an Agreement of Sale of this Property from McDiarmid to the Claimant, dated September 9th, 1935 for a consideration of $300.00. Lot 42 was purchased in December, 1939 from N. Shiavane for $400.00 and I have on file and I am showing to my learned friend and agreement of sale affecting lot 42, dated December 26th, 1939, for $400.00. The Claimant sets out that at the time he purchased this property there were notbuildings on it and half an acre of theten acres was cleared. The Claimant sets out that in addition to this he himself cleared two acres of land. Exhibit 3, the S.S.B.Appraisal indicates that the cost of reclamation of this portion of land would cost $175.00 to $200.00 per acre. The Claimant further sets out that he constructed about 400 feet of cedar covered ditching. He dug a 15 foot well and equipped it with a Beatty electric pressur pump in 1941 and that he piped

the water to the house and two chicken houses. This cost him $250.00. It is interesting to note that the S.S.B.Appraiser, in reference to the water supply, reference is made of the Beatty electric pressure pump but no mention is made of the value of same nor is it indicated that he has added it to the value of the land. The Claimant states that he planted about 20 mixed fruit trees which I don't think are referred to in Exhibit 3.. In Exhibit 1 the Claimant sets out the buildings on the property, showing their size, date built and the estimated cost and he indicates that these buildings were all newer than estimated by the appraiser. Your Honour will note in Exhibit 3 that the buildings are referred to as being six and oneyears old but that his house and garage are referred to as being fifteen years old and the Claimant sets out that the garage was five years old and the house six years old at that time andthe indication is that he didn't buy this lot until 1935 in which year he states he built his house. In Exhibit 3 the Appraiser values all the buildings at $2,890.00 and subtracts $790.00 of the value of the buildings when he adds the value of the land. The Claimant sets out in Exhibit 1 that the land uncleared cost him considerably more than the appraisers estimate of cleared land, and the buildings, which were in very good condition, were worth much more than appraised.

The cleared land would seem to have cost him about $70.00 an acre. The appraiser estimates the cleared land at about $70.00 an acre and the uncleared land at $20.00 an acre. The comment on page 3 of Exhibit 3 states that this is a small holding. It commences with the sentence "This is a small holding and has been mainly operated as a poultry proposition. Buildings are quite good structures.

Dealing now with the personal chattels, Your Honour will note that the full claim is set out in Exhibit 2 and in the final column of Exhibit 2 we have shown the Custodian's comment.

THE COMMISSIONER: Do you see what he says about that pump?

MR. CHERNIAK: Where is that, Sir?

THE COMMISSIONER: One electric water pump and system, this amount added to the dwelling.

MR. CHERNIAK: I find it interesting that he shows it there. I am not claiming for it now, although the Custodian says the amount is added to the value of the dwelling, we don't know it is so because Exhibit 3 does not indicate that at all, so I contend that that is a conclusion that the Custodian arrived at in some manner and he has to show us how he came to that conclusion, that it was added to the value of the dwelling.

Your Honour will note in our revised claim most of the items had been sold by the Custodian

exdept for a heater which is shown as not accounted for, theft, etd., and for three boxes of window panes and five rolls of galvanized wire. The window panes are shown as not accounted for theft, etc. The five rolls of galvanized wire are shown as abandoned, in use on property.

Q Mr. Ibuki, the five rolls of galvanized wire netting, for which you are claiming $35.00, was this wire netting rolled up and put away or was this netting in use on the land on the date of evacuation? A That wire had been used for one season and prior to my evacuation I rolled it up and put it in the chicken house.

Q Would you say that it was in good condition?

A Yes, it wasin good condition and not rusted.

MR. CHERNIAK: In regard to the electrical brooder, Your Honour, may I ask my learned friend if the brooder was ever appraised or if any attempt was made to receive tenders for same.

MR. FERG: No, there was no appraisal of it.

MR. CHERNIAK: Thank you. Now in connection with the radio, Your Honour, the practice is to file a copy of the Royal Canadian Mounted Police Receipt which my learned friend probably has on his file.

MR. FERG: I can't see it.

MR. CHERNIAK:

Q Do you have thr receipt for the radio Mr. Ibuki?

A No.

MR. CHERNIAK: Perhaps my learned friend will find the serial number of the radio on his file and he can read that into the record. I think that assists in obtaining an independent valuation of the same because the serial number indicates the type of radio it is and thatis the reason we would like it read into the record, Sir.

Q About this radio Mr. Ibuki, you indicate you bought it in 1935 for $175.00?

A Yes.

Q Do you remember from whom you bought the radio?

A Furyushoten, in Vancouver.

Q Is that a retail store? A It is a retail store.

Q And was it bought new? A Yes.

Q Is it a mantel type or console type?

A It was a large 9 tube instrument.

Q Did it have a gramaphone attachment?

A No, it was a short and long wave.

Q And was it the model of the year in which you bought it, that is, was it a 1935 model?

A I was told so when I bought it.

CROSS-EXAMINED BY MR. FERG:

Q Was this radio turned over to the Royal Canadian Mounted Police?

MR. CHERNIAK: It probably was.

MR. FERG: It is submitted, Your Honour, that the real property sold at its fair market value. That the goods sold were sold at their fair

market value and that the goods claimed, not accounted for, the price claimed is unfair, unreasonable and excessive.

Q You didn't have an independent person make a valuation of your farm and yourlands at the time or your evacuation or since?

A No.

Q Where did you leave your radio when you l eft the farm when you were evacuated?

A I left it in the house of a neighbor, a white man.

Q Now, you rented the farm when you vacated the premises, didn't you? A Yes, the house.

Q And you also rented your chattels to the tenant?

A Yes.

Q And have you got a copy of the lease that you entered into with your tenant?

A I haven't got it here.

Q Have you got a copy of the lease?

A I think I have.

Q You think you have a lease?

A Yes.

Q And in that lease, of course, there was a list of the chattels that you leased to the tenant?

A I am not practically certain that there is.

Q But it didn't include the radio?

A No.

Q You say you left the radio with a white man, a neighbor, what was his name?

A I don't remember - yes - Mr. Fisher.

Q Did you ever report that to the Custodian?

A After I had come to Manitoba I wrote a letter and advised the Custodian.

Q That your radio was left with Mr. Fisher?

A Yes, that I had left it at Mr. Fisher's house.

MR. FERG: That is all, Your Honour.

MR. CHERNIAK: In connection with the radio, Your Honour, might I ask my learned friend if he has any record of an appraisal of the radio?

MR. FERG: No, we haven't.

MR. CHERNIAK: There is an indication that it was sold by tender and I was wondering how that wwas done, what was the method of sale.

MR. FERG: I can't find anything on the file or on any of the auction sale statements referring to the radio. I beg to correct myself, Your Honour. With regard to the radio there is a memorandum respecting personal property. "Ibuki left his radio in care of D.B.Fisher Hellings Road Surrey. It wasturned over to the Custodian on March 16th, 1946 at Ibuki's request and sold, being appraised by Messrs Trapp and Company for $25.00. A cover was left and mailed to him and receipt acknowledged on March 17th, 1946.

MR. CHERNIAK: Does the memorandum indicate to whom it was sold? A No.

MR. CHERNIAK: The memorandum does not indicate that tenders were called for either?

MR. FERG: No. It was appraised and sold but it doesn't say to whom it was sold.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark Pearce.

(MARK H. PEARCE)
OFFICIAL REPORTER

10

I, the undersigned Sub-Commissioner hereby certify that the foregoing 9 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

W. G. Burbidge

(SUB-COMMISSIONER)

20

Case 904 Wpg. 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.

5-5-92 ACKNOWLEDGED

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

(1) NAME IBUKI (Print) Surname Masaji Given Name (RCMP) Reg. No. 12667

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

(3) Present Address 335 Washington Avenue, Winnipeg, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) Hellings Road, Municipality of Delta, Ladner, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Municipality of Delta, Lot 42, of Lot 440 Group 2 Map 1133, District of New Westminster C. of T. 150692 E and Lot 39 of the North East Quarter of the North East Quarter of Section 25, Tp. 4, Map 1416 in the District of New Westminster, C. of T. # 120415 E.

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

(i) Farm
(ii) Residence Type of business
(iii) ~~Business~~ x
(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 - - - - - - - - - - - - - - - - $ 1,200.00

(ii) Buildings - - - - - - - - - - - - - - - $ 3,600.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4,800.00

(v) Amount at which Custodian sold property and credited your account - - $ 2,367.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,433.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Above property in Dwelling, Chicken House

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

(c) How stored or packed at time of evacuation
Left in house and chicken House

(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")

List 1, 2 and 3 - Custodian - Radio in care of neighbor and sold by custodian

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

			sold	loss
1.	Dwelling Furniture per list one	Estimated Value $	156 -	156.00
2.	Poultry House Fixtures per list two	Estimated Value $	181	181.00
3.	Farm Tools per list three	Estimated Value $	38.50	38.50
4.	Radio	Estimated Value $	75.00 25.00	50.00
5.		Estimated Value $		
6.		Estimated Value $		
7.		Estimated Value $		
8.		Estimated Value $		
9.		Estimated Value $		
10.		Estimated Value $		

TOTAL CLAIM FOR PROPERTY LOSS $ 425.50

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) - $ 2,858.50

(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, Masaji Ibuki of the City
of Winnipeg 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 13th day of November)
A.D. 1947.

M Ibuki

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

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Statement of Furniture and Fixtures

List No. I

Dwelling Furniture

1 kitchen stove	$40.00
1 heater	15.00
1 gramphone	25.00
3 tables	7.00
9 chairs	11.00
4 drawers	10.00
1 dresser with mirror	8.00
1 cupboard (glass front)	15.00
2 beds and springs	25.00
1 electric water pump and system	(250.00) this amount added to value of dwelling
	156.00

List No. 2

Poultry House Fixtures

2 coal shovels	$2.00
1 square shovel	1.50
1 hay fork	1.00
16 galvanized water pans	16.00
8 galvanized round fountain	10.00
12 chick glass foundation	12.00
7 galvanized pails	9.00
1 rubber hose - 20 ft. complete with nozzle	5.00
3 box window pane	25.00
5 rolls galvanized wire netting 6" x 150"	35.00
1 step-ladder 6' long	4.50
1 electric round brooder	60.00
	181.00

List No. 3

Farm Tools

5 potato forks	$5.00
3 hoe	3.00
2 matick	2.50
3 shovels	4.00
2 pick	3.00
1 sledge hammer	1.50
2 wedge	1.00
1 cross cut saw 6" 6"	7.50
2 axe	2.00
2 peeves	6.00
1 wheel barrow	3.00
	38.50

IBUKI, Masaji
(Claimant's Name)

REAL ESTATE
(Farm Land)

12667
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	7½ acres						
Cultivated not planted							
Cultivated and not in crop	1½ acres	Lot 39, Sept.1935	N.A. McDiarmid	300.00			
List Crops		Lot 42, Dec. 1939	N. Schiavane	400.00			
					½ acre cleared	none	land & Bldgs 4800.00
strawberries	½ acre						
raspberries	½ acre						
currants & gooseberries	¼ acre						
Total	10 acres						

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

Description	When Made	Cost
cleared about 2 acres		
constructed about 400 feet of cedar covered ditching		
dug a 15 foot well and equipped with Beatty electric pressure pump in 1941, and piped to house and 2 chicken houses - cost $250.00		
planted about 20 mixed fruit trees		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cost
house	22 x 26 1½ storey and full basement	cedar shingle walls and roof on cement block. inside v joint	1935		bought material and own & hired labour			1300.00
Garage	12 x 20	frame	1936		" " " " " " "			100.00
Henhouse	20 x 154	"	1940		" " " " " " "			1500.00
Henhouse	20 x 80 2 stories	"	1941		" " " " " " "			1200.00
Henhouse	20 x 114	"	1938		" " " " " " "			900.00
4 colony house	8 x 10 each	"	1939		" " " " " " "			200.00
woodshed	12 x 18	"	1937		" " " " " " "			75.00
bath house	8 x 12	"	1941		" " " " " " "			50.00

Comments re Appraiser's report not covered by above information: The buildings were all newer than estimated by the appraiser. The appraiser mentioned the electric pump but omitted to add the value of same to either the building or the land. The land uncleared cost me considerably more than the appraisers estimate of cleared land, and the buildings which were in very good condition, were worth much more than appraised. I believe that the fair market value at date of sale was at least $4800.00.

EXHIBIT No. 904-1
DATE Sept. 14/48.
FILLED BY Claimant.

M Ibuki
Signature

IBUKI, Masaji
(Claimant's Name)

PERSONAL CHATTELS

12667
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	sale price
kitchen stove	1935	new	60.00	good	40.00	~~15.00~~
heater	1936	"	15.00	"	10.00	not accounted for
gramaphone	1939	used	25.00	"	20.00	4.00
9 kitchen chairs	1935	new	13.50	"	9.00	4.50
1 cupboard (glass front)	1935	used	20.00	"	15.00	5.00
16 galvanized water pans	1940	new	16.00	fair	8.00	4.00
3 boxes window panes	1940	"	12.50	unused	21.50	
5 rolls galvanized wire	1940	"	37.50	good	25.00	
1 electric round brooder	1939	"	70.00	"	50.00	20.00
farm tools set out in claim	time to time	"	approx. 75.00	fair	40.00	18.50
Radio 9 tubes	1935	"	175.00	fairly good	75.00	25.00
					313.50	96.00
				~~Less~~	96.00	
				Loss	217.50	

Description of Storage of Goods:

Left at my home at Hellings Road, New Westminster, B.C.

General Statement as to Chattels not Described above:

All set out above.

Additional Comments, if any: I have depreciated the value of the above goods on the basis of age and use and have set out what I believe to be the fair market values at date of sale.

EXHIBIT No. 904-2
DATE Sept. 14/48
FILLED BY Claimant -

M Ibuki
Signature

BC-474-P
BC-1641-A 904-3

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

Farm Appraisal Report

EXHIBIT No.
DATE FILLED BY Sept. 14/48. Claimant

File No. J.L.590

Land Description Lot 39 of S.D.of NE¼ of NE¼ of Sec.25 Tp.4 Map 1416 and Lot 42 of D.L.440 NE¼ of Sec.25 Tp.4 Map 1133.

Containing 10.02 Acres

Owner's Name IBUKI, Masaji Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster, B.C. Distance 3 miles.

Market Town " " " Distance 3 "

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

Nearest School Kennedy School Distance 1 "

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

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

Has direct access to Hellings Road, fair gravel road.

Is this district a good one? Reasonably good district.

Employment opportunity City industries, 3 miles.

Predominating Nationality and religion: Mainly British.

Describe Fencing and its condition Fenced on west only. Value $

Water supply: From well by Beatty electric pressure pump. Value $

Electricity: Power available; lights and power used.

5592

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 27	Frame	1½	Shgle	15	Cement blocks.	Fair	$800.00
Garage	21 x 20	"	1	"	15	Wood	"	50.00
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
Henhouse	20 x 160	Frame	1	Shgle	6	Wood	Fair	700.00
" "	20 x 80	"	2 st.	"	1	"	Good	700.00
" "	20 x 140	"	1 "	"	6	"	Fair	600.00
4 Colony Hses	8 x 10	"	1 "	"	6	"	ea.$10.	40.00

Total present day value $ 2890.00

Total Value Buildings add to farm $ 2100.00

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

Describe the basement and chimneys: Full basement; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 1 How finished wood; V-joint.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approximately 75 yards.

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
2.22	Level	Sandy loam 10" to 18".	Hardpan.	Mixed small fruit and vegetables.	$70.	$155.40

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.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
7.80	Level	Sandy loam 10" to 18".	Hard-pan.	Clearing, stumping breaking.	$175. to $200.	$20.	$156.00

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 $ 311.40

Total added by buildings to value of farm $ 2100.00

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

Total value of farm $ 2411.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land in good state of cultivation; fertility appears to be low; building in fairly good state and occupied by tenant.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for poultry farming and raising small fruits.

Noxious weeds: No serious weed situation.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Delta.
Assessment on Lot 39. Imp. $800.00 Taxes: 1942 $11.31
Land 296.00

Lot 42 Land $ 233.00
No Improvements

Date: July 23, 1942.
Place: New Westminster.

I certify that the above report is based on a personal examination of the whole farm made on the 20 day of July 1942.

Inspector's Signature "D. DODDING"

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

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

Farm Appraisal Report

IBUKI, M.

Remarks: This is a small holding and has been mainly operated as a poultry proposition. Buildings are quite good structures. Land is a sandy loam over hardpan; growth generally does not indicate a good state of fertility.

In connection with this holding it was found that only Lot 39 was registered in the owner's name, Lot 42 being held in trust for him. The taxes shown pertain to Lot 39, the statement for Lot 42 not being available at this time.

This property is rented to Mr.J.A.Scott for $7.00 a month for the duration of the war.

The poultry houses are built on land from which only brush has been cut to place the buildings.

(FOR ORCHARD LANDS ONLY)

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

NIL.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL.

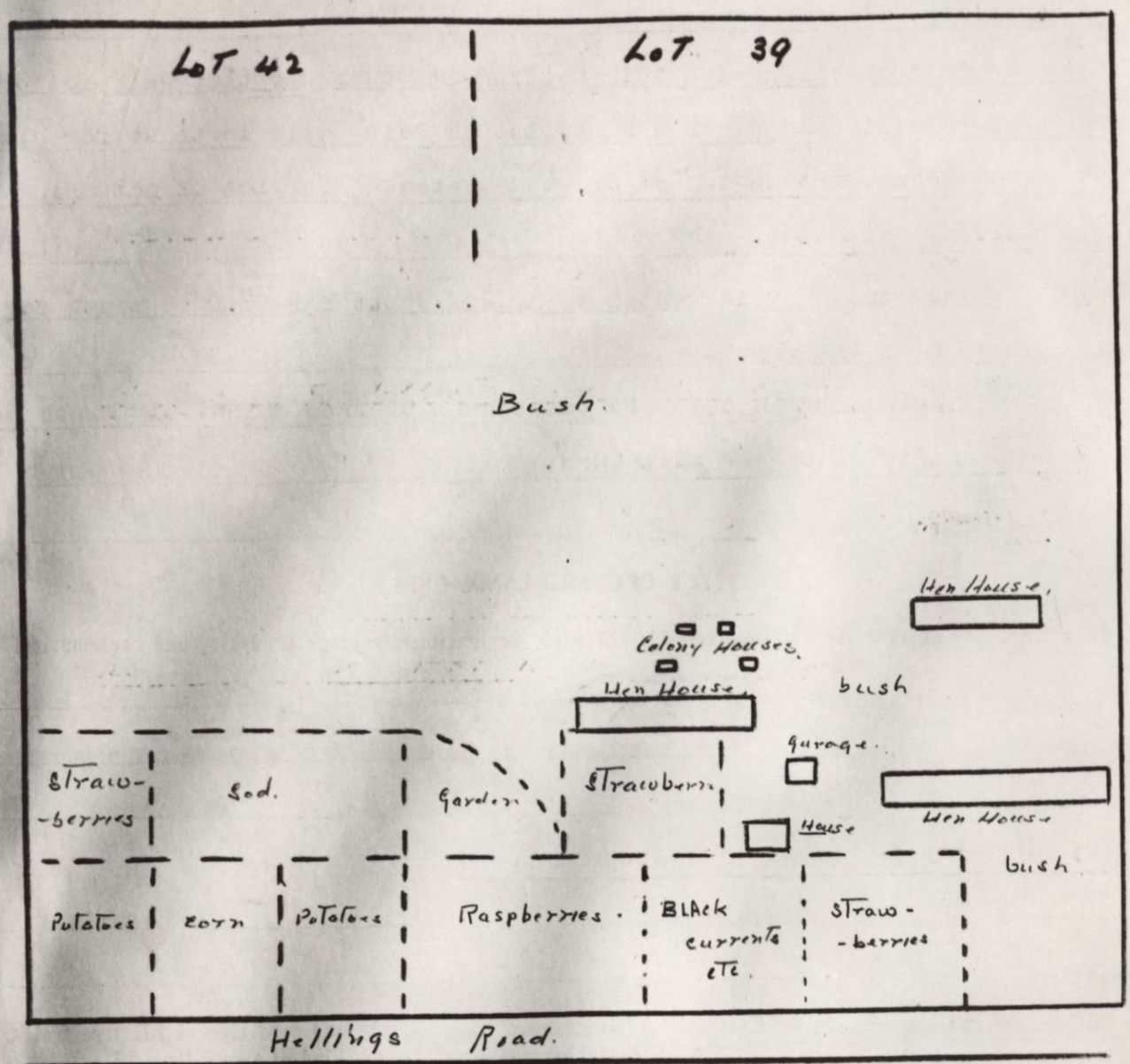
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

			Present Value
Strawberries	-	0.61 acs.	$
Truck	-	0.75 "	$
Raspberries	-	0.35 "	$
Currants & Gooseberries	-	0.23 "	$
Sod	-	0.28	$
Bush	-	2.22 7.80	$
		10.02 acs.	$
			$
			$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



Lot 39 of SD of N½ of NE¼ of Sec. 25, Tp 4 Map-1416
and Lot H2 of D.L. 440 NE¼ Sec. 25-Tp 4. Map. 1133.

Masaji Ibuki.

Scale. 100'-1"

Following careful review of this appraisal report, it is my opinion that the present value is $ 2400.00

Date 24th July **19** 42.

"I. T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5592 EXHIBIT No.

NAME (Mr.) Masaji IBUKI REG. No. 12667

DATE
DECLARATION April 22/42
EVACUATION April 25/42

INVENTORY
TAKEN BY
DATE

Beds
Kitchenware,
Chairs
Tables
Gramaphone
Sewing machine
in the house on Lot 39.
Key will be left in
care of D.B. Fisher,
Hillings Rd., New West-
minster, B. C.

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Dwelling Furniture:					
1 kitchen stove	40.00	Spec.	15.00		
1 heater	15.00				
1 gramaphone	25.00	Spec.	4.00		
3 tables	7.00	F(2)	2.00		
9 chairs	11.00	F	4.50		
4 drawers	10.00	F	7.25		
1 dresser with mirror	8.00	F	7.50		
1 cupboard (glass front)	15.00	F	5.00		
2 beds and springs	25.00	F(2)	7.50		
1 electric water pump and system	(250.00) this amount added to value of dwelling			x	
	$156.00				
Poultry House Fixtures:					
2 coal shovels	2.00)				
1 square shovel	1.50) T				
1 hay fork	1.00)				
16 galvanized water pans	16.00	M	4.00		
8 galvanized round fountain	10.00				
12 chick glass foundation	12.00				
7 galvanized pails	9.00	M	1.00		
1 rubber hose-20 ft. complete with nozzle	5.00	M	2.00		
3 box window pane	25.00				
5 rolls galvanized wire netting 6" x 150"	35.00)				
1 step-ladder 6' long	4.50	M	3.25		
1 electric round brooder	60.00	M	20.00		
	$181.00				
Farm Tools:					
5 potato forks	5.00				
3 hoe	3.00				
2 mattock	2.50				
3 shovels	4.00				
2 pick	3.00				
1 sledge hammer	1.50		18.50		
2 wedge	1.00				
1 cross cut saw 6"	7.50				
2 axe	2.00				
2 peeves	6.00				
1 wheel barrow	3.00				
	$38.50				
Radio	75.00				25.00
TOTAL CLAIM	$450.50		$101.50		$25.00
					101.50
					TOTAL - $126.50
Also sold at Auction:					
Tub of Sundries	1.00				
9 Boxes of Sundries	2.50				
Box of Sundries and linoleum	.75				
Washtub and contents	.75				
Single bed & mattress	3.25				
Picture	.25				
Box of blinds	1.50				
	$10.00				
add above total	126.50				
	$136.50	- TOTAL SALES credited to his account.			

EXHIBIT No. 904-4
DATE Sept. 14/48.
FILLED BY Clerk

FILE No. 5592 EXHIBIT No. _____ I CASE No. _____

REG. No. 12667 VENUE Winnipeg, MANITOBA.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
ec. 15.00								
						x		
ec. 4.00								
2) 2.00					(3) x			Home-made and valueless.
4.50								
7.25								
7.50								
5.00								
2) 7.50					(2) x			Made of iron and valueless.
		x						) Fixture - sold with Real Property.
is amount added to value of dwelling								)
								)
								) Included in amount shown under Farm Tools.
								)
4.00								
						x		Probably sold as sundries.
						x		Probably sold as sundries.
1.00								
2.00								
						x		Probably sold as sundries.
								)
					x			)In use on property.
3.25								
20.00								
18.50								
	25.00							
$101.50	$25.00							
	101.50							
TOTAL -	$126.50							

RECAP:

Goods valued by Claimant at $276.17 were sold at Auction for...$101.50
Goods valued by Claimant at 75.00 were sold by Tender etc. for 25.00
Goods valued by Claimant at 37.33 were abandoned.
Goods valued by Claimant at 62.00 were unaccounted for, theft etc.
TOTAL CLAIM-$450.50 TOTAL-$126.50

TOTAL SALES credited to his account.