Name of Claimant OMURA, Shogo Frank Case 1110

Custodian File 8698

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	
					2955.		2345.40				115.00 2345.40

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	
100.00	25.00							25.00

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	
			46%					

TOTAL RECOMMENDATION	2485.40

CASE NO: 1110

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 8, 1948.

IN THE MATTER OF THE CLAIM OF

SHOGO FRANK OMURA

PROCEEDINGS AT HEARING.

Original.

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

HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 8, 1948.

IN THE MATTER OF THE CLAIM OF

SHOGO FRANK OMURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
R.A. BEST, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

SHOGO FRANK OMURA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes.

Q. And was that claim form prepared upon your instructions? A. Yes.

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

Q. I understand you are a brother of the previous claimant? Is that correct?

A. I am.

Q. And you are claiming for the other five acres of the 10-acre farm near Hammond, which your father bought in 1927? Is that correct?

A. Yes.

MR. BEST: Perhaps my friend would like to put in the Assessment Notice and the Certificate of Encumbrance.

MR. CHRISTIE: I tender as Exhibit 2, the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.2)

And as Exhibit 3, the Notice of Assessment.

(NOTICE OF ASSESSMENT, MARKED EXHIBIT NO. 3)

MR. BEST: Perhaps for the sake of the record, later, rather than our own, I should repeat a little bit of the background about the purchase of this property and so on.

Q. Your father bought 10 acres of land for

$2600. in 1927 and there was an old building on your portion of the property at that time?

A. Yes, sir.

Q. Is that correct? A. Yes, sir.

Q. And do you know how much of your five acres was cleared at that time? A. Oh, about less than half an acre.

Q. About less than half an acre?

A. Yes.

Q. The rest was in bush --- A. Bush.

Q. --- at that time; and, according to your claim form now, there is just about a half acre which is still uncleared of your five acres?

A. Yes.

Q. And of the balance there are two acres in strawberries, one in raspberries, a half acre in tulips and a half acre in asparagus?

A. Correct.

Q. Now, Mr. Omura, I understand there is a new house on your portion of these premises. Is that correct? A. Correct.

Q. I am producing to you a photograph of a house. Is that the house on your portion of the property? A. Correct.

MR. BEST: I submit that as Exhibit 4.

(2 PHOTOGRAPHS, MARKED EXHIBIT NO. 4)

Q. And another view of what would appear to be the front of the house, the one with the car?

A. That would be taken at an angle, I think.

And, that would be the front (Indicating).

Q. That is the front of the house?

A. Yes.

THE SUB-COMMISSIONER: Put them both in as Exhibit 4.

MR. BEST: Q. Now, who built this house in 1941? Was it laid or let out to a general contractor, or did you have it built by several sub-contractors?

A. Several sub-contractors.

Q. So that there was not a flat contract price for the house; you just let the contract for the cellar, the contract for the footings and so on to one person and the carpenter work to another?

A. That is right.

Q. And your estimate of the cost of materials is $3,000 and labour $2,000? A. Yes.

Q. Is that correct? A. Yes.

Q. And in addition to that you estimate that you put some $400. of your own labour into the premises? A. Yes.

Q. I think there is one other building on your portion of the premises?

A. There is.

Q. And that apparently is a wooden building 24 by 38 used for bulb-drying and packing. Is that the case? A. That is right.

Q. Do you know when that was built?

A. In 1932, I think; 1931; I could not remember.

Q. And I take it that this bulb-drying has something to do with the fact that you grew tulips?

A. That is right.

Q. I see.

I wonder perhaps if my friend could put in the appraisal at this time.

MR. CHRISTIE: I tender as Exhibit 5 the farm appraisal.

(FARM APPRAISAL, MARKED EXHIBIT NO.5)

MR. BEST: Q. Now, Mr. Omura, according to the appraisal submitted your house is on a good gravel road about 200 yards from this through highway, This Loughead Highway. Is that correct?

A. That is correct.

Q. And it is about one or one and one-half miles from Hammond? A. Yes, sir.

Q. And 16 miles from New West Minster?

A. Correct.

Q. According to the appraisal the house is three years old. Your claims shows it as built in 1941 and this appraisal is dated May 8, 1942. Do you say that the appraisal is wrong and that the house was just one year old in May 1942?

A. Yes.

Q. Following this age matter a little further: In 1942 they estimate the age of this bulb-drying and packing shed as 15 years and you have told us that it was built in 1931. Do you think that is an error, too? A. I think that is an error.

Q. There is one little memo here: "The dwelling

is modern in every way except no bath tup installed." I take it that a good many of your people do not use ordinary Occidental bath tubs?

A. That is correct; but, there is a facility; we did provide the provision for putting it in.

Q. But at the time you evacuated there was no actual bath tub in the house?

A. No.

Q. I see. You have told us that accoording to your estimate about four and one-half acres of the land was under cultivation and only about a half acrew was uncleared. According to the appraisal they say four acres was under cultivation and one acre cleared. Do you think that is just perhaps an error in calculating the agreage or do you think that some obvious mistake has been made there?

A. I believe there is a mistake in there. For myself I would not be too particular for I never actually measured, myself. I would not like to say fully it was one acre. To my imagination it is only about half an acre.

Q. The uncleared portion is at the rear of the lot? Is that correct?

A. Yes; that is correct.

Q. You have claimed $250 for building 700 feet of roadway. Is that the portion of the cost of the road which is on your half of this farm?

A. Yes.

Q. Tell us a little bit about these tulips?

For whom did you grow those?

A. Well, we had ventured into this new business. We had started as early as 1937. It was a very costly enterprise. To establish the acre of tulips it would cost somewhere around $3,000. I imagine the price of the tulip has gone up tremendously since the war.

Q. Did you actually have a half-acre planted in tulips at the time of the evacuation?

A. Yes, sir.

Q. Where did you market these tulips, in New West Minster or Vancouver?

A. Both places.

Q. Did you sell them to florists or did you sell them to the retail trade, yourself? A. No. We used to sell them to these agents.

Q. The florists, would that be?

A. No, not exactly a florist. They would be wholesalers.

Q. Can you give us some idea of what your income would have been from this tulip business in the year immediately piror to evacuation?

A. At that time we had not really got into a selling business; we were more interested in producing bulbs for bulb business; just accumulating bulbs instead of selling them. The income at that time would be $500 for the half-acre just for the flowers alone. We had not gone into the production of bulbs fully. We were going into the bulb business.

Q. What happened to these bulbs when you left?

A. They were left in the ground. Q. So that they were there for the purchaser of your place?

A. Yes, sir.

Q. I would like to read one or two comments on the appraisal, if I may, referring to page 2. "Farm in very good condition and tillage; been occupied by this Japanese family for 15 years and developed by them from bush; land cleared and fairly free from noxious weeds."

Page 3: "Farm in good condition and in good production and condition with a first-class modern city home except that water is pumped in from a well and there is only a wash-bowl and toilet in the bathroom. Following the usual Japanese custom the family evidently prefer an outside bath-house. There is also a well kept lawn with ornamental trees, shrubs and flowers in front of the house. However, the value of the latter in my opinion, in relation to the productive value of the property and its surroundings is $2600.00 or a total of $3000.00 in round figures for the place.

I am informed that a similar small holding adjoining at East with an older house on it, belonging to K. Ito, was sold recently for $3000.00 cash." Do you know that particular premises belonging to Mr. Ito? A. Yes, sir, I do.

Q. How far away from your home would it be?

A. Oh, I am poor in judging distance but I imagine that would be around 600 yards.

Q. I see; and how would you compare Ito's house with years? A. Well, I could not even compare it.

Q. Do you know how old Ito's house was?

A. I could not tell.

Q. Would it be one year old or 20 years old? Can you give us an estimate?

A. From now or at that time?

Q. From 1942, say five years ago?

A. About five years, I would say.

Q. And how did the land on Ito's compare with yours? Do you know that?

A. Well, we were in entirely different business than their's.

Q. What did they grow? A. They grew small fruit, like strawberries and those things, but we were going into this bulb business more. We had ---

Q. You had a large part of your place in strawberries, too? A. Yes.

Q. Two acres, and an acre in raspberries?

A. Yes. But this half acre of tulips is quite expensive.

Q. Which farm is it you have noted on your claim here?

"Farm situated second farm from claimant's which was in a poor condition and the building fair, was sold for over $4,000.00 in 1944".

Do you mean that is your second? There was just one

house between yours and this place? A. Yes. And that second house was on poor ground and on low-level ground.

Q. There was five acres in it?

A. No. I think there was probably 10 acres in it. The property, itself, was not comparative to ours.

Q. Who owned this property?

A. It was owned by a Finnish person named Huha.

Q. Is that your signature (Indicating),

A. Yes.

Q. And is that form completed upon your instructions? A. Yes.

Q. It is a personal chattels claim form, Exhibit 6. A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.6)

Q. You are just claiming for one item, so far as personal chattels are concerned. I notice it is for a 1931 Ford truck? A. Yes.

Q. With hydraulic hoist on rear?

A. Yes.

Q. What type of truck was it - a stake truck? A. A dump truck.

Q. A dump truck. And, was this hydraulic hoist on it when you bought it in 1940?

A. Yes.

Q. And you traded another car in for it?

A. Yes.

Q. There was no cash consideration in that

transaction? A. No.

Q. How do you arrive at the estimate that the hoist alone on the truck was worth at least $125?

Q. That was about the usual price at which they used to sell.

Q. I see. That is, a new hoist, you mean?

A. A new hoist would be worth more than that.

MR. BEST:, I believe my friend has an appraisal from a Mr. Grone.

MR. CHRISTIE: Itander the used car appraisal of Mr. Grone as Exhibit 7.

(USED CAR APPRAISAL, MARKED EXHIBIT NO.7)

MR. BEST: Q. You had the car for about 18 months before you were evacuated?

A. That is about right.

Q. That is, used it every day?

A. No.

MR. BEST: There is a speedometer reading, reading from the R.C.M.P. Exhibit Report. Do you intend to put that in as an exhibit?

MR. CHRISTIE: I can, if you wish.

MR. BEST: It does not matter to me. There is not much on it.

MR. CHRISTIE: I will tender it as Exhibit 8.

I tender the R.C.M.P. Report on the car as Exhibit 8.

(R.C.M.P. VEHICLE REPORT, MARKED EXHIBIT NO.8)

MR. BEST: Q. On the appraisal made by Mr. Grone there does not seem to be any mention of the

hydraulic hoist. Do you know whether the hoist was removed from your truck?

A. According to the R.C.M.P. records it states there was a hoist, so there must have been a hoist.

Q. I do not think that is disputed but I am asking you whether you know anything about what happened to the truck after it was taken from you, whether or not the hoist was removed?

A. I do not know.

Q. The R.C.M.P. Report shows a speedometer reading of 41,326 miles. To the best of your recollection does that seem to be fairly accurate?

A. Yes.

Q. Could you give us any idea of what the speedometer reading was when you bought the truck?

A. No, I could not at all.

Q. That is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form dated May 9, 1942. Is that your signature?

A. Yes.

MR. CHRISTIE: I tender this as Exhibit 9.

(J.P. FORM, MARKED EXHIBIT NO.9)

Q. Of what type of lumber was this house constructed?

A. It was constructed of No. 1 Douglas fir, heavy joists of two by ten and girders of, I think,

it was about - I would not be sure - eight by ten, or something like that. It had a full concrete basement. The outside was finished in Colonial double-siding with shite paint on it and the roof was shingled with green paint on it. Inside was finished with lath and three rooms I believe was finished with inlaid oak.

Q. Was it on the highway?

A. No, it was not on the highway.

Q. How far was it from the highway?

A. About 200 yards.

Q. Now, what kind of wood was Mr. Ito's house constructed of? A. Lumber.

Q. What kind of lumber?

A. I would not know that.

Q. Was it a larger or smaller house than yours? A. Smaller, I believe.

Q. Have you ever been in it?

A. Yes.

Q. And, how many acres did he have?

A. Five acres.

Q. And were they all in strawberries?

A. No, not all.

Q. How many acres would you say were in raspberries and strawberries on his farm?

A. I would not know at all. I never paid attention.

Q. What did you pay for this hoist when you bought it? A. It was with the truck.

THE SUB-COMMISSIONER: Q. How much did you pay for the truck?

A. It was an equal trade with my car that I had.

MR. CHRISTIE: Q. How old was your car when you traded it? A. The same year.

Q. What was the condition of the tires on your car? A. Of the car or the truck?

Q. The tires of your truck?

A. Fair.

Q. And what was the condition of the floor of your truck? A. Poor.

Q. I think that is all, thank you.

RE-EXAMINATION BY MR. BEST:

Q. Up until the time of the evacuation I understand your father, and your brothers and sisters were all living in this new house on the premises?

A. My father had deceased in 1940, so it would be my mother and sister and brother.

Q. I see. Well, then, were you the one who was carrying on the farming business on your property or was someone working for you?

A. We had someone working for us.

Q. And you had another job, like your brother? A. Yes, I had.

Q. Could you give us any estimate of what the income from your portion of the farm would be?

A. You mean the gross?

Q. No, no; your brother told us this morning

that he thought his net income was $2500. on his five acres. Would yours be approximately the same, or more or less? A. More.

Q. Why would that be?

MR. CHRISTIE: I have allowed my friend considerable latitude but my suggestion in the future is that he ought not make any comments as to the income of someone else in case the witness does not know. It might give him a clue as to what to say. I hope I am expressing myself in a kind spirit.

MR. BEST: Were it not that these men were brothers I would not have framed the question in that way at all.

Q. Regardless of your brother's business can you give us an idea of what your net income from this property would be?

A. In 1941, 1942, the net income would be around $3,000.

Q. I see. All right. A. But since then I think the value has increased a lot more.

Q. Yes. Well, we are not much concerned with it since that time.

That is all, thank you.

MR. CHRISTIE: It is submitted that the real estate was sold at its fair market value. It is submitted that the truck was sold at its fair market value.

There are two additional exhibits I wish to file.

As Exhibit 10 I tender the real property summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.10)

And, as Exhibit 11, I tender Specified Articles Summary.

(SPECIFIED ARTICLES SUMMARY, MARKED EXHIBIT NO.11)

And that concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

(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.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

John A. McGibbon.

File 8698 ~~Case~~ Claim 1110

NOV 24 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

Toronto

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

(1) NAME OMURA (Print) Surname SHOGO FRANK Given Name (RCMP) Reg. No. 14373

(2) Pre-Evacuation Address RR 1 Port Hammond. BC

(3) Present Address 859 Shaw St Toronto

Previous

(4) REAL ESTATE

(a) Street Address (if any) 2341 Power Line Rd Maple Ridge BC
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
W½ Lot 2. of S½ of Lot 253 Group 1. Map 1051
District of New Westminster Cyl E 50765

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

(i) Farm
(ii) Residence Type of business Fruit Farm & Tulip Bulbs
(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 - - - - - - - - - - - - - - - - $ 1500
(ii) Buildings - - - - - - - - - - - - - - - $ 5500
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 1000 (additional)
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 8000
(v) Amount at which Custodian sold property and credited your account - - $ 2955
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5045

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Vancouver Exhibition Bldg.

(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 not packed

(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") Custodians care

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

1. 1931. Ford Truck. engine # CA. 094.69 Estimated Value $ 200.00
2. with Hydraulic Hoist Estimated Value $
3. Sold by Custodian for $100.00 Estimated Value $
4. Estimated Value $
5. Estimated Value $
6. Estimated Value $
7. Estimated Value $
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 100.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 5175.00

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

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

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

DOMINION OF CANADA,
of)
TO WIT:)

I, Shogo Frank. Omura of the city
of Toronto in the county of York

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 17th day of November
A.D. 1947. F.A. Brewin

S. F. Omura

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.

EXHIBIT No. 1110 - 1
DATE October 6' 1948
FILLED BY R. A. Bastin

OMURA, SHOGO, FRANK. (Claimant's Name)

REAL ESTATE (Farm Land)

14373 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	~~1/2~~ acre. .4 acres	1927 purchased by claimants 10 acres.	J. Hill	$2600.00 for (10 acres)	3/4 acres cleared remainder uncleared	None	$2500.00
Strawberries 2 Raspberries 1 Tulips 1/2 Asparagus 1/2							
Total 4.9							

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

Description		When Made	Cost
Cleared and cultivated	4 1/2 acres.	1927 -~~1937~~	$1350.00
Draingge of	4 1/2 acres	1927 - 1939	900.00
Roadway 700'			250.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	26 x 36	Frame	1941	$3000.00	$2000.00	~~$1000~~.00 400.		~~$6000~~.00 5400.00
Bulb drying and packing shed	24 x 48	Frame	1931	Bought in purchase price				400.00
								~~$ 6400~~.00 5500.00

Summary

Estimated value:	Land	$2500.00
	Buildings	~~6400~~.00 5500.00
		~~$8~~000.00
Original Claim:		
Land		$2500.00
Buildings		5500.00
		$ 8000.00
Sold by Custodian		2955.00
		$ 5045.00

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

Assessment 1943 Land $400.00
Improvement $2400.00
$2800.00

Insurance $3000.00 before completion
agent and claimant had agreed to increase insurance to about $7000.00 on completion.
Farm situatied senond farm from claimant's which was in a poor condition and the building fair, was sold for over $4000.00 in 1944.
Barn also on the premises valued at $50.00.

S. F. Omura
Signature

COPY OF No. 50708

Your File No.8698 - 8699

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT 1110 - 2

DATE October 8/1948

FILED BY K.A.Christie

New Westminster B. C.

-- minutes 10 o'clock 12th day of December 1942

I HEREBY CERTIFY that the following is the state of the title to --------

The West half of Lot 2 of the South half of Lot 263 Group 1 Map 1051

Municipality of Maple Ridge in the District of New Westminster

viz:

REGISTERED OWNER: SHOGO OMURA

Register of Indefeasible Fees Folio No.148802E

REGISTERED CHARGES: Certificate of Vesting in the Custodian Filed No.25080

APPLICATIONS FOR REGISTRATION: None

RECEIVING ORDER OR AUTHORIZED ASSIGNMENT UNDER THE "BANKRUPTCY ACT:" None

ASSIGNMENT FOR BENEFIT OF CREDITORS: None

JUDGMENTS: None

MECHANICS' LIENS: None

"E.S.Stokes"
Registrar.

"S E A L"

TO: Office of the Custodian

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy

December 20th, 1948. B. Plummer

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
1342	W½ of 7		3½ 263	9	1051	4.995	$ 1700 —	$ 400 —	$

EXHIBIT No. 1140 - F

DATE October 4th 1943

FILLED BY R A Forester

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.





BC-133-P

COPY

BC/133-P Page 1

EXHIBIT No. 1110-53 S.S. Form No. 43 (Sheet 1)

DATE October 5th 1946

Farm Appraisal Report

VALUED BY R. A. Christie

File No. J.L. 5

Land Description W½ of Lot 2, Gp.1, D.L.263, Map 1051, Mun. of Maple Ridge.

Containing 5 acres more or less. Acres

Owner's Name OMURA, Shogo Post Office Address R.R.No. 1, Hammond, B.C.

Nearest Rail Point Hammond on C. P. R. Distance 1½ miles

Market Town Hammond 1½ mls., or New Westminster 16 mls. Distance

Church (give denomination) All denominations Distance " "

Nearest School Hammond 1½ mls., Haney High 3½ Distance

State how property was identified: Map location, road and corner posts.

Roads: State whether property has access to main road, the kind of road and its condition.
Has approx. 200' frontage on good gravel road at South and lies in about 200 yards from Loughead Highway.

Is this district a good one? Yes, closely settled area of small holdings.

Employment opportunity Fairly good.

Predominating Nationality and religion: British & Protestant but Japanese largely in the immediate neighbourhood.

Describe Fencing and its condition: 4 wire at North; otherwise unfenced. Value $

Water supply: Adequate domestic supply obtained from a 15' well on brothers' 5 acs. adjoining & pumped by electric pump to dwelling. (included land value.) Value $

8698

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26' x 36'	lumber	24'	shgl	3 yrs	cement wall	good	4000.00
Packing shed	24 x 48	"	8'	"	15 "	cement block	fair	100.00
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 4100.00

Total Value Buildings add to farm $ 2600.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Dwelling modern in every way except no bathtub installed.

$

Describe the basement and chimneys: Full cement basement & hot air furnace. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 4 How finished Lath & Plaster throughout.

Are buildings painted? Yes Condition of paint good

Distance from nearst bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.0	level or slight slope to west.	Good chocolate loam 8"	clay	2 acs. Straws - average 1 " Rasps. " ½ ac. Asp. & Tulips	100.00	400.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
1.0	Level	good loam 8"	clay	clear stumps and scrub bush.	150.00	10.00	10.00

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 $410.00

Total added by buildings to value of farm $2600.00

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

Total value of farm $3010.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in very good condition & tillage. Been occupied by this Japanese family for 15 years and developed by them from bush.

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

Poultry, small fruit and vegetables.

Noxious weeds: Land clean and fairly free from noxious weeds.

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

Municipality of Maple Ridge.
$60.13 on 2 Lots, recently subdivided.
(Approx. $40.00)

Date: May 8th, 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 7th day of May, 19 42.

Inspector's Signature "J. D. PATTERSON"

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

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

Farm Appraisal Report

Remarks: Farm in good production and condition with a first-class modern city home except that water is pumped in from a well and there is only a wash-bowl and toilet in the bathroom. Following the usual Japanese custom the family evidently prefer an outside bath-house. There is also a well kept lawn with ornamental trees, shrubs and flowers in front of the house. However, the value of the latter in my opinion, in relation to the productive value of the property and its surroundings is $2600.00 or a total of $3000.00 in round figures for the place.

I am informed that a similar small holding adjoining at East with an older house on it, belonging to K. Ito, was sold recently for $3000.00 cash.

(FOR ORCHARD LANDS ONLY)

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

Slopes gently West from a flat ridge into which it rises again towards the N.E. corner so that approx. 2 acs. is a good fertile sandy loam and the remainder chocolate loam on clay. Cultivated area on latter is fairly well underdrained with cedar and tile.

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
2 acs 1st & 2nd crop straws. - Good condition.	$
1 ac. Raspberries - Fairly " "	$
½ " Asparagus & Tulips " " "	$
Included land value.	$
	$
	$
	$
	$
	$

Total $

Amount fruit trees add to value of farm $

OMURA, Shogo
J.L. 5.

Diagram of Property

W½ of Lot 2, Gp.1, D.L. 263, Map 1051, Mun. of Maple Ridge.

Diagram insert to be attached

Following careful review of this appraisal report, it is my opinion that the present value is $ 3000.00

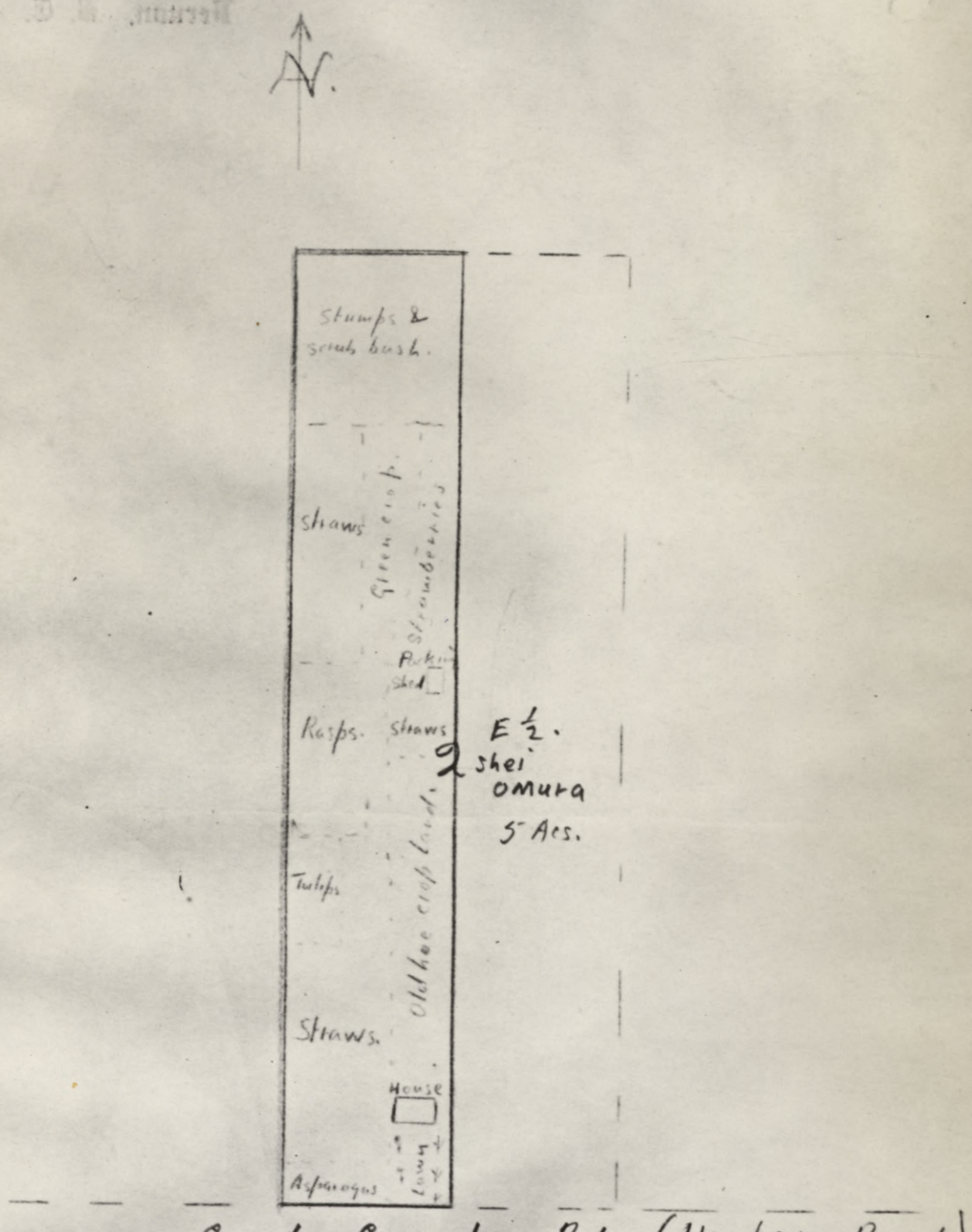
Date 13th May, 1942.

(SIGNED) I. T. Barnet.
District Superintendent.

Shogo OMURA

W½ of Lot 2, G.I., D.L. 263, Map 1051, Maple Ridge

Scale 200' = 1 inch



This sheet to be inserted on BC/133-P Page 4

OMURA, SHOGO, FRANK
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1110-6
DATE OCT 8 1948
FILLED BY R A Bark

14373
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
1931 Ford Truck with Hydraulic hoist on rear.	1940	Used	Trade	Fair	$200.00

Description of Storage of Goods:

Summary

Estimated value	$200.00
Sold by Custodian	100.00
Claim	$100.00

General Statement as to Chattels not Described above:

Hoist alone on truck worth at least $125.00.

Appraisal by H. Grone does not include hoist on rear.

Additional Comments, if any:

S. F. Omura
Signature

Re: Shogo OMURA Reg No.14373

1110 - 7
EXHIBIT No.
DATE Oct 8 1948
FILED BY
K.A.Christie

USED CAR APPRAISAL RECORD

NAME T.134

ADDRESS

Paint	25.00	Make
Tires 2 fair 2 poor	$	
Body & Fenders	$ 8.00	Ford
Glass	$ 3.00	
Top	$	Body Style
Nickelling	$	Dump
Radiator	$10.00	?
Running Boards	$	
Mats & Kick Pads	$ 3.50	Year
Upholstery	$18.00	31
Hardware	$ 8.00	
Motor Expense	$80.00	License
Transmission	$	C6521
Rear Axle	$	41
Universal Joints	$	Serial
Clutch	$	CA09469
Steering	$	
Brakes	$	Mileage
Tighten Up	$10.00	41326
Muffler	$	
Sundries	$10.00	Remarks
Wash & Clean Motor	$ ~~2.50~~	No spare
Clean Interior	$ ~~2.00~~	
Oil & Grease, Change) Oil & Check Over)	$ ~~4.50~~	
Total	$175.50	

Mod. interested in
Salesman — Selling price $75.00
Less Repairs $
Date — "H.Grone"
Appraised by — Allowance $

For immediate acceptance only.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
December 20th 1948

B Plummer.

16/6

ROYAL CAN ADIAN MOUNTED POLICE
EXHIBIT REPORT

1110 - 8
EXHIBIT No.
DATE Oct 8 1948
FILED BY K.A.Christie

D etachment File No.
Sub-Division File No.
Division File No. E269-G-13-3
Headquarters File No.

Detachment
subdivision
Division "E"
Date March 11th 1942

RE: OMURA, Shogo, Powerline Rd. Port Hammond, B. C.

On March 11th 1942 I, H.F.Price RCMP

Came into possession of the following goods by:-

SURRENDER UNDER O.I.C. P.C. 1486

No. of Pkgs	Capacity or Size	Description of contents Details to be given in full
LICENSE NO.		
MAKE & MODEL (41)	C 6521	TIRE NUMBERS 4
SERIAL NO.	31 Ford truck	
ENGINE NO.	CA09469	
SPEEDOMETER READING		
CONDITION	41326	
		appears fair, floor in poor shape
EXTRA EQUIPMENT		
		Hydraulic Hoist on rear

DESCRIPTION & CONDITION VERIFIED

"M. Omura" #07027 delivered by
Signature of Owner Mamoru OMURA
Japanese Registration No.

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder.

"S.Cruise"
Date. March 11/42

"H.Price"
Signature of member submitting report.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
December 20th 1948

B. Plummer

4/1

FORM "JP"

HAMMOND

FILE No. 1110 - 9

EXHIBIT No.

Fraser Valley

OFFICE OF THE CUSTODIAN

DATE Oct 8/48

FILED BY K.A. Christie

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OMURA, Shogo Frank

HOME ADDRESS: R.R. No. 1 Port Hammond, B. C.

REGISTRATION NUMBER 14373 SEX: Male AGE: 25

OCCUPATION: Millhand

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Hammond Cedar Co.

MARRIED? Non

NAME OF WIFE OR HUSBAND: ----

ADDRESS OF WIFE OR HUSBAND: ----

NAMES OF ANY LIVING CHILDREN: ----

ADDRESS OF CHILDREN: ----

AGE OF CHILDREN: ----

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: About 5 acres on R.R. No.1 Port Hammond, B. C. Details unknown W½ LOT 2 GROUP 1 DL 263

2. BUILDINGS AND OTHER IMPROVEMENTS: Eight - room dwelling, garage, woodshed, barn

3. INSURANCE (Give particulars; state where policies are) $3000 on the dwelling Details unknown

4. TAXES (Amount and where payable) $54 for 10 acres in 1941, (sold 5 acres since) payable at Maple Ridge

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. (Leased to Mr Lahte, Haney, B. C. Details unsettled

Cancelled before possession

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In safety box. Bank of Montreal

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ----

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ----

4. STATE WHEREABOUTS OF LEASE: ------

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) -----

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

None. 1931 Model A truck 1 ton tuck, in custody at Hastings Park

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP

4. INSURANCE

5. MORTGAGES

OTHERS:

6. MONEYS OW

7. BONDS, DEB

$100 Victo

8. BANK ACCOU

9. LIFE INSURA

Beneficiary

10. INTEREST IN

11. SAFETY DEP

LIABILITIES:

1. PERSONAL D

2. TRADE DEBT

I, the undersig
tected area as set
tures, bonds or othe

I certify that
every description i
and indirect.

Dated this

"F.T.

FOR DEPARTME

nk of Montreal

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
$100 Victory Bond in safety box, Bank of Montreal.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: $1000 10-year endowment policy in the Sun Life Ins. Co.
Beneficiary my mother. Policy in the Bank of Montreal safety box

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Key in my possession.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9th day of May 1942

(Signature) "S. Omura"

"F.T. Williams"
Witness

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

FOR DEPARTMENTAL USE

December 20th 1948

B. Plummer

9

None

RE, FIXTURES,
L EFFECTS:

TEREST IN, OR

1110 - 10
EXHIBIT No.
DATE Oct 8 1948
FILED BY K.A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Shogo OMURA Reg No. 14373 File No.8698

CATALOGUE NO: Sold by Special Arrangement to The Director, Veterans' Land Act, BC/133-P First Offer.

PROPERTY ADDRESS: 2341 Powerline Road, Hammond, B. C.

LEGAL DESCRIPTION: The West ½ of Lot 2 of the South ½ of Lot 263, Group 1, Map 1051, Municipality of Maple Ridge, D.N.W.

TITLE: Registered in the name of Shogo OMURA

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order No. 25080, dated December 10th, 1942.

ASSESSED VALUE: Land - $ 400.00
Improvements -$2400.00 - $2800.00. Taxes $38.41

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
Custodian's representative reported December 10th, 1942, that this property had an area of 4.995 acres all cleared, planted to the following crops: 1½ acres strawberries, 2½ acres raspberries, 18 fruit trees (mixed).
1 - 2 storey 8 room house, 1 - 4 room shack, 1½ storeys, 1 small shed, 1 packing shed, 1 garage and bath house.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian to Mrs Florence Milne on 14th December 1942, for the term of one year from 1st September, 1942 to 31st August 1943. Consideration - $180.00, payable $15.00 monthly, first payment 1st September, 1942 and thereafter on 15th of every month.
Buildings included except on room in the S.W. corner of the upstairs part of dwelling for storing chattels.

SOLD: To The Director, The Veterans' Land Act for $2,955.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

In view of the rent being collected by the Custodian up to 31st July 1943, a cheque, covering same, in the amount of $105.00, was paid to The Director, The Veterans' Land Act, November 17th, 1943.
Funds released to the credit of Shogo OMURA as at 5th June, 1944, against which were charges for Registration Fees - $3.00, Legal fees - $15.00, leaving a net credit of $2,937.00 from said transaction.

Adjustments to the amount of $7.04 covering unexpired Fire Insurance Premiums, were placed to Shogo OMURA'S credit.

The following Fire Insurance Policy -
The North West Fire Insurance Co., Policy No. 201081 - $3000.00, covering on 1½ storey dwelling, was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 171301-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be in accordance with the information on file.

January 17th, 1946

"D.A. Cramer"
D. A. Cramer.

DAC:JS

I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

December 20th 1948

B. Plummer.

EXHIBIT No. 1110 - 11

DATE Oct 8 1948

FILED BY K.A.Christie

SPECIFIED ARTICLES SUMMARY

MEMORANDUM

TO: File 8698 November 3, 1944.

From: Specified Articles Department

Re: OMURA, Shogo - Reg. 14373

ARTICLE	DESCRIPTION	APPRAISED VALUE
TRUCK	1931 Ford No. T134 License No. (41) C 6521	$75.00

Sold to: Pioneer Equipment Ltd. Date: September 2, 1942.

Selling Price: $100.00.

"K.Corker"

Expense of Administration amounting to $27.26 was deducted from the selling price and the balance of $72.74 was credited to OMURA'S account here on December 28th, 1942.

Details were sent to OMURA on January 15th, 1943.

The above summary is certified to be in accordance with the information on file.

"W.E. Anderson"

.....

11th February, 1946

WEA:EH

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

December 20th, 1948. B. Plummer.

Coff