

13930

INFORMATION FROM R.C.M.P.

Date Feb. 13, 1943.

✓
Full Name Kazuo IMAMURA
(Surname in Block Letters)

Registration No. 12967

✓
Male - Female
(check)

Age July 27, 1907

Former Address Bradner Road, Bradner, B.C.

Date Evacuated Estimated from R.C.M.P. 1942
? R.C.M.P. 1942 Naturalized - Canadian-Born - National
(check)

Present Address c/o D.D. Orchard, Vernon, B.C.

✓
Married - Single
(check)

Group address - letter returned
sent c/o R.C.M.P. Detachment.
c/o Mr. Shoyama
Kamloops Bakery
Kamloops B.C.

Name of Wife KONO, Chie - 12947

Name of Husband _____

Name of Mother NISHIMURA, Suga (dec'd) Name of Father Otokichi (dec'd)

Names of Children under 16 Hideo (m) 21/2/30

Touko (m) 28/5/36

Our File No. 13930

Registered with Custodian No
(yes or no)

Requested By E. Morrison

Additional Information Fruit farmer. 53 acres + house;
1/2 ton truck & car.

74/18

SALE OF BULBS FROM FARMS OWNED BY Kogiro and Kazuo IMAMURA.

File Nos. 4988 and 13930.

V.L.A. B.C. 365-P and 364-P.

JAPANESE NAMES: Kogiro IMAMURA - - Reg. No. 12926
Kazuo IMAMURA - - " " 12967.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Bradner Road, Bradner, B. C.

LEGAL DESCRIPTION: All that portion of the East half of the North West quarter of Section
(1) 3, Township 14, lying to the north of the Right of Way of the Vancouver Power Company as the said Right of Way is shown on Sketch deposited with Fees deposited No.19831P, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kogiro IMAMURA.

LEGAL DESCRIPTION: Lot 1 of the South East quarter of Section 4, Township 14, Map 4951,
(2) Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kazuo IMAMURA.

LEGAL DESCRIPTION: Lot 7 of the West half of the North West quarter of Section 3, Township
(3) 14, Map 1930, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kazuo IMAMURA.

CLASSIFICATION: The three parcels above were sold to The Director, The Veterans' Land Act and the stock of bulbs - tulips, daffodils and narcissi - were reserved from the sale by agreement with the Veterans' Land Act. These bulbs were sold by the Custodian in the manner below.

HISTORY OF
ADMINISTRATION:

These three properties were occupied under Power of Attorney from the owners by Fenwick Fatkin, during the seasons of 1942 and 1943, and the revenue from there went direct to the owners.

Under a lease from the Director, The Veterans' Land Act, H.J. Konrad occupied these lands in 1944 and 1945, and in consideration for care of the bulbs on the properties was entitled to force certain bulbs in the greenhouses and to retain 75% of the proceeds from the sale of marketable bulbs. The remaining 25%, which amounted to \$323.95, was paid to the Veterans' Land Act. Konrad sold approximately 90,000 bulbs. There remained approximately 125,000 classified as planting stock and some 60,000 bulbs planted in flats in preparation for forcing.

On October 11th, 1944, Konrad offered to purchase the remaining bulbs at a price of \$800.00, and to pay half cash and the balance of \$400.00 to be payable on or before May 1st, 1945. The offer included the purchase

of a quantity of flats and trays at a price of \$40.00.

From this offer a dispute arose with the Veterans' Land Act, as to the Custodian's right to dispose of the bulbs, the Veterans' Land Act claiming that the conveyance of the lands included transfer of ownership of the bulbs. The Custodian contended that the bulbs had not so been conveyed and this view was finally agreed to by the Veterans' Land Act.

The remaining bulbs were accordingly sold to Mr. Konrad, who paid the \$800.00 consideration to the Custodian together with \$8.30 interest on the deferred payment, and the total of \$808.30 was credited to the Joint Account of Kogiro and Kasuo IMAMURA.

The Veterans' Land Act also refunded to the Custodian the amount collected for bulbs under the lease to Konrad for the year 1944 - \$323.95 making the total received from the sale of bulbs \$1172.25. Against this was a charge of \$5.68 paid to F. Fatkin for appraisal, leaving a net credit of \$1166.57 to be released to Kogiro and Kasuo IMAMURA.

Kasuo IMAMURA has filed with the Custodian a protest dated June 1st, 1944 in respect to the price at which the bulbs were sold. This valuation of the bulbs is based on Mr. Fatkin's valuation made for him of \$5,000.00.

As to this valuation of the bulbs, it is to be noted that Mr. Fatkin made a report to the Custodian, dated September 14th, 1944, in which he states that only the smallest stock and varieties of least value had been retained for replanting, and that the stock on these places was of small value. This, he claimed, was due to inexperienced tenants having occupied the land. This opinion was confirmed by the Langley Greenhouse Limited. An ineffectual effort was made to sell the bulbs to Vancouver retailers, their objection being that even one bloom within a year could not be guaranteed.

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

DATED: July 19th, 1946.

IM:JS

Jan Macpherson

REAL PROPERTY SUMMARY

File No. 13930.

V.L.A. B.C. 364-P.

JAPANESE NAME: Kazuo IMAMURA - - Reg. No. 12967.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Bradner Road, Bradner, B. C.

LEGAL DESCRIPTION: Lot 7 of the West half of the North West quarter of Section 3, Township 14, Map 1930, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kazuo IMAMURA.

ENCUMBRANCES: Vesting No. 26060 - 17th July, 1943.

ASSESSED VALUE: 1943 - 12.83 acres
Land \$ 449.00
Improvements \$3700.00 - Total \$4149.00. Taxes - \$45.45.

CLASSIFICATION: Inspector reported September 24th, 1942, a farm of 12.83 acres with 1 acre in raspberries, $\frac{1}{2}$ acre loganberries, 2 acres of asparagus and 2 acres in bulbs, with a one storey frame house 40 x 60 - 10 rooms in bad condition, a barn 30 x 30, boiler house 30 x 30, store house 8 x 20 in poor condition, pickers cabin 20 x 20 and greenhouse 30 x 100. Property occupied at date of inspection by F. Fatkin.

HISTORY OF ADMINISTRATION: This parcel of land, in conjunction with two others, one owned by Kazuo IMAMURA and another owned by Kogiro IMAMURA, was occupied under Power of Attorney given by Kazuo IMAMURA to F. Fatkin and no revenue was received by the Custodian through this occupation.

SOLD: To The Director, The Veterans' Land Act for \$1619.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

FUNDS: Released to the credit of Kazuo IMAMURA, sale price \$1619.00, less Taxes - \$4.78, Certificate of Encumbrance - \$1.00, Registration Fee - \$3.00, Legal Fees - \$15.00, Total \$23.78. Net amount released \$1595.22.

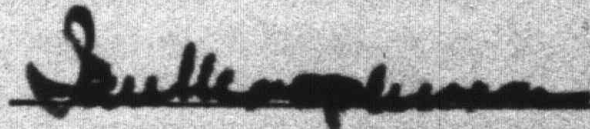
TITLE: Included in Certificate of Title No. 172036-E, and payment of consideration included in cheque to the Custodian, dated April 28th, 1944.

OLD CERTIFICATE OF TITLE
No. 107751-E: In possession of F. Fatkin.

The above summary is certified to be in accordance with information on file and on record by accounting department.

DATED: July 19th, 1946.

IM:JS



REAL PROPERTY SUMMARY

File No. 13930.

V.L.A. B.C. 364-P.

JAPANESE NAME: Kazuo IMAMURA - - Reg. No. 12967.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Bradner Road, Bradner, B. C.

LEGAL DESCRIPTION: Lot 1 of the South East quarter of Section 4, Township 14, Map 4951, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kazuo IMAMURA.

ENCUMBRANCES: Vesting No. 26060 - 17th July, 1943.

ASSESSED VALUE: 1943 - 38.331 acres
Land \$958.00
Improvements \$600.00 - Total \$1558.00. Taxes - \$36.62.

CLASSIFICATION: Inspector reported September 24th, 1942, a farm of 38.331 acres of which 9 acres had been cleared and with 2 acres of raspberries and 3½ acres strawberries, and with a 1 storey frame house 10 x 18, 3 rooms, in poor condition, and an open berry shed 16 x 30. Property was occupied at that date by F. Fatkin.

HISTORY OF ADMINISTRATION: This parcel of land, in conjunction with two others, one owned by Kazuo IMAMURA and another owned by Kogiro IMAMURA, was occupied under Power of Attorney given by Kazuo IMAMURA to F. Fatkin and no revenue was received by the Custodian through this occupation.

SOLD: To The Director, The Veterans' Land Act for \$991.00 as at the 1st of January, 1943.
Approved by the Advisory Committee - 1st June, 1943.

FUNDS: Released to the credit of Kazuo IMAMURA, sale price of \$991.00 less charges of \$1.00 Certificate of Encumbrance, \$3.00 Registration Fees, \$15.00 Legal Fee, Total - \$19.00. Net amount to be released to Kazuo IMAMURA - \$972.00.

TITLE: Included in Certificate of Title No. 172035-E, and payment of consideration included in cheque to the Custodian dated April 28th, 1944.

OLD CERTIFICATE OF TITLE
No. 94380-E: In possession of F. Fatkin.

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DATED: July 19th, 1946.

IM:JS



SALE OF BULBS FROM FARMS OWNED BY Kogiro and Kasuo INAMURA.

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revenue from there went direct to the owners.

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occupied these lands in 1944 and 1945, and in consideration for care of
the bulbs on the properties was entitled to force certain bulbs in the
greenhouses and to retain 75% of the proceeds from the sale of marketable
bulbs. The remaining 25%, which amounted to \$323.95, was paid to the
Veterans' Land Act. Konrad sold approximately 90,000 bulbs. There
remained approximately 125,000 classified as planting stock and some
60,000 bulbs planted in flats in preparation for forcing.

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at a price of \$800.00, and to pay half cash and the balance of \$400.00
to be payable on or before May 1st, 1945. The offer included the purchase

of a quantity of flats and trays at a price of \$40.00.

From this offer a dispute arose with the Veterans' Land Act, as to the Custodian's right to dispose of the bulbs, the Veterans' Land Act claiming that the conveyance of the lands included transfer of ownership of the bulbs. The Custodian contended that the bulbs had not so been conveyed and this view was finally agreed to by the Veterans' Land Act.

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As to this valuation of the bulbs, it is to be noted that Mr. Patkin made a report to the Custodian, dated September 14th, 1944, in which he states that only the smallest stock and varieties of least value had been retained for replanting, and that the stock on these places was of small value. This, he claimed, was due to inexperienced tenants having occupied the land. This opinion was confirmed by the Langley Greenhouse Limited. An ineffectual effort was made to sell the bulbs to Vancouver retailers, their objection being that even one bloom within a year could not be guaranteed.

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information on file.

DATED: July 19th, 1946.

IM:JS

Julius A. Sherman

NAME MANUELA, Chis (Mrs. Kama)REGISTRATION NO. 12947FILE NO. 1292

The following chattels were sold by public

1943

auction at Abbotsford, B.C.on December 16, 1943.*filed 7/6/46.*

Fork
Fork & hoe
Scythe & hoe
Bar
Rake
Square
Level
Brace
Froe
Kitchen table
Pick & hoe
Steel barrel

Transferred from file 5987.88

\$ 0.30 52

1.00 82

0.50 8

0.50 83

0.50 68

1.60 90

0.50 90

2.75 5

1.00 90

0.25 79

0.50 73

0.50 79

*June 7, 1946.**E.G.*

Total

\$ 9.90

Less Expenses:

(Auctioneer's Fee: \$0.99

Advertising: 0.25

(Moving: 0.34

\$ 1.58

Net Proceeds Credited:

\$ 8.32

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Abbotsford 2.

Remarks.

NAME IMAMURA, Ohio (Mrs. Kasuo)

REGISTRATION NO. 12947

FILE NO. 4992

The following chattels were sold by public
 auction at Abbotsford, B. C. on January 5, 1944.

Chicken wire		\$ 7.00 12
Pipe fittings		2.20 51
Hole traps etc.		1.00 98
Garden hose		6.25 43 44
Fertiliser & bar		1.45 13
Raspberry wire		1.00 12
Grindstone		1.90 70
Harness & barrel		1.35 65
Raspberry wire		2.00 97
Raspberry wire		2.00 64
Balance of wire		2.25 64
Plough		8.50 50
Cultivator		7.00 46
Plough		9.25 50
Cable		4.00 62
2 wheel carriage		10.25 56
Piping		1.50 57
Tether chain		.50 90
Tong & hook		.50 63
Barrow		3.00 79
Crack		1.75 72
Small bed spring		12.50 4
Block	) Transferred from file 7382-6/6/46. C.G.	3.25 57
Bed	) " " " " " "	8.00 4
Files & Clevice	) " " " " " "	0.90 81
Files, chisel & hook	) " " " " " "	0.70 90
1 Chair	) " " " 5979 " "	0.50 55
Saw	) " " " " " "	0.75 80

Total:		\$ 70.85
Less Expenses:	(Auctioneer's Fees \$ 4.50 (Advertising \$ 2.99 (Moving \$ 1.16)	\$ 8.65
Net Proceeds Credited:		\$ 62.20

See next page.

Members of Custodian Staff Present. Mr. S. C. Carlson

Extracted from Auctioneering list No. Abbotsford 3

Remarks.

NAME IMAMURA, Chie (Mrs. Kazuo)

REGISTRATION NO. 12947

FILE NO. 1992

The following chattels were sold by public
 auction at Abbotsford, B.C. on January 5, 1944

		Brought forward:		\$101.25
Grip & contents	)	Transferred from file 5979 - 6/6/46	C. G.	1.00A
Bench	)	" " " "	"	0.25 20
Peavey	)	" " " "	"	1.00 58
Hoe	)	" " " 3949	"	0.15 66
Fork	)	" " " "	"	2.25 51
Block	)	" " " 3955	"	3.25 59

Total		\$ 109.15
Less Expenses:	(Auctioneer's Fee: \$10.89	
	(Advertising: 2.86	
	(Moving: 16.59	
		\$ 30.34
Net Proceeds Credited:		\$ 78.81

Members of Custodian Staff Present.

Mr. S. C. Carlsen

Extracted from Auctioneering List No.

Abbotsford 3.

Remarks.

NAME IMAMURA, Chie (Mrs. Kazuo)

REGISTRATION NO. 12947

FILE NO. 4992

The following chattels were sold by public
auction at Abbotsford, B. C. on May 31, 1944.

Pot	\$1.50 ²⁵
✓ Sewing machine (broken)	6.50 ²¹
✓ Dresser	1.00 ¹⁶
Pictures and crockery	0.25 ²⁶
✓ Platter	0.35 ²⁶
✓ Platter	0.70 ²⁶
✓ Bowls	0.45 ²⁶
✓ Bowls	0.25 ²⁶
✓ Bowls	1.00 ²⁶
✓ Box stove	2.50 ⁴⁰
✓ 4 Kitchen chairs	1.25 ¹⁷
4 Wheel trailer	20.00 ⁴⁹

Total

\$ 35.75

Less Expenses: (Auctioneer's Fee: \$3.57
(Advertising: 2.12
(Moving: 8.56

\$ 14.25

Net Proceeds Credited:

\$ 21.50

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Abbotsford 7

Remarks.

File No. 4992

CHATTEL SCHEDULE (Cont'd)

- 2 -

5th November, 1947.

Declared by Chie IMAMURA
16th April, 1942Inventoried by S.C. Carlsen
24th Sept. 1942.

Sold

Other
Dispositions

1 Waggon	Auction Jan. 5/44	21/5/44
2 plows	"	
1 hay fork	"	
1 manure fork	Auction Dec. 16/43	
3 picks	(1) "	
1 crow bar		
3 peaveys (old)	(1) Jan. 5/44	
2 boxes old tools		
Appr. 200' $\frac{3}{4}$ " water pipe	Auction Jan. 5/44	
11 sickles		
2 steel blocks	(2) Auction Jan. 5/44	
3 mattocks		
1 car gas tank		
100' $\frac{3}{4}$ " cable	Auction Jan. 5/44	
1 $\frac{1}{2}$ " cable choker	"	
500 lbs crate wire	"	
Single set harness	"	
1 hoe	"	
1 shovel		
1 rake	Auction Dec. 16/43	
1 truck boiler		
1 electric pump & tank		Fixture
2 10 gal. crocks	(1) Auction Jan. 5/44	
2 6 gal. crocks		
1 table		
1 electric table lamp		
1 counter scale		
1 45 gal. oil drum	Steel barrel Dec. 16/43	
1 cross cut saw	Auction Jan. 5/44	
1 vice	"	
1 hoe	Auction Dec. 16/43	
2 wrecking bars	1 " " & 1 Jan. 5/44	
1 sledge hammer		
1 wedge		
1 spoke shave		
1 roll raspberry wire	Auction Jan. 5/44	
1 wash tub		
1 wheelbarrow	"	
Few Carpenter's tools.	As below (Sold by auction)	
	Files & clevice	
	Files, chisel & hook	
	Tongs	
	Square	
	Level	
	<u>Other goods sold at auction not listed</u>	
	Free	
	Mole traps	
	2-wheel carriage	
	Grindstone	

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

HA

H. Allan

PERSONAL PROPERTY SUMMARY

File No. 4992

6th November, 1947.

Re: Chie IMAMURA (Mrs. Kazuo) - Regn. No. 12947

CHATELS: The above Japanese registered with this office on the 16th April, 1942, and was evacuated 29th April. She declared on her JP Form property which was registered in her husband's name and listed certain farm equipment being left in the care of Fenwick Fatkin, as shown on attached schedule. Her husband, Kazuo IMAMURA, had apparently evacuated prior to March 1942, and did not register, and did not do so in spite of repeated requests. Chattels have, therefore, been handled on Mrs. IMAMURA's file.

The chattels on this property were inventoried by S.C. Carlsen on the 24th September, 1942 (See attached schedule), and Mr. Fatkin signed his responsibility for same. A copy of this inventory was sent to Mrs. IMAMURA 17th October, 1942, and was returned signed as correct, 7th December, 1942.

Saleable goods were removed and sold at public auctions in Abbotsford, 16th December, 1943, 5th January, 1944 and 31st May, 1944, from which a nett total proceeds of \$108.63 was received and credited to Mrs. IMAMURA's account.

Berry crates and trays, however, which were declared by Mrs. IMAMURA were sold to the tenant on her husband's & brother-in-law's property, H. Konrad, for \$40.00, Oct. 16/44, together with sale to him of a quantity of bulbs, and this sum was credited to a joint account in the name of the two brothers.

It will be noted from the attached schedule that certain goods are not accounted for. Many of these would appear to be of no value and were probably abandoned, but chattels such as, bicycle, scales, gramophone and truck boiler must have been missing. These shortages were referred to Mr. R.A. Anderson, 17th August, 1944, but were evidently not recovered as nothing further appears on the file.

There is a letter on the file dated May 22, 1944, from Mr. Fatkin asking to purchase about 600 used fire bricks left on the property. Permission was granted by Mr. Anderson, 31st May, 1944, but nothing further appears on file as to whether Mr. Fatkin acquired these bricks, and certainly no funds accrued to Mrs. IMAMURA. *

BONDS & INVESTMENTS: Mrs. Chie IMAMURA declared 30 New Pacific Holding Company shares, but these were not brought under control by the Custodian.

BANK ACCOUNT: She also declared a bank account with the Royal Bank of Canada, Main & Hastings Branch, but this was not brought under control 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.

HA

Letter
* *Letter received from Mr. Fatkin, Nov. 10/47, states he took the bricks in trade for bulbs from Kazuo Imamura's property, at Imamura's price. etc.*

H. Allan

PERSONAL PROPERTY SUMMARY

File No. 13930

8th November, 1947.

Re: Kasuo IMAMURA - Regn. No. 12967

The above Japanese left the Protected Area prior to March 1942, and we have no evacuation date. In spite of repeated requests sent to him for completion of a JP Form, no reply was received.

Chattels were declared by his wife and are dealt with on her file, No. 4992, with the exception of berry crates and trays which were sold together with bulbs, and proceeds from which are credited to a joint account of the above named and his brother, and are fully summarised in a separate summary.

The only other personal property assets appearing on his file were a refund of his light security deposit in the amount of \$3.00 from the B.C. Electric Rlwy. Co. and a share in the liquidation of the "Yamato Nokai Society" of which he was a member. This Society was liquidated and the total sum of \$30.93 credited to IMAMURA's account.

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

HA

H. Allan
.....

Farm Appraisal Report

Matequi

File No. JL-225 678

Land Description Lot 1, SE 4- Tp.14, Map 4971, N.W.D.

Containing

38.331

Acres

Owner's Name IMAMURA, K. *K. Imamura*

Post Office Address

Bradner, B. C.

Nearest Rail Point Bradner

Distance $\frac{1}{2}$ mile

Market Town Abbotsford

Distance 8 miles

Church (give denomination) United

Distance $\frac{1}{2}$ mile

Nearest School Bradner

Distance $\frac{1}{2}$ mile

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

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

Township line road on south. Aberdeen Road on east. Both gravelled.

Is this district a good one? Yes.

Employment opportunity Local in berrying, remote in hops, mills and logging.

Predominating Nationality and religion British, none predominant.

Describe Fencing and its condition: None

Value \$

Water supply: None developed. Creek runs through place.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	1 roof shelter on posts adds no value.						
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
	x							
	x							
	x							

EXHIBIT NO. 102-2

DATE May 10, 1948

FILED BY Mrs. M. M. M.

No electricity passing. Accessible at north of next place, 300 yards.

Total present day value \$

\$ nil.

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it habitable?

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, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
12.53	rolling	10" silt loam	silty clay	strawberries, rasp- berries, beans & potatoes. Fair except rasps, poor shape.	60.00	751.80
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
25.80	rolling	10" silt loam	silty clay	heavy clearing	150.00 to 200.00	10.00 258.00
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 \$1009.80

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 \$1009.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Good tillage, cultivated land comparatively new. Owner now evacuated.
 Lease for this crop season only, held by Albert Gay.

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

Noxious weeds: Canada thistles.

Give approximate detail and
 amount of all annual taxes and
 name of Taxing Authority:

Mun. and school \$36.62.

Matequi Mun.
 Mt. Lehman, B.C.

Date: 15th June, 1942.
 Place: Abbotsford, B. C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 11th day of June, 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks:

Uncultivated land on this parcel is very heavy clearing
and will take a long time to develop.

(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.

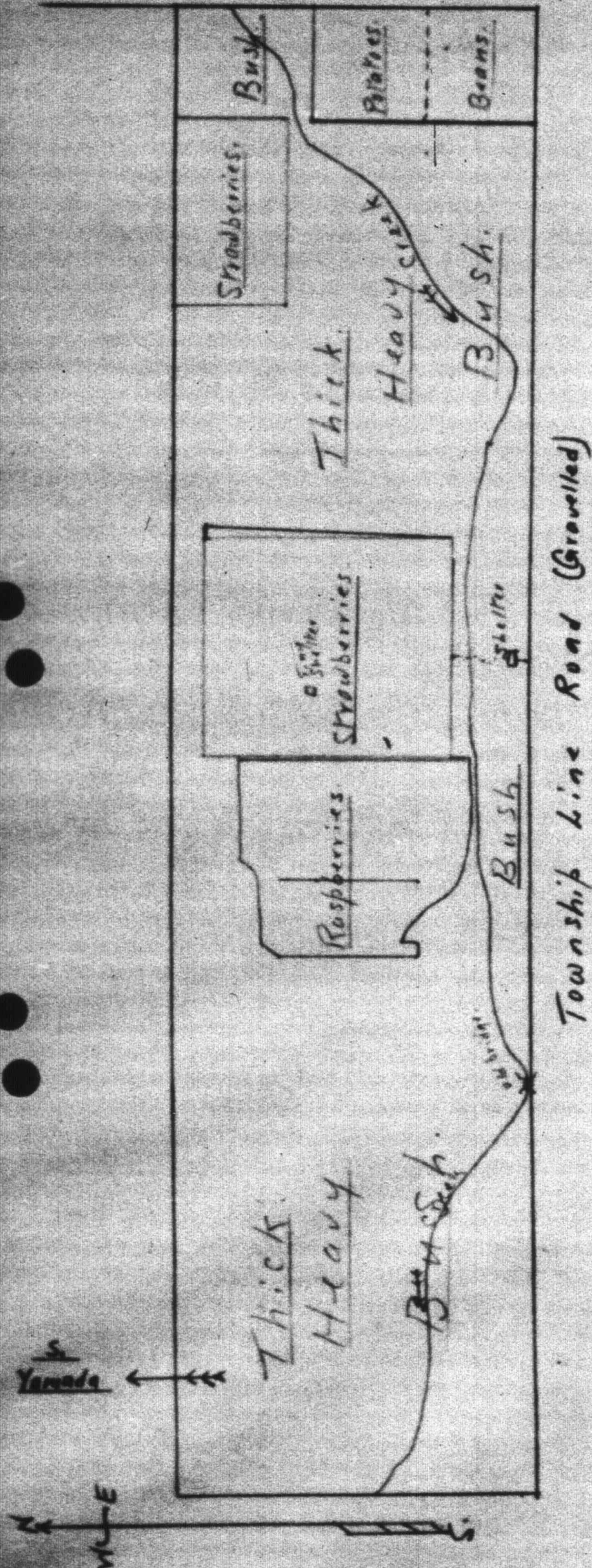
ORCHARDS, SMALL FRUITS, ETC.

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

[illegible]

Amount fruit trees add to value of farm \$.....

To
Bradner ← Aberdeen R. Diagram of Property → To Highway.



K. Imamura.

Lot 1, S.E. Sec 4.

Tp. 14. N.W. D.

38.331 ac.

Scale 4 chains.

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

value is \$ 800

Date 16th June 1942

J. B. Baird
District Superintendent.

215-A

BC/364-P
BC/215-A

Farm Appraisal Report

Page 1

S.S. Form No. 49
(Sheet 1) ✓

File No.

9.8.678

Land Description Lot 7 of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$, Sec. 3, Tp. 14, Map 1920, N.W.D.

Containing 12.83 Acres

Owner's Name K. INAMURA

Post Office Address Bradner, B.C.

Nearest Rail Point Bradner

Distance 220 yards.

Market Town Abbotsford

Distance 9 miles

Church (give denomination) United and Anglican

Distance $\frac{1}{2}$ "

Nearest School Bradner

Distance $\frac{1}{2}$ "

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

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

Trail out from farm 220 yards to Bradner station, is on B.C.E. Right-of-Way. Road allowance at North of place is not opened, runs through deep ravines.

Is this district a good one? Yes.

Employment opportunity Local in berrying; remote in hope fields; mills & logging camps

Predominating Nationality and religion: British; none predominant.

Describe Fencing and its condition: Ry. fence on S. Fenced on W. & N., Value \$ Inc. in land & wife.

Water supply: Tiled creek to expansion cistern, creating pool with valve; drain-off. Piped from cistern to newer buildings. Pressure pump.

BUILDINGS ON FARM

EXHIBIT No.

102-4
May 10, 1948
Mrs. M. Inamura

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 34	Lumber	8'	(Very old building with many small additions, old and rotted, not now habitable, and carrying no value - at least 30 years old, twisted & leaking in every room. Not worth repairing)				nil
BARN	14 x 24	Lumber	7'	Shgl. old		Blocks	Poor	
new Add'n	12 x 24	"	6'	"		"	"	70.00
Warehouse	24 x 27	"	12'	"	107	"	Good	
new Add'n	1 roof shelter, 12x24x6	- Bldg. has upright lumber						110.00
New bldg.	(20 x 20)	Lumber	14'	Shgl. new		Blocks	Unfin.	350.00
	(This bldg. apparently intended for res. and heating for greenhouse. Unfinished. Less completing rooms with materials on hand, in upstairs portion).							
Greenhouse	20 x 100	Lbr., Glass	5-12'	Glass	new	Cement	New	1050.00

(see notes in summary)

(Full electric lighting, & pressure pump)

Total present day value \$ 1560.00

Total Value Buildings add to farm

\$ 1055.00

Is dwelling habitable without repairs? No.

If not what is your approximate estimate of cost to make it

habitable? Building containing portable engine for hot-house system, would have to be completed. Upstairs portion temporarily habitable while finishing the downstairs portion. Estimate that will cost to complete

\$ 300.00

Describe the basement and chimneys: None as yet.

No. rooms downstairs? Not done Upstairs? would be 4. How finished? Not finished.

Are buildings painted? Greenhouse only Condition of paint New.

Distance from nearest bush None near.

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 CROPS	VALUE PER ACRE	TOTAL
10.8	Rolling to hilly	12" silty loam	silty clay	Asparagus; Raspberries; bulbs; loganberries; beans; strawberries; potatoes; clover. All hops & straw, old & new	55.00	594.00
EXPLANATION. Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HEAVY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER REMOVABLE	VALUE OF LAND PER ACRE	
2.05	Ravine banks, too steep for cultivation. No other value.				Nil	

Total value of Land \$ 594.00

Total added by buildings to value of farm \$ 1055.00

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

Total value of farm \$ 1649.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Old cultivation, small fruits run out. Now running more to bulbs & asparagus.
 Age of old house (25 years) indicates period of cultivation. Heavily fertilized
 chemically, now requires building up, & this is in process, with green crops
 plowed down. Present Lessee, Mr. F. Fathin, local bulb man. Did not see him.
 State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 For specializing in bulbs, and hot-house type of production.

Notice weeds:
 Fairly clear of weeds.

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

Municipal & School - \$45.45.

Matequi Municipality - Rt. Lehman, B.C.

Date: 16th June 1942.
 Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 12 day of June 1942.

Inspector's Signature

"B.C. WOODWORTH"

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

Farm Appraisal Report

Remarks: This is an old farm, which has run its course as a fruit farm, has been gradually changed to one of bulbs, asparagus etc. Such strawberries and some berries as are now there, are evidently not being replanted. There is evidence that clover has been grown for fertilizer, and plowed in.

The water system is a creek tiled in under the road, to a cement expansion cistern, and while not quite completed, it is effective. Is piped to the building that is in course of construction for what appears to be a combined heating plant for hot-house, and a residence.

The green-house is a new building, but is not built on the accepted lines of construction. Lumber used is fir, instead of cypress, and instead of steel posts on cement bases to take the weight, the whole building sits flatly on a 12" cement wall. Thus it is clear that additional weight will eventually cause sagging in places to the detriment of the building.

The heating system is the installation of a portable ~~gas~~ engine still standing on its wheels, and piping is apparent salvage from an old mill, as it is 3" pipe, rusty and welded up into the present requirement. There are 4 pipes bracketed along each side, two down each side on ground about 8' from walls, and a similar two under the roof. Otherwise it is unfinished inside, though now in use by the Lessee for tomatoes.

Compared with well established greenhouses elsewhere, I am placing valuation at approximately 50% of value per square foot, with no depreciation, as the building is new. Absence of the actual owner will cause rapid depreciation, and the type of building combined with that, makes it apparent that it will not add full value to the farm in the eyes of any prospective purchaser. I consider that it adds 50% of its present value to the farm. Added acreage on other unit of the place, is reported in a concurrent report. (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.)

10 old fruit trees, mixed, add no value to the farm.

Present Value

Other crops at this time are.

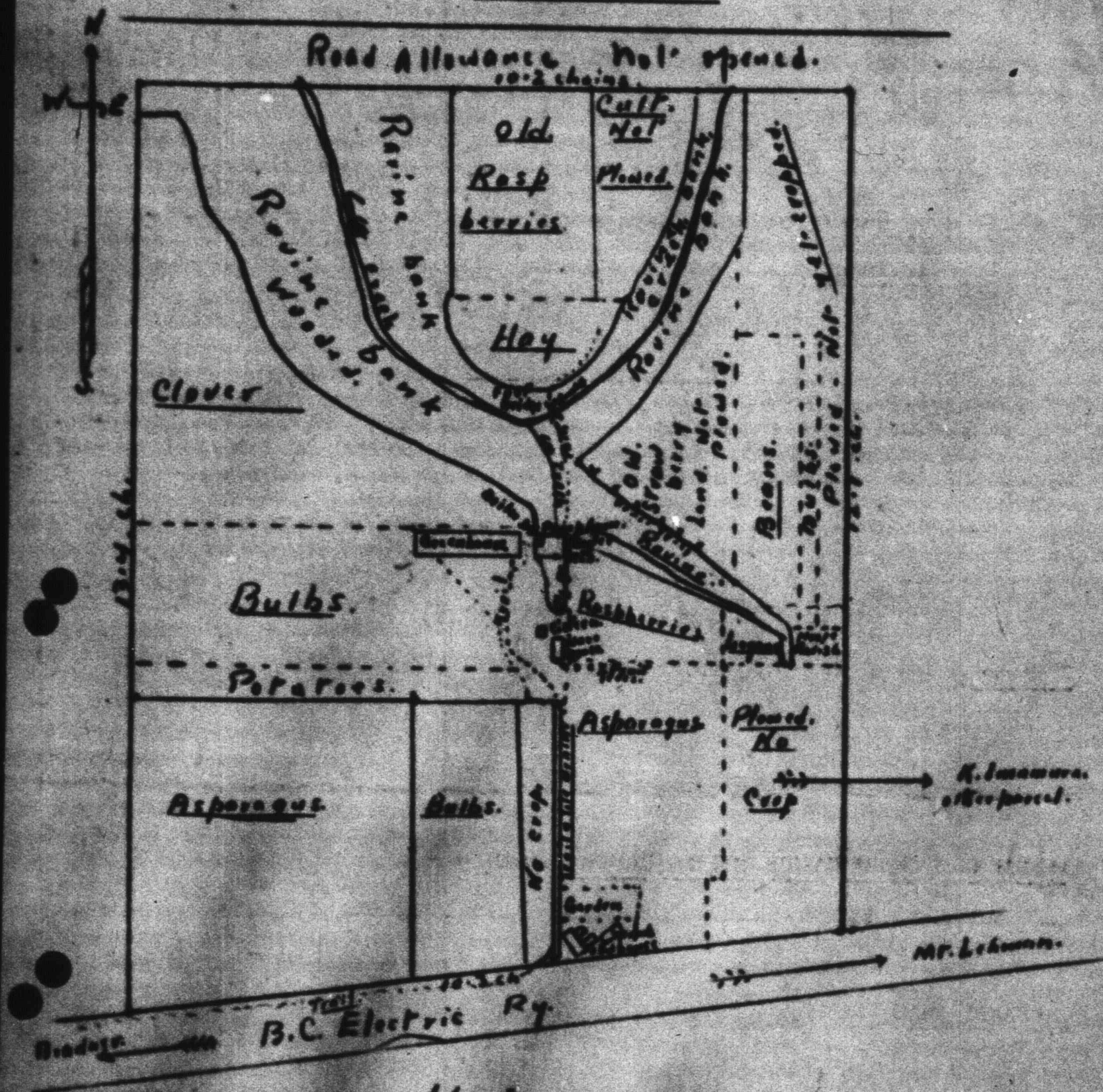
Asparagus	2.5 ac.	\$
Bulbs	1.5 ac	\$
Raspberries	0.7 ac	\$
Loganberries	0.5 ac	\$
Strawberries	0.5 ac	\$
Beans	0.5 ac	\$
Potatoes	0.2 ac	\$
Clover	2.2 ac.	\$

The small fruits are poor, and are apparently being allowed to entirely eliminate. Owner had acquired and was developing small fruit lands elsewhere.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



K. Imanura

Lot 7 of W³ of N.W 3 - Tp. 14, Map #1930 N.W.D.

12.83 acres.

Scale 2 ch. to 1 inch

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1000

Date July 20th 19 42

"I. T. BARNET"

District Superintendent.

File No. 13930.
No. 4992.

CLAIMS DEPARTMENT

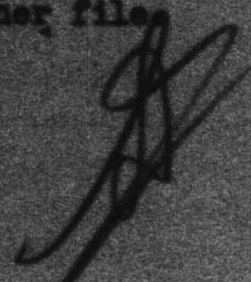
March 17th, 1944.

File No. 13930. Kazuo IMAMURA - Reg. No. 12967.

File No. 4992. (Mrs. Kazuo) Chie IMAMURA - Reg. No. 12947.

CREDITORS:

No claims on either file.



END:DE

FIRE INSURANCE SUMMARY

File No. 13930.

Kazuo INAMURA - Reg. No. 12967.

No record of any insurance of buildings on
this land appears on file.

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

DATED: July 19th, 1946.

J. K. [Signature]

IM:JS

File No: 4992

Name: Mrs. Kazuo INAMURA

Reg. No: 12947

Address: Bradner, B. C.

EXHIBIT No.

DATE MAY 10 1948
FILED BY *W. B. B. B.*

October 17, 1942

File this please

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 9 1942

INVENTORY OF CHATELS LEFT ON PROPERTY

In house

- ✓ large quantity berry crates
- ✓ 3 Jap. straw suit cases
- ✓ 3 camp cots
- ✓ 1 bed and spring
- ✓ 1 brass
- ✓ few blankets
- ✓ 1 box nailed up
- ✓ 1 scythe blade
- ✓ 1 lantern
- ✓ 2 lamps
- ✓ 1 gals. spray
- ✓ 1 box wire
- ✓ 1 old heater
- ✓ 1 homemade table
- ✓ 1 gramophone
- ✓ 1 dresser
- ✓ 5 kitchen chairs
- ✓ 1 old range
- ✓ 1 kitchen table
- ✓ 2 homemade benches
- ✓ 1 old sewing machine
- ✓ 1 old couch
- ✓ 1 old wood bed
- ✓ 1 pr. crutches
- ✓ few utensils
- ✓ 1 carton dishes
- ✓ 1 old churn
- ✓ 1 old cracked 6 gal. crock
- ✓ 6 Jap. tubs
- ✓ 4 wood barrels

Pickers Cabin

- ✓ 3 beds
- ✓ 2 mattresses
- ✓ 1 chair
- ✓ 1 fork
- ✓ 2 homemade tables

- ✓ 1 old heater
- ✓ 2 lamps
- ✓ 1 lantern
- ✓ 1 book cabinet
- ✓ 1 heater
- ✓ 1 table

Store House

- ✓ 20 old Jap. tubs

Greenhouse

- ✓ 50 ft. 1/2" hose
- ✓ 50 ft. 1/2" hose

Outside

- ✓ 1 set 2 horse discs
- ✓ 1 horse cultivator

Barn

- ✓ 57 bulb trays
- ✓ 5 potato diggers
- ✓ 1 wagon
- ✓ 2 plows
- ✓ 1 hay fork
- ✓ 1 manure fork
- ✓ 3 picks
- ✓ 1 crow bar
- ✓ 3 peaveys (old)
- ✓ 2 boxes old tools
- ✓ 11 sickles
- ✓ 2 steel blocks
- ✓ 3 mattocks
- ✓ 1 car gas tank

- ✓ 100 lb. cable
- ✓ 1 1/2" cable choker
- ✓ 500 lbs. crane wire
- ✓ single set harness
- ✓ 1 hoe
- ✓ 1 shovel
- ✓ 1 rake

approx. 250 berry crates

Boiler House

- ✓ 1 truck boiler
- ✓ 1 elec. pump and Master tank
- ✓ 2 10 gal. crocks
- ✓ 2 6 gal. crocks
- ✓ large quantity chimney brick
- ✓ 1 bicycle
- ✓ 1 table
- ✓ 1 elec. table lamp
- ✓ 1 counter scale
- ✓ 1 45 gal. oil drum
- ✓ 1 cross cut saw
- ✓ 1 vice
- ✓ 1 hoe
- ✓ 1 old wrecking bar
- ✓ 1 sledge hammer
- ✓ 1 wedge
- ✓ 1 spoke shave
- ✓ 1 roll raspberry wire
- ✓ 1 wash tub
- ✓ 1 shovel
- ✓ few car enters tools

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

*Sold by auction 3/1/44. Alibotoford 3.
S: Sold by auction 5/1/44 - Alibotoford 3.
see extract for complete list.*

DATE:

December 7th 1942

SIGNED:

Chit Inamura

Please sign and return one copy to the Custodian.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 13930

Reg. No. 12967

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kazuo INAMURA,
c/o Mr. Shoyama,
Kamloops Bakery,
Kamloops, B. C.

Dear Sir:

Re: Municipality of Matsqui- Lot 1 of the South East Quarter
of Sec. 4, Township 14, Map 4951, District of New Westminster,
C. of B. 52135.

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	- - - - -	\$ 991.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$
Registration fee	- - - - -	3.00 3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	
Net proceeds of sale	- - - - -	<u>988.00</u>

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

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. **13930**
Reg. No. **12967**

**506 Royal Bank Building,
Vancouver, B. C.**

Mr. Kazuo IMAMURA,
c/o Mr. Shoyama,
Kamloops Bakery, Kamloops, B. C.

Dear Sir:

Re: Municipality of Matsqui- Lot 7 of the west half of the north west quarter of Sec. 3, Township 14, Map 1930, District of New Westminster. C. of E. 52136.

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 - - - - - \$ 1,619.00

Add:

Unexpired insurance premium as at January 1st, 1943	- - - - -
---	-----------

Less:

Tax arrears to December 31st, 1942 - - - - \$ 4.78

Registration fee	-	-	-	-	-	-	-	-	-	3.00	7.78
-------------------------	---	---	---	---	---	---	---	---	---	-------------	-------------

Encumbrance—Principal - - - - - \$1,000,000.00

[illegible]

Net proceeds of sale	- - - - - 1,611.22
----------------------	--------------------

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.

Bradner Bulb Gardens

Specializing in
Daffodils for Exhibition Purposes

EVACUATION RECORD	
Rec'd MAY 31 1943	
File No. 3930	
Referred	Anderson

Bradner, B.C. May 30th 1943

J. R. D. Richardson Esq.
Farm Department

Income Property

Dear Sir

Replying to yours of the 22nd May, I have not understood that I am responsible to anyone in the above estate but the Income tax itself. If I remember correctly, you previously told me the Custodian assumed responsibility for any losses I might sustain, and if surplus monies resulted, these monies were payable to the owner. This I have done, and have kept a record of all transactions, but I have to remind you I work eighteen hours a day between the Japanese barracks and my own, and have no army of stenographers, typists, messengers, boys and girls, or secretaries of one sort and another to do any writing for me. The wise Government at Ottawa has made certain I have no help, and you are asking for quite a big thing, taking up a lot of my scanty time. In any event, I am not satisfied that you are justified in asking for it. All the help? I have had from my association with the Custodian has been the wrong way. One instance. Last year you demanded from the Municipal Council the Tax Notice, while neither paying the Taxes nor returning the Notice, consequently you have me charged 15% Int. Truly a lousy deal have been sufficient. There is nothing either I intend to say anything about as soon as I get a chance to come to Vancouver. I am enclosing you a separate piece of paper, statement covering up to Dec. 31st 1942, and to this date 1943. If you desire the details, as a matter of courtesy my books are open to any accredited representative of your Office. Some of them seem to have time to tussle around and interfere with what I am doing. I will soon be glad to see them, and make them welcome.

Yours very truly
J. R. D. Richardson

13930 ✓
4988

5th June, 1943.

Mr. Fenwick Fatkin,
Bradner, B.C.

Dear Sir:

re: Kazuo & Kojiro IMAMURA.

We thank you for your letter and statement of May 30th in answer to our enquiry.

We note your remarks regarding responsibility, and take this opportunity of informing you that under Order-in-Council the administration and management of all properties belonging to evacuated Japanese come under the control of this office, and, therefore, you are responsible, even with your Power of Attorney, to this office.

We wish in no way to interfere with your operation of the Imamura property, as we realize that you know and have learned more about this type of farming through years of experience than we shall probably ever know, but we ask that you co-operate as fully as possible with this department, as was explained to you by the writer last fall when you called at this office.

We note that you have paid to Mr. Imamura the sum of \$250.00, and we request that in future any remittance due the Japanese be forwarded to this office. We also note that you have invested about \$500.00 in the property, and would appreciate your advising us whether this investment applies to labour and preparation for the next crop or capital outlay towards other improvements on the property.

If and when time permits, a member of this office will contact you on the farm, but in the meantime we will have to do our best through correspondence.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

13930

July 16, 1943.

Mr. Kazuo IMAMURA,
Reg. No. 12967,
c/o D. D. Orchards,
c/o R. C. M. P. Detachment,
Vernon, B. C.

Dear Sir:

On February 15, we sent you three copies of the 'JP' Declaration form requesting you to complete the forms and return two copies to us. So far we have received no reply. We have your wife's declaration forms in which she registered your real property but as we require separate declaration from each person, please complete the forms entering a description of your real property and any other assets that you have in the Protected Area.

We enclose stamped and addressed envelope and ask you to return completed forms to us as quickly as possible. As we think you may have mislaid the forms we enclose a second set.

Yours truly,

D. M. Chope,
Administration Department.

DMC/ES

Enc.

13930

September 7, 1943.

Mr. Kazuo IMAJURA,
Registration No. 12967,
c/o R.C.M.P. Detachment,
Vernon, B. C.

Dear Sir:

We have written to you several times requesting you to register your assets with us but we have so far received no reply from you.

Our last letter to you was dated July 16th. when we enclosed a stamped, addressed envelope for your reply. In that letter we told you that we had your wife's declaration forms in which she gave a description of your real property but as we require a separate declaration from each person, please complete the enclosed forms giving a description of your real property and any other assets that you have in the Protected Area.

It is most important for us to have these forms completed by you, therefore, will you please, immediately on receipt of this letter send us your reply.

Yours truly,

D. H. Chope,
Administration Department.

DHC/HMS

13930

October 9, 1943.

Mr. Kazuo IMAMURA,
Registration No. 12967,
c/o R. C. M. P. Detachment,
Vernon, B. C.

Dear Sir:

We enclose herewith three copies of the 'JP' Property Declaration Form. On two copies of the form we have filled in details of your real property as registered on your wife's 'JP' Property Declaration forms. The third copy we have left blank as it is for your own use.

As the property is registered in your name it is more convenient for us to have forms signed by yourself in your own file.

Therefore, please fill up on page two and three, details of any assets or liabilities that you have, sign the forms, have them witnessed, and return two copies to us.

We have sent you forms and asked you to register your assets with us before but as your wife had already registered your property you thought it unnecessary to do so but we ask you to sign these forms and return them to us as the real property was registered in your name.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

D. M. Chope,
Administration Department.

DMC/HMS
Encs.

*Returned from above address
Oct. 27th sent to → c/o Mr. Shigena
Kamukofu Bakery
Kamloops, B.C.*

NO SUPERIOR COMMERCIAL VARIETIES GROWN ANYWHERE

BRADNER

OVER 300 VARIETIES OF
DAFFODIL & NARCISSUS
GROWN IN BRADNER



AFFILIATE MEMBER
CANADIAN FLORISTS & GARDENERS
ASSOCIATION

BULB GROWERS ASS'N.

Specialists in all types of Bulbs.

F. FATHIN BRADNER, B.C.

May 22nd 1944

To the Custodian

Alien Enemy Property

Dear Sir

I have an opportunity to sell the berry and Asparagus crates now housed in the old house on the Imamura property here. There are some Asparagus crates which I bought, and I can get the same price as on the original purchase. The Berry crates are all stamped with the Imamura stamp, and are not salable except to someone who is willing to erase or paint over the names. The man I have in sight is willing to do this. As these crates are all in a very hazardous fire trap, I think it good policy to sell at the earliest opportunity, but, naturally, I desire your O.K. on this, for Mr Ramsay, S.S.B. has assured me he is not interested, and I am not sure of my position. There are several thousand second hand bricks also on this place. I would like to buy at least five or six hundred, as my brick chimney (iron) has collapsed, and must be replaced. Will you please let me know if it is all right for me to get them.

I have not yet recovered the use of my legs, and such recovery as I am making is very slow, or so it seems to me.

Thanking you for your reply,

I am Yours very truly

Fenwick Fathin

Bradner B.C.

EVACUATION SECTION

Rec'd MAY 24 1944

File No. 4992

Ans. WEA

Referred: Anderson

NO FORCING LOSSES WITH BRADNER GROWN BULBS

4992

May 31, 1944.

Mr. Fenwick Fatkin,
Bradner Bulb Growers Assn.,
Bradner, B. C.

Dear Sir:

Re: Chie IMAMURA

In reply to your letter of May 22, 1944 please be advised that the Custodian is quite prepared to sell to you the crates about which you enquire at current prices and the used fire-brick can be dealt with on the same basis.

There appears to be some water-hose on subject Japanese property which caused some controversy in the past and we would appreciate having the matter cleared up so we are also prepared to sell it either to you or the tenant at current prices.

We trust that you will find this satisfactory and we will no doubt hear from you shortly.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Attached to 102 - 6

BRADNER BULB GROWERS ASSOCIATION

Bradner, B. C.

Sept. 14, 1944.

To the Custodian
Alien Enemy Property.

Dear Sir

Herewith is enclosed my report on the four Japanese properties of I. J. Yamamoto, Masao Miki, Yamada, and the brothers Imamura (Kazuo and Kojiro). In the cases of the last three, some part of the present conditions can be charged to inexperience on the part of practically all connected with the disposition of these properties. To cite one phase as an illustration. No provision was made where the lease or rental called for replanting to compel the lessee or rentor to plant any particular variety of Daffodil or Narcissi, nor was any grade such as ten centimetres or up called for; the consequence is that only the smallest grade of planting stock has been held for replanting, and in the main, only the varieties with the least value have been retained for this purpose. There are other reasons, but I cite these two as the particular reasons why the remaining stock on these four places is of small value, and it is the value I was asked to assist in determining.

Yours very truly,

"Fenwich Fatkin"

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

Sept. 3, 1948

C. MacLachlan
A. J.

BRADNER BULB GROWERS ASSOCIATION

Bradner, B. C.

Sept. 14, 1944.

REPORT ON THE BULB SITUATION ON THE I. T. YAMAMOTO, MIKI,
YAMADA AND IMAMURA FARMS SITUATE, AND ROAD, B. C.

1st I. T. Yamamoto.

There is nothing here to salvage. Mr. Ratzloff, the present tenant, informs me he shipped two sacks of bulbs last year to I. T. Yamamoto at Kelowna. Anything left there is so badly overgrown with weeds, never having been either dug or cultivated since Yamamoto left, that it would cost more to salvage them than they could possibly be worth. We tried digging on this farm, but it is hopeless.

2nd Masao Miki.

On this farm there are few bulbs dug this year, and the operator, Miss Underhill, has replanted, unfortunately, about 5000 King Alfred. This appears to be all she could be expected to do, under a penalty clause which, on payment, seems to be a sufficient discharge of her obligation. The greater quantity, by far, of the bulbs on this farm are still in the ground, and in my opinion, will likely stay there, as, after investigation, we find it almost impossible to find them; they are down so deep and very badly diseased. Here, I would like to point out that the conditions regarding the bulbs on this farm are entirely the fault of the owner, Masao Miki, who resolutely refused to allow Miss Underhill to handle the bulbs, with the consequences as above. The 5000 King Alfred replanted by Miss Underhill will not be salvaged this year. From my enquiries, I gathered they were very small, and would be almost impossible to trace in newly worked soil, and most certainly not at any advantage to anyone.

3rd Yamada.

I cannot see any greater value than one hundred dollars here. Stock reserved for planting is of the smallest and least useful varieties, with the exception of a few King Alfred. These carry the only value there. The present tenant does not want them.

4th Imamura property.

There are a lot of stock reserved here for planting, lot again much of it is of little value, and like the rest, of the smallest size. Harvey Howard has told me he has offered eight hundred dollars for this stock. Well, it is more than I would care to give, including the stock from the greenhouse after forcing, so I am not mentioning any value.

In conclusion, I wish to state one or two reasons for what may appear to be rather a pessimistic estimate of bulb values on these four Japanese properties. Reason No. 1 is that none of this planting stock has any chance to gain any marketable value for three years. Practically none of it is King Alfred, and very little of it is of varieties with any value when other bulb producing countries are in apposition to ship again. Three years will likely make considerable difference. Reason No. 2 is that most of this stock will be unsalable at once if any reasonable quantities are available from England or Holland after the war is over. The sale or dump of most of this stock is entirely depends on the continuance of the war. I do not know how an auction sale of this stock would go, but I am of the opinion the varieties, when mentioned, would cause a stalemate while enquiries were made as to their relative values. If I can help further, I will be happy to do so. All of which is respectfully submitted.

Yours very truly,

"Fenwick Fatkin."

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

Sept. 3, 1944

Tulips
Narcissi
Gladioli
Dahlias

H. G. LAMMING

BULB GROWER
R.R. 3, CLOVERDALE, B.C.

620 Halls Prairie Road
(Clayton Hill)

April 24th 1945

Mr. W. E. Anderson,
Farm Dept.
Dept. of Sec. of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Hastings & Granville St.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 25 1945
File No.	13430
Ans.	all
Referred	Farm

Dear Sir. I wrote you some time ago
regarding some more bulbs to be
for sale. This summer from another
Japanese farm at Brandon. You
mentioned there was a quantity of
King Alfreds. If this sale is still
to be in future, I would like to
go over & have a look at them
as they would be in bloom now.
Season will be over.

(brought to)
(Mr. Yamada)
(bulbs.)

Awaiting an early reply.

Yours truly

H. G. Lammings

13930

June 13th, 1945.

Mr. Kazuo IMAMURA,
Reg. No. 12967,
133 Victoria Street,
Kamloops, B. C.

Dear Sir:

Re: Lot 7 of the West $\frac{1}{2}$ of the
N.W. $\frac{1}{4}$ of Sec. 3, Twp. 14,
Map 1930, Municipality of
Matsqui, D. N. W.

We are in receipt of your letter of the 11th instant and have carefully read your comments in connection with the sale of your property.

The frank but courteous manner in which you present your complaint does not pass unnoticed and we can assure you that it has been the desire of this office to fulfil its obligations in as just and fair a manner as possible.

The policy of liquidation was, as you are aware, decided upon by the Government authorities at Ottawa and in the case of all properties, outside of the group of farms sold to the Director, Veterans' Land Act, for use of returned soldiers, we have endeavoured to treat every sale on its individual merits.

While we appreciate that the sale of any property is a matter of personal concern and in some cases may be contrary to the wishes of the owner, we do believe that we have taken every possible step to secure fair and adequate prices.

Your property fell within the group of over 700 parcels which were sold to the Veterans' Land Act. The same principle of disposal obtained in regard to these lands, except that in this case the valuations of this group of properties were made by a board of appraisers who were not directly appointed by this office, but whose ability and impartiality was considered by Ottawa to have been satisfactory. It was on the basis of these valuations that this office entered into negotiations with the Director, Veterans' Land Act, and your property was accordingly sold for \$1,611.22.

Bradner Bulb Gardens

Specializing in
Daffodils for Exhibition Purposes

JAN 23 1945

1978, 1939

1900

Richardson

K & K Imamura

Bradner, B.C. Jan. 16th 1945

1945

Dear Mr. Ramsey

13930 / 49880

As the time draws near when the leaves on the Japanese plants
and there is no further bulbs there, I am wondering what the S.S.B. want to do about
the green-house, boiler, power pump, etc.

From information I have received from the
Japanese owner, no allowance has been made for these assets of the Japanese,
which by the way, would have been sold by Gowing Trust if I had not intervened.
There is no incentive any further for the green-house etc. and, as attorney for the
Japanese goods and chattels, I wish to dispose of them and get the whole business
straight up. Should you have some other idea in mind, please contact me as early
as possible, and oblige

Yours very sincerely

J. J. J. J.

Official Custodian Japanese Lands.

Would you please handle the marked section of the above as it
appears to come under your disposition.

22-1-45 Chilliwack, B.C.

Faithfully yours,

R. L. Ramsey
Field Supervisor,
S.S. & V.L.A. of Can.

Letter acknowledged.

R.

13930

July 11, 1945.

Mr. F. Patkin,
Bradner, B. C.

Dear Sir:

Re: Kasuo INAMURA, Reg. 12967

We wish to acknowledge your letter, written on behalf of subject Japanese in respect to his claim.

The frank but courteous manner in which you present this complaint does not pass unnoticed and I can assure you that it has been the desire of this office to fulfil its obligations in as just and fair a manner as possible.

The policy of liquidation was, as you are aware, decided upon by the Government authorities at Ottawa and in the case of all properties, outside of the group of farms sold to the Director, Veterans' Land Act for use of returned soldiers, we have endeavoured to treat every sale on its individual merits.

While we appreciate that the sale of any property is a matter of personal concern, and in some cases, may be contrary to the wishes of the owner, we do believe that we have taken every possible step to secure fair and adequate prices.

The consideration of any definite claim is a matter beyond our control at the present time and we are unable to advise what the situation in this regard may be at the close of hostilities. Your letter, however, will remain on our file as an indication of your opinion in regard to this sale and in the event of the matter being re-opened at a later date and claims being considered, our records will be available.

I trust that in the meantime your confidence in the desire of this office to administer and carry out Government policy in the best interests of those concerned may be maintained.

Yours truly,

WEA/FM

W. E. Anderson,
Administration Department.

CC: Mr. F. G. Shears

102 - 6
EXHIBIT No.
DATE May 10 1948
FILED BY Mr. McMaster

BRADNER BULB GROWERS ASS'N.

Bradner, B. C.

Re Imamura Estate, Bradner.

To the Custodian
Alien Enemy Property.

Dear Sir

Please file this letter as corroboration of the Japanese owners of Lot 7, West $\frac{1}{2}$ of the N. W. $\frac{1}{4}$ of Sec. 3, Township 14, District of NewWestminster C. of B. 52136, in their claim for an adjustment of the allowances made for this property, buildings, etc.

As I had everything to do with both greenhouse, bulbs, and all those things incidental to this business, I feel my letter should be filed as evidence in support of their claim. It is always possible that by the time action is taken, I might not be in a position to be of any help.

Land	1600.00
Greenhouse, Boiler, Pipes, Power Pump, Trays, flats etc.	2500.00
All the above are new.	
Bulbs (approx. 300,000)	<u>5000.00</u>
Total	\$9100.00

Yours truly,

"F. Fatkin"

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

Sept. 3, 1948

C. H. Chapman
of J.

Bretnur B.C.

Nov. 10th 1947

EVACUATION SECTION
Rec'd NOV 12 1947
File No. 4992
Ans.
Referred <u>Bretnur</u>

per 82h File No. 4992

To the Custodian

Dear Sir

Re your letter about birds on the property of
Koyus Inamure. It must be several years ago since I wrote any letter
about birds. In any event, the birds were taken by me in trade for furs
at Mr. Inamure's place. No money was passed in this transaction, which
included something else beside birds; I can't remember what other things
were included. It is in my mind the transaction was between 85 and 90
dollars. It is also in my mind I wrote your office re this contra account
business, and was advised it was I. K. I have to confess a considerable
inability to remember affairs like I used to do. The almost fatal illness
which overtook me in March 1944, and still persists, has affected many
little to lively powers, including that of memory; however, I think the above is
substantially correct.

Yours truly
A. Fathin

13930

12th November, 1947.

REGISTERED

Mr. Kazuo IMAMURA,
Regn. No. 12967,
133 Victoria Street,
Kamloops, B.C.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$2601.15, which sum represents your full credit balance in your personal account at this office. For your information we are attaching a statement of your account since the one sent to you 19th July, 1944, with details of your property sale.

We are also enclosing a cheque in the amount of \$1166.57 made payable to yourself and your brother, Kogiro, being proceeds from the sale of bulbs - \$1126.57, together with \$40.00 from sale of crates and trays. This sum is being sent to you jointly, in order that you may make the proper division of the amount between yourselves.

Your acknowledgment of these cheques would be appreciated.

Yours truly,

Office of the Custodian.

HA
Encls. (3)

KNOW ALL MEN BY THESE PRESENTS

THAT I, Kazuo Imamura

late of Bradner, B. C.

DO HEREBY make, nominate, constitute and appoint

Fenwick Fatkin of Bradner, B. C.

True and Lawful Attorney for me and in my name, place and stead and for my sole use and benefit to take sole charge of all my property at Bradner in the Province of British Columbia, Canada, and to work and handle the aforesaid property to my best interests, and for all and every of the purposes aforesaid DO HEREBY GIVE AND GRANT unto my said Attorney full and absolute power and authority to do and execute all acts, deeds, matters and things necessary to be done in and about the premises, AND also to commence, institute and prosecute all actions, suits and other proceedings which may be necessary or expedient in and about the premises as fully and effectually to all intents and

THE ATTACHED POWER OF ATTORNEY IS A TRUE
COPY OF THE ONE HELD BY FENWICK FATKIN
DATED MARCH 21ST, 1942.

OCTOBER 14, 1942.

[Signature]

A Notary Public in and for the
Province of British Columbia

SIGNED, SEALED AND DELIVERED
in the presence of

D. W. Rowlands

A Notary Public in and for B. C.

Kamloops, B. C. March 21st, 1942.

Kazuo Imamura (Seal)

N.S.

MEMORANDUM

File No: 13930

March 16th, 1945.

TO: The File

FROM: Mr. W. E. Anderson

Re: Kazuo & Kogiro IWAMURA

Mr. H. J. Konrad has paid the sum of \$408.30 being balance in full, plus interest to March 14th, 1945, for the purchase of bulbs on subject Japanese property. Official receipt No. 12159 filed on file 4988.

8.

WEA:OH

File No. 13920.

January 19, 1948.

MEMORANDUM RE BULBS

Re: Lot 1 of the SE $\frac{1}{4}$ Sec. 4, Twp. 14,
Map 4951, Mun. of Matsqui, D.N.W.
and
Lot 7 of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ Sec. 3,
Twp. 14, Map 1930, Mun. of Matsqui, D.N.W.

The above-mentioned properties were sold to the Director, Veterans' Land Act but the bulbs in the ground, consisting of tulips, daffodils and narcissi, were kept out of the sale by Agreement with him.

Crop revenues for the year 1942 and 1943, were paid direct to Mr. Imamura by Mr. Fenwick Fatkin, who had been given a Power of Attorney by the aforementioned Japanese.

The property was rented to Mr. H. J. Konrad by the Director, Veterans' Land Act, who sold the bulbs as follows:

Sale Price.....	\$1,172.25
Less F. Fatkin's Valuation Fee.....	5.68
Net Receipts	<u><u>\$1,166.57</u></u>

Funds credited to Joint Account of Kazuo IMAMURA and his brother, Kogiro IMAMURA, who owned adjoining farm, which was also operated by Mr. Fatkin. Statement of Joint Account attached hereto.

See Mr. Fenwick Fatkin's report on bulbs dated September 14, 1944.

WJJ/HMS

.....*W. J. Hunter*.....

STATEMENT OF ACCOUNT

Re: (Mr.) Kogiro IMAMURA, Reg. #12926
(Mr.) Kanuo IMAMURA, Reg. #12967

File Nos.: 4908
13930

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 October 17	Mr. H. Konrad-payment on account of purchase of bulbs, flats and trays		\$440.00	
October 19	Director, Veterans' Land Act refund of proportion of proceeds from sale of bulbs		323.95	
October 21	Fenwick Fatkin - proportion of the fee re appraisal of bulbs.	5.68		
1945 March 14	Mr. H.J. Konrad-balance in full re purchase of Bulbs. \$400.00 plus interest to March 14/45-48.30.		408.30	
1947 November 13	Remittance of funds to Kogiro and Kanuo IMAMURA	1166.57 \$1172.25		
			<u>\$1172.25</u>	

CR. 111

File No. 13930
Reg. No. 12967

Kazuo IMAMURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property Credit re Sale of Property Land Registry Office - Certificate of Encumbrance (2)	\$ 2.00	\$1,611.22 988.00	
1945 April 23 August 6	Legal fees re sale of property (2 @ \$15.00) B. C. Electric Railway Co. - security deposit refunded	30.00 3.00		
1946 September 25	Transfer of funds re sale of building of "Yamato Nokai"	7.44		
1947 January 6 November 13	Distribution re Yamato Nokai Assocn. Cheque to you	2,601.15	23.49	
		<u>\$2,633.15</u>	<u>\$2,633.15</u>	
				<u>NIL</u>

Accounting Department
March 3rd, 1948

13930

October 4th, 1950.

Mr. Kazuo INAMURA,
Bradner, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 102

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 \$6,105.86.

Cheque for \$5,752.62 is enclosed herein, and the sum of \$353.24 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.

File No. 13930

STATEMENT ACCOUNT
Kazuo IMAMURA - Registration No. 12967

12th November, 1947

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 19th July, 1944		\$2597.22	
1945				
Apr. 23	Legal fees in connection with the conveyance of your properties	\$30.00		
July 15	By B.C. Electric Rly. Co. refund of electric light security deposit		3.00	
1946				
Sept. 27	Equal division of proceeds from sale of building belonging to Yamato Sokai Society		7.44	
Dec. 27	Division of balance of assets of Yamato Sokai between members		23.49	
		\$30.00	\$2631.15	\$2601.15
1947				
November 7	Remittance to Kazuo IMAMURA	\$2601.15		
		\$2631.15		
				<u>BALANCE NIL</u>

File No. 13930

January 15, 1948.

REAL PROPERTY MEMORANDUM

Re: Kazuo IMAMURA (Mr.)
Registration No. 12967

These are Veterans' Land Act transactions (First Offer).

Two Real Properties included, being:

- (1) Lot 7 of the West half of the North West quarter of Section 3, Township 14, Map 1930, Municipality of Matsqui in the District of New Westminster.

Location: Bradner Road, Bradner, B C.

- (2) Lot 1 of the South East quarter of Section 4, Township 14, Map 4951, Municipality of Matsqui, in the District of New Westminster.

Location: Bradner Road, Bradner, B C.

Two Certificates of Encumbrance attached hereto.

Valuations: Two Farm Appraisal Reports of Soldier Settlement Board herewith.

Occupancy: Two Real Property Summaries which outline Rental arrangements, attached hereto.

Sold: (1) Lot 7 sold to the Director, Veterans' Land Act for \$1,619.00 as at January 1, 1943.

Deductions: Certificate of Encumbrance, \$1.00; Registration Fee, \$3.00; Legal Fees, \$15.00; Taxes \$4.78. TOTAL, \$23.78.

(2) Lot 1 sold to the Director, Veterans' Land Act for \$991.00 as at January 1, 1943.

Deductions: Certificate of Encumbrance, \$1.00; Registration Fee, \$3.00; Legal fees, \$15.00. TOTAL, \$19.00.

1943 Assessments:

- (1) Lot 7: 12.83 acres.

Land:	\$ 449.00	
Improvements:	3,700.00	- \$4,149.00
Taxes:	\$45.45.	

- (2) Lot 1: 38.331 acres.

Land:	\$ 958.00	
Improvements:	600.00	- \$1,558.00
Taxes:	\$36.62.	

WJJ/HMS

[Signature]
.....

Name of Claimant **IMAMURA, Kazuo**
 Custodian File **13930**

Case **102**

<u>REAL PROPERTY</u>										Total
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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					991. 1619.	554.95				554.95 5,500.00
<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 & 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			
103.30	16.45	16.93	54.20	62.60	33.98		50.51			
TOTAL RECOMMENDATION										6105.96

13930

October 4th, 1950.

Mr. Kazuo IMAMURA,
Bradner, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 102

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 \$6,105.86.

Cheque for \$5,752.62 is enclosed herein, and the sum of \$353.24 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.

DEFENCE BRIEF

Kazuo IMAMURA

File No. 13930

Case No. 102

KAMLOOPS

10 May 1948

V.L.A.

Sheet B 6-8

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Parcel 1

Lot 1, Sect 4, Township 14, Map 4951

Claim

\$1800.

Appraised at

\$1009.80

Sale Price

\$991.

Witness: Appraiser, B.C. Wormworth.

Appraiser (Wormworth) reports -
One roof shelter on posts of no value.
Good tillage.

Appraiser (~~Barnes~~) reports -
Uncultivated land on this parcel is
very heavy clearing and will take a
long time to develop.

Claim 2

V.L.A.

Sheet A 19-13

Parcel 2

Lot 7, Sect 3, Township 14 Map 1930

Amended Claim

\$6029.22

Appraised at

\$1649.

Sale Price

\$1619.

(Trans. Page 3)

Witness: Appraiser, B.C. Wormworth.

This claim was reduced by \$425. on
his claim for bulbs of \$5000, to
\$8575. (Trans. Page 8)

The claim was further reduced to
\$6029.22 as some of the bulbs were
planted on his brothers land. The
bulbs were sold for \$1126.57 (less
\$99.79 credit for bulbs on his
brother's land) making the credit
received by claimant for bulbs
(\$1026.78) and property (\$1619) -
\$2645.78, thus reducing the claim
as above.

Claimant stated that this property
was purchased by his father in 1921,
as bush land only, for \$800., and
transferred to him in 1934.

Appraiser (Wormworth) reports -
Building at least 35 years old with
many small additions, not now
habitable and carrying no value.

Appraiser (Barnet) reports -
This is an old farm which has run
its course as a fruit farm, has
been gradually changed to one of
bulbs, asparagus, etc.

It is submitted that both parcels
of real property were sold for
their real value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 3

Household Goods & Farm Equipment

Claim reduced to

\$167.10

Sold for

\$56.45

(Trans. Page 4)

Claimant stated that all his chattels were left at his
farm in care of Mr. F. Fatkin who agreed to be responsible
for their safekeeping.

(a) Goods value	\$103.50	Sold by Auction for	\$56.45
(b) " "	1.00	Abandoned (Mattress)	
(c) " "	62.60	Recorded, now missing.	
	<u>\$167.10</u>		

Claimant granted a Power of Attorney
to Mr. Fatkin to take charge of all
his property at Bradner and to work
and handle this property.

Mr. I. T. Barnet, District Superintendent,
reported that the Field Supervisor in
the District, Mr. R. L. Ramsay, took
different bulb growers to the property
but none of them would rent it. One
grower stated, after examining the
bulbs, that at least 50% of them were
diseased.

It is contended that those chattels
that were sold were sold at the reason-
able market value. There may be some
chattels that are claimed for that were
not sold and in that case, it will be
contended either that the chattels never
did come into the possession of the
Custodian as they were left by the
claimant in the hands of another person.

This man Fatkin was given power of attorney and the Custodian, so far as these particular chattels are concerned, should not be held responsible. In the event that any should come into his hands not accounted for by the Custodian, it will be contended that the claim is unreasonable and exorbitant.

With regard to the bulbs, this man Fatkin had a power of attorney, that what bulbs were sold were sold for a fair market value and it may be it will have to be contended that any depreciation in value of the bulbs between the time of sale and the time of evacuation was due to someone else other than the Custodian and was the fault of the agent of the claimant.

Summary of Defence Witnesses

B. C. Wormworth
Gowing Frost
S. C. Carlsen
R. L. Ramsay

Where required

1 & 2	Appraiser
3 (a)	Auctioneer
3 (a)	Staff
2	Staff

BMP/mw

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. R. ARCHIBALD, SUB-COMMISSIONER.)

10

Kamloops, B. C.

May 10th, 1948.

IN THE MATTER OF THE CLAIM OF
KAZUO IMAMURA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

T. G. BOWEN-COLTHURST, Esq.,

appearing for the
Dominion Government.

R. J. McMASTER, Esq.,

appearing for the
Claimant.

J. R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G. H. R. UPTON, Esq.,

Official Interpreter.

30

MRS. M. TONKS,

Official Reporter.

Kazuo Imanura
In Chief.

MR. McMASTER: The next case is No. 102, I think it's
No. 82, on the original list.

KAZUO IMANURA, the Claimant herein, being
first duly sworn, testified
as follows:

10 MR. McMASTER: Your Honour, in this case there are
certain complications which I think we should get
clear on the record before we proceed. In the first
place it is to be noted from the Claim Form that
the Claimant is making claim for two pieces of
property. In his Claim Form he shows under 4(b),
No. 1, as Lot 7, West $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of Section 3,
Township 14, Map 1930. Actually in the claims
that will be filed I would prefer to refer to that
as Parcel 2. With respect to Lot 1 of S.E. $\frac{1}{4}$ of
Section 4, Township 14, Map 4951, in the statement
that will be filed that will be referred to as
Parcel 1, the value placed by the Claimant is
\$1800.00. The Custodian sold to the Veterans'
Land Act for \$991.00 leaving \$809.00 net claim.
20 With regard to Parcel 2, being Lot 7, West $\frac{1}{4}$ of
N.W. $\frac{1}{4}$ of Section 3, Map 1930, these premises were
operated by the Claimant as a bulb farm amongst
other things. The properties were sold by the
Custodian to the Veterans' Land Act, with the sale
as the Crown alleges, effective on January 1st, 1943.
The information contained in the Custodian's file
was that the bulbs were in the ground when the
premises were sold and subsequently the Custodian
or someone else made a sale of the bulbs and credited
30 certain monies to this Claimant, which, on his behalf,

3
K. Inamura,
In Chief.

I treat as being an adjustment of the sale price. The situation is further complicated by the fact that certain of these bulbs, the claimant had planted on his brother's land, which was immediately adjacent to his own land and the Custodian in giving him the item which we refer to as an adjustment in the sale of these bulbs sometime in 1944, included in that adjustment bulbs which had been planted on his brother's land. It has therefore been necessary to further adjust the adjustment, if I might use the phrase and the claim by the Claimant is that his own land, with the bulbs which were on his own land, was worth \$8675.00 at least. I might say that that estimate, allowing for bulbs being planted on his brother's land and not making any claim for these bulbs, the credit for the Custodian is the total of the sale price of \$1619.60 plus \$1126.57 which was subsequently paid to the Claimant after the sale of the bulbs, making a total of \$2745.57, but from that must be allowed credit for these bulbs on the brother's land and that credit is roughly 8 1/2% and therefore he deducts from the credit to the Custodian \$99.79, making a total credit of \$2645.78; so that as regards parcel No. 2, the claim is \$8675.00 and that the Custodian sold the property with due regard to the bulbs for \$2645.78, leaving a net claim of \$6029.22.

Perhaps to have that picture clearer it might be wise if I ask to file a statement showing how the figures were arrived at reduces and alters the original

K. Inamura,
In Chief.

claim and may simplify matters for the Commissioner if I have leave to file it.

With regard to chattels the Claimant has reduced the claim for chattels to \$167.10. It is not possible to ascertain from the information that we have how much the Custodian sold these goods for and I presume that in due course the Custodian will advise the Commissioner as to the sale price of the goods now being claimed for.

10 DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct me to prepare this statement with regard to what I have described as Parcel No. 1, being Lot 1, of the S.E. $\frac{1}{4}$ of Section 4, Township 14, Map 4951? A Yes.

Q Is that your signature on the document? A Yes.

Q And are the contents of that document true to the best of your knowledge and recollection? A Yes.

(STATEMENT MARKED EXHIBIT NO: 1)

MR. McMASTER: Would my learned friend be good enough
20 to give the Soldier Settlement appraisal?

MR. COLTHURST: (producing)

MR. McMASTER: I would file on behalf of my learned friend Farm Appraisal Report of the Soldier Settlement Board with respect to Lot 1, S.E. $\frac{1}{4}$ Section 4, Map 4951.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO: 2)

Referring to Exhibit No. 1, your Honour, the property
is shown on the Appraisal Report as about three-
quarters of a mile from Bradner. It consisted of
30 approximately 38.3 acres with about 12.5 acres cul-

K. Inamura,
In Chief.

10 tivated and in crop. The property was purchased, as the statement shows, in March 1931, for \$625.00, as wild land without improvements on it. The Claimant says he cleared land and planted crops and also put in drains and the only building on the land was a small shed built in 1935, which he says is not much value. The Claimant states the raspberries were in good shape when he was evacuated. His wife leased the land for the crop year. He states, that as indicated in the Appraiser's Report, the land was in good tillage and it was excellent berry growing land. Having regard to the purchase price and improvements he estimates the land was worth at least \$1800.00 when sold.

My friend might be good enough to advise me whether he has the assessed value of that parcel.

MR. COLTHURST: I have the assessment on them both.

20 MR. McMASTER: The assessed value in 1943, according to Notice of the District of Matsqui, produced by my learned friend, shows the assessment on improved land - apparently only considering improved land - land, \$958.00 improvements, \$600.00, making a total of \$1558.00.

I have here a deed of land purporting to be from Louise --- Owen to this Claimant covering Lot 1, S.E. 1/4 Section 4, dated March 30th, 1931, for the sum of \$625.00, and perhaps my friend might like to look at that and it won't be necessary for me to file it.

Q Now, with respect to the other parcel of land which

K. Inamura,
In Chief.

you owned, that is, Lot 7, W $\frac{1}{2}$ of N.W. $\frac{1}{4}$ Section 3; I produce to you a statement with respect to that land, did you instruct me to draw that statement and is that your signature on it?

A Yes.

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

A Yes.

(STATEMENT MARKED EXHIBIT NO: 3).

10 MR. McMASTER: From the Tax Notice produced by my learned friend, it would appear that the assessment on improved land only in 1943, was \$449.00 and on improvements \$3700.00, making a total of \$4149.00. I would file on behalf of my learned friend Farm Appraisal Report of Lot 7, W $\frac{1}{2}$ of N.W. $\frac{1}{4}$, Section 3,

(FARM APPRAISAL REPORT MARKED EXHIBIT NO: 4)

I would refer to Exhibit No. 3, with respect to this second parcel, this property is also situated as appears from the Appraisal, near Bradner. It
20 consisted of 12.83 acres, there were about 10.8 acres cleared and in crop. The property was originally purchased by his father in 1921 as bushland for \$800.00 and transferred to him from his father in 1934. When his father acquired it there were no improvements, they had cleared and cultivated 10 acres, put in over 1000 feet of drainage ditches, had put in a water system, had tiled the creek to expansion cistern and piping to the buildings and electric pump. This was put in in 1941 and the
30 cost was included in the cost of the greenhouse.

7
K. Imamura,
In Chief.

The statement then shows an old house, which he values at \$200.00, a new house valued at \$350.00, then shows a barn erected in 1934, showing the cost and the cost of a two-storey building which had been erected in 1941-2 and the cost of the greenhouse including the water system. The Claimant states, with respect to the Appraiser's report, that the Appraiser mentions the water system and pump but places no value on them. He states with respect to the greenhouse construction that he took the advice of Mr. Fatkin, president of the Bradner Bulb Growers' Association, who has had long years of experience. The engine for the Millers was on wheels but set in concrete. The pipe was purchased second hand in Vancouver but was in good order. As I left the premises in care of Mr. Fatkin there would be no rapid deterioration as alleged. The Appraiser only mentions the fact that there were bulbs planted on the premises but doesn't give any details. There were about 300,000 bulbs on the land when I left, which were worth about \$5000.00. I gave a power of attorney to Mr. Fatkin to care for my land the premises were operated under Mr. Fatkin's supervision in January 1943 when the V.L.A. purchased the land. As far as I am aware the land sold to the V.L.A. with all my plants in the ground, including my bulbs. Subsequently, nearly two years after the sale, the Custodian received an adjustment on the bulbs which was credited to me. It appears that the Custodian would now like to treat

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8
K. Inamura,
In Chief.

the bulbs as chattels, the bulbs having deteriorated after the sale of my land, however, he sold them as part of the land and I claim they added to the value of the land at the date of sale. My estimate of the value includes the bulbs as adding to the value of the land. At the date of sale they had been well cared for. A few of the bulbs referred to above, about 25000, were on my brother's land and I have adjusted the adjustment made by the Custodian accordingly in my amended claim form. In June 1945 I protested the sale and advised the Custodian that the property was worth \$9100.00, based on an appraisal by Mr. Fatkin. He advised me that he would communicate the appraisal to the Custodian. As in that appraisal was included bulbs planted on my brother's land, I have reduced that amount by \$425.00, being 8 1/2% of the value of the bulbs and that is what accounts for the value of the bulbs.

He claimed originally \$9100.00 and this is reduced by \$425.00, making a total claim of \$8675.00.

I would ask in this case to have the correspondence which took place between the Custodian and the Veterans' Land Act in respect to the properties which had bulbs on them, filed; the original in the case of Isami T. Yamate and copies of that correspondence be filed as part of the record in this case.

MR. COLTHURST: As far as that correspondence may be relative of course, I have no objection.

9
K. Inamura,
In Chief.

Q Witness, I produce to you what purports to be a power of attorney, is that your signature on that document?

A Yes.

Q And is the Mr. Fatkin to whom this power of attorney purports to be given, the Mr. Fatkin referred to in your statement with regard to real estate, who operated your bulb farm?

A Yes.

10 MR. McMASTER: This your Honour, is a power of attorney - a general power of attorney - dated March 21st, 1942, from the Claimant to Fenwick Fatkin, of Bradner, B.C. appointing him "My true and lawful attorney in my name, place and stead and for my sole use and benefit to take full charge of all my property at Bradner, British Columbia, Canada, and to work and handle the aforesaid property to my best interests".

I would ask my learned friend to admit that at the time the bulbs were sold, they were sold for considerably more than the amount credited to the Claimant.

20 MR. COLTHURST: How much is credited?

MR. McMASTER: I think \$1160.00 approximately, was credited to the Claimant.

MR. COLTHURST: My information in that connection, your Honour, is that the land was subsequently purchased by the Director of the Veterans' Land Act, who leased it to one H. J. Conrad and Conrad occupied the lands in 1944-45, and in consideration for care of the bulbs on the properties, he was given

K. Imamura,
In Chief.

the right to force certain bulbs in the greenhouses and retain 75% of the proceeds from the sale of marketable bulbs, with the remaining 25% of those proceeds, which amounted to approximately \$324.00, being paid to V. L. A., but Conrad sold approximately 90,000 bulbs. These bulbs were actually, according to my file, exempted from the sale to the V.L.A.

10 MR. McMASTER: In one spot your file indicates that there remained 125,000 bulbs from the sale to Conrad but eventually sold to Conrad who paid \$800.00 to the Custodian, together with some small sum for interest and that amount was credited to the joint account of this Claimant and his brother Kojiro. I would ask my friend to undertake to produce a copy of the deed of land from the Custodian to the Director of Veterans' Land Act, and I would ask him also to undertake to produce any other document
20 in which the bulbs or any of them were reserved - by which they were reserved to the Custodian in the sale to the Veterans' Land Act.

I would ask my learned friend to be good enough to produce any documentary evidence the Custodian has showing the bulbs had deteriorated before 1st. January 1943.

30 Would my friend be good enough to produce the original of a letter dated June 11th, 1945, addressed to the Custodian by this Claimant with respect to the value of the premises Lot 7, N.W. 1/4. Section 39.

K. Inamura,
In Chief.

MR. COLTHURST: (Producing).

MR. McMASTER: Q Witness, I produce from the Custodian's file an original letter purporting to be signed by yourself, is that your signature on that letter? A Yes.

Q And is the information contained in that letter true to the best of your knowledge and recollection? A Yes.

MR. McMASTER: This is a letter your Honour, dated June 11th, 1945, addressed to the Department of the Secretary of State, Office of the Custodian, protesting the sale price of the land and the valuation made by the Director of the Veterans' Land Act and quoting the valuation on his land, showing \$9100.00.

(LETTER MARKED EXHIBIT NO: 5).

I would ask my friend to produce any later correspondence received from Mr. Patkin placing any value on this man's land.

Has my friend any further letters from Mr. Patkin?

MR. COLTHURST: I presume you propose filing these letters?

THE COMMISSIONER: You had better take an adjournment for about ten minutes to discuss this matter.

(HEARING ADJOURNED FOR TEN MINUTES.)

(HEARING RESUMED PURSUANT TO ADJOURNMENT.)

MR. McMASTER: Your Honour, I produce from the Custodian's file, three letters from Mr. Patkin to the Custodian; two of the letters dated September 14th, 1944, referring to the bulbs on this man's property and other men's property and the third letter appears

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K. Inamura,
In Chief.

to be undated but has a "received" stamp - "Custodian's Office, received June 28th, 1948" - which puts an appraisal on this man's property.

I presume that the Crown will be calling Mr. Fathin in due course, if not the Crown, we may be calling him and I file them as exhibits, subject to proof.

(THREE LETTERS MARKED EXHIBIT NO: 6.)

10 Q Witness, I produce to you a number of snapshots. That appears to be a snapshot of a greenhouse, is that greenhouse on your premises with respect to which you are claiming?

A Yes.

Q This is a snapshot of some flowers, are those some of the flowers which you grew on your premises?

A Yes.

Q And I produce to you another snapshot of a building, what building is that?

A This is a stable and barn.

Q Approximately when were these snapshots taken?

20 A That was taken in 1942.

Q The snapshot of the greenhouse? A Yes, 1941.

Q That is the snapshot of the flowers? A Yes.

It was taken just after I built these, I think 1935.

Q That is the snapshot of the barn.

I would ask to file these as one exhibit.

(THREE SNAPSHOTS MARKED EXHIBIT NO: 7)

Now, I would ask my learned friend to admit that these premises were being operated as a bulb farm at the date of sale to the Soldier Settlement Board.

30 MR. COLTHURST: I haven't that information on the file

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K. Inamura,
In Chief.

your Honour. I will see if I can get instructions on that point but I haven't the information to justify admission at this time.

MR. McMASTER: I think my friend has already admitted it was operated as a bulb farm by someone else than the Claimant. I think he will admit that Mr. Patkin was on the premises after January 31st, 1943.

10 MR. COLTHURST: I will certainly admit that Patkin continued... as a matter of fact Patkin was on the place at the time of sale and continued to occupy for the balance of the year but Patkin had a power of attorney from the Claimant and as to what exactly he was doing - he was acting on behalf of and for the Claimant.

MR. McMASTER: Yes, we filed the power of attorney. I would ask my friend to produce from his file a statement from Patkin as to the operation of these premises .

20 MR. COLTHURST: I have on file your Honour, a statement signed by Patkin dated May 31st, 1943 and purporting to be a statement re the estate of Kasuo Inamura and Kejiro Inamura. I have no objection to having it filed for what it is worth but it doesn't make it clear.

MR. McMASTER: Q Witness, I produce to you a statement with regard to personal chattels with respect to which you are claiming. Did you instruct me to draw that statement and is that your signature on it?

A Yes.

Q I produce to you a list of goods and chattels, is

K. Inamura,
In Chief.

that the list referred to in that statement?

A Yes.

Q Was that list produced pursuant to your instructions?

A Yes.

Q And are the values shown on the right hand side of these two sheets your estimate of a fair market value of all these items at the date of evacuation?

A Yes.

10 Q I understand the items opposite which you have an "X", you are not making any claim for?

A No, I am not making claim for those.

Q Are the contents of the statement true to the best of your knowledge and recollection? A Yes.
I would file the statement with regard to personal property as the next exhibit.

(STATEMENT OF PERSONAL PROPERTY MARKED
EXHIBIT NO: 8.)

20 MR. McMASTER: Referring to the statement just filed your Honour, the Claimant states that he left all the chattels at his farm. Mr. Fatkin had a power of attorney but the Custodian took an inventory on October 17th, 1942, and Mr. Fatkin advised the Claimant that none of the articles claimed were removed before the Custodian took possession. All the chattels claimed were shown on his wife's J.P. form and were his property. The reason they were shown on her J.P. form is that he was evacuated at the time the J.P. forms were taken. As she had signed the inventory of the Custodian he didn't file a J.P. form.

30 I produce a copy of the inventory signed by Mr.

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K. Inamura,
In Chief.

Fathin and Mr. Carlson, the Custodian's representative, from the Custodian's file which purports to be an inventory of chattels belonging to the Claimant's wife, which he has alleged is his property, and there appears to be no date on this inventory.

(INVENTORY MARKED EXHIBIT NO: 9.)

I would ask my friend to produce the wife's J.P. form.

10 MR. COLTHURST: (Producing).

MR. McMASTER: Q Witness, is that your wife's signature on this form I now produce to you?

A Yes.

MR. McMASTER: I would ask to file this, it purports to be a J.P. form filed by the Claimant's wife, dated April 16th, 1942.

(J. P. FORM MARKED EXHIBIT NO: 10.)

I would ask my learned friend to undertake to produce any inventory taken by the Custodian when the real property was sold to the Soldier Settlement Board.

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MR. COLTHURST: Any inventory of chattels?

MR. McMASTER: Yes, which was taken at the time the real property was sold to the Soldier Settlement Board.

I would ask my learned friend to produce any inventory taken when the Custodian took possession of the goods and chattels at the termination of Mr. Fathin's possession of the real property.

Now, your Honour, before turning this witness

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over to my learned friend I would like to refer

K. Inamura,
Cross-Exam.

to the correspondence in the Yamato case, which I have asked to be filed and to allegations of Crown Counsel when this case was heard that the bulbs were part of the real property and added to the value of the real property and could not be claimed as chattels.

CROSS/EXAMINATION BY MR. COLTHURST:

10 In this case, your Honour, it will be contended that as far as the chattels are concerned - I am not now dealing with the bulbs - that those that were sold were sold at the reasonable market value. There may be some chattels that are claimed for that were not sold and in that case, it will be contended either that the chattels never did come into the possession of the Custodian as they were left by the Claimant in the hands of another person, this man Fatkin was given power of attorney and the Custodian so far as those particular chattels are concerned should not be held responsible. In the 20 event that any should come into his hands not accounted for by the Custodian, it will be contended that the claim is unreasonable and exorbitant. With regard to the bulbs, my file indicates that the bulbs were reserved from the V.L.A. sale, that this man Fatkin had a power of attorney...

MR. McMASTER: If my friend will state his defence he can prove that later.

....that what bulbs were sold were sold for a fair market value and it may be it will have to be con- 30 tended that any depreciation in value of the bulbs

M. Inamura,
Re-Exam.

wards I developed the business.

Q You were familiar with the proper methods for growing and handling bulbs? A Yes.

Q And during those years, right up to the time of evacuation, did you give proper care to the bulbs that you had planted on your property? A Yes.

Q And were the bulbs on your farm in good condition at the time you were evacuated?

A The condition was good.

10 Q How many people were you supporting at the time you were evacuated?

A My wife and one child. I got a certain amount of help in the flowering season but my family consisted of my wife and one child.

Q Was there anybody else besides your wife and child dependent on you?

A No, just my wife and child.

Q How witness, between 1934 and the time of your evacuation, according to statements that you have filed or that have been filed on your behalf here, you have made considerable improvements to your two properties. Did the money for these improvements come out of your earnings on your farm? A Yes.

20

MR. McMASTER: That is all your Honour.

THE COMMISSIONER: Very well, you may go.

(Witness aside.)

(PROCEEDINGS ADJOURNED SINCE DEE.)

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

"M. Tanks"
Official Reporter.

I hereby certify that the foregoing transcript as purports to be an accurate record of the evidence adduced before me.

"J. R. Archibald"
Sub-Commissioner.

CLAIM NO. 102 - Kazuo IMAMURA

This claim is made in relation to a 12.83 acre parcel of land situate near Bradner B.C. (Fraser Valley), which had been developed by the claimant as a greenhouse property, as well as for the production of bulbs.

The property was appraised in June 1942 by an S.S.B. Appraiser at \$1649.00 and was sold to the Director, Veterans Land Act, at \$1619.00. The valuator confirms the claimant's evidence that the greenhouse was very recently constructed, but he appraises this building at only 50 per cent. of his estimate of the cost. No allowance was made in the appraisal to cover bulbs in the ground.

The fair market value of the various components of the property, calculated on the basis adopted in the Memorandum on Greenhouse Properties, is \$3701.90.

The claimant's evidence, which is substantially confirmed by that of Fatkin, shows that about 300,000 bulbs were under cultivation at the date of his evacuation.

Fatkin operated this farm under Power of Attorney from the claimant, from the date of the latter's evacuation until August 1943. He says that 350,000 daffodils, and a quantity of tulips and iris were under cultivation on this property when possession was taken by the D.V.L.A., that the bulbs were then in good condition. He places a value on the bulbs of from \$20.00 to \$35.00 per thousand (See Fatkin's evidence pages 1530 to 1555).

A report was made to the Custodian on this property on September 14th 1944 by Fatkin, wherein he estimated the value of the property as follows:

Land	\$1600.00
New greenhouse, heating equipment &c.	2500.00
Bulbs, approximately 300,000.	5000.00
Total -	\$9100.00

It appears that the Custodian succeeded in recovering from this property in 1944 bulbs to the value of \$1026.00, which were sold at that price and the proceeds credited to the claimant's account, which sum must be deducted from the estimated value in bulbs of \$5000.00, leaving a balance of \$3974.00.

The evidence recited shows the value of the property to have been \$7675.90 at the date when the same was sold to the D.V.L.A. for \$1619.00.

Counsel have joined in a recommendation for payment to the claimant of an additional sum of \$5500.00, based substantially on Fatkin's evidence and report before mentioned.

In my judgment the proposal so made is fully supported by the evidence adduced before me. I propose, therefore, to recommend payment to this claimant of the sum of \$5500.00.

*check
per*

H. J. Bird

Commissioner.

December 29th 1949.