

ACCESS REVIEWED:

RECORD GROUP 33/69

ACC.

VOL/BOX 5

FILE 76

Open ✓ PD Closed

Date 6/7/89

Name of Claimant
Custodian File

IMADA, Toshio
IMADA, Katsumi
IMADA, Tom
6933, 6229, 7378

Case..... 76

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					385		630.91			630.91
<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 CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										630.91

CASE NO: 76.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.,

February 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIO IMADA, KATSUMI IMADA and
TOM IMADA.

PROCEEDINGS AT HEARING.

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

Kamloops, B. C.,

February 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIO IMADA, KATSUMI IMADA and
TOM IMADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
 Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
 Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

T. Imada,
In Chief.

MR. McMASTER: Apparently, my lord, there are two claim forms filed here. They are both with respect to the same property, and filed by three brothers. One claim is expressed to be in the names of the three brothers and sworn to by one of them, and the other claim is with respect to the same property and the same interest and the same amount, sworn by the other brother.

THE COMMISSIONER: It is really just one claim.

10 MR. McMASTER: It is one claim.

THE COMMISSIONER: Then we will deal with the claim listed as No. 23 and take it as including the claim also filed under 24.

MR. McMASTER: Correct, my lord.

TOM IMADA, one of the claimants herein, being first duly sworn, testified as follows:

MR. McMASTER: My lord, in this case I would like it to be part of the record that I am asking leave to
20 make the claim without prejudice in any way to any application which the claimant may make up to the time of the award being made, and money being paid to them for the return of the land; one of the claimants being a veteran of this war and having made application to the Veterans Land Act for the sale of the land to him, the said lands not having been disposed of, according to this information, by the Veterans Land Act Administration.

30 THE COMMISSIONER: Would that be a sale to him or simply a conveyance to him?

T. Imada,
In Chief.

MR. McMASTER: I would take it it would mean a sale, because they have already purchased it from the Custodian.

THE COMMISSIONER: How do you mean?

MR. McMASTER: Well the Veterans Land Act has bought the land from the Custodian.

THE COMMISSIONER: Oh yes, I follow you. There has been a sale to the Veterans Land Act.

MR. McMASTER: Yes, my lord.

10 THE COMMISSIONER: Yes, I think you are right there.

I did not consult you, Mr. Hunter, with regard to this request but I take it you have no opposition to the hearing of the claim proceeding on the basis proposed by Mr. McMaster?

MR. HUNTER: Oh no, my lord.

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, before I refer to the claim forms, can you identify the signature on this letter?

20 A Yes, that is my brother's.

Q That is your brother, one of the claimants?

A Yes.

MR. McMASTER: This is a letter dated February 18th, 1948, my lord, (reading). It might have been more convenient to have it relate to the proceedings but I submit it is intended as an authority.

(LETTER MARKED EXHIBIT NO. 10).

Q I produce to you a wire. Did you receive that wire
30 from your other brother?

T. Imada,
In Chief.

A Yes.

Q What is his name? A: Toshio.

Q Imada? A: Yes.

Q Was that as a result of a wire to him from you asking for authority?

A Yes.

MR. McMASTER: This is a wire, my lord, to Tom Imada purporting to be signed by T. Imada (reading).

THE COMMISSIONER: You can file those two authorities as one exhibit.

10

MR. McMASTER: Q: Witness, I produce to you a claim form which is headed showing the names of the claimants as Toshio, Katsumi and Tom Imada. Does that describe yourself and your two brothers?

A Yes.

Q Who are the owners of the property in question?

A Yes.

Q And whose signature is on it?

A Mr. Katsumi Imada.

20 Q That is one of your brothers? A: Yes.

Q And I produce to you the other claim form which is expressed to be in the name of Toshio Imada. Do you recognize his signature on that?

A Yes.

MR. McMASTER: My lord, this witness himself hasn't signed either one of these claim forms and I would suggest he sign the one showing the three names, and you might administer the oath to him.

THE COMMISSIONER: Yes, if he will do so. Will you stand up, Imada. You solemnly declare that the

30

T. Imada,
In Chief.

information set out in the form above which you have read over is true and correct to the best of your knowledge, information and belief?

THE WITNESS: Yes.

MR. McMASTER: My lord, I am sorry to interrupt but I am going to ask to make an amendment to reduce the value of the land. We better show it before he makes the solemn declaration. It is to reduce the claim for the value of the land to \$2600.00.

10 THE COMMISSIONER: From \$3200.00?

MR. McMASTER: Yes, that is correct, my lord.

THE COMMISSIONER: Yes. The claim will then be for \$2322.92 .

MR. HUNTER: My lord, the gross sale price was \$385.00. That should be corrected at the same time.

THE COMMISSIONER: Oh yes, \$385.00. That will mean the claim will be for \$2215.00.

MR. McMASTER: That is correct, my lord.

20 THE COMMISSIONER: Q: All right, Imada, we will start all over again. You solemnly declare that the information set out in the form above is true and correct to the best of your knowledge, information and belief, and you 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"?

A Yes.

Q You declare that to be true?

30 A Yes.

T. Imada,
In Chief.

MR. McMASTER: Q: You are a veteran of the recent war,
witness? A: Yes.

Q With regard to the property respecting which you are
claiming, have you seen it recently?

A No, I haven't.

Q Is your information that it has been unsold by the
Veterans Land Act administration?

A You mean the Veterans Land Act sold it?

Q Haven't sold it. Is that what you are advised?

10 A No, I don't know anything about it.

Q I am sorry; I thought you did. I will have to look
into that, my lord. My friend has asked me to
file the farm appraisal report, my lord.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

Q Now did you instruct Mr. Leckie to draw a statement
with regard to your farm land which is the subject
of this claim, and is that the statement which
he drew? A: Yes.

Q Would you be good enough to sign it, please?

20 A Yes.

Q Are the statements contained therein true, to the
best of your knowledge and recollection?

A Yes.

MR. McMASTER: I will file that as the next exhibit, my
lord.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. McMASTER: I would just like to refer to the statement.
The property is about $3\frac{1}{2}$ miles from Haney, my
lord, and is vacant land. It was purchased in 1941
for about \$800.00 and he points out at the time it

30

T. Imada,
In Chief.

was purchased there was an old logging road which had been overgrown, and he doesn't consider that to be of any value. There are no buildings on the land, and the statement with regard to the valuation is that he doesn't agree with the Soldiers Settlement Board appraisal of \$350.00.

MR. HUNTER: That was Mr. Barnett's appraisal. The appraisal was \$385.00.

10 MR. McMASTER: He also says he doesn't agree with the sale price. "I am advised that this land, when cleared, would be very good berry land. We have based our value on the municipal assessment for 1942 which was \$2600.00 on the land, and which I am advised and believe represents a fair market value. The assessor also placed an assessment of \$800.00 on improvements which I believe to be wrong and simply a carry over from the time when the logging tracts were new and added value to the property".

20 THE COMMISSIONER: Which might indicate the assessment was excessive.

MR. McMASTER: That depends on whether we are before the Assessment Board or not, my lord. I would like to say this in fairness; Mr. Leckie took instructions in this matter and I realize it is possible we will have to look into it and that this assessment was placed on the land at the time it was timber land. If that is the case then certainly the claim would have to be lowered.

30 THE COMMISSIONER: For some reason municipal assess-

T. Imada,
In Chief.
Discussion.
Cross-Exam.

ments are often pretty unreliable.

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

THE COMMISSIONER: Yes.

MR. HUNTER: I should like to call your Lordship's attention that the actual acreage, according to the farm appraisal report is 78.55, which is a difference of approximately half an acre from the 79 shown in Mr. McMaster's real property statement.

If your Lordship will refer to the last page of the appraisal sheet, it will be seen that originally there was a larger holding here and they cut off the corner when they built the road, my lord.

THE COMMISSIONER: They took the road allowance out?

MR. HUNTER: And the corner went out of the parcel insofar as these claimants are concerned, I understand. I understand they lost approximately six acres or something -- six and one-tenth acres -- which was lost at that time according to page 3 of the farm appraisal report, which left them with, according to this report, which I think is probably pretty accurate, 78.55 acres.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Imada, you have never been in the real estate business?

A: No.

Q And this is just an estimate on your part of the

T. Imada,
Cross-Exam.

value?

A: No, I am just referring

to the assessment.

Q You are relying on the assessment. I see. Thank you.

THE COMMISSIONER: Q: Imada, with what branch of the Canadian Forces did you serve during the recent war?

A: Well, it was supposed to be Canadian Intelligence Corps.

Q I presume your records will be with the Defence Department in Ottawa?

10 A: Yes.

Q For what length of time did you serve? That is, between at a station and discharge?

A Let me see; a little over a year, I believe.

Q Did you get out of the country?

A Yes.

Q How far did you go? A: To India.

Q Were you on active service with the Intelligence Corps in India?

A: No. At the time we went there, about a month later the war ended.

20 Q You never did get into action?

A No.

THE COMMISSIONER: Well I shall write to the appropriate department and place the facts before them regarding this claim.

Q I understand from your counsel that you desire to re-purchase it from the Veterans Land Act if you are permitted to do so? A: Yes.

Q That would presumably relate to yourself alone and not your two brothers? A: No.

30 THE COMMISSIONER: Very good. I will be glad to do that.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.
J.P. Horrobin
"T.P. HORROBIN"
Official Reporter.

base 76.

DEC - 8 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

NOTIFIED

23

_____ H _____
6933
6979
7378

_____ K _____

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

(1) NAME Imada Toshio, Katsumi, Tom. (RCMP) Reg. No. _____
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1 Whonock, B. C.

Kamloops

(3) Present Address 133 Victoria St. Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Description of land... South 1/4 of the S. W. of Sec. 26, Twsp 12.

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

- (i) Farm
- (ii) Residence Type of business Farm
- (iii) Business
- (iv) Any other type of property (describe) _____

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

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

- (i) Land - - - - - \$ _____
- (ii) Buildings - - - - - \$ _____
- (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 -
~~5200.00~~
- (v) Amount at which Custodian sold property and credited your account - - - \$ 277.08 385.

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2322.92

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation \$ 2215.

(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) - - - - - \$ _____

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter at the hearing? Yes or no _____

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

DOMINION OF CANADA)
 Province of B.C)
 TO WIT:)

I, *A. Imada* Katsumi Imada of the Willow Road, North Kamloops in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the city)
 of Kamloops British Columbia)
 in the fourth of December)
 this day of)
 A.D. 1947.)

A. Imada
[Signature]
 A Commissioner

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.

See preceding claim of
3 partners
Statement requested.
Request forwarded to Custodian
Jan. 2/48.

Case 76

DEC - 8 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

6933

NOTIFIED

24

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

Kamloops

(1) NAME IMADA TOSHIO (RCMP) Reg. No. 09710
(Print) Surname Given Name

(2) Pre-Evacuation Address RR# 1 Honey B.C.

(3) Present Address Lae La Hache, B.C.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
1/2 of SW 1/4, Sec 26, T. 12 S.E. 83.14

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

- (i) Farm
- (ii) Residence Type of business
- (iii) Business
- (iv) Any other type of property (describe): Wild bush land

(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.)
One third owner, joint
Natsumi Inada holder of the other 2/3

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

- (i) Land - - - - - \$ 2400 per acre \$ 3200
- (ii) Buildings - - - - - \$
- (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) - - - - - \$ 3200⁰⁰

(v) Amount at which Custodian sold property and credited your account - - \$

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - 1/2 of \$ 3200⁰⁰

(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

(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) - - - - - 1/2-9/10 \$ 3200)

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops
- (b) Do you require the services of an interpreter at the hearing? Yes or no _____

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Toshio Imada of the
of Lac la Hache, in the County of Cariboo, in the Province
DO SOLEMNLY DECLARE THAT: of British Columbia

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 Village)
of Williams Lake)
in the Province of British)
this 6th day of December)
A.D. 1947.)

J.W. Wade T. Imada
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.

Unable to get forms, being the only one in Lac la Hache, finally got one from Taylor Lake

EXHIBIT No. 76-1
DATE 12 Feb. 1948
FILED BY R. J. McMaster

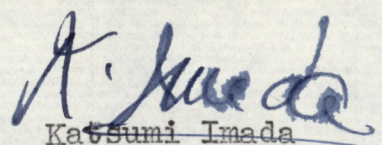
Kamloops, B. C.
February 8, 1948.

TO WHOM IT MAY CONCERN:

Address: 21st Ave. & 27th Road, Haney, B. C.
The South half of the South West quarter
of Sec. 26, Township 12, save and except
Part 1.446 acres shown on the sketch No. 8314,
District of New Westminster, C. of E. 50855.

As the joint owner of the above described
land I am giving authority to bearer of this letter,
Tom Imada to appear and speak on my behalf.

Yours sincerely,


Katsumi Imada

EXCLUSIVE CONNECTION WITH WESTERN UNION CABLE SERVICE



CANADIAN NATIONAL

W M ARMSTRONG, GENERAL MANAGER
TORONTO

TELEGRAPHS

15V X 52 BLACK VIA ASH

STANDARD TIME

RUTHLAKE BC 1150A FEB 9 1948

FOR MESSENGER
Telephone 72

TOM IMADA

133 VICTORIA ST KAMLOOPS BC

HAVE NOTICE TO APPEAR ON TWELFTH WAS LEAVING TODAY SNOW DRIFT BAD
CANT GET OUT LEAST TWO DAYS AM TRYING AGAIN BUT DOUBTFUL RECEIVED
WIRE GIVE YOU AUTHORITY TO CLAIM MY SHARE OF PROPERTY SOUTH HALF
OF SOUTH WEST CORNER SECTION TWENTY FOUR TOWNSHIP TWELVE SOUTH EAST
SK EIGHTY THREE POINT FOUR

T IMADA

1219P

Farm Appraisal Report

File No. J.L.345

Land Description The 3 1/2 of SW 1/4 of Sec.26 Tp.12 except pt.1.446 acs, shown on Plan 8314.
Containing Approx.78.55 Acres

Owner's Name DMADA, T.& K.& T. Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 3 1/2 miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) All denominations, Haney, B.C. Distance 3 1/2 "

Nearest School Alex.Robinson School Distance 1 1/2 "

State how property was identified: Corner posts and map location.

Roads: State whether property has access to main road, the kind of road and its condition.
Direct access to 21st Avenue; gravel road, good condition.

Is this district a good one? Fair; co-operative marketing.

Employment opportunity Limited in this vicinity.

Predominating Nationality and religion: Mixed; Japanese predominating.

Describe Fencing and its condition: No fences. Value \$

Water supply: Nil. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT NO. 76-2
DATE 12 Feb. 1948
FILED BY R. J. McMarfer.

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
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
72.46	Level and undulating.	Sandy, gravelly loam 10 to 18"	Sand and gravel.	Clearing, stumping, draining.	\$175. to \$250.	\$5. \$362.30
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		
6.10	Steep side-hill with brush and stumps.	-		\$5.		30.50

Total value of Land \$ 392.80

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 \$ 392.80

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

No cleared area.

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

Mixed small fruits.

Noxious weeds:

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

1942. Tax \$91.71. District of Maple Ridge.

Date: 16th June, 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 15 day of June 1942

Inspector's Signature

"H. L. SINCLAIR"

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

Farm Appraisal Report IMADA, T., K. & T.

Remarks: This property is a straight bush holding. At the time 21st Avenue was constructed it was necessary to cut approximately 6.10 acres on the N.W. corner from balance of property to allow for suitable grade for road purposes. A portion of this acreage is steep side-hill with slope to north and west and the bottom land is cut up with sloughs and creeks.

On the 72.45 acs. of bush land the timber has been logged off and land is cut up with old logging tracts which have been corduroyed and are at present time overgrown with brush and bracken.

Electric power is available from line on 21st Avenue.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

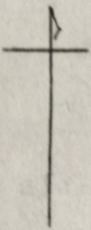
No cleared acreage.

\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

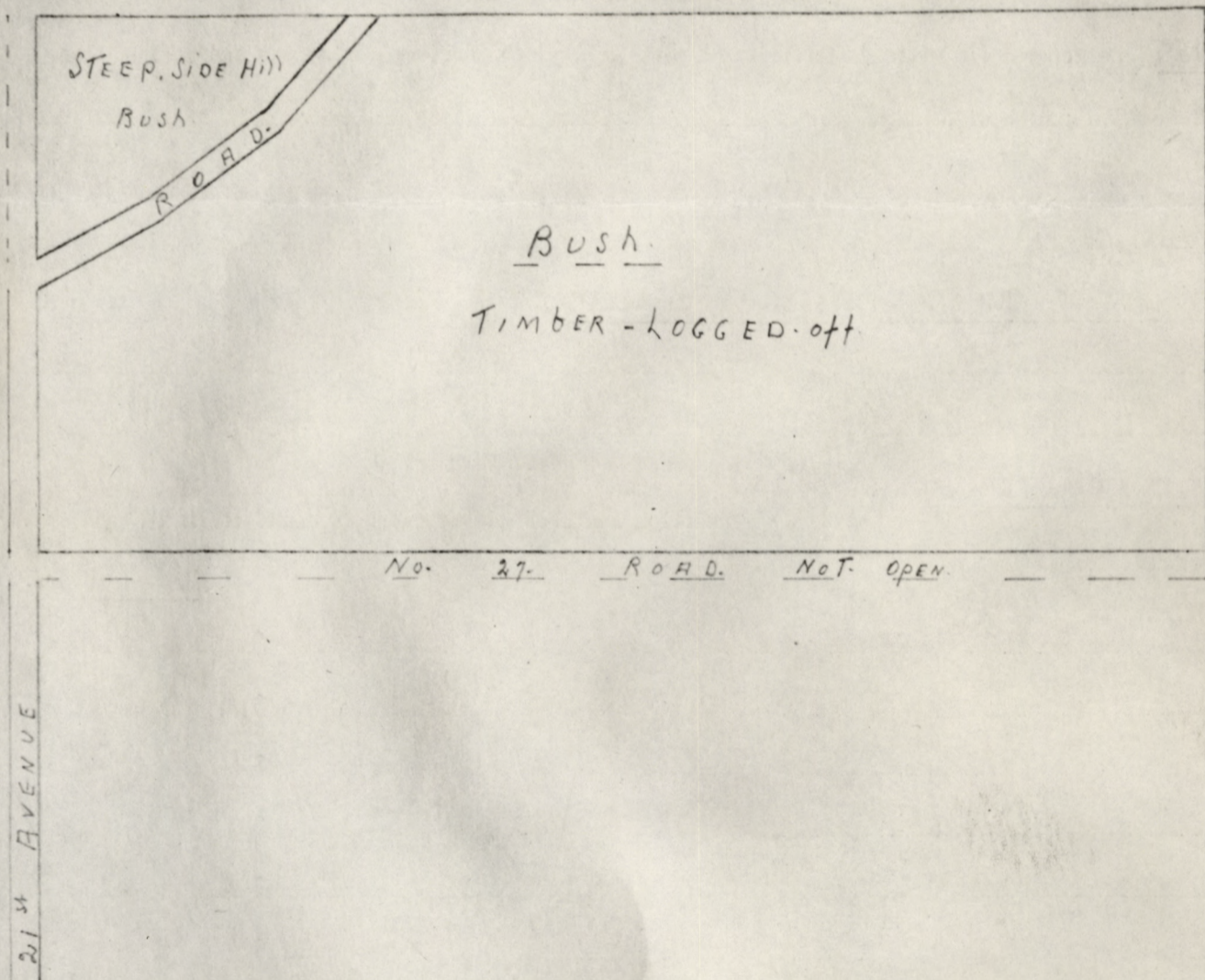
Diagram of Property



SCALE - 400 FT = 1 INCH

THE S 1/2 of S.W. 1/4 of SECT. 26 - TP. 12 - EXCEPT PT. 1.446 ACS - SHOWN PLAN 8314 -

TOSHIO-IMADA - KATSUMI-IMADA - TOM-IMADA,



Following careful review of this appraisal report, it is my opinion that the present value is \$ 350.00

Date 24th June 1942

"I. T. BARNET"
District Superintendent.

Imada (Joshio)
 Imada (Katsumi)
 Imada (Tom)
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Reg. No.
							Estimated value at Date of Sale
Uncleared <i>all</i> Cultivated <i>not planted</i> Cultivated and not in crop List Crops <i>Bush land in stumpage and brush but with a fair quantity of cedar (suitable for fence posts and of per suitable for firewood)</i>	<i>about 19 acres</i>	<i>In 1941</i>	<i>Father (decd) bought for sons who do not recall name of vendor</i>	<i>about \$800.00</i>	<i>all un-cleared</i>	<i>there were old corduroyed logging tracts, overgrown and of no value</i>	<i>\$2600.00</i>
Total							

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

Description	When Made	Cost
<i>— none —</i>		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
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— no buildings —

EXHIBIT No. 76-3
 DATE 12 Feb. 1948
 FILED BY R. G. McMaster

Comments re Appraiser's report not covered by above information: I do not agree with the Sudder's Settlement Board appraisal at \$350, which I have seen. Consider this very much below a fair market value for this land, as was also the sale at \$385.00 to the Director under the Veterans Land Act.

Comment - I am advised that this land, when cleared, would be very good berry land - we have based our value on the municipal assessment for 1942 which was \$2600 on the land, and which I am advised and believe represents a fair market value. The assessor also placed an assessment of \$800.00 on improvements, which I believe to be wrong and simply a carry-over from the time when the logging tracts were new and added value to the property.

T. Imada
 SIGNATURE