

609300

OFFICE OF THE CUSTODIAN

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: HAMAURA Senmatsu

HOME ADDRESS: Terra Nova Cannery, Eburne, B. C. (15th Rd., Haney, B. C.)

REGISTRATION NUMBER 06575 SEX: male AGE: 55

OCCUPATION: fisherman

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Takano

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: 1---Lots 10 & 12 of E $\frac{1}{2}$ of NE quarter of Sec. 10, twp. 12, map 2450, in the District of New Westminster, B. C. 2---lots 1 & 2 of NW quarter of Sec. 11, twp. 12, map 1363 in the District of New Westminster.
(Both "Indentures" between Corp. of the Dist. of Maple Ridge & S. Hamaura.)

2. BUILDINGS AND OTHER IMPROVEMENTS: On lot "2" 4 roomed wooden frame bungalow. woodshed

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$17.00 1941 paid at Haney, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

6. OCCUPANCY AND LEASES (If vacant so state) vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. IN OWNER'S POSSESSION

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. see page 1, sec. 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.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Taking furniture with him "Self-supporting scheme"

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

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)
one \$50.00 Victory Bond (1941) in owner's possession

8. BANK ACCOUNTS: Royal Bank of Canada, Hastings & Main Vancouver, B. C. \$350.00

9. LIFE INSURANCE: Sun Life Assurance Co., Vancouver Branch. #2084725 \$1000.00

Beneficiary, wife, Takeno Policy in owner's possession

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

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 30th day of April 1942.

(Signature)

J. Hamann

T. J. Williams
Witness

FOR DEPARTMENTAL USE

PD. 6/8/42
INFORMATION FROM R.C.M.P.

Date Aug 19/43.

Sur File No. 6230

Full Name HAMAURA Senmatsu
(Surname in Block Letters)

Registration No. 06575

Male - Female
(check)

Age Apr 27, 1887

Former Address Luna Nova Cannery B.C.

Date Evacuated May 18/42

Naturalized - Canadian-Born - National
(check)

Present Address C/o H. A. Sigel & Co. Ltd.,
Lunenburg, B.C.

Married - Single
(check)

Name of Wife Takano # 06582

Name of Husband

Name of Mother HAMAURA Waki
(Japan)

Name of Father Katsukichi (died)

Names of Children under 16

Requested by CCF

Registered with Custodian
(Yes or No)

Additional Information Fisherman Owner of

2291 N.W. boat

REAL PROPERTY SUMMARY

JAPANESE NAME: Senmatsu HAMAURA Reg. No. 06575 File No. 6930.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/26-P. First Offer.

PROPERTY ADDRESS: 15th Road, Haney, B. C.

LEGAL DESCRIPTIONS: Lots 10 and 12 of the East $\frac{1}{2}$ of the North East $\frac{1}{4}$ of Section 10,
Township 12, Map 2450, Municipality of Maple Ridge, D. N. W.
AND
Lots 1 and 2 of the North West $\frac{1}{4}$ of Section 11, Township 12,
Map 1363, Municipality of Maple Ridge, D. N. W.

TITLES: Registered in the name of Corporation of the District of Maple Ridge.

ENCUMBRANCES: None registered.

Respecting Lots 10 and 12, there is a Statutory Declaration on file made by H.M. Davenport, Municipal Clerk of Haney, dated March 28th, 1944, declaring that Senmatsu HAMAURA bought these Lots at a Tax Sale and that a conveyance covering same was delivered to him 10th December, 1930.

Respecting Lots 1 and 2, there is also a Statutory Declaration made by H.M. Davenport, Municipal Clerk of Haney, B.C., dated 28th March, 1944 declaring that Senmatsu HAMAURA bought these Lots at a Tax Sale and that a conveyance covering same was delivered to him 21st December 1928.

Vesting Order filed No. 25837, May 13/43 as to Lots 10 and 12.

Vesting Order filed No. 25982, June 24/43 as to Lots 1 and 2.

ASSESSED VALUES:

Lots 10&12	Land	\$200.		
	Improvements	\$100.	\$300.	Taxes \$ 7.24
Lots 1 & 2	Land	\$300.		
	Improvements	\$400.	\$700.	Taxes \$14.27
			\$1000.00	\$21.51

CLASSIFICATION: This is a combined piece of uncultivated property with an area of 28.88 acres.
There is built on Lot 2 -1 4-room bungalow also 1 woodshed.

HISTORY OF ADMINISTRATION: The Custodian leased Lots 1 and 2 of this property to Douglas A. Siegner on 19th March, 1943 for a term of 10 months from 1st March, 1943 to 31st December, 1943. Consideration - \$23.00 cash.

Lease No. 396 was handed to The Director, The Veterans' Land Act, August 6th, 1943.

1943.

Page 2.

File No. 6930.

SOLD:

To The Director, The Veterans' Land Act for \$338.00 as at 1st January 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Sennatsu HAMAURA as at July 26th, 1944, against which were the following charges: Registration Fees - \$6.00, Legal Fees - \$45.00 = \$51.00, leaving a net credit of \$287.00 from said transaction.

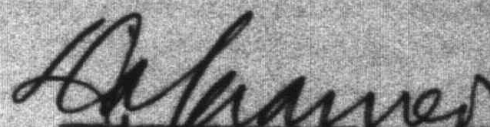
In view of the 1943 Rents having been collected by the Custodian, vis., \$23.00, a cheque for \$23.00 was issued to The Director, The Veterans' Land Act November 17th, 1943.

Certificates of Title Nos. 173683-E and 173684-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance
with information on file.

November 21st, 1946.

DAG:JS


D. A. CRAMER.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 18, 1944
Name: Senmatsu HAMAURA Reg. No. File: 6935
Terra Nova Cannery, Eburne, B.C.
Boat File No.: JFVDC 897
Name of Vessel: "S.H." or "Sumily" 33'x7'6"x3'6" (1936) Easthope 10 HP
Lic. or Reg. No.: New Westminster 2291
Naval No.: NW.028-H
Owner's Valuation: \$1,300.00
JFVDC Valuation: No appraisal (Lloyd's Valuation: \$1,100.00)
Custodian Valuation: No appraisal
Date of Sale: October 5, 1942
Purchaser: Dept. of Munitions & Supply (Army)
Signature on Sales Papers: Senmatsu HAMAURA
Selling Price: \$1,100.00
Paid to JFVDC on ~~acquisition~~: \$1,100.00
Supervision Costs: \$16.00
Balance due Owner: \$1,084.00
Paid to: Senmatsu Hamaura on Nov. 17, 1942.
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.: None

Additional Information: This boat was requisitioned by the Army and later purchased by the Dept. of Munitions & Supply.

Fm

PERSONAL PROPERTY SUMMARY

File No. 6930

25th November, 1946.

Re: Sematsu HAMAURA - Reg. No. 06575

CHATELS: The above Japanese registered with this office on the 30th April, 1942, declaring at that time he was taking his furniture with him on a "self-supporting scheme".

He did however leave a quantity of fish nets and equipment at the B.C. Packers Terra Nova Cannery, which were subsequently sold in accordance with the attached yellow summary for the net sum of \$465.00, which sum was credited to his account here. Eight units of nets out of the nine owned by him were accounted for, one was missing.

BONDS & INVESTMENTS: HAMAURA declared having a Victory bond. This was not brought under control by the Custodian.

BANK ACCOUNT: HAMAURA declared having a bank account, but this also was not brought under control by the Custodian.

LIFE INSURANCE: HAMAURA declared having a Sun Life Insurance policy but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

W.E. Quinn
.....

HAMAURA, Senmatsu,
Registration No. 06575,
File No. 6930.

November 23, 1943.

NET STATEMENT

<u>Cust. No.</u>	<u>Description</u>	<u>Japanese Value</u>	<u>Purchase Price</u>
2152	6/50 x 7 x 20 - 200	\$ 20.00	\$ 10.00
2153	5/50 x 5 $\frac{1}{2}$ x 25 - 200	25.00	10.00
2154	5/50 x 5 $\frac{1}{2}$ x 25 - 180	15.00	5.00
2155	5/50 x 5 $\frac{1}{2}$ x 50 - 200	100.00	40.00
Cannery	6/50 x 7 $\frac{1}{2}$ x 60 - 200	160.00	160.00
Cannery	5/40 x 6 $\frac{1}{2}$ x 50 - 200	140.00	140.00
Cannery	5/50 x 5 $\frac{1}{2}$ x 50 - 200	100.00	<u>100.00</u>
Total Sales.....			\$465.00

UNACCOUNTED FOR

5/50 x 5 $\frac{1}{2}$ x 50 - 200 \$100.00

/ms

March 8, 1946.

re: Sammatu HAMAURA
Reg. No. 06575

The following table is extracted from record books received from the B. C. Packers Co., covering their TERRA NOVA CANNERY net house. The Japanese Fish Collectors were instructed to have the Japanese fishermen enter in these record books the nets which were left by them in the company net houses.

The original record books are in the hands of Mr. F. G. Shears, Director.

<u>Japanese No.</u>	<u>Net Description</u>	<u>Value</u>
1	6/50 x 7 $\frac{1}{2}$ x 60 x 200	\$160.00
2	5/40 x 6 $\frac{1}{2}$ x 50 x 200	140.00
3	5/50 x 5 $\frac{1}{2}$ x 50 x 200	100.00
4	5/50 x 5 $\frac{1}{2}$ x 50 x 200	180.00
5	5/50 x 5 $\frac{1}{2}$ x 52 x 200	100.00
6	6/50 x 7 x 20 x 200	20.00
7	5/50 x 5 $\frac{1}{2}$ x 25 x 200	25.00
8	5/50 x 5 $\frac{1}{2}$ x 25 x 180	15.00
9	1 Cork line - 200 fathoms	30.00
10	1 " " - 200 "	35.00
11	1 " " - 200 "	15.00
12	1 " " - 200 "	20.00
13	1 " " - 200 "	25.00
14	1 Lead " - 200 "	27.00
15	1 " " - 200 "	22.00
16	1 " " - 200 "	20.00
17	1 " " - 200 "	15.00
18	1 " " - 200 "	10.00
19	1 " " - 70 "	4.00
20	(40 lbs 5/40 Barb net twine)	
	(12 " 6/50 " " ") new	157.20

E. Brindson

6930

25th September, 1948.

Mr. Sennatsu HAMAURA,
Registration No. 06575,
Lillooet, B.C.

Dear Sir:

We enclose herewith Custodian cheque for \$3.9.00,
representing balance of your account accruing from sale of
your real and personal property.

As acceptance of a similar amount was previously
rejected by you, we would point out that the Honourable
Justice H.I. Bird has ruled that acceptance of Custodian
cheques by claimants in no way prejudices their claims before
the Commission.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl. (cheque)

File No. 6930

STATEMENT OF ACCOUNT
Seematsu HAMAUFA - Regu. No. 06575

23rd Dec. 1942

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1943</u>				
Jan. 1	Cr. re Sale of Property		\$289.00	
	" " " "		43.00	
Feb. 8	Land Registry Office, Certificates of Encumbrance	\$3.00		
	Sale of nets and web		465.00	
April 8	Cheque to Seematsu HAMAUFA	50.00		
June 15	" " " "	100.00		
Oct. 4	" " " "	250.00		
1945				
Apr. 23	Legal fees in connection with conveyance of the properties (3)	45.00		
		\$448.00	\$797.00	
				<u>\$349.00</u>

24th June, 1947.

Hal Mensies, Esq.,
Honey, B.C.

Dear Mr. Mensies:

Re: Lots 1 & 2 of NW $\frac{1}{4}$ Sec.11, Twp. 12, Map 1363
and Lots 10 & 12 of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$,
Sec. 10, Twp. 12, Map 2450, NWD
Lot 3 of NW $\frac{1}{4}$ Sec.11, Twp.12, Map 1363, NWD

Reference has been made at Ottawa to some properties which
the Custodian sold to the Veterans' Land Act which they resold to
non-veterans. The above is one of them.

It would be appreciated if you would arrange to inspect
this property and submit to me a confidential report. You might
mention if there appears to be a particular reason why this parcel
might have had a resale price above a normal valuation.

For your confidential information the prices were as follows:

Purchase Price by V.L.A.

\$433.00

Re-sale Price

\$3,050.00

Yours truly,

F. G. Shears,
Director.

FGS/PMH

CANADA
Department of the Secretary of State
Office of the Custodian

File No. J-49

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 26, 1947

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: Properties Sold to Director, V. L.A.

Dear Mr. Shears:

In the course of the proceedings before the Public Accounts Committee on the 20th instant, Mr. Gordon Murchison, Director, Soldier Settlement and Veterans' Land Act, stated:

"Sale has been made of a few parcels to non-veterans. They were as follows:

1. A property consisting of approximately 78 acres sold to a religious order. The cost to the director was \$4,725. The sale price was \$5,500 cash. This sale was in accordance with Section 22 of the Veterans' Land Act, which authorizes the director, among other things, to sell land which is at his disposal for sale, for religious purposes.

2. A parcel containing 100 acres on Salt Spring Island in the Gulf of Georgia. This property consists chiefly of rocky wooded hill, without any improvements. It could be used as a base for a commercial fisherman or as a firewood proposition. The director bought it for \$245. There was no demand for it by veterans. It was advertised for sale by public tender - four offers were received ranging from \$750 to \$2,000. It was sold to the highest bidder under authority of P.C. 5285 of January 3 this year, pursuant to Section 21 of the Veterans' Land Act.

3. Three bush lots comprising approximately 38 acres 5 miles from Haney, B.C. These were undeveloped places which had been logged off years ago and growing up with fair sized second growth softwood interspersed with stumps. The director paid \$433 for these parcels. There was no demand by veterans. They were advertised for sale by public tender and brought a price of \$3,050. This price doubtless reflects the demand there is at the present time for any kind of small logs and firewood".

In accord with our request, Mr. Murchison has furnished the following particulars with regard to the above:

V.L.A. File	Custodian's File	Name	Land Description	Sale Price
BC/233-P	J.L. 143	E. HASHIZUME	Pt. SW $\frac{1}{4}$ Sec. 26, Twp. 17, Sketch 25946 "E"; Pt. SW $\frac{1}{4}$ Sec. 26, Twp. 17, Sketch 6471, NWD	\$5,500.00
BC/234-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, Sketch 2267, NWD	
BC/235-P	J.L. 143	E. HASHIZUME	Pt. Sec. 27, Twp. 17, Sketch 7288, NWD	
BC/236-P	J.L. 143	E. HASHIZUME	Lot "B" NE $\frac{1}{4}$ Sec. 27, Twp. 17, Map 987, NWD	
BC/715	J.L. 795	K. OKANO	Sec. 1, Rge. 1 East, North Division, Salt Spring Island, Cowichan District	\$2,000.00

F. G. Shears, Esq.,

-2-

May 26, 1947

<u>V.L.A. File</u>	<u>Custodian's File</u>	<u>Name</u>	<u>Land Description</u>	<u>Sale Price</u>
6930 BC/26-P	J.L. 151	S. HAMURA	Lots 1 & 2 of NW $\frac{1}{4}$ Sec. 11, Twp. 12, Map 1363 and Lots 10 & 12 of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$, Sec. 10, Twp. 12, Map 2450, NWD	\$3,050.00
747-1247 BC/158-P	J.L. 147	T. SUNADA	Lot 3 of NW $\frac{1}{4}$ Sec. 11, Twp. 12, Map 1363, NWD	

You will note that the property consisting of 78 acres, sold to a religious order, is situate in the District of New Westminster, and the three bush lots of 38 acres are approximately 5 miles from Haney. It would be appreciated if you would have Mr. Hensies make a report on these parcels and submit same to the Advisory Board in order that the whole matter may be reviewed and the Board's comment's placed before the Minister.

The second parcel is on Salt Spring Island and we think it would be advisable to have Mr. Gavin Mount make a written report on the matter which you may submit to the Advisory Committee and, in turn, send us their findings.

It would be appreciated if you would forward these reports in duplicate.

Please let us hear from you in this connection with the least possible delay.

Yours very truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

DWW/JF

27th November, 1946.

REGISTERED

Mr. Sennatsu HAMAGUCHI,
Registration No. 06575,
Lillooet, B.C.

Dear Sir:

Your file has now been reviewed and we enclose herewith Custodian cheque in the amount of \$349.00, being your full credit balance remaining at this office. Since our letter to you of the 27th July, 1944, reporting sale of your properties and showing a balance of \$394.00, the only entries made in your account were for legal fees in the amount of \$15.00 each for the conveyancing of the properties.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/HA
Encls. 2 (cheque)

CRUX & McMASTER

Accountants and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

835 WEST GEORGIA ST.

VANCOUVER, B. C.

TELEPHONE MAJOR 8377

ENEMY SECTION	
Rec'd	APR 3 1944
File No.	692
Ans'd	
Refer'd	

March 31, 1944

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. Wright

Dear Sir:

Re: S. Hamura

Please find enclosed herewith two statutory declarations in this matter covering the two parcels of property involved namely Lots 1 and 2 of NW $\frac{1}{4}$ of Section 11 Township 12, Map 1363, Municipality of Maple Ridge and Lots 10 and 12 and East half of NE $\frac{1}{4}$ of Section 10, Township 12, Map 2450, Municipality of Maple Ridge.

We also enclose herewith certified copies of the Municipal by-law respecting the transference of these three parcels of land into the name of Senatsu Hamura in the one case and Sematsu Hamura in the other case.

The enclosed documents are forwarded in pursuance of our arrangement with you that these matters would be dealt with under section 23, subsection 2 of the Regulations Respecting Trading With The Enemy and we shall await your further instructions after the transmissions have been duly completed and executed.

Yours truly,

CRUX & McMASTER

PER

G. F. McMaster
G. F. McMASTER

GFM/OH
ENCLS.

Exhibit A

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

A By-Law to dispose of Tax Sale Lands.

WHEREAS by the provisions of the Municipal ^{Act} of the Province of British Columbia, Municipalities are empowered to dispose of lands acquired under tax-sale proceedings.

AND WHEREAS the Council for the Corporation of the District of Maple Ridge deem it advisable to dispose of the various parcels of lands herein-after referred to and acquired by the said Corporation under tax-sale proceedings, to the respective purchasers and at the prices hereinafter set out.

AND WHEREAS there are no buildings of any kind upon any of the said lands and this By-Law has been passed by an affirmative vote of three-fourths of the members of the Council for the said Corporation of the District of Maple Ridge.

BE IT THEREFORE ENACTED by the Council for the Corporation of the District of Maple Ridge, in Council assembled, as follows:

The Corporation of the District of Maple Ridge sells and disposes of the lands hereinafter referred to, to the respective purchasers and at the price hereinafter referred to and set out, that is to say:

Lots Four (4) and Five (5) of North West Quarter of Section Eleven (11) Township Twelve (12) Map 1363 in the District of New Westminster to KENSAKU HONDA of Port Haney in the Province of British Columbia, Farmer, for the sum of Two Hundred Dollars (\$200.00).

Part (Seventeen Decimal Thirty-eight (17.38) acres more or less) of a Thirty-seven Decimal Thirty-eight (37.38) acre portion of the North West Quarter of Section Fourteen (14) Township Twelve (12) as shown lettered "D" on Sketch Deposited No 4372 in the District of New Westminster to RINICHIRO YOSHIHARA of Port Haney, aforesaid, Farmer, for the sum of Two Hundred Dollars (\$200.00).

Lots One (1) and Two (2) of the North West Quarter of Section Eleven (11) Township Twelve (12) Map 1363 in the District of New Westminster to SENIMATSU HAMAURA of Port Haney, aforesaid, Farmer, for the sum of One Hundred Dollars (\$100.00).

Part (One Decimal Nine Hundred and Fifty-three (1.953) acres more or less) of the South East Quarter of Section Fifteen (15) Township Twelve (12) as shown and lettered "B" on Sketch deposited No 5672 in the District of New Westminster to MATSUTARO KOSAKA and KENSUKE KOSAKA both of Port Haney, aforesaid, Farmers, for the sum of Twenty-Five Dollars (\$25.00).

Lots One (1) and Two (2) of the North West Quarter of Section Twenty-Eight (28) Township Twelve (12) Map 2409 in the District of New Westminster to JOSEPH JAMES MULHALL of Port Haney, aforesaid, Farmer for the sum of Fifty Dollars (\$50.00).

THAT the Reeve and Clerk for the said Corporation of the District of Maple Ridge be and they are hereby authorized for and on behalf of and in the name of the Corporation of the District of Maple Ridge to execute and deliver deeds of the said lands to the respective purchasers and to execute and deliver any further documents necessary in the premises and that the Clerk of the said Corporation be authorized to affix the seal of the said Corporation to the said deeds or documents.

This BY-LAW may be cited for all purposes as the "Tax Sale Lands By-Law 1928".

DONE AND PASSED in open Council the 1st day of December A.D. 1928.

RECONSIDERED AND FINALLY PASSED the 21st day of December A. D. 1928.

(signed) J. B. Martyn

Reeve

J. C. McFarlane

Clerk

Certified a true copy of the original bylaw.
Haney. B.C. March 27th. 1944

J. M. Davidson M.C.

[Handwritten signature]

Exhibit A

The Corporation of the District of Maple Ridge.

A Bylaw to dispose of Lands

WHEREAS the Corporation of the District of Maple Ridge is the owner of the lands and premises hereinafter described.

AND WHEREAS the Council of the said Corporation of the District of Maple Ridge is of the opinion that the said lands are not required for Corporate purposes.

AND WHEREAS SENATSU HAMURA of Port Haney in the Province of British Columbia, Farmer, has agreed to purchase the said lands and premises hereinafter firstly set out for the sum of Fifty dollars (\$50.00)

AND WHEREAS WILLIAM HABGOOD of Websters Corners in the Province of British Columbia, logger, has agreed to purchase the said lands and premises hereinafter secondly set out for the sum of Forty-five Dollars (\$45.00)

AND WHEREAS GEORGE A. MORRIS of Port Haney in the Province of British Columbia, sheet metal worker, and MYRTLE G. MORRIS, wife of the said George A. Morris, of Port Haney, aforesaid, has agreed to purchase the said lands and premises hereinafter thirdly set out for the sum of One Hundred Dollars (\$100.00).

AND WHEREAS the Council of the said Corporation of the District of Maple Ridge deem it advisable to sell the said lands and premises.

THEREFORE the Council of the Corporation of the District of Maple Ridge ENACTS AS FOLLOWS:

THAT the following lands and premises, namely:

FIRSTLY ALL AND SINGULAR that certain parcel or tract of land and premises known and described as Lots Ten and Twelve (10 and 12) of the East half of the North East quarter of Section Ten (10) Township Twelve (12) Map number 2450, be sold by the said Corporation to the said Senatsu Hamura for the said sum of Fifty dollars (\$50.00)

SECONDLY ALL AND SINGULAR that certain parcel or tract of lands and premises known and described as Lot five (5) of Block Four (4) of the North West quarter of Section Twenty-four (24) Township twelve (12) Map 2638, be sold by the said Corporation to the said George William Habgood for the sum of Forty-five dollars (\$45.00)

THIRDLY ALL AND SINGULAR that certain parcel or tract of land and premises known and described as Lots twenty and twenty-one (20 and 21) Block Five, Group One (1) of Lot 398, Map 155, be sold by the said Corporation to the said George A. Morris and Myrtle G. Morris for the said sum of One Hundred Dollars (\$100.00)

THAT the Reeve and Clerk of the said Corporation of the District of Maple Ridge be and they are hereby authorized for and on behalf of and in the name of the said Corporation to execute and deliver any documents necessary in the premises.

THIS BYLAW may be cited for all purposes as "the Land Sale Bylaw 1930".

DONE AND PASSED in open Council the 4th. day of October, A.D. 1930.

RECONSIDERED AND FINALLY PASSED the 10th. day of December A.D. 1930.

(signed)

S. Mussallem
Reeve
J. C. McFarlane
Clerk.

Certified a true copy of the original bylaw.
Haney. B.C. March 27th. 1944.

J. H. Davidson C.M.C.
H. J. [unclear]

6930

January 27th, 1944.

Mr. Senmatsu HAMAUURA,
Registration No. 06575,
c/o H.A. Sigale & Co. Ltd.,
Lunby, B. C.

Dear Sir:

- RE: (1) Lots 1 & 2 of N.W. $\frac{1}{4}$ of Sec. 11,
Tp. 12, Map 1363.
(2) Lot 10, of E. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Sec.
10, Tp. 12, Map 2450.
(3) Lot 12, of E. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Sec.
10, Tp. 12, Map 2450.
-

We find that title to the above described lands is in the name of the Corporation of the District of Maple Ridge, and the Clerk of the Corporation has informed us that you purchased these lands from the Corporation and hold deeds covering the three parcels. Will you please send to us these deeds in order that conveyance of title may place them in your name. It would be appreciated if you will do this promptly.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

HUGH S. CUNNINGHAM
Solicitor
NANAY, B.C.

H. M. DAVENPORT
Clerk and Collector
NANAY, B.C.

Corporation of the District of Maple Ridge

TELEPHONES:
Nanay 6 : Hammond 3661

January 17th.1944.

Mr. Ian Macpherson,
Title Examiner,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION STATION	
Rec'd	JAN 18 1944
File No.	
Ans.	
Referred	<i>M. P. Davenport</i>

Dear Sir:

Re: Your Files No. 6661 & 6930

I beg to advise you that the purchase price of the properties mentioned in your letter of January 14th/44, were paid in full at the time of purchase. ✓

Taking them in rotation ~~Block~~ No.1 was purchased in 1931; No.2 in 1928 & No's 3 & 4 in 1930.

Deeds to these properties were issued on registration of the bylaws and handed over to the purchasers.

I might also add, as has already been drawn to your attention, regarding No.1 that where you show his name as Shinjiro Kakumasu, we show him in our Bylaw as Shijiro Takumasu.

not applicable to this file

Yours truly,

H. M. Davenport
C.M.C.

6661 & 6930

January 14th, 1944.

Mr. H.M. Davenport, C.M.C.,
and Collector,
HAWAII, B. C.

Dear Sir:

- RE: (1) Lot 6, N.W. $\frac{1}{4}$, Sec. 11, Tp. 12,
Map 1363.
(2) Lots 1 & 2, N.W. $\frac{1}{4}$, Sec. 11, Tp. —
12, Map 1363.
(3) Lot 12 of the E. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$
of Sec. 10, Tp. 12, Map 2450.
(4) Lot 10 of the E. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$
of Sec. 10, Tp. 12, Map 2450.

In the Land Registry Office records, the registered owners of these properties is the "Corporation of the District of Maple Ridge." Our information is that Shinjiro KAKIMASU has purchased parcel (1) above, and Sumatou HAMAMURA purchased from the Corporation parcels (2), (3) and (4) above.

We would appreciate a statement from you showing the balance of unpaid Purchase Price, and balance of interest due the Corporation as to the date of January 1st, of each of these parcels separately.

Thanking you in anticipation.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

Est Lillard, B.C.,
Sept. 1, 1943.

The Custodian's Office,
Royal Bank Bldg.,
Vancouver,
B.C.

EVACUATION SECTION	
Rec'd	SEP 2 1943
File No.	70546950
Ans.	
Referred	WTR

Dear Sir:

My husband, Lemmatsu
Hamaura, Reg. No. 06575 has
taken ill and confined at the
Hospital in Lytton. Will you
please forward me the amount
credited to him from the
sale of his fishing nets at
your earliest convenience?

Truly yours,
Takao Hamaura
(Mrs. Lemmatsu
Hamaura)
Reg. # 06582

29

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HAMAURA, Mr. Sennatsu

File No. 6930

*To H.A. Sigalot & Co Ltd
Surrey B.C.*

Reg. No. 06575

Company Sun Life

Agency Vancouver

Policy No. 2084725

Premium - \$ 55.80

Payable: ^x Annually, Semi-annually or monthly

Month October Day 1st

REMARKS:

27

Letter sent 2/18/43

FILE 16210

MEMORANDUM

Re: [illegible]

Our field men report on inspecting the above's
property between September 9th and 15th, 1947, finding
the dwelling house securely locked and nailed up by
the owner prior to evacuation.

ENC/BN

"C
O
P
Y"

East Lillooet, B. C.,
June 7, 1943.

Specified Articles Dept.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

The following fishermen, Mr. Sanosuke
ITO, Senmatsu HAMAURA, Mitsuo KOYANAGI, formerly
of Terra Nova Cannery, would appreciate very much
if you would let us know whether any more of our
nets have been sold since the list you sent us on
March 18th.

Please check and let us know at your
earliest possible convenience.

Thanking you in advance,

Yours truly,

"Mitsuo Koyanagi"

cc for files 1259 & 6930

6930

April 7, 1943.

Mr. Sennatsu HAMAURA,
Registration No. 06575,
Lillooet, B. C.

Dear Sir:

A letter from Hiroshi KOYANAGI dated March 24th has just been received. Mr. Koyanagi states that you are requesting us to forward you the sum derived from the sale of your nets.

It is the policy of the Custodian to maintain as high credit balances as possible for all of its Japanese wards. The reason for this will be plain to you. It is the practice to disburse whatever may be needed for maintenance monthly, so that the funds will not be dissipated more quickly than is necessary.

In any case, however, where there is any reason for which an individual requires the fund at credit, consideration will be given. If, therefore, there is any reason why you need the whole fund, please so state, explaining fully.

Attached hereto please find our cheque for \$50.00. Further funds will be sent, as required.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE
Enc.

C
O
P
Y

Japanese Settlement,
East Lillooet,
March 24, 1943.

Office of the Custodian,
Miss M. Sullivan,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

You just sent us the sold nets of the
following fishermen:

Sanosuke ITO, file 1259		
1 net	5/50 x 5 $\frac{1}{2}$ x 50 - 200	\$120.00
Senmatsu HAMAURA, file 6930		
nets	6/50 x 7 $\frac{1}{2}$ x 60 - 200	\$160.00
	5/40 x 6 $\frac{1}{2}$ x 50 - 200	140.00
	5/50 x 5 $\frac{1}{2}$ x 50 - 200	100.00
	5/50 x 5 $\frac{1}{2}$ x 52 - 200	40.00
	6/50 x 7 x 20 - 200	10.00
	5/50 x 7 $\frac{1}{2}$ x 25 - 180	5.00
		<u>\$455.00</u> OK - net
Mitsuo KOYANAGI, file 1221		
net	5/50 x 6 $\frac{1}{2}$ x 60 - 200	\$150.00
	6/50 x 7 $\frac{1}{2}$ x 57 - 200	75.00
		<u>\$225.00</u>

They all would be very much obliged if
you would forward them the money individually in
your earliest convenience because they're all
running low on money so they all would be very
glad to receive the money of the sold nets at your
earliest convenience.

Thanking you in advance,

Yours truly,

Hiroshi KOYANAGI
Reg. No. 07202

Copies for files 1259, 6930 & 1221

John M. C. Company.

Total Value

E. Lillooet, B.C.
December 20, 1946

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

File No. 6930

I am returning to you herewith Custodian cheque No. 3372 in the amount of \$349.00, being sent to me under date of November 27th, claimed by you as full settlement of my property left in the protected area.

I wish to register a complaint with you against the sale of this property at such a low price. I have actually turned down a cash offer of \$1000.00 for the timbers alone standing on the property in summer of 1941.

Therefore, I can not accept the amount you proposed as full settlement derived from the sale of the property.

Yours truly,

Senmatsu Hamaura
Senmatsu Hamaura

Encl.

REGISTERED

*Please file
in #6930
WY*

Canada

J.L. No. 191

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JUL 27 1944

JAPANESE EVACUATION SECTION

File No. 6930

Reg. No. 06575

506 Royal Bank Building,
Vancouver, B. C.

Mr. Senmatsu HAMAURA,
c/o H. A. Sigale & Co. Ltd.
Lunby, B. C.

Dear Sir:

Re: Municipality of Maple Ridge- Lots 19 and 12 of the East
half of the north east quarter of Section 10, Township
12, Map 2450, District of New Westminster. C. of T.
52725E & 48395E.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 46.00
Add:	
Unexpired insurance premium as at January 1st, 1943	46.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	43.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JUL 27 1944

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 6930
Reg. No. 06575

Mr. Senmatsu HAMAURA,
c/o H. A. Sigalé & Co. Ltd.,
Lumby, B. C.

Dear Sir:

Re: Municipality of Maple Ridge- Lots 1,2 of the north west
quarter of Sec. 11, Township 12, Map 1363, District of
New Westminster, C. of T. 68523E.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property		\$ 292.00
Add:		
Unexpired insurance premium as at January 1st, 1943		292.00
Less:		
Tax arrears to December 31st, 1942	\$ 3.00	3.00
Registration fee		
Encumbrance—Principal		
—Interest		
Net proceeds of sale		289.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R

1943		Debit	Credit	Balance
Jan. 1	Cr. re Sale of Property		289.00	
	Ditto		43.00	
	Land Registry Office - Certificate of Encumbrance	3.00		
Feb. 8	Sale of Nets & Web		465.00	
April 8	Cheque to Semmatan HAKAURA	50.00		
June 15	"		100.00	
Oct. 7	"		250.00	
		<u>403.00</u>	<u>797.00</u>	
				<u>394.00</u>

Farm Appraisal Report

File No. JL 151

Land Description Lots 10 & 12 of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ Sec. 10, Tp. 12, Map 2450, NWD

Containing 9.54 a. or 1. " Acres

Owner's Name HAMURA, S. Post Office Address Albion, B.C.

Nearest Rail Point Albion, C.P.R. Distance 2 $\frac{1}{2}$ miles

Market Town Haney 5 miles or New Westminster 30 miles Distance

Church (give denomination) All denominations, Haney Distance 4 miles

Nearest School Albion Distance 2 $\frac{1}{2}$ miles

State how property was identified: By map, old logging road and local residents.

Roads: State whether property has access to main road, the kind of road and its condition.
 Very poor access. Narrow gravel road (21st Ave.) is unopened beyond the
 S.E. corner of the $\frac{1}{4}$ -section or ends about 300 yds. south of these lots and
 an old dirt logging trail continues on past Lot 10 only.

Is this district a good one? No, isolated hilly bush neighbourhood.

Employment opportunity Practically nil in the vicinity.

Predominating Nationality and religion: British and Protestant around Albion.

Describe Fencing and its condition: Property unfenced. Value \$

Water supply: Undeveloped but adequate supply available by digging a well 12' - 16' Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	No buildings on property.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Electric light line about $\frac{1}{2}$ mile north but unlikely to be made
 available to the undeveloped bush lying south for years.

Total present day value \$

Total Value Buildings add to farm \$

Describe repairs needed to make buildings serviceable and give approximate cost of same.

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDEULATING, 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, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
9.54	9.54 ac. more or less undulating, slopes to Kanaka Creek at west	clay loam 6" - 10"	clay	clear small timber & stumps	150.00	5.00 47.70
Area Unavailable 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 \$ 47.70

Total added by buildings to value of farm \$

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

Total value of farm \$ 47.70

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

Undeveloped bush.

~~What is the average yield per acre of this farm?~~

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

Too limited in acreage to make an economic farm unit but adaptable for mixed farming along with adjacent bush acreage when cleared.

Noxious weeds:

Bush land free from noxious weeds.

~~State type of family recommended for this property.~~~~How many acres of land are currently occupied by the property?~~Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

1942 Taxes \$3.71 on each lot or total of \$7.42.

Municipality of Maple Ridge.

Date: June 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 29th day of May, 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: Undeveloped logged over bush with poor access to it. Too isolated and limited in size by itself to make an economic farm unit.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Undulating westerly slope towards Kanaka Creek, flowing SW a few hundred yards from the property.

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

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

BC/26-P Page 5
Farm Appraisal Report

S.S. Form No. 40
 (Sheet 1)

File No. JL-151

Land Description Lot 1 of N.W. 1/4, Section 11, Tp. 12.

Containing 9.67 Acres

Owner's Name S. HAMURA Post Office Address R.R., Haney, B.C.

Nearest Rail Point Albion - C.P.R. Distance 2 1/2 miles

Market Town Haney - 5 miles; New Westminster Distance 25 "

Church (give denomination) All denominations-Haney Distance 5 "

Nearest School A. Robinson Distance 2 "

State how property was identified: One post and map reference.

Roads: State whether property has access to main road, the kind of road and its condition.
Yes. It fronts on No. 15 Road. Good gravelled Municipal road.

Is this district a good one? Very much undeveloped as yet.

Employment opportunity Limited to mill and brickyard in Haney.

Predominating Nationality and religion: At present 95% Japanese at least.

Describe Fencing and its condition: None at all. Value \$

Water supply: None developed. Good creek. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	(NO BUILDINGS)						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Electric light available 1/2 mile away.

Total present day value \$ -

Total Value Buildings add to farm

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
9.67	Undulating - mostly bottom land. Good alder growth - some spruce. 9.67 ac.				150.-200.	10.00
						96.70
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 \$ 96.70

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 96.70

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

All bush.

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

Noxious weeds:

Not in evidence.

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

Maple Ridge Municipal Land, School & Library.
\$5.98.

Date: 27th May 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 26 day of May 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks:

An entirely undeveloped heavy bush acreage.
Mostly bottom land North of Kanaka Creek. Soil generally
clay loam.

Much useful Alder of commercial value both
as logs and firewood.

OWNER, I AM INFORMED, IS SEASONAL FISHERMAN;
when home resides on Lot 2 adjoining on the East.

(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

\$

\$

\$

\$

\$

\$

\$

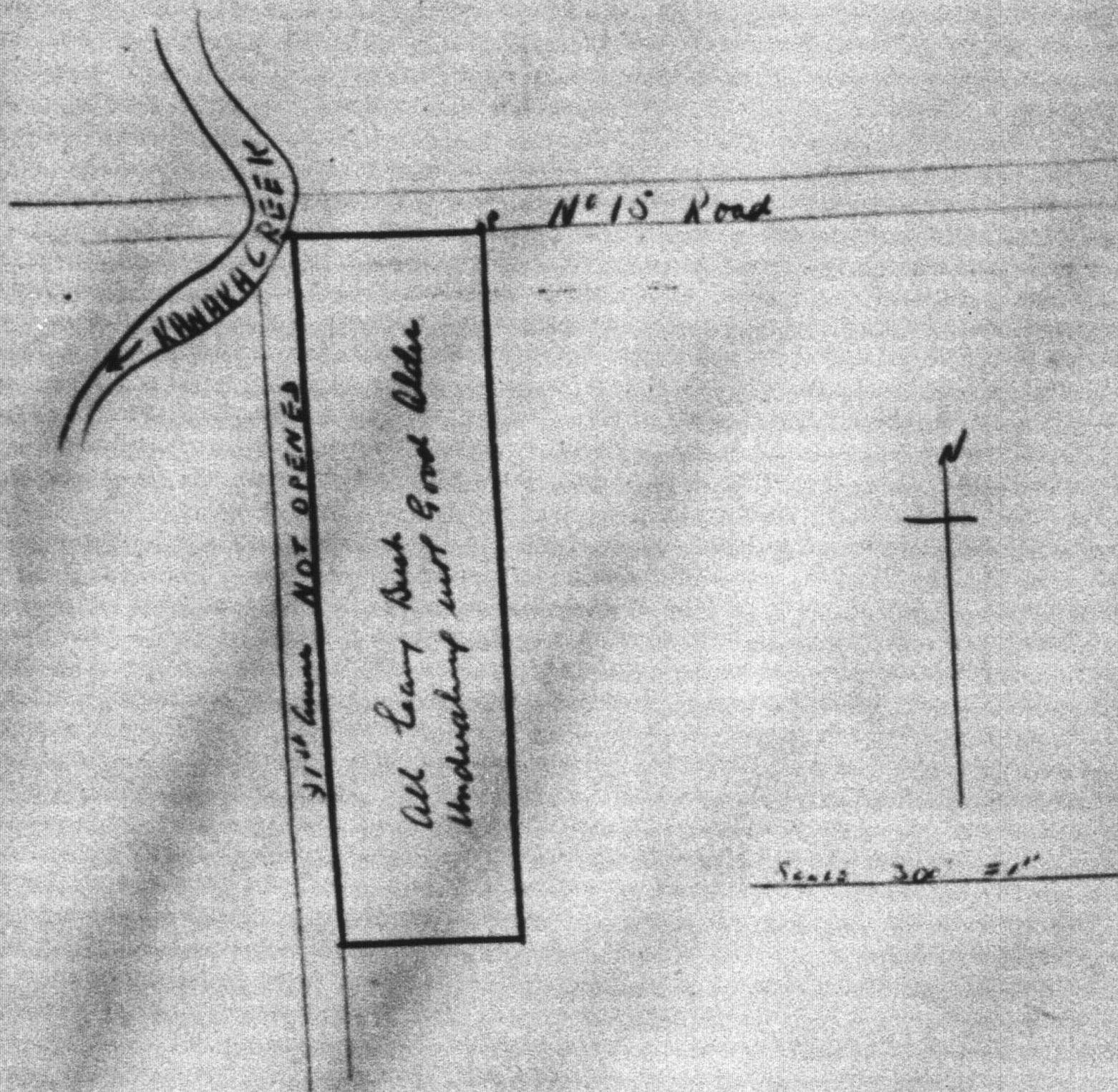
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 100.00

Date 1st June 1942.

"I.T. BARNET"
District Superintendent.

Farm Appraisal ReportFile No. JL-151Land Description Lot 2 of N.W. 1/4, Sec. 11, Tp. 12Containing 9.67 AcresOwner's Name S. HAMURA Post Office Address R.R., Haney, B.C.Nearest Rail Point Albion - C.P.R. Distance 2 1/2 milesMarket Town Haney - 5 miles; New Westminster - - - Distance 25 "Church (give denomination) All denominations at Haney Distance 5 "Nearest School A. Robinson Distance 2 "State how property was identified: One post; road and map check

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

Yes. It fronts on No. 15 Road. Good gravelled Municipal Road.Is this district a good one? No. Much undeveloped and side-hill land.Employment opportunity None nearer than Haney - mill and brickyard.Predominating Nationality and religion: At present 95% Japanese.Describe Fencing and its condition: None at all. Value \$Water supply: Good dug well. Value \$**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 36	Frame	12'	Shg.	about 7	Wood	fair	100.00
Wood shed	14 x 18	Rough cedar	7'	Shk.	" 7	"	"	10.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

Electric light available $\frac{1}{2}$ mile awayTotal present day value \$ 110.00Total Value Buildings add to farm \$ 100.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Is still occupied by owner. A clean very modest affair.This building is not worth adding to. \$Describe the basement and chimneys: No basement. Metal stove pipe chimneyNo. rooms downstairs? 5 Upstairs? - How finished Shiplap, part papered.Are buildings painted? No. Condition of paint -Distance from nearest bush Close up.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
0.14	Level .14 ac	Clay loam to 10"	Clay	Just a small garden patch.	50.	7.00
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
9.53	Undulating land. 9.53 ac	clay 1. to 10"	Clay	Clear heavy bush	150. min.	10.00
						95.30
Area Unsuited 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 \$ 102.30

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 202.30

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

This has been the fisherman owner's home. He is still in residence.
There is just the small garden patch.

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

It is not suitable.

Noxious weeds:

Not in evidence.

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

Maple Ridge Municipal-Land, School & Library.
\$8.79.

Date: 27th May 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 26th day of May 1942.

Inspector's Signature

"T. GODFREY"

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

JL-151 - S. HAMURA Farm Appraisal Report

Remarks:

Owner is a fisherman; has been away during fishing season. Just used the home when not fishing.
Can best be visualized as home in the bush with tiny garden patch.
There is much good alder on the lot and some spruce.

(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

\$

\$

\$

\$

\$

\$

\$

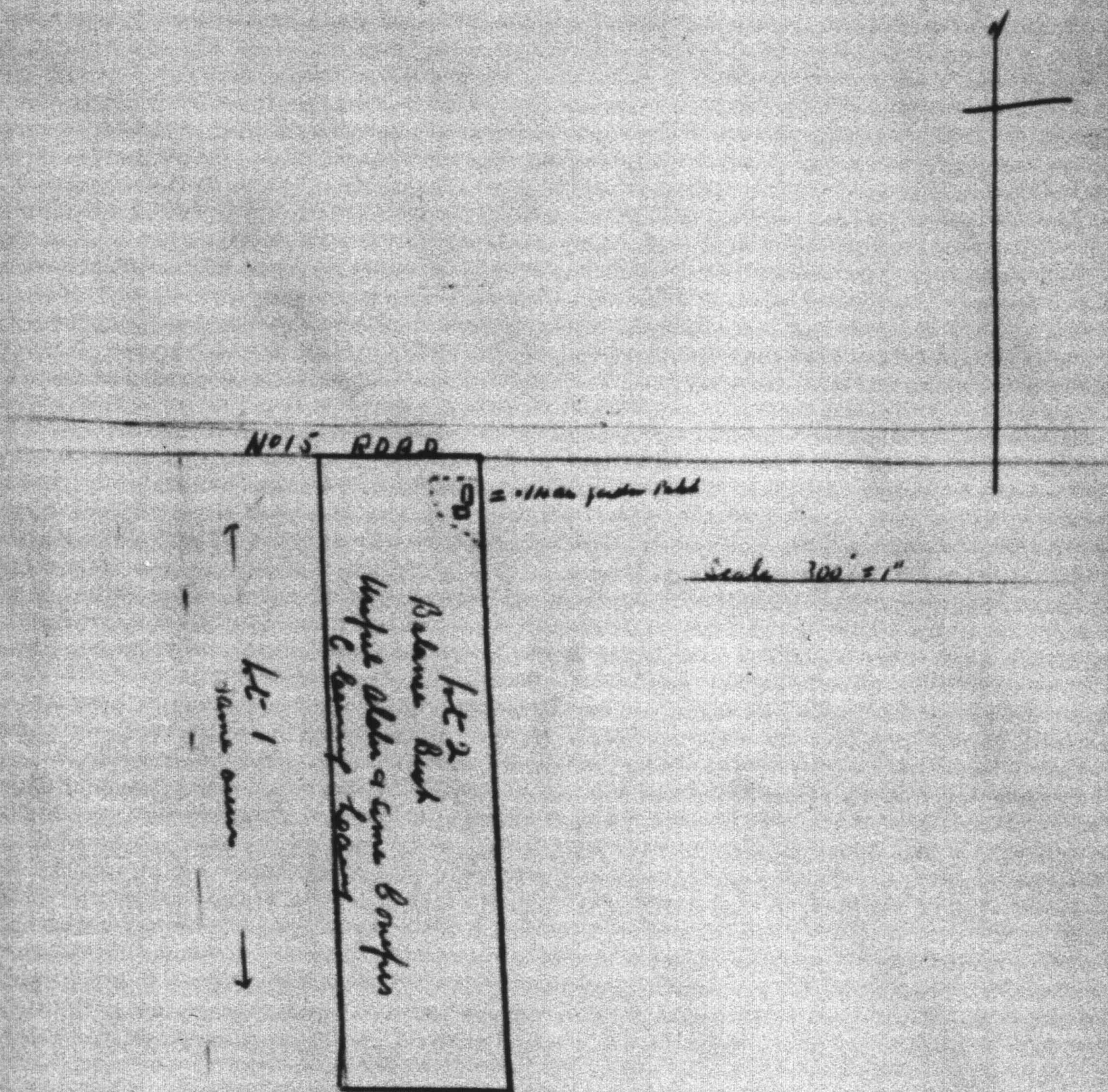
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.

NOV 26 1947

V.L.A.

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.

6930 22151
AC 26P
2nd 8

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

- (1) NAME Hamaura Senmatsu (RCMP) Reg. No. 06575
(Print) Surname Given Name
- (2) Pre-Evacuation Address Haney, B.C.
- (3) Present Address Lillooet, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) Maple Ridge, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
- (1) Lots 1 & 2 of N.W. 1/4 of Sec. 11,
Tp. 12 Map 1363.
- (2) Lot 10, of E. 1/4 of N.E. 1/4 of Sec.
10, Tp. 12, Map 2450.
- (3) Lot 12, of E. 1/4 of N.E. 1/4 of Sec.
10, Tp. 12, Map 2450.
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm Farm
- (ii) Residence Type of business
- (iii) Business None
- (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 - - - - - \$ 300.00
- (ii) Buildings - - - - - \$ 325.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) 350,000 Ft Fir timber @ \$5.00 per M. \$1750.00
40 pieces Cedar poles
(50) @ \$6.00 ea. \$240.00
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2615.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - - - \$ 2615.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation 338 V.A.H.
2277.00
- (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")

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

	Estimated Value \$
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

TOTAL CLAIM FOR PROPERTY LOSS \$

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))

(g) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or 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
HARRY A. BROWN
Solicitor
TO WIT:
I, *Surgeon General*
of *British Columbia*
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 Vancouver*
of *British Columbia*
in the *City of Vancouver*
this *31st* day of *November*
A.D. 1947.
A Commissioner for taking Affidavits within British Columbia
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.
Dear Sir:

I will not be present at the court. Is
I'd liked to leave this matter in hands
of Mr. Justice *Baker*

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).

10

Lytton, B.C.,
January 15th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIMATSU YAMADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

B.J. McMASTER, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
D.J. HANFORD, Esq., Official Interpreter.
G. HAMILTON, Esq., Official Reporter.

30

2
T. Hamaura,
In Chief.

MR. McMASTER: Mr. Hamaura is unable to be here today
and Mrs. Hamaura is going to give evidence.
I would require an interpreter in this case.

THE COMMISSIONER: All right.

TAKENO HAMAUURA, a witness called on behalf
of the Claimant herein, being first
duly sworn, testified through the
interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

10 Q Do you recognize the signature on the claim
form, Mrs. Hamaura?

A Yes.

Q Is that your husband's signature?

A Yes.

Q And do you know of your own knowledge whether he
swore that declaration?

A Yes.

THE COMMISSIONER: What is the witness' name?

MR. McMASTER: Q: I am sorry. Would you give your
20 own name, please?

A T-a-k-e-n-o.

Q Hamaura?

A: Hamaura.

Q You are the wife of the claimant?

A Yes.

Q I am instructed that your husband was unable to
be here today, is that correct?

A Yes.

Q Are you familiar with the property with respect
to which this claim is made?

30 A Yes, she is familiar with it.

MR. McMASTER: My lord, I understand that this is one of the cases where the claimant refused to accept the cheque from the Custodian. I have advised them now that they may as well take their money, but in view of their refusal they have apparently not given any credit for it to the Custodian on the claim form.

THE COMMISSIONER: Yes, I see.

10 MR. McMASTER: I wonder if Mr. Hunter would be good enough to advise me as to the sale price. I don't seem to have a note of it here.

MR. HUNTER: \$338.00, my lord, for the three properties.

MR. McMASTER: So the claim, then, I take it, would be required to be reduced by that amount?

THE COMMISSIONER: Yes, I see.

20 MR. McMASTER: I would ask my learned friend to admit the assessments on the property. I have the 1942 assessments. I don't know whether he has anything better. On Lot 1 the assessed value of improvements is \$100.00, assessed value of land \$150.00. On Lot 2 the assessed value of improvements is \$300.00, assessed value of land \$150.00.

THE COMMISSIONER: May I have the figures again? Lot 1, improvements \$100.00, was it?

30 MR. McMASTER: \$100.00 on the improvements and \$150.00 on the land on Lot 1. Lot 2, \$300.00 on improvements, and \$150.00 on the land, On Lot 10, \$50.00 on improvements and \$100.00

on the land. On Lot 12, \$50.00 on improvements,
and \$100.00 on the land.

MR. SHEARS: What was your total land on 1 and 2?

MR. McMASTER: The total of land on land 2 is \$400.00--
I am sorry, the total of the land on 1 and 2 is
\$300.00, the total on 1 and 2 of improvements is
\$400.00.

THE COMMISSIONER: How do you get the \$300.00 on 1
and 2? because I have it that land on 1 is \$100.00,
and on 2, \$150.00.

MR. McMASTER: I am sorry, my lord, land on 1 is
\$150.00.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Now I produce to you, witness, a
statement. Is this a statement which you instructed
your solicitor to draw?

A Yes.

Q And is this your signature on the statement?

A Yes.

Q Are the contents of that statement true, to the
best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: With respect to the statement, my lord,
I would point out that there are four lots which
are shown. Lots 1 and 2 are in the north-west
quarter of Section 11 and Lots 10 and 12 are in
the east half of the north-east quarter of
Section 10. The first two lots each contain

ten acres, and the second two lots each contain five acres -- they are lumped together on this form -- so that there is a total of 30 acres in the property, only one-half acre of which is cultivated and that is a garden about the house. In the manner in which it is set forth, the land is shown as having a value -- or the claimant is claiming a value for the land, not having regard to the timber standing on it.

10 THE COMMISSIONER: Yes, I see.

MR. McMASTER: A separate claim is made for the timber standing on the land.

THE COMMISSIONER: Half an acre cleared, is that it?

MR. McMASTER: Just half an acre, my lord.

THE COMMISSIONER: Yes.

MR. McMASTER: Q: Now, witness, you have stated quite frankly in the statement that you have no knowledge of value of land or of buildings at the time of the sale of this property?

20 A: Yes.

MR. McMASTER: I would just like to refer to those statements, my lord. They acknowledge they haven't any value of the land, point out the assessed value of the land is \$500.00, and therefore they thought it wouldn't be unreasonable to claim a fair value was \$300.00; also points out, as your Lordship may be aware, this is in an area just outside Hanay, quite near to property we were discussing the other day, that there are a number of strawberry farms

6
T. Hamamura,
In Chief.

in the vicinity and the description of the land given by the appraiser would indicate that it is the type of land which might ultimately be suitable for strawberry farming if it were cleared and cultivated. Concerning the buildings, they have just stated the cost price of the buildings and, having regard to other claims, I think even my learned friend will agree that it is a very reasonable estimate.

10 Q Now, witness, you received copies of the appraisal which was made by the representatives of the Soldier Settlement Board--photostatic copies.

A Yes.

Q In those reports he refers to much useful alder of commercial value both as logs and firewood as being on this land?

A Yes.

Q Was there a large quantity of alder on this property?

A: Yes.

20 Q What other type of trees were there on this property?

A: Pine trees.

MR. IWASA: Fir. It is "Douglas fir" in this country.

MR. McMASTER: Let us get this straight.

(Question interpreted again).

MR. IWASA: Douglas fir.

MR. McMASTER: What do you say; you are the official interpreter here.

THE INTERPRETER: They must have changed the meaning of the word from the original Japanese.

MR. McMASTER: Q: Would you ask her whether she knows the name of the trees in English?

A Douglas fir.

Q Douglas fir, yes. And what quantity of Douglas fir was there on the premises was it large or small?

A: As it appears on the form, 35,000 feet.--I beg your pardon, 350,000.

10 Q Does she herself know how many feet of Douglas fir there were on the property?

A She thinks it was that much.

Q Who actually made the estimate?

A Her husband and a Mr. Nagai.

MR. McMASTER: That is this man around Hany we are always hearing about.

Q Now, prior to your evacuation, did you or your husband have any opportunity to make a sale of the fir that was standing on this property?

20 A A considerable time before evacuation she had an opportunity.

Q How long before?

A: About two years before.

Q And from whom?

A: Mr. Watson, is as close as I can get to the name.

MR. McMASTER: "Watson" or "Mattison", some such name.

Q Who was Mr. Watson?

A: He was one of the residents of Hany.

Q Was the offer that he made -- how much was his offer?

30 A: He offered to buy the Douglas fir only for one thousand

Gallara.

Q And was that standing or felled?

A No, it was standing.

Q Subsequent to the offer which you received from him, did your husband or anyone else remove any of the Douglas fir that was standing on the property up to the time of your evacuation?

A No, nothing was felled.

Q What was the date of your evacuation?

10 A Her husband went on May 18th, 1942.

Q When was she evacuated?

A August 31st.

Q 1942?

A: 1942.

Q Now these appraisal reports which you have seen are dated the last few days of May, and the first day of June, so that this appraisal, apparently, was made prior to your own evacuation?

A Yes, before her own evacuation.

Q Now, were there any cedar trees on this property?

20 A Yes.

Q Were those cedar trees suitable for making poles, cedar poles?

A: Yes.

Q Did you or your husband, at any time prior to your evacuation, have any offer to purchase these cedar trees for poles?

A They received an offer but they thought it over and decided not to sell.

Q How much was the offer?

A \$5.00.

30 Q \$5.00 for how much?

A For each.

Q Do you remember who made that offer to you?

A She doesn't know the name.

Q Was it somebody who lived in Haney or near Haney?

A She has no idea.

Q Was she personally present when the offer was made?

A: Yes, she was present.

10 Q How why did your husband not agree to sell the fir trees to Mattison for one thousand dollars?

A They had intended to cut them themselves and had to purchase some equipment to do so.

THE COMMISSIONER: It is a rather generous offer for cedar pole stumpage.

MR. McMASTER: My lord, I will go into that again. Apparently they were ^{for} not/short poles but for big poles. I will draw the evidence out, if I can.

Q Do you know what sort of poles it was intended to make these cedar trees into?

20 A They were large poles and they would be suitable for telegraph and telephone poles.

Q In other words, you could get one large pole out of each of these trees?

A: Yes.

MR. McMASTER: My lord, I might say that I have the copies of the deeds--as a matter of fact, I have the original deeds from the Corporation of the District of Maple Ridge with respect to the purchase of this property which shows the date and the amount shown on the statement. I do not see any
30 purpose in filing these. Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Hamaura, what kind of timber was on these lands? Was it second growth?

A There was some original large trees and some second growth.

Q How does she distinguish between the two?

A She has no particular means of telling so, but she just knows if she sees them.

Q What size is a first growth tree?

10 THE COMMISSIONER: I do not think you will get much help from this witness on that topic.

MR. HUNTER: Possibly, I was just trying to -- perhaps I could put it this way:

Q What proportion of the timber on the property, Mrs. Hamaura, would be first growth, and what proportion second-growth?

A She doesn't know.

MR. HUNTER: That is all, my lord.

MR. McMASTER: In this case I presume my friend will
20 subsequently be filing the farm appraisal report. There are one or two things I would like to refer to.

THE COMMISSIONER: Have you any objection to filing it now, Mr. Hunter?

MR. McMASTER: If he has a copy to file, I would like to hold on to mine.

MR. HUNTER: I would also like to hold on to mine.

THE COMMISSIONER: Very well. Go ahead and examine
30 from the document and it will be on the understanding it will be filed later by the Government.

MR. McMASTER: Well, my lord, perhaps it is a matter I ought to refer to in argument, in any event, with reference to this report and it will be a lot easier to refer to it when the report is filed and your Lordship has it.

THE COMMISSIONER: I think you would find it more helpful when you are examining another witness, because obviously this witness has no expert knowledge of timber. Thank you, Mrs. Hamura.

10 MR. McMASTER: Just one question.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Mrs. Hamura, what is the difference in appearance between an alder tree and a fir tree; do you know that?

A She says they are so different that anybody who looked at them could tell them apart.

THE COMMISSIONER: All right, thank you, Mrs. Hamura.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINCE DEB)

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

Gordon Hamblin
"G. Hamblin"
Official Reporter.

DEFENCE BRIEF

Senmatsu HAMAURA

File No. 6930

Case No. 38

LYTTON
15 January 1948
V.L.A.

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim (Lots 1, 2, 10 and 12)

\$625.

Lot 1 Land only

Sheet B 4 - 7

Appraised at

Sale Price

\$ 96.70

\$94.00

Witness - Appraiser, T. Godfrey

Appraiser (Godfrey) reports - Very much undeveloped at present.

Appraiser (Barnet) reports - An entirely undeveloped bush acreage. Much useful alder of commercial value.

Lot 2 Land & Buildings

Sheet A 9 - 4

Appraised at

Sale Price

\$202.30

\$198.

Witness - Appraiser, T. Godfrey.

Appraiser (Godfrey) reports - The building is not worth adding to. A very modest affair.

Appraiser (Barnet) reports - Can best be visualized as house in the bush. There is much good alder and spruce on the lot.

Lots 10 & 12 Land only

Sheet B 4 - 15

Appraised at

Sale Price

\$ 47.70

\$ 46.00

Witness - Appraiser, J.D. Patterson.

Appraiser (Patterson) reports - Too limited in acreage to make an economic farm unit, adaptable for mixed farming.

Appraiser (Barnet) reports - Too isolated & limited in size by itself to make an economic farm unit.

2. Timber Claim

Cedar Poles	\$240.
Douglas Fir	<u>\$1750.</u>
	<u>\$1990.</u>

This claim for timber has been included by us in the land claim of Plot 1.

This timber was not declared on his J.P. form and not mentioned at any time prior to the appraisal and on the claim now lodged.

There is no mention of any fir or cedar trees by any of the appraisers.

Claimant stated that it was all standing timber and that he had refused an offer in 1941 of \$1000. for his Douglas fir and also an offer of \$5. each for the Cedar Poles. He did not sell as he intended to cut them himself.

N.B. It seems that appraisal of the timber only might be of some assistance to both parties in this case.

Summary of Defence
Witnesses

T. Godfrey

J. D. Patterson

Where Required

1 (Lots 1 & 2) Appraiser

1 (Lots 10 & 12) Appraiser

BMP/mw

Name of Claimant **HAMAURA, Sematou**Case **38**Custodian File **6930**

<u>REAL PROPERTY</u>										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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					198 46 94	589.57				1000 589.57
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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			
<u>MISCELLANEOUS CHATELS</u>										
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1589.57

September 26th, 1950.

Mr. Sennatsu HAMAURA,
70 Mile House,
B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 38

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,589.57.

Cheque for \$1,497.62 is enclosed herein, and the sum of \$91.95 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

CLAIM NO. 38 - Senmatsu HAMAURA

This claim is made in respect of 3 parcels of land situate near Haney B.C., sold by the Custodian to the D.V.L.A., the properties and selling prices being as follows:

Lot 1, comprising 9.67 acres, sold at \$94.00

Lot 2, comprising 9.67 acres, sold at \$198.00

Lots 10 & 12, comprising 9.54 acres, sold at \$46.00

These three parcels, along with another parcel not the property of the claimant also sold by the Custodian to the D.V.L.A. at \$95.00, were resold by the D.V.L.A. to a purchaser other than a veteran, in 1947, at the sum of \$3050.00, the selling price being more than 700 per cent. of the purchase price paid by the D.V.L.A.

The claimant in his testimony states that his three properties described above contained not less than 350,000 ft. of merchantable fir timber, as well as some 40 cedar poles; further, that prior to his evacuation he had received an offer for the fir timber alone of \$1000.00, and \$200.00 for the cedar poles. The S.S.B. Appraisal Reports, upon which the sale price to the D.V.L.A. was based, make no reference to merchantable timber, although one or more of these Reports refers to the existence of good alder and some spruce.

It is apparent from the S.S.B. Reports that all of the claimant's land, with the exception of .14 of an acre, was uncleared.

I conclude from the fact that the D.V.L.A. succeeded in selling these properties at so great an advance on the purchase price within four years after the date of purchase that there is support for the claimant's contention that there was a valuable stand of timber thereon. These lands were assessed in 1942 at a total of \$1000.00.

Counsel have submitted a joint proposal for payment to the claimant of the sum of \$1000.00.

In my opinion the evidence supports the conclusion that the fair market value of the claimant's properties was not less than \$1350.00 at the date of sale to the D.V.L.A. I therefore concur in Counsel's proposal and RECOMMEND payment to the claimant of the sum of \$1000.00.

H. I. BIRD

Commissioner.

February 1st 1950.

Cancelled
See amendment

D. T. B.

I don't think this is correct.

The Judge's ruling reads

\$1000: — ∴ I believe the

wording on the Award Sheet

"In addition to General Recovery"

should be deleted.

DB.

March 9th 1950.

MEMORANDUM

TO: Mr. E. Good
FROM: Mr. D.T. Breidwood.

Mr. Justice Bird sat yesterday morning on the
unmentioned cases and treated them as indicated.
Please amend your forms on his decisions as I did not have
those with me, but these amendments are made on his in-
structions.

Re: Case No. 38.

Please amend the present copy of your decision here
as His Lordship has dictated a new set of reasons.

CLAIM NO. 38 - Sennatsu HAMAURA

This claim is made in respect of 3 parcels of land situate near Haney B.C., sold by the Custodian to the D.V.L.A., the properties and selling prices being as follows:

Lot 1, comprising 9.67 acres, sold at \$94.00

Lot 2, comprising 9.67 acres, sold at \$198.00

Lots 10 & 12, comprising 9.54 acres, sold at \$46.00

These three parcels, along with another parcel not the property of the claimant also sold by the Custodian to the D.V.L.A. at \$95.00, were resold by the D.V.L.A. to a purchaser other than a veteran, in 1947, at the sum of \$3050.00, the selling price being more than 700 per cent. of the purchase price paid by the D.V.L.A.

The claimant in his testimony states that his three properties described above contained not less than 350,000 ft. of merchantable fir timber, as well as some 40 cedar poles; further, that prior to his evacuation he had received an offer for the fir timber alone of \$1000.00, and \$200.00 for the cedar poles. The S.S.B. Appraisal Reports, upon which the sale price to the D.V.L.A. was based, make no reference to merchantable timber, although one or more of these Reports refers to the existence of good alder and some spruce.

It is apparent from the S.S.B. Reports that all of the claimant's land, with the exception of .14 of an acre, was uncleared.

I conclude from the fact that the D.V.L.A. succeeded in selling these properties at so great an advance on the purchase price within four years after the date of purchase that there is support for the claimant's contention that there was a valuable stand of timber thereon. These lands were assessed in 1942 at a total of \$1000.00.

Counsel have submitted a joint proposal for payment to the claimant of the sum of \$1000.00, in addition to the