Name of Claimant INOUYE, Takiyo Case 1081

Custodian File 6900

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1461		791.67				791.67

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	
771.25	374.25	112.27	48.52%	101.75	49.37	7.00	.84	162.48

TOTAL RECOMMENDATION	954.15

CASE NO: 1081.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 25, 19481

IN THE MATTER OF THE CLAIM OF

MRS. TAKIYO INOUYE

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1081.

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).

Toronto, Ontario,

May 25, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. TAKIYO INOUYE

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

MR. BREWIN: I was going to ask if I might slightly amend the claim form in this case.

Your lordship will see that there is an item of $474 claimed in connection with the business. We are withdrawing that bit of the claim. That produces our valuation to $7,250 and therefore the claim, after deducting the amount credited by the Custodian, amounts to $5,789.

THE COMMISSIONER: Yes.

MR. BREWIN: There is some bad arithmetic on the personal chattels but I will come to that.

THE COMMISSIONER: Very well.

MRS. TAKIYO INOUYE, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mrs. Inouye, I am showing to you a form, real estate farm land. There are two pages of that. Is that your signature on the bottom of each of those two pages? A. Yes.

Q. And are the facts that you have put in this claim form true? A. No, I think not.

Q. You think they are not true?

A. No; I think there is no mistake.

Q. Oh, you think there is no mistake. That is better. That will be filed as Exhibit No. 1?

THE COMMISSIONER: Yes.

MR. BREWIN: There are two sheets, because they would not all go on the first sheet.

(PARTICUIA RS OF REAL ESTATE, FARM LAND, MARKED EXHIBIT NO. 1)

MR. BREWIN: Perhaps my friend will file the Soldiers Settlement Board appraisal in respect of that.

MR. HUNTER: I tender the Soldiers Settlement Board appraisal as Exhibit No. 2.

(SOLDIERS SETTLEMENT BOARD APPRAISAL, MARKED EXHIBIT NO. 2)

MR. BREWIN: Q. I notice on the form the name of the owner is given is Takiyo Watanabe. Was that your name at one stage? A. Yes.

Q. Were you Mrs. Watanabe? A. Yes.

THE COMMISSIONER: There is no question about title, Mr. Hunter?

MR. HUNTER: No, my lord.

MR. BREWIN: I notice that this property was rented to a Mr. Harvey, I believe, if I have the right case.

MR. HUNTER: That is right.

THE WITNESS: Yes.

MR. BREWIN: Q. What were the terms of the lease?

A. It was agreed that when we returned after the war we would be allowed to repossess on two or three months' notice.

Q. What was the amount of the rental?

A. The arrangement was that they would just pay the taxes and there would be no other rent.

Q. This property was bought by your former husband?

A. Yes. He purchased it originally and it was re-registered in my name.

Q. When did your former husband die?

A. In October, 1937.

Q. And did you remain in occupation of the land until evacuation? A. Yes.

Q. And all the information that you have in regard to the property is contained in these forms which have been filed as an exhibit?

A. Yes.

Q. There is nothing further you wish to add about the property?

A. No. Everything is more or less included in the form.

Q. Thank you.

I do not know whether it would be any help, my lord, but the claimant's son has prepared a little sketch of the layout of the property.

THE COMMISSIONER: It is included in this form.

MR. BREWIN: This is of the actual building, my lord.

THE COMMISSIONER: I see.

MR. BREWIN: Q. Can you tell me if that is an accurate sketch of the house on the property?

A. Yes; that is an accurate sketch.

MR. BREWIN: I do not know if it helps very much but I will file it as an exhibit.

(SKETCH OF HOUSE ON CLAIMANT'S FARM PROPERTY, MARKED EXHIBIT NO. 3)

Q. Now, have you prepared a form setting out some facts in regard to the personal chattels for which you are claiming? A. Yes.

Q. And are the facts set out there correct?

A. Yes.

MR. BREWIN: It will be Exhibit No. 4?

THE COMMISSIONER: Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 4)

MR. BREWIN: I am asking my friend to file the personal chattels analysis, which is referred to here.

MR. HUNTER: I tender the analysis of personal property claim as Exhibit No. 5.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 5)

MR. BREWIN: There is a variation in the amount shown here and the amount in the claim form.

I think that is due to bad addition.

THE COMMISSIONER: What is the total?

MR. BREWIN: The estimated value $923.50, sold by the Custodian for $384.25, making a claim of $539.25.

THE COMMISSIONER: Is the figure of $417.25 wrong? The claim form credits the Custodian with $417.25.

MR. BREWIN: Is that right, my lord; not in the form which I have.

MR. HUNTER: Yes. I think that is wrong.

THE COMMISSIONER: $384.25 is correct?

MR. BREWIN: Yes.

THE COMMISSIONER: Very good.

MR. BREWIN: I think it appears from the analysis that that is correct.

Q. Now, where did you leave these chattels in respect of which you are making a claim?

THE COMMISSIONER: Are we concerned about that, because I notice Exhibit No. 5 shows everything was sold with two exceptions, a mattress and some table-cloths.

MR. BREWIN: Yes. I suppose that is so, my lord. There is no figure entered against some of them, but I suppose it shows them down under "Miscellaneous."

THE COMMISSIONER: Everything seems to have been accounted for.

MR. BREWIN: Yes, my lord.

Very well, my lord, I will not ask any further questions.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that the personal chattels were sold for their fair market values.

It is submitted that chattels abandoned were properly abandoned.

Have you the assessed value in that Soldiers Settlement Board form?

THE COMMISSIONER: No. There is only the taxes.

MR. HUNTER: Land $600 and improvements $1,600, a total of $2,200.

THE COMMISSIONER: May I have that amount?

MR. HUNTER: Land $600 and improvements $1,600, a total of $2,200.

THE COMMISSIONER: That is for what year?

MR. HUNTER: That is what I am just trying to check. That is for 1942, my lord.

It seems to be entirely a question of value insofar as the real property is concerned.

THE COMMISSIONER: Yes.

MR. HUNTER: I notice that on the analysis there are shown two trunks and contents. I notice one trunk containing pictures, clothes, papers and one shrine put in storage at the Buddhist Temple.

CROSS-EXAMINATION BY MR. HUNTER:

Q. With respect to these two trunks upon which you are making a claim, and their contents, $50, was one of them a trunk containing pictures, clothes and papers? A. Yes.

Q. That would not appear to have been sold.

That would not appear to have been sold, my lord, referring to that trunk. Obviously there is one trunk sold there.

THE COMMISSIONER: Was only one trunk stored in the Buddhist Temple?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: At which Buddhist Temple?

MR. HUNTER: On Tenth Street, New Westminster.

THE COMMISSIONER: I think we have been told before that none of the contents of that Temple were disposed of at all. They are still there. Is that not the situation?

MR. HUNTER: That is so, my lord, but there are still two trunks which have been sold. She is only claiming, as far as I can see, two. One was sold for $4, April 12, 1945, at Surrey. Another one was sold for $6.25 on June 27 and July 3, 1946, at Vancouver.

I do not want to have misled this woman. She said that one of the trunks was the one containing pictures, clothes and papers. Perhaps there were several containing pictures, clothes and papers.

Q. Was there more than one trunk containing pictures,

clothes and papers?

A. I am not quite sure of the various items which were contained in the trunks but I remember clearly one of the trunks contained my own things and there was a clock and some other things in it, and one belonged to a relative.

MR. HUNTER: I am afraid we cannot get much more.

Similarly, there are certain things there shown as sold. They were sold. For instance, there are three tables shown as sold; there are three tables sold. There are other tables abandoned as useless. Beyond that I do not think we are going to get very far. They are small items, anyway.

THE COMMISSIONER: Is that all?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Any re-examination?

MR. BREWIN: No, my lord.

THE COMMISSIONER: That is all, witness.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

Case 1081

DEC - 2 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.

ACKNOWLEDGED

6900 Toronto

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

(1) NAME INOUYE (Print) Surname, TAKIYO (Given Name) (MRS. KANEKICHI) (RCMP) Reg. No. 06858

(2) Pre-Evacuation Address 505 LATIMER RD., R.R. #3, CLOVERDALE, B.C.

(3) Present Address 217 JOHN ST. N., HAMILTON, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 505 LATIMER RD. (AT SERPENTINE RD.) SURREY, B.C
City or Municipality, Province

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

PART 10 ACRES, OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 8, AS SHEWN OUTLINED RED AND LETTERED "B" ON SKETCH DEPOSITED No 3861, SAVE AND EXCEPT THE SOUTH EAST 40 X 60 FEET THEREOF, DIST. OF NEW WESTMINSTER C. OF F., 5104H.

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

(i) Farm
(ii) Residence — Type of business POULTRY AND FRUIT FARM.
(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 - - - - - - - - - - - - - - - - $ 2200 00
(ii) Buildings - - - - - - - - - - - - - - - $ 5050 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) - - - - - - - - - - - - - - $ ~~474 00~~ withdrawn
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~7724 00~~ 7250
(v) Amount at which Custodian sold property and credited your account - - $ ~~4781.82~~ 4461
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~5942.18~~ 6263 00 5789

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation MY HOME, 505 LATIMER ROAD, SURREY, B.C

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

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

A.C. HARVIE (MRS. FORD HARVIE)

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

1.	DINING ROOM SET (8 PCS)	Estimated Value $	135 00
2.	PIANO - BELL UPRIGHT WITH BENCH	Estimated Value $	300 00
3.	WASHING MACHINE	Estimated Value $	125 00
4.	VACUUM CLEANER - ELECTRO LUX COMPLETE	Estimated Value $	86 00
5.	OXFORD CHANCELLOR STOVE	Estimated Value $	10 00
6.		Estimated Value $	
7.	BUREAU WITH MIRROR	Estimated Value $	14 00
8.	3 BEDS WITH SPRINGS + MATTRESS	Estimated Value $	35 00
9.	BED COUCH, COMPLETE	Estimated Value $	10 00
10.	DRAPES, (7PCS), CURTAINS (20 PCS)	Estimated Value $	34 00

TOTAL CLAIM FOR PROPERTY LOSS $ 461.25

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 6744.25

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

TORONTO, ONTARIO

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, T. Inouye of the city
of Hamilton in the county of Wentworth

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 Toronto)
in the county of York)
this 25th day of November)
A.D. 1947. F.A. Brewin) Takiyo Inouye
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.

Continuation 7.
(5) e.

PERSONAL GOODS

Cw

1	small table	8.00
4	china vases	8.00
2	silver bud vases	5.00
1	table lamp with shade	10.00
7	blinds	7.00
3	tables	5.00
1	book case - bamboo	3.00
2	trunks . H. CONTENTS.	50.00
1	straw picnic basket with lid	1.00
1	new art cleaner - sponge	4.50
2	large wash tubs - galvanized	3.50
2	copper boilers with lid - 1 is new.	4.00
1	folding ironing board	2.50
1	single hot plate - Superior No. 111	1.50
1	clothes basket	1.00
2	galvanized pails	1.50
9	kitchen chairs	9.00
2	tablex cloths	15.00
4	lunch clothes and napkins	7.00
2	tea sets	10.00
6	piece set of cut glass ware	4.00
1	double hot plate	2.00.
1	PAINTING (OIL)	10.00.
1	PICTURE	2.00.

~~898.50~~ 923.50

Less Received from Custodian ~~417.25~~ 384.25.

481.25

Page 1

INOUYE, Takiyo (Mrs.)

(Claimant's Name)

REAL ESTATE
(Farm Land)

06858

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	~~3~~	~~1919~~	~~Mr~~. Duark	~~$1000~~.			
Cultivated not planted							
Cultivated and not in crop	2						
List Crops							
Fruit Trees	4				Uncleared (Heavy timber growth)	none	$2500.
Vegetables	1/2						
Total							

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

Description	When Made	Cost
Clearing 10 acres - very heavy growth	1920	$1500. (Labour & materials)
1 acre of 10 cleared and cultivated	1920	400.
Gradual clearing	1920 - 37	1200.
Drainage	1925	200

BUILDINGS

~~Type~~	~~Size~~	~~Finish~~	~~Date Built~~	Cost ~~Material~~	~~Paid for Labour~~	~~Value of Own Labour~~	~~Allowance for Depreciation~~	~~Estimated Value~~
3 wells dug	30' deep			(1920)				
				(1924)		500.		
				(1928)				
Fencing	2500' Property			1922 etc.		600.		
Chicken Fencing	2400'			1927-37		300.		
Driveway	450' (Gravel)			1934		400.		
Fruit Trees planted						200.		

Buildings listed on page 2.

EXHIBIT No. 1081-1
DATE 25 May 1948
FILED BY J. A. Brown

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

10 acres (approximately)
The Claimant is formerly Takiyo Watanabe

Summary: Value Land 2200.00
Buildings 5050.00
7250.00
Sold by custodian 1461.00
Claim $5789.00

Takiyo Inouye
Signature

Page 2.

INOUYE, Takiyo (Mrs.)
(Claimant's Name)

REAL ESTATE
(Farm Land)

06858
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
(House	36 x 26	Frame	1935		700.	700.	300.	
(Addition	12 x 16		1939	2000.				3100.
(Storehouse	16 x 22	"	1922	900.	300.	300.	1000.	500.
(Addition	8 x 22	"	1936					
Hen House	20 x 52	"	1927	300.	75.	75.	150.	250.
	20 x 82	"	1932	400.	150.	100.	100.	550.
(On Cedar stilts - 4 ft. high)	22 x 64	"	1936	425.	150.	100.	75.	600.
Brooder House	14 x 16 plus equipment							
		Frame	1923	150.	70.	50.	100.	170.
	14 x 14	"	1924	175.	75.	50.	100.	200.
	14 x 14		1934	125.	75.	25.	75.	150.
	14 x 14		1934	125.	75.	25.	75.	150.
								5670.

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

Takiyo Inouye
Signature

BC-579-P
BC-2166-A

BC/579-P
BC/2166-A

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

Farm Appraisal Report

File No. JL 540

Land Description Pt. 10 acs. of N½ of NE¼ Sec.21, Tp.8, as shown in red on Sk. 3861 and lettered "B", except the SE 40'x60' fronting 40' on Latimer Rd. & 60' on the S. boundary of said Lot "B". Containing 9.823 Acres

Owner's Name WATANABE, Takiyo Post Office Address R.R. Cloverdale, B.C.

Nearest Rail Point Port Kells Distance 2½ miles

Market Town New Westminster, B.C. Distance 13 miles

Church (give denomination) Small church on corner of property Distance

Nearest School On Hall's Prairie Road Distance 1½ miles

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

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

Is No. 505 Latimer Road. Gravelled to highway, also Serpentine Road gravelled to HS on Port Kells Rd. 1½ miles to hard surfaced road.

Is this district a good one? Yes.

Employment opportunity Seasonal in fruit seasons. Remote in industry at Westminster.

Predominating Nationality and religion: British, none predominating.

Describe Fencing and its condition: Fenced into many chicken runs. Value $

Water supply: Good well in yard. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT studs	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE (unfin)	32 x 26	lumber	9'	shgl	old	3' cement 4' studs	good	700.00
Add'n	12 x 16	"	8'	"	new	posts	"	
Storehouse	16 x 22	"	8'	"	old	blks.	poor	60.00
~~BARN~~ inc. add'n	8 x 22	"	6'	"	"	"	"	
Hen house	20 x 52	"	6'	"	"	posts	fair	200.00
~~BARN~~ "	20 x 82	"	7'	"	"	"	good	330.00
" "	22 x 64	"	7'	"	"	"	poor	180.00
~~GRANARY~~ "	14 x 14	"	6'	"	"	blks.	fair	30.00
Brooder hse	14 x 14	"	6'	"	"	"	"	40.00
" "	14 x 16	"	6'	"	"	"	good	50.00
	x							
	x							

Electric lighting established in all buildings.

Total present day value $ 1590.00

Total Value Buildings add to farm $ 1000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Bare shiplap outside. Can be sided at owner's leisure. Building seems to be well built as far as it was ever completed. $

Describe the basement and chimneys: Space for basement not set up as such. Just boarded in on outside of basement studs. Not floored. Brick chimney to ground.

No. rooms downstairs? 6 Upstairs? None. How finished Matched lumber. Two rooms papered

Are buildings painted? No. Condition of paint

Distance from nearest bush 100 yards.

EXHIBIT NO. 1081-2.
DATE 25 May 1948
FILED BY

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
3.84	undulating 3.84 ac.	10" to 15" sdy. loam	sdy.clay running to sand on sth. side & to silty clay on NW corner	None, garden only	70.00	268.80

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	
1.25	undulating 1.25 ac.	same as	above	very light clearing	10.00	60.00	75.00
4.733	" 4.733 ac.	"	"	heavy clearing	150.00	20.00	94.66

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 $ 438.46

Total added by buildings to value of farm $ 1000.00

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

Total value of farm $ 1488.46

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Fully occupied. Owner now evacuated. Leased by F.C. Harvey, but occupied by a sub-tenant as to buildings. Only phases of farming carried on in recent years is poultry. No cultivation of acreage maintained.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Poultry and fruits. See comments re fruit trees.

Noxious weeds: Canada thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun. and School $46.00. Surrey Municipality, Cloverdale, B. C.

Date: 16th July, 1942.
Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 16th day of July, 1942.

Inspector's Signature "B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This place could be further developed into a nice farm, if placed in the hands of an experienced poultryman, who also understood the handling of tree and small fruits. There are 8 nice cherry trees well loaded, but the fruit has been allowed to over-ripen and split on the trees, and is now valueless. Other fruit trees have been unattended for a long time, and are sadly in need of attention now. Fruit trees are irregularly placed but spaced sufficiently far apart to permit of cultivation between. There are at this time many chicken runs fenced off in various directions, with chicken wire.

(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.)

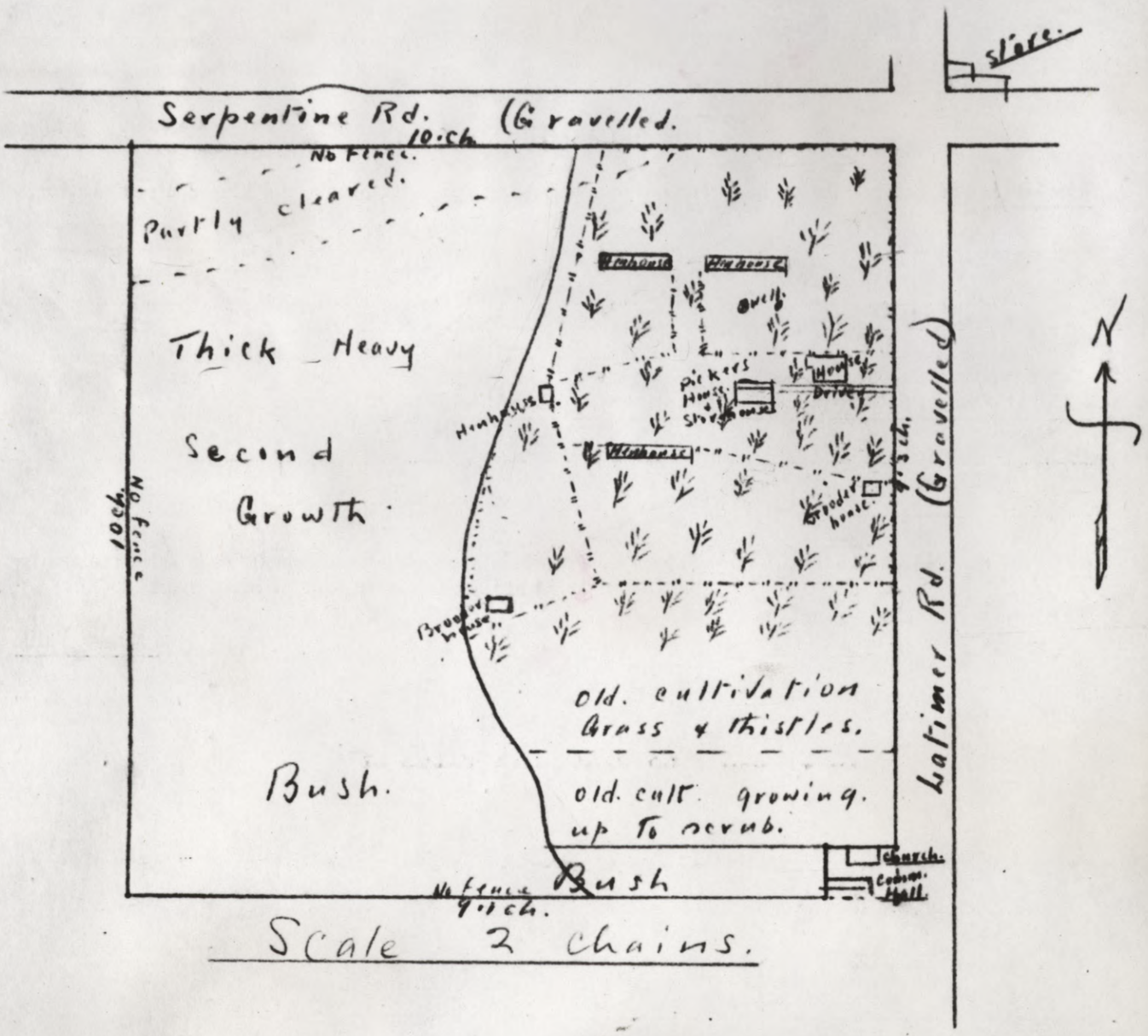
	Present Value
Out of about 75 fruit trees I consider that there are 8 cherry trees, and 44 apple, pear and plums that could be restored to production if properly pruned and cared for. These I consider add value of	$ 50.00
One large grape vine adds no value.	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Takiyo WATANABE

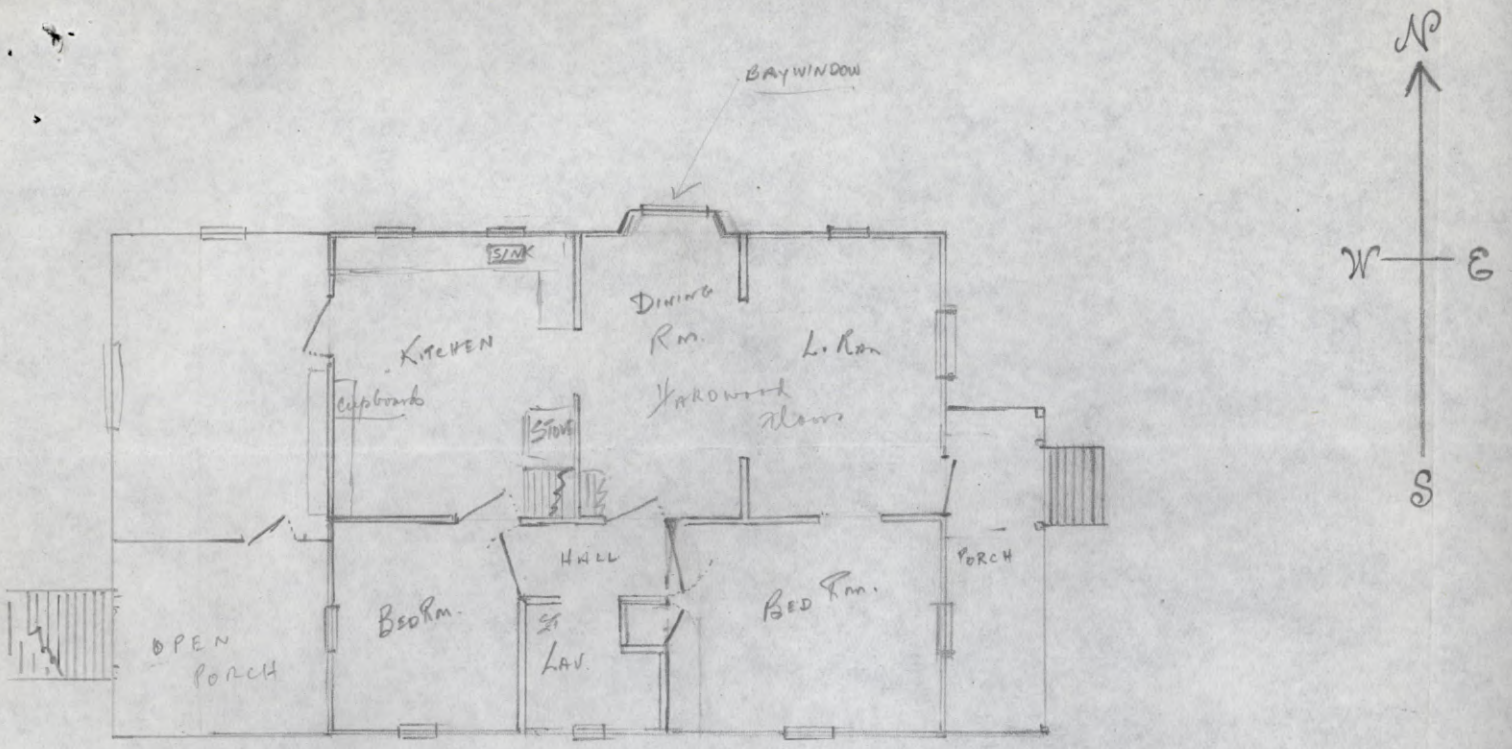
Pt 10 ac. of N½ of NE¼, Sec 21. Tp. 8.
as shown ~~in~~ red on Sketch 3861 & lettered "B"
Except the SE 40'x60' Fronting 40' on Latimer Rd and
60' on the S. boundary of said Lot "B.
Remainder 9.823 ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

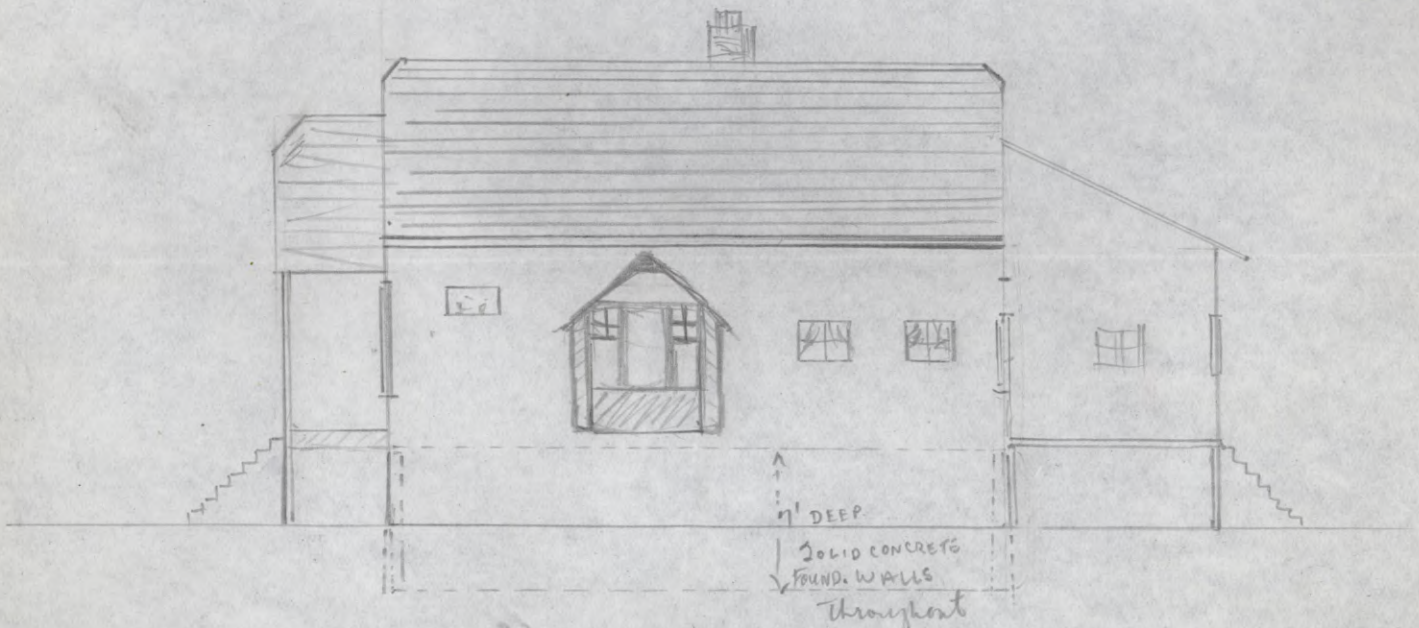
Date 18th July, 19 42.

"I.T. BARNET"
District Superintendent.



NORTHERN SIDE

EXHIBIT No. 1081-3
DATE 25 may 1948
FILED BY J. A. Brown



INOUYE, Takiyo (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

06858
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
Dining Room Suite - 8 pieces	1935	New	$175.00	Good	$135.00
Piano	1937	Used (slightly)	375.00	"	300.00
Washing Machine	1930	New	175.00	"	125.00
Vacuum-cleaner- Electrolux	1938	New	90.00	"	86.00
3 Beds with Springs & Mattress	1936	New	100.00	"	35.00

The claimant is claiming on chattels listed in column 3 of the Analysis of Personal Property Claim valued at $932.00

Description of Storage of Goods:

EXHIBIT No. 1081-4
DATE 25 May 1948
FILED BY J. A. Brewin

General Statement as to Chattels not Described above:

Summary;

Estimated value	$923.50
Sold by custodian	384.25
Claim	539.25

Additional Comments, if any:

Takiyo Inouye
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6900 EXHIBIT No.

NAME INOUYE, Takiyo (Mrs. Kamekichi) REG. No. 06858.

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration Apr.29/42.	Taken by				Auction	Tender &c		
Evacuation May 17/42.	Date							
Household furniture, including dining set, Piano, Camp stove 1 bedroom suite Kitchen stove kitchen utensils carpenter tools 2 incubators electric brooder coal stove (4), sprayer washing machine vacuum cleaner in house at R.R.No.3, Cloverdale, B.C.		Dining Room Set (8 pcs.)	135.00		34.00			
		Piano - Bell upright with bench	300.00		170.00			
		Washing machine	125.00		70.00			
		Vacuum cleaner - Electrolux complete	86.00		37.00			
		Oxford Chancellor Stove, Complete, Pipe, etc.	10.00	F				
		Bureau with Mirror	14.00		5.00			
		3 Beds with Springs & Mattress	35.00		1.00			
		Bed Couch Complete	10.00		2.00			
		Drapes (7 pcs.), Curtains (20 Pcs.)	34.00	F				
		1 small table	8.00		2.00			
		4 china vases	8.00	K				
		2 silver bud vases	5.00	K				
		1 table lamp with shade	10.00		2.50			
		7 blinds	7.00					
		3 tables	5.00		1.00			
		1 book case - bamboo	3.00	F				
		2 trunks & contents	50.00	M				
		1 straw picnic basket with lid	1.00	M				
		1 new art cleaner - sponge	4.50	M				
		2 large wash tubs - galvanized	3.50	M				
		2 copper boilers with lid - 1 is new	4.00	M				
		1 folding ironing board	2.50		2.00			
		1 single hot place - Superior No. 111	1.50	F				
		1 clothes basket	1.00	M				
		2 galvanized pails	1.50	M				
		9 kitchen chairs	9.00					5.00 (5)
		2 table clothes	15.00	M				
		4 lunch clothes & napkins	7.00	M				
		2 tea sets	10.00	K				
		6 piece set of cut glass ware	4.00	K				
		1 double hot plate	2.00	F				
		1 painting (oil)	10.00	M				
		1 picture	2.00	M				
			923.50		326.50		5.00	

CLAIMED:	$739.50	Itemized	326.50	5.00	
	50.50	Furniture	2.00	2.00	
	27.00	Kitchenware	25.25		
	99.50	Misc.	23.50		
	7.00	Fixtures			
	$923.50		377.25	7.00	
Other Sales:					
		Farm Equipment	32.00	7.00	
		Tools	14.50	3.00	
		Stewart Warner Console	111.00		
		TOTAL SALES -	$ 534.75	17.00	

ILE No. 6900 EXHIBIT No. CASE No.

EG. No. 06858. VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
34.00								
170.00								
70.00								
37.00								
5.00								
1.00					X			
2.00								
2.00								
2.50								
1.00								Fixtures
2.00								
	5.00 (5)				X(2)			
326.50	5.00							
326.50	5.00							
2.00	2.00							
25.25								
23.50								
377.25	7.00							
32.00	7.00							
14.50	3.00							
111.00								
$ 534.75	17.00							

EXHIBIT No. 1081-5

DATE 25 may 1948

FILED BY Jws Hunter

J. Spratt.