Name of Claimant HIDAKA, Kunio Case 1063

Custodian File 767

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					287.00		463.89				463.89

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	463.89

CASE NO: 1063.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 20th, 1948.

IN THE MATTER OF THE CLAIM OF

KUNIO HIDAKA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1063.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10 Toronto, Ontario,

May 20th, 1948.

IN THE MATTER OF THE CLAIM OF

KUNIO HIDAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

MR. BREWIN: I have a letter saying that this case should be heard together with the case of Mr. Teizo Hidaka. This is a joint claim in regard to this item here, and there is a small separate claim for personal chattels for Mr. Teizo Hidaka.

THE COMMISSIONER: Where is Teizo Hidaka's claim?

MR. BREWIN: It apparently wasn't on this list at all.

THE COMMISSIONER: Was it heard elsewhere?

MR. BREWIN: No. I imagine it is one of the cases that normally would be heard by a special Commissioner here.

10

THE COMMISSIONER: Have you the main list, Mr. Secretary?

MR. BREWIN: It is file No. 9374.

THE SECRETARY: No. 225 on the long list.

THE COMMISSIONER: The other joint claimant filed Claim No. 225 on the Toronto long list, a claim for $2,332.00 in relation to real property and $142.50 in connection with personal property. So that we will take the claim of Kunio along with that of Teizo, treating the two as a joint claim.

20

MR. BREWIN: Actually, my lord, they both made exactly the same claim as far as real estate is concerned. As far as chattels are concerned, Kunio makes no claim at all, but it is a very small item.

THE COMMISSIONER: I appreciate that. Will Kunio present the chattel claim now?

MR. BREWIN: No. I think he knows nothing about it. I think if we might proceed with the real estate, Kunio will present that.

30

KUNIO HIDAKA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q Now, Mr. Hidaka, is this your signature on this form under the heading "Real Estate, farm land"?

A Yes.

Q And I take it that is your father's signature, too? A: Yes.

Q And the information contained on that form was supplied by you and by your father?

10

A Yes, it was, after discussion with both of us.

Q After discussion with myself? A: Yes.

Q Is the information contained in it correct?

A Yes, I would say it is correct.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. BREWIN: Perhaps, my lord, it might be convenient at this stage to have a copy of the farm appraisal report filed.

MR. HUNTER: I file the S.S.B. appraisal as Exhibit 2.

20

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. BREWIN: Q: Now, Mr. Hidaka, I notice that the assessed value of this property was somewhat lower than one might expect having regard to the amount of your claim. I think the assessed value was $300.00. A: The assessed value is $200.00 for land and $100.00 for improvements. I think there is a very good explanation for the low assessment. The property had been there for a number of years and my father first moved into the area in 1923, and the area was developed very

30

little and he had other land in the area and in 1937 bought this property. The property is approximately 800 to 900 feet from the larger road and that 800 to 900 feet of road was built by himself. That includes a bridge and a gravel fill. When he approached the Municipality to have this road put in, he was told to do it himself and in return there would be a nominal assessment on this property, and for that reason the assessment is lower than usual.

10 THE COMMISSIONER: The municipality in that way gave him credit by way of taxes, I take it. That is what it comes down to.

A Yes, and I would say that the low tax is a point in favour of higher valuation.

MR. BREWIN: Q: Now you say, or I understand you to say here the property had an outstanding asthetic value. I don't want you to go too far into it, but what is the reason?

20 A The property is located on a plateau between 300 and 400 feet above the Fraser River and at a distance of approximately within one mile of the Fraser River. To the east there is a range of mountains.

THE COMMISSIONER: I know the country well.

A Yes. It is scenic country and it is the type of place where a person retired or a person passing middle age would like to go and live quietly and enjoy a good many years of life.

30 MR. BREWIN: Q: I take it from your form you had just

built this house and not quite completed it at the time of evacuation, is that right?

A The house was built during the summer of 1942. The main purpose of building it at that time was in order to have a place to return to after the evacuation period. The house was completed in a hurry. It wasn't finished in first-class condition. It wasn't plastered and all the rest, but it was thoroughly liveable and comfortable.

10 Q Now, I suppose you have read the Soldiers Settlement Board appraisal. I don't know whether there is anything that you particularly want to comment upon. I see it refers to some of the property that wasn't under crops. It refers to the crops being in good quality and condition, that is the strawberries, and I notice you say they are in a location where they mature two weeks in advance of the area generally, is that correct?

A Yes, I would say two weeks in advance of the area

20 generally. First of all, it has a gentle southward slope and the land dries in the spring sufficiently so that first of all a person is able to get in to work the ground, and also the southward slope allows that much more sunshine and the rest of the crops do mature fast.

Q Yes, I see. Now then, he goes on to refer to three acres which he says is clear scrub bush and stumps, and 2.85 acres of ravine or banks, too steep for cultivation; scrub bush and stumps unmarketable.

30 $10.00 an acre is the value for the three acres

sloping south and no value at all for the 2.85 acres of ravine or banks. What do you say about that? A: The first portion that you mentioned, I would call semi-cleared with the larger trees removed. Whatever was left was just stuff that could be pulled out by hand and that land I would say could be cleared very easily, and the value certainly was much more than $10.00. There had been a good deal of
10 work already put into that portion and that corresponded very closely with the land already cleared and which would bring in considerable revenue when planted in crop. Now, as for the section as it were a ravine, there is very good alder and maple there, or there was very good alder and maple on that section of the property, which could be used for wood, and furthermore that land, although it wasn't as level as the other portion, would be very good for certain types of crops which
20 would mature very quickly because of the slope, and certainly it wasn't unmarketable land. It had certain very good features that could be used to advantage.

Q I see there is a statement further in your report that it was a subsistence farm and not well adapted for small fruit or specialized farming. What do you say to that statement?

A First of all, I would say my father has been in small fruit growing since about 1914, I don't know,
30 you can ask him, but I think it was at least

between 1910 and 1914 when he first went into this type of work, and he does know good properties and he wouldn't have bought this place had he thought it was only a subsistence farm.

MR. HUNTER: My lord, the report doesn't say that this farm is not well adapted for small fruit; it says the neighbourhood is not well adapted.

THE WITNESS: Well, I would like to at least describe t this farm.

10 MR. BREWIN: It doesn't seem to me to say that.

THE COMMISSIONER: Well it says the neighbourhood is not well adapted.

MR. BREWIN: I was reading from the previous page, my lord, "state most suitable type of agriculture for farm bearing in mind the district's limitations, if any", and it says, "subsistence farm and not well adapted for small fruit or specialized farming".

Q However, have you told us all you want about that, Mr. Hidaka? A: Well, I don't think it is for me but probably I could describe this farm and say it is exceptionally fine for small fruit growing. The area generally is much the same.

20

THE COMMISSIONER: Q: Was this land uncleared, Mr. Hidaka, when your father bought it in 1937?

A It was uncleared.

Q And was that part of the area around about Whonnock developed for agricultural purposes in 1937?

30 A Oh yes, it was fully developed with good marketing

facilities.

Q You must have made a very cheap buy then?

A Yes. I think there is another explanation for that; the previous owners were Hood Brothers and, Mr. Commissioner, you may know Robert Ellison Hood who had this property for a long time. He wasn't a farmer by any means and it wasn't bringing him any revenue.

Q I see. A: So the price was low.

10 THE COMMISSIONER: Is that all?

MR. BREWIN: Q: Is there anything further, Mr. Hidaka, that you want to say?

A I think there are possibly a few things that I might like to touch on. First of all, the revenue from this property was exceptionally high. The crops were very good.

Q Have you and your father worked out what the revenue was for the last year you were there?

A In 1942 we had at least a thousand crates of
20 strawberries and the price was between $2.50 and $3.00 a crate. Now the price in 1943 and 1944 was approximately double that, and the prospective earnings from this property were very high.

THE COMMISSIONER: Q: You produced a thousand crates of berries in 1942? A: Yes.

Q That is from what acreage?

MR. HUNTER: An acre and a half.

A An acre and a half, and also a half acre of road allowance that brought in revenue to this
30 property.

MR. BREWIN:. Q: Your father and you were utilizing the road allowance, although it wasn't part of your property? A: That is right. It is a dead end road and no one else was using it and we had full use of it. We had approximately 15,000 plants and I think a good estimate would be something close to 30 cents a plant in value.

Q Unless you have something else, that is all.

A That is all for now.

10 MR. BREWIN: Mr. Hunter may want to ask you some questions.

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

CROSS-EXAMINATION BY MR. HUNTER:

Q Are you a farmer by the way, Mr. Hidaka?

A I was a farmer until I was 18 years old.

Q How old are you now? A: I am 30 years old.

Q I see. I am interested in what you say about this;

20 the appraisal says, "Ravine or banks, too steep for cultivation". You say it wasn't too steep for cultivation, in fact it had some very good features. I would like to find out what those features are and how you produce them?

A The features are there with the land. It would be a matter of land use and the use of the land for the best crop would be a crop which would produce the best revenue.

Q That would have to be berries?

30 A You wouldn't have to have berries. It wasn't that

steep.

Q You would have erosion otherwise?

A There could be a certain amount of erosion, but not to any great extent.

Q There is erosion on any slope which is steep, isn't there? A: There is erosion on almost any piece of land. There are a good many types of erosion and I wouldn't say that this land was so steep that there was marked erosion of any kind.

Q When you bought this property in 1937, I notice you said none of the land was clear but that the timber was standing. It had timber on it, did it?

A There were alder trees standing on it. There was a certain number of second-growth Douglas fir. The alder wasn't very large. It was mainly, oh, something in the nature of six inches in diameter over the greater portion of the land and it is easy to clear.

Q You cleared an acre and a half and you used it for berries? You used the road allowance as well which, of course, didn't belong to you. Then there were three acres which I understand you say were partially cleared? A: That is true.

Q What the appraiser says is, "Clear scrub bush and stumps". Now is that correct or isn't it?

A Well, it is very difficult for me to picture exactly what "clear scrub bush and stumps" would be.

Q I take it there were stumps from the timber that had been there. Had you pulled all the stumps?

A No, I hadn't pulled all the stumps.

Q You say there is some bush, that is scrub bush, I take it, so it is an accurate picture, isn't it?

A Yes, I would say it is satisfactory.

Q Scrub bush and stumps in the ravine is an accurate picture, too. A: There are some standing trees in the ravine.

Q You said there was some alder and maple, I think?

A Yes.

10 Q But on the whole, aside from the value with which you disagree, this seems to be an accurate report?

A I think the general impression of that report isn't true. I think the marketing facilities are much better than are mentioned there. There are certain very significant omissions in that report.

Q Such as? A: Such as the scenic qualities of the place and certain things with regard to school facilities. There is a high school bus service within about I would say a quarter of

20 a mile of this farm and hydro and telephone could easily be brought in to this property. The lines were within 800 feet.

THE COMMISSIONER: Q: Within what distance of the River Road were you? A: The Lougheed Highway?

Q You were closer to the Lougheed Highway, were you?

A Yes, that is true.

Q How far away? A: We were about I would say within 200 yards, possibly more -- 300 to 400 yards.

30 Q Does the property lie north or south of the highway?

A The property was north of the highway.

MR. HUNTER: Q: At the end of a dirt road about 800 feet in from a fair gravelled road, is that correct?

A A good portion of that dirt road had rock ballast, at least 200 feet of that, and that is the road which my father put in the bridge and filled one of the ravines.

Q Now did you try and sell this property before you left? A: No. The idea was to retain the property to have a place to return
10 to after evacuation.

Q Did you have any offers?

A No offers.

Q Have you ever been in the real estate business?

A I haven't been in the real estate business but at the present time I am setting up a business as a consulting economist.

Q But you weren't in the real estate business out there?

THE COMMISSIONER: The witness does not pretend to
20 qualify himself as a real estate expert. At least I did not understand him to say so.

MR. HUNTER: I just wanted to be sure that it was only his opinion, my lord.

THE COMMISSIONER: That is what I take it to be.

MR. HUNTER: That is fine.

THE COMMISSIONER: Q: Where were you educated, Mr. Hidaka? A: I was educated at the University of British Columbia where I took an honours degree in economics and political
30 science.

Q When did you graduate?

A I graduated in 1940 and took politics and public administration at Queens University, that was in 1945, and got a Master of Arts degree. During 1946 and 1947 I took a graduate work in economics at the University of Toronto where I got a Master Arts degree in economics and one year and two years credit requirements for a Doctor of Philosophy degree.

10 THE COMMISSIONER: Thank you very much.

(Witness aside)

TEIZO HIDAKA, a witness called on behalf of the claimant herein, being first duly sworn, testified through the Interpreter as follows:

THE COMMISSIONER: Are you now presenting the chattel claim?

MR. BREWIN: Yes. I thought I would ask him if he was satsfied with his son's evidence.

20 THE COMMISSIONER: Very well.

DIRECT EXAMINATION BY MR. BREWIN:

Q Mr. Hidaka, I take it you are the father of the last witness? A: Yes.

Q And you are satisfied to leave your claim in regard to the property in the form in which your son has presented it? A: Yes.

Q In regard to personal chattels --

THE COMMISSIONER: Just before we go on with that, we

30 will have to treat this as a separate claim. So

the chattel claim, Mr. Secretary, will be Claim 1064 as made by Teizo Hidaka.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

10

20

30

Case 1063 DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

767 Toronto

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

(1) NAME HIDAKA (Print) Surname Kunio Given Name (RCMP) Reg. No. 11319

(2) Pre-Evacuation Address Ocean Falls B.C.

(3) Present Address 506 Jarvis Street, Toronto, Ontario

(4) REAL ESTATE

(a) Street Address (if any) Whonock Maple Ridge (City or Municipality) B.C. (Province)

(b) Legal description (lot number, block number, section number, etc.) Lot Thirty-nine (39) of Lot Four Hundred and Thirty-two (432) Group One (1) and of the North Half of Section Two (2) Township Twelve (12) Map One Thousand Two Hundred and Eight (1208) in the District of New Westminster

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

(i) Farm , packing house and
(ii) Residence Type of business small-fruit growing
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) joint tenant, see Teizo HIDAKA #13488

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 1800.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 800.00

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

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2600.00

(v) Amount at which Custodian sold property and credited your account - - $ 268.00 after deductions

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2332.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 2332.00

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

Toronto

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

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

DOMINION OF CANADA)
County of Peel)
TO WIT:)

I, Kunio Hidaka of the City of Toronto in the County of York CNB

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the town)
of Brampton)
in the County of Peel)
this 22nd day of November)
A.D. 1947.)

Kunio Hidaka

C H Bowyer
A Commissioner &c.

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

_____

Kunio HIDAKA and
Teizo HIDAKA
(Claimant's Name)

REAL ESTATE
(Farm Land)

11319 & 13488
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2.85	1937	Hood Bros. Vancouver	$250	none cleared timber standing	none	at least $2600 would ask $3200 minimum
~~Cultivated not planted~~ semi-cleared with timber & brush removed	3						
Cultivated and not in crop List Crops							
cultivated and in bearing crop	1.5						
also bearing crop on road allowance	.5						
strawberries in 1st & 2nd yr. of bearing	2 acres						
40 fruit trees, plums, apples, peach							
Total							

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

Description	When Made	Cost
1 acre 1st year strawberries	1941	$~~600~~ 0
1 acre 2nd year strawberries	1940	$~~600~~ 0
40 fruit trees with 5 years growth		$200
100 ft. deep cedar-covered drain	1939	$ 50
150 ft. road on property with rock ballast	1940	$150

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
frame house	24'x24'	lumber	Summer 1942	lumber $150 nails $ 20 sash $ 30 posts $ 30 shakes $ 80 brick $ 25	$100	$200	new house	$800
frame packing house	12'x13'	lumber	1941	$100	$50			$150

EXHIBIT No. 106 3-1
DATE 20 may 1948
FILED BY F. A. Brewin

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

property had outstanding esthetic value, very suitable for small-fruit growing, location resulted in crops maturing 2 weeks in advance of area generally and brought in correspondingly higher income.

25 second-growth Douglas fir felled in 1942 to provide up to 125 cords of firewood; sufficient alder and maple standing on property to meet fuel needs for 15 years.

2 cords/selected shingle bolts cut to 3' lengths ready for shakes; cedar foundation posts in ground ready to build barn

825' of public road to property was built by Teizo Hidaka; undertaking includes bridge and fill over creek, ditch on west side for at least 300', 200' of road has rock ballast.

Teizo Hidaka
Kunio Hidaka

Signature

c99

BC-28-P

BC/28-P Page 1

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

Farm Appraisal Report

File No. JL 156

Land Description Lot 39, D.L. 432, Gp.1, of N½ of Sec.2, Tp.12, Map 1208, N.W.D.

Containing 7.35 m. or l. Acres

Owner's Name HIDAKA, T. & K. Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, on C.P.R. Distance 2 miles

Market Town Whonnock 2 miles, or New Westminster 27 Distance

Church (give denomination) Protestant Distance

Nearest School Whonnock public, 2 miles, Haney High, 7 miles Distance

State how property was identified: Regst. Plan and boundaries shown by owner.

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

Lies in at the end of a dirt road about 800' in from a fair gravelled road (No.3 Rd.)

Is this district a good one? No. Sparsely settled, hilly bush in early stages of development.

Employment opportunity Very limited.

Predominating Nationality and religion: Japanese and Finns largely.

Describe Fencing and its condition: Unfenced Value $

Water supply: Adequate from a spring down slope about 200' south of dwelling. Value $

9374

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	rough lbr.	8'	shk	new	post	fair	200.00
	x							
Shed	12 x 16	" "	6'	"	2 yrs.	"	"	20.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 220.00

Total Value Buildings add to farm $ 150.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Owner just completing small house. States he has bought doors and windows but not yet installed. $

Describe the basement and chimneys: No basement or cellar, and stove pipe chimney.

No. rooms downstairs? 3 Upstairs? How finished

Are buildings painted? No Condition of paint

Distance from nearst bush Unexposed.

EXHIBIT No. 1063-2
DATE 20 May 1948
FILED BY Jas S Minter

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
1.50	sloping south	lt.loam 8" to 10"	sdy. and clay	1st & 2nd crop straw-berries, good quality and condition	75.00	112.50

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	
3.00	sloping south	lt.loam 8" -10"	sdy. &clay	clear scrub bush and stumps	125.00	10.00	30.00

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	
2.85	ravine or banks, too steep for cultivation	scrub bush & stumps unmarketable	-	-

Total value of Land $ 142.50

Total added by buildings to value of farm $ 150.00

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

Total value of farm $ 292.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Ppty.acquired in bush 2 - 3 years ago and the 1½ acres since cleared and in strawberries in good tillage.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Subsistence farm and not well adapted for small fruit or specialized farming.

Noxious weeds: New land and fairly clean but thistle and other noxious weeds on adjacent lands.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 Taxes $8.17
Mun. Maple Ridge.

Date: May 26th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 20th day of May, 19 42.

Inspector's Signature "J.D. PATTERSON"

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

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

Farm Appraisal Report

Remarks: 7.35 acre property with only 1½ cleared. About half the remainder is ravine or banks too steep for cultivation or worth clearing. The neighbourhood isnot well adapted for small fruit or specialized farming and likely to revert more to larger acreage and mixed farming in my opinion.

(FOR ORCHARD LANDS ONLY)

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

Lies on a rolling south slope about a mile north of the Fraser River, at an elevation of about 400' above latter. Fairly fertile virgin soil with fairly good natural drainage down slope.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

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

	Present Value
1½ ac. 1st & 2nd crop strawberries in good condition	$
Included in land value.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

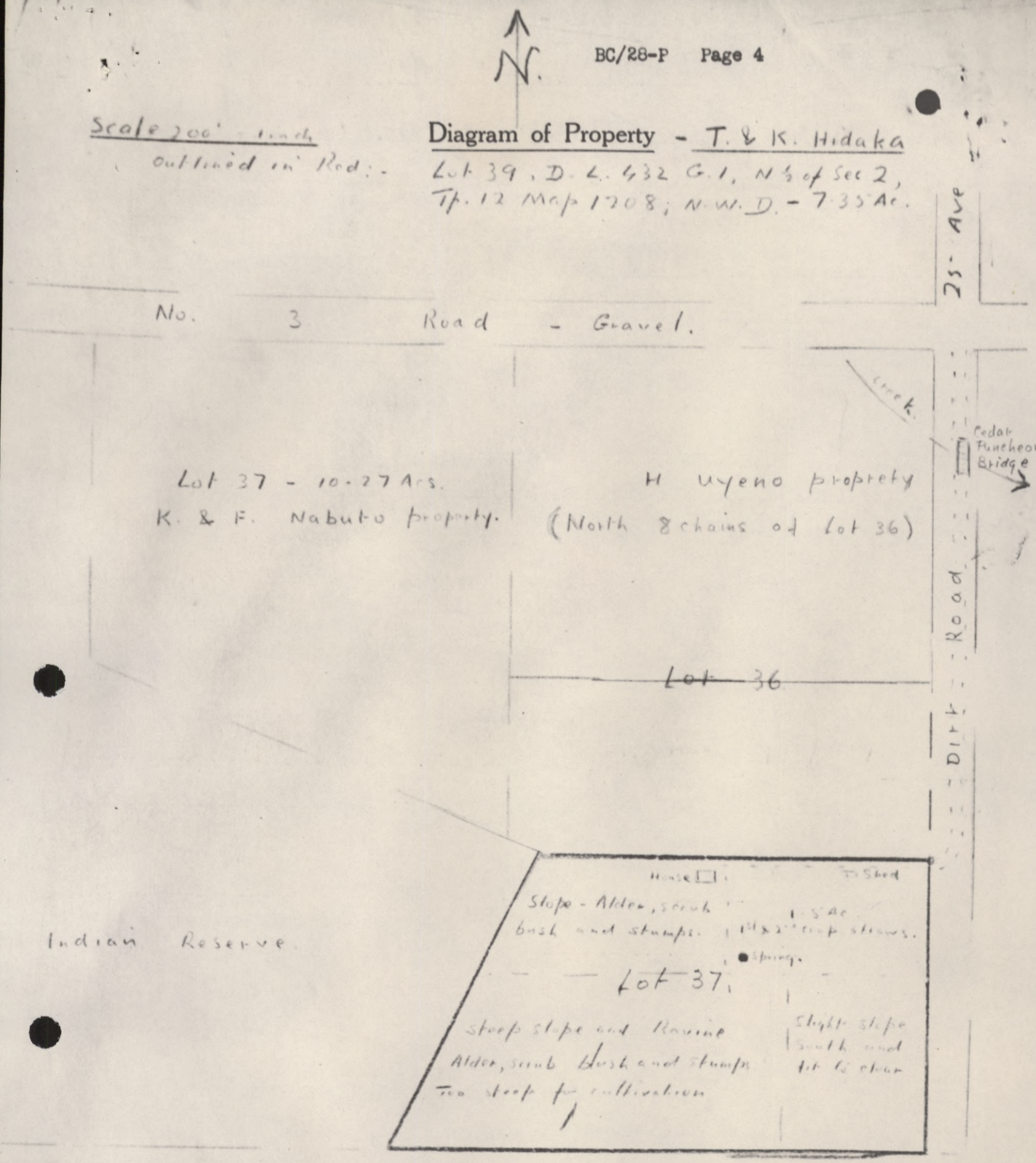
Amount fruit trees add to value of farm $

Scale 200' - 1 inch.

Outlined in Red:-

Diagram of Property - T. & K. Hidaka

Lot 39, D. L. 432 G.1, N½ of Sec 2, Tp. 12 Map 1208; N.W.D. - 7.35 Ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 300.00

Date 1st June, 1942.

"I.T. BARNET"

District Superintendent.

#8

April 26th 1948.

Mr. Kunio Hidaka,
506 Jarvis St.,
Toronto Ont.

Dear Sir,

We have your letter of the 23rd inst. today, and we are forwarding your inquiry for valuation and other documents to the Office of the Custodian, for attention. You will understand that we do not have these particulars in our office.

So far as the address of the Metropolitan Church Hall is concerned,- the address given may be incorrect, but we regret that we are unable to inform you of the correct one at this office. These notices were sent out by the Commission at Winnipeg. We presume, however, that you can locate the place of hearing in Toronto.

Yours truly,

VW.