

<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
					1184		1422.03			1422.03
<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		
						% of Total	Amount		% of Total	Amount
<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	Application of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender	12% of Sale Price		
					% of Total	Amount		% of Total	Amount	
			46%	634.34		291.79	136.25		16.35	308.14
TOTAL RECOMMENDATION										1730.17

CASE NO: 255.

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B. C.,

March 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) SHIZUKO SHIZUE SAKAI.

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).

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Grand Forks, B. C.,

March 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) SHIZUKO SHIZUE SAKAI.

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. HANDFORD, Esq., Official Interpreter.
 G. HAMBLETON, Esq., Official Reporter.

30

S.S. Sakai,
In Chief.
Discussion.

MR. McMASTER: No. 22 on the list, Mrs. Sakai.

Would you like an Interpreter?

THE CLAIMANT: I would rather have one.

MR. McMASTER: You would rather have one, all right.

(MRS.) SHIZUKO SHIZUE SAKAI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

10 Q Witness, was this property with respect to which you are claiming registered in your own name?

A Yes.

Q Is your name S-h-i-z-u-e?

A It can be read two ways, "Shizue" or "Shizuko".

Q Yes. And she was the registered owner of this property before it was sold?

A Yes.

20 MR. McMASTER: My lord, referring to the claim form, you will notice on the face of the claim that there were included equipment, supplies and various other items which probably should be separated out into personal property. I would like to combine (4) (e), items (i), (ii), and make the claim \$6000.00.

THE COMMISSIONER: For land and buildings?

MR. McMASTER: For land and buildings, and the credit to the Custodian in that case is \$1184.00.

THE COMMISSIONER: Land and buildings, \$6000.00.

MR. McMASTER: Right. Credit to the Custodian, \$1184.00, leaving \$4,816.00 as the claim on the real property.

30 THE COMMISSIONER: Yes.

S.S. Sakai,
In Chief.

MR. McMASTER: Then with regard to the chattels if you will go to the back of the statement, the total there which will be shown from the evidence which I will lead is \$548.00. If you just cross out what is above there, my lord.

THE COMMISSIONER: The total is \$548.00.

MR. McMASTER: \$548.00 and credited by the Custodian \$143.75, leaving a net of \$404.25.

10 Q Witness, did you instruct Mr. Leckie to prepare this statement with regard to the real property with respect to which you are making a claim?

A Yes.

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

A (Witness complies).

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

A Yes.

MR. McMASTER: I file that as Exhibit No. 1, my lord.

20 THE COMMISSIONER: This is confined to real property, is it?

MR. McMASTER: Yes, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: My friend has asked me to file on his behalf the farm appraisal report of the Soldier Settlement Board as Exhibit No. 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

Q Witness, this property was situated about a mile and a half from Kennedy about six miles from New Westminster? A: Yes.

30 Q And you operated the premises primarily as a poultry

S.S. Sakai,
In Chief.

farm, is that correct? A: Yes.

Q Now was your operation of your poultry farm business large or small in relation to other poultry farms in the area? A: Comparatively large.

MR. McMASTER: If I might refer to Exhibit 1, my lord.
(Reading).

Q Witness, I would like you to describe if you would the chicken houses which you erected in 1938 and '39.

10 A I used drop siding and quite a lot of expensive material including No. 1 lumber.

Q I notice they were quite long buildings. Were they one storey buildings or two storey buildings? How high would they be? A: The feed

houses were two storeys. They were built on a slope and appeared to be two storeys but as they were built on the slope, they were sort of more or less one storey and a half.

Q Compared with the house which you erected in 1933, what would be the comparison between the chicken houses which you erected in 1938 and '39 in terms of finish and materials used?

20 A They cost more. The chicken houses built in 1938 and '39 cost more. They were made of double walls of wood.

Q Was it necessary to build chicken houses of that quality to operate an efficient poultry business, in your opinion?

A Yes, in order to hatch the eggs properly, and in order to keep the chickens healthy and from catching

could it was necessary to use a lot of expensive material.

MR. McMASTER: Now, my lord, if I might refer again to Exhibit 1. The statement at the foot of the page draws attention to the fact that there were three wells on the premises whereas in the appraisal report it mentions only one well. If I recall correctly at some place in the appraisal report, the suggestion is that the water supply might be inadequate.

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Q How long had you operated this place as a poultry ranch?

A: From 1928 until the

time of evacuation.

Q And during that time did you at any time have the experience of having an inadequate supply of water from the wells which you had on the land?

A No. Even when I purchased two thousand chickens, I had no trouble with three wells.

20

Q Witness, I produce to you a drawing. Is that a drawing which you made showing the layout of your buildings on your farm?

A Yes.

Q And was that the situation at the time you were evacuated?

A: Yes.

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

(DRAWING MARKED EXHIBIT NO. 3).

Q Witness, did you also instruct -- I am sorry, before I proceed to that, my lord, I would like to draw attention to Exhibit No. 2, that the appraisal made at page 2 was \$1206.30. At page 4 Mr. Barnet

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sets the appraisal at \$1500.00. The property apparently was sold at the lesser appraisal.

Q Witness, did you also instruct Mr. Leckie to draw a statement with regard to the personal chattels with respect to which you are making a claim?

A Yes.

Q Is this the statement? A: Yes.

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

A (Witness complies).

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

A Yes.

MR. McMASTER: I ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4).

THE COMMISSIONER: That is the chattel statement.

MR. McMASTER: Yes, my lord. On behalf of my learned friend I would ask to file as the next exhibit after that, the Custodian's analysis of personal property claim.

20 (ANALYSIS MARKED EXHIBIT NO. 5).

THE COMMISSIONER: What was Exhibit 3?

MR. McMASTER: That is the layout of the farm which she drew herself, my lord.

My lord, referring to Exhibit No. 4, certain items are set out there in detail with regard to the date of purchase and the price paid, and so on. Then it refers to certain other items, the value shown with respect thereto by the claimant being set out on the left hand of the second column of the Custodian's claims analysis, and those are

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S.S. Sakai,
In Chief.

totalled at the foot, making a claim of \$548.00.

THE COMMISSIONER: What is totalled at the foot?

MR. McMASTER: The values at the left hand column --
the left hand side of the second column.

THE COMMISSIONER: \$404.25.

MR. McMASTER: Yes.

THE COMMISSIONER: What are these figures to the left
of Exhibit 5?

MR. McMASTER: I will have the claimant identify those
10 now, my lord.

THE COMMISSIONER: All right.

MR. McMASTER: Q: With respect to the claims analysis
of the Custodian, did you instruct Mr. Leckie to
write on the analysis of the property claim certain
values opposite articles with respect to which you
are making a claim?

A Yes.

Q And do those values represent the values which you
placed on these articles at the time of your
20 evacuation? A: Yes.

MR. McMASTER: Now, my lord, all of the specific items
referred to in the personal chattels yellow sheet
that has been filed are included in that list.

THE COMMISSIONER: What do these figures indicate?
Are these lost articles?

MR. McMASTER: No, those are the articles with respect
to which she is claiming, my lord.

THE COMMISSIONER: I see.

MR. McMASTER: Your witness, Mr. Hunter.

30 MR. HUNTER: It is submitted, my lord, that the real

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In Chief.
Discussion.

property was sold for its fair market value.

It is submitted that those items of personal property which were sold were sold for their fair market value and that those which were not sold and for which a claim is now being made, the claim is exorbitant.

THE COMMISSIONER: What is the situation with regard to those that are not sold? Were they lost or something of that kind?

10 MR. HUNTER: They are shown on this analysis, my lord, as being unsold. Again, I have an idea that that should be in the other column, "no account, theft", and I will have to check with Vancouver and see what it means and let you know, my lord. But I think subject to correction by myself, it should be assumed, my lord, ~~that~~ they have been lost, destroyed or stolen.

THE COMMISSIONER: Yes.

20 MR. HUNTER: That "unsold", column is meant to represent items which have not been sold but which are still there and in some cases the people in the office there seem to misunderstand its purpose and show things which should be in the other column.

As far as the real property is concerned, my lord, I think it is a straight question of value.

As far as the personal property is concerned, I can give you some figures rather quickly opposite those figures which Mr. McMaster or Mr. Leckie has put on the analysis sheet. I can show you what was received from the sale.

30 The number 1 for which they claim \$25.00,

S.S. Sakai,
Discussion.

\$2.50; No. 2, \$3.00; No. 3, \$13.00; No. 5, \$2.50;
No. 7, \$12.00; No. 12, \$7.50; No. 13, that was
broken, no value.

THE COMMISSIONER: No. 13.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Broken.

MR. HUNTER: Yes, hand sprayer. We have to go down
to 18, we didn't sell the others. For 18 for
which they are claiming \$5.00, we received \$6.00,
10 and I presume my friend will rebate \$1.00. No. 21--

MR. McMASTER: I am glad to hear that my friend got
more than the market value, my lord.

MR. HUNTER: No. 21, 50 cents; No. 22, \$2.50; going down
to 31 for which we received \$62.00; No. 32, it is
marked on the auction sheet, broken, \$15.00; No.
37, one was sold for \$3.00, the other five are
apparently missing; No. 39, 50 cents; No. 41,
\$2.50.

THE COMMISSIONER: 41?

20 MR. HUNTER: 41, my lord.

THE COMMISSIONER: 50 cents.

MR. HUNTER: \$2.50. No. 42, \$2.50, again a rebate of
\$1.50. No. 42, we received \$2.50. No. 46, \$1.25.

THE COMMISSIONER: On the balance, I don't think you
are out.

MR. HUNTER: No, but I think we should be given credit
for it.

I think that is about as much information as I
can give your Lordship. Where I was not able to
30 give those figures, the items were apparently

S.S. Sakai,
Discussion.

found, inventoried, and then became lost or stolen,
and for the total figure of \$548.00, we received
\$143.75.

THE COMMISSIONER: Let me have those figures again.

Articles valued at how much realized what?

MR. HUNTER: I think it is shown on the exhibit, my lord.

The total, \$548.00.

THE COMMISSIONER: Yes.

MR. HUNTER: We received \$143.75.

10 THE COMMISSIONER: Have you any cross-examination?

MR. HUNTER: No, my lord.

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

THE WITNESS: Thank you very much.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

base 255

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

8626

J. Zonko

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

(1) NAME SAKAI SHIZUKO SHIZUE (MRS) (RCMP) Reg. No. 12500
(Print) Surname Given Name

(2) Pre-Evacuation Address RR # 1 OLIVER RD NEW WESTMINSTER BC

(3) Present Address P.O. Box 471 GREENWOOD BC.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.) _____

NOTIFIED

Lot 66, 67, D.L., 440, GP2, TP

(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) _____

(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.) _____

OWNER

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

- (i) Land - - - - - \$ 5000.00 6000.00 land =
- (ii) ~~Buildings~~ DWELLING EQUIPMENT SUPPLIES GARAGE ETC \$ 7205.00 hldgs
- BIG CHICKEN HOUSES ELECTRIC WIRING WATER SYSTEM
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____ CF. 1184

4816.

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7705.00

(v) Amount at which Custodian sold property and credited your account INCLUDING CHATTELS - - - - - \$ 1399.23

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 6305.77

(5) PERSONAL PROPERTY

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

RR # 1 OLIVER RD NEW WESTMINSTER BC

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

House & Shed

(c) How stored or packed at time of evacuation _____

Left at home

(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")

CUSTODIAN CARE

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

1. LIFE INSURANCE (MONARCH LIFE for MY HUSBAND) Estimated Value \$ 140.00
2. FURNITURE & FIXTURE ^{STOVE BED KITCHEN} _{WASHING MACHINE WARE} Estimated Value \$ 605.50
3. LUMBER NAIL BANDER STOVE FEEDER Estimated Value \$ 614.25
4. TOOLS for GARDEN CARPENTER TOOLS Estimated Value \$ _____
5. BIG SAW, TORCH, HEATER Estimated Value \$ 548
6. _____ Estimated Value \$ cr 143.75
7. _____ Estimated Value \$ _____
8. _____ Estimated Value \$ 404.25
9. _____ Estimated Value \$ _____
10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ 1359.75

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) - - - - -) \$ 7665.52

(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 yes

Greenwood prefer, Nelson if necessary

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, Shizuko Shizue Sakai of the City
of Greenwood 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 Greenwood)
in the Province of B. C.)
this 20th day of November)
A.D. 1947.)

S. S. Sakai
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.

*Notary Public in & for the Province of
British Columbia, Canada.*

(Mrs) S Sakai
(Claimant's Name)

12500 -
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 4 ac	10 ac ±	Nov 2 / 1927	Mr Lto.	500 ⁰⁰ cash	about 1 ac cleared	none	-	6000 ⁰⁰
Cultivated not planted about 3 ac								
Cultivated and not in crop " 3 ac								
List Crops								
Raspberries - 1/2 ac								
Strawberries - 1/2 ac								
Blackberries } 1/2 ac								
Currents }								
Total 3 ac (approx)								(land & bldgs)

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

Description	When Made	Cost
1. cleared about 5 1/2 ac	over 10 yr period	parity own + parity hired labour } 2200 ⁰⁰
2. Ditching about 1500' with 400' tile + wooden covers	- done in 1939	- estimated cost @ approx 400 ⁰⁰ per ac } 690 ⁰⁰
3. Erected 11 poles to bring electric to house, chicken house & broader house, plus wiring + fixtures	done in 1939	paid by C. Aliphat - approx 690 ⁰⁰
4. Installed water system piping + electric pump	in 1940	at cost of approx 450 ⁰⁰

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
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For buildings erected since purchase see opposite side of sheet

EXHIBIT No. 255-1
DATE 2 Mar 1948
FILED BY R. J. Mcmaster

Comments re Appraiser's report not covered by above information: The buildings on the property were all in good repair. The acreage in crop was clean (no weeds). The lessee informed me that he had harvested 3 1/2 tons of gooseberries from about 1 acre. During the year we lived on the property the wells never went dry and there was always more than ample supply from our 3 wells. In my view the value placed upon the land and the improvements are very much below a fair market value. Even the assessment was for as much as 2296.

Comment - I believe that the fair market value at S Sakai's the time of sale to the Director, Veterans Land Act of Jan 1, 1943, was at least 6000⁰⁰ and that the sale at 1184 was always out of all reasonable proportion to the fair value.

SIGNATURE

Buildings erected subsequent to purchase
 (no buildings at time of purchase)

<u>Description</u>	<u>Size</u>	<u>Finish</u>	<u>Built</u>	<u>Apprx Cost</u> (Labor + materials)
Dwelling - 24x24 - Frame - shingle roof -			1933 -	1000.00
Chicken house	190x20	"	1936 -	950.00
"	170x20	"	1937 -	950.00
"	100x20	"	1938 -	950.00
"	100x20	"	1939 -	1200.00
Feed house	20x14	"	1938 -	150.00
"	20x14	"	1939 -	150.00
Straw house	20x30	"	1938 -	250.00
Garage	18x20	"	1939 -	100.00
Brooder house	100x20	"	1940	1250.00
Pump house	8'x8'	"	1937	100.00 (contract)
5 Colony houses	12x16 (each)	"	1939 -	150.00
Wood shed.	25x30	"	1936	75.00
Bath + Toilet		"	Labor + materials	20.00
1 Small chicken house	8x10	"		20.00

BC-632-P
BC-1888-B

Farm Appraisal Report

File No. JL-714

Land Description Lots 66 & 67, D.L.440, Gp.2, Map 1133.

348 Oliver Road. Containing 9.02 Acres

Owner's Name SAKAI, Shizue Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point Kennedy - B.C.E.Ry. Distance 1 1/4 miles.

Market Town New Westminster, B.C. Distance 6 "

Church (give denomination) Roman Catholic (Scott Road) Distance 1 1/4 "

Nearest School Kennedy Distance 1 1/4 "

State how property was identified: By map, roads and local inquiry, also survey post.

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

Located at 348 Oliver Road, about 100 yards South of the Gibson Rd., gravel, fair.

Is this district a good one? Not a good farming district; soil mostly light & gravelly.

Employment opportunity Seasonal on farms; established industries along the Fraser River about 5 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Some old rail fencing in poor shape Value \$

Water supply: From well, electric pump & pressure tank. Value \$

BUILDINGS ON FARM

8626

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	Frame	8'	Shgle.	25	Sills on ground	Poor	250.00
Chicken hse.	20 x 190	"	6'	"	12	Ced. Blks.	Fair	500.00
" "	20 x 100	"	6'	"	New	" "	Good	500.00
" "	20 x 174	"	6'	"	15	" "	Fair	400.00
BARN Shed	20 x 24	"	7'	Shkes.	20	on grd.	Poor	no value
BARN Shack	16 x 20	"	6'	Shgle.	2	Blocks	Good	25.00
Garage and Pump hse.	12 x 18	"	9'	"	2	"	"	50.00
Chicken hse.	8 x 8	"	6'	"				
6 Col. Hses.	8 x 13	"	7'	Shgl.	Old	on grd.	Poor	no value
1 " "	10 x 16-each	"	4'	Shke.	10	on skids & blks.	Fair	60.00
	10 x 10	"	4'					
	x							

Total present day value \$ 1785.00

Total Value Buildings add to farm \$ 1000.00

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

Describe the basement and chimneys: No basement; just store room under house, concrete blocks; chimney on bracket.

No. rooms downstairs? 4 Upstairs? - How finished Boarded & papered. EXHIBIT No. 255-2

Are buildings painted? Partly Condition of paint Poor. DATE 2 Mar 1948

Distance from nearest bush 100 yards. FILED BY R. J. W. Masler

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
3.87	Level and sloping.	Sdy. and gravelly loam-8-15"	Gravel, Hardpan.	Rasps & Boysen-fair Straws, currants, gooseberries - poor.	40.00	154.80
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
.5	Level & sloping	Sdy. & Gravel, grav. lm. Hardpan	" "	Clearing of stumps & 2nd growth.	100.00	5.00
4.65	" "	8"-15"	" "	Clearing of bush; some cordwood.	150.00	46.50
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 \$ 206.30

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1206.30

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

Farm in very poor state of cultivation, very weedy. Practically no work done on it this year. Rented to Ernest Dan?, who pays taxes & insurance. No time limit on lease and tenant is to be given opportunity to purchase if Japanese decides to sell.

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

Gravelly soil; best suited to poultry.

Noxious weeds:

Weeds are very bad - thistles, etc.

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

Taxes - \$22.69. - Delta Municipality.

Date: July 28th, 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 27 day of July 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

JL-714 - S. SAKAI

Remarks: Property is located at 348 Oliver Road about 100 yards South of the Gibson Road. The soil is mainly gravelly and the property is best suited for poultry raising. Parts of it would grow strawberries and some vegetables if cover cropped and manured. The cultivated area is in a very poor state of cultivation as it is mostly grown up with weeds and has received practically no care or cultivation this year. A small area has been slashed but the second growth is now thick and the bush is fairly heavy clearing. There are a few patches of strawberries, black currants and gooseberries, but they are so badly grown up with weeds that it is difficult to find them. The raspberries and boysenberries are in fair shape. The dwelling is poorly constructed and is not in good shape. The chicken houses are in fair condition. The one is new and has not been used. The shack and garage are good. There is a rail fence along the West and water is obtained from a well with electric pump and pressure tank. Wells in the area usually go dry in a dry year.

There is electric light in the buildings.

(FOR ORCHARD LANDS ONLY)

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

There are a few fruit trees but of no commercial value.

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

Approximate acreage in small fruits:-

.4 acres Raspberries - fair.

.1 " Boysenberries.

Also some straws, black currants and gooseberries, but they are almost smothered with weeds and it is difficult to find them. They are not in good shape.

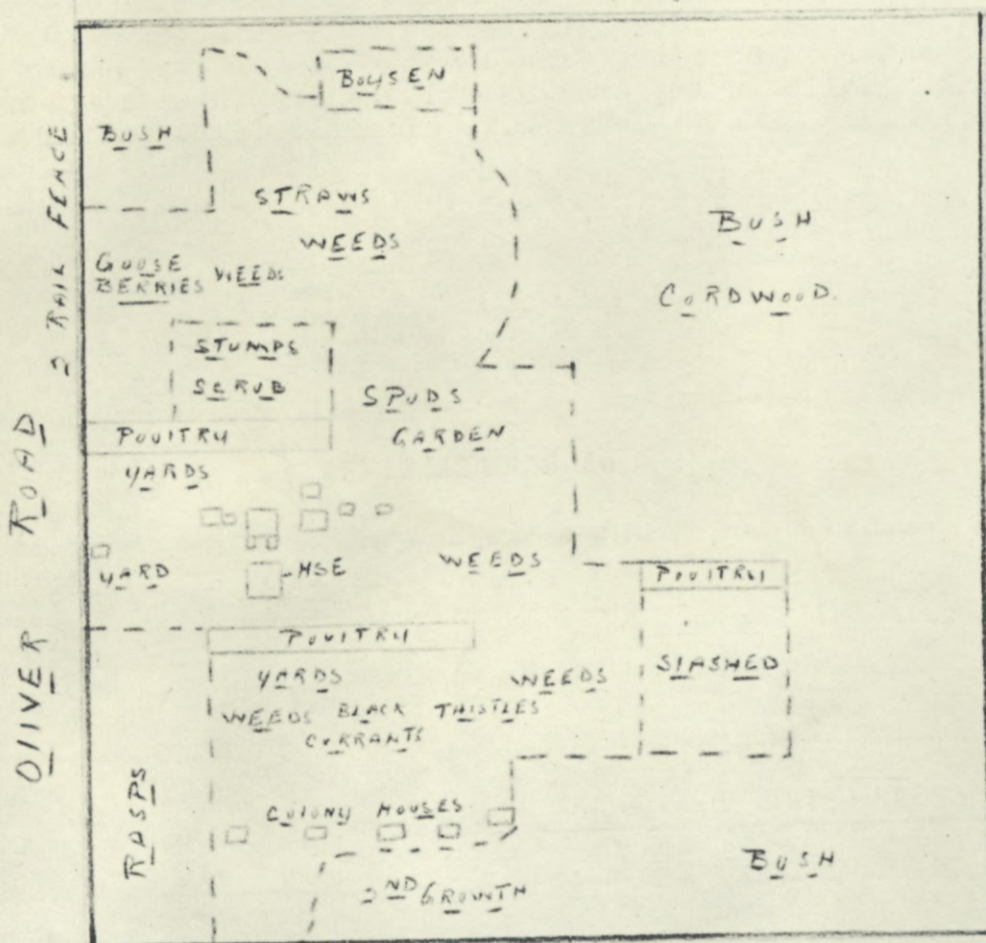
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



SCALE 2CH = 1"



LOTS 66467, DL 140, GP 2 MAP 1133 - 9.02 AC

RWBROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 1st August 19 42.

"I.T. BARNET"
District Superintendent.

28

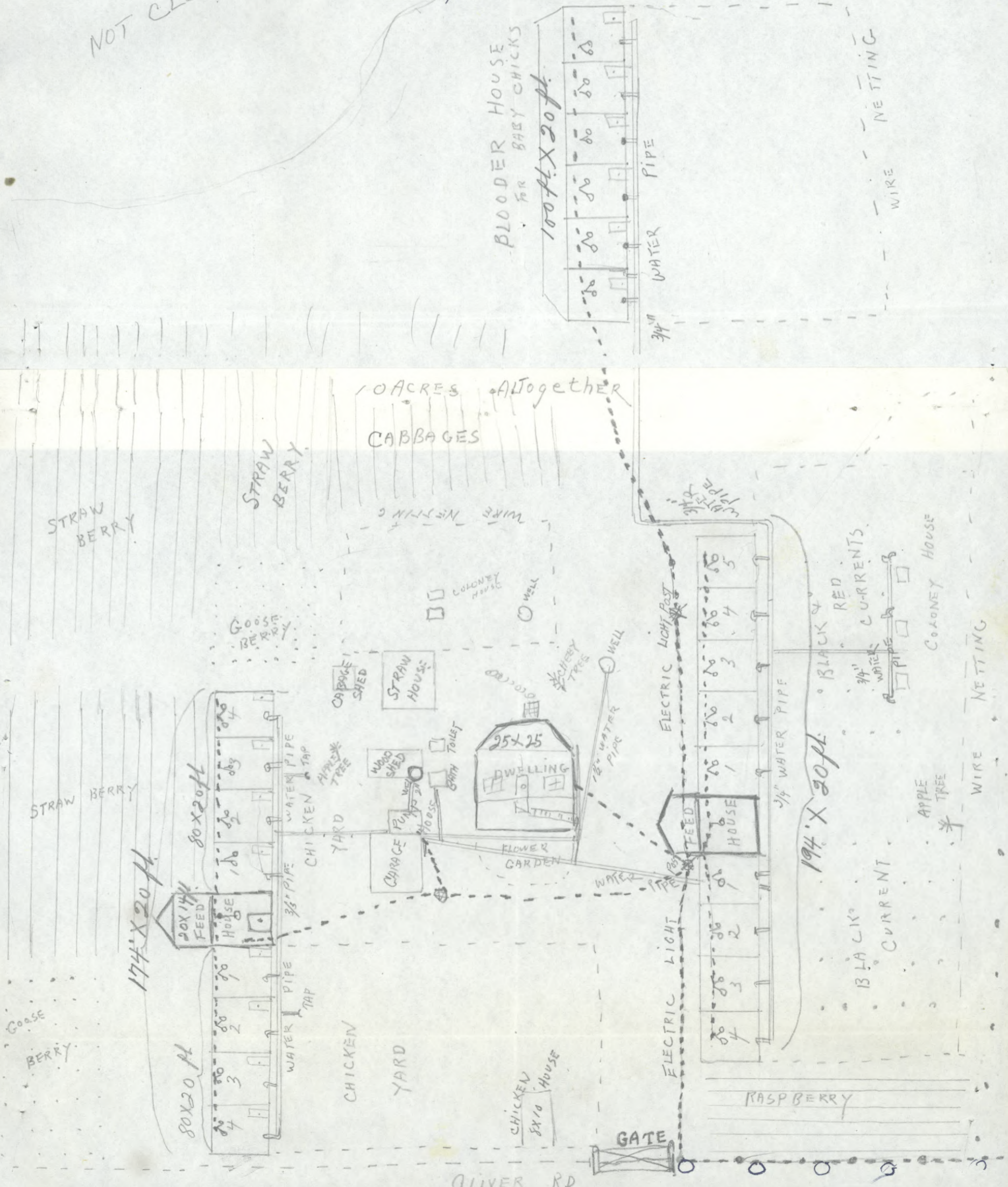
CHICKEN HOUSE COST

- CLEAR LAND
 - LUMBER
 - SHINGLES
 - NAILS
 - WATER PIPING
 - ELECTRIC LIGHT
 - NET ON FRONT
 - NET FOR YARD
 - LABOUR.
- BIG & SMALL LIGHT BULB
- AUTOMATIC VALVE FOR DRINKING FOUNTAIN

EXHIBIT No. 255-3
 DATE 7 Mar 1948
 FILED BY R. J. Mcmaster.

NOT CLEARED

POULTRY & MIX FARM.



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Mrs Shizue Sakai
(Claimant's Name)

PERSONAL CHATTELS

- 12500 -
Reg. No.

EXHIBIT No 255-4
DATE 7 Mar 1948
FILED BY R. J. McArthur

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
① Kitchen range	1929	new	\$40.00	fair	\$25.00
② - 1 dining table & 6 chairs	"	"	45.00	good	20.00
③ 3 cross-cut saws - 2 new, 1 old.	1940 1930	" "	15.00 7.50	" "	12.00 2.00
④ 4 electric brooders -	1940	"	160.00	"	140.00
⑤ Drinking fountains & feeders (diff. sizes) - 120 pieces	different times	"	about 250.00	"	120.00
⑥ approx 300' new lumber (siding) & a few bundles shingles (special 12" Royal)	1941	"	(lumber) 54.00 (shingles) - 10.00	unused unused	54.00 10.00
⑦ Kitchenware - pots & pans, china ware, dishes, flat ware etc	different times	"	about 50.00	good	20.00

Description of Storage of Goods:

Household furniture ~~was~~ was packed in two rooms in house at New Westminster, B.C. - other articles in the various buildings on the property -

General Statement as to Chattels not Described above:

The values for the above listed items and the values for all of the articles which are the subject of my claim, are noted opposite the articles on the Custodian's analysis of personal property form. -

Additional Comments, if any:

In estimating values I have allowed for depreciation on used items. When I left the property, none of the articles for which I am claiming were damaged or broken.

S. Sakai
SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8626

EXHIBIT No. _____

NAME Shizue SAKAI (Mrs. Sawaichi)

REG. No. 12500

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 7/42.</u>	TAKEN BY <u>J. Moryson & H.J. Logan.</u>					
EVACUATION <u>June 9/42.</u>	DATE <u>July 8/42.</u>					
Lumber	25.00 1. Kitchen Range	Life Insurance (Monarch * <i>SEE BELOW.</i>)				
Nails	10.00 2. 2 Kitchen cabinets.	Life for Husband)	140.00			
4 brooder stoves	20.00 3. 6 Dining Chairs & Table					
Washing Machine cultivator	4. Electric Plate (2 burners)	Furniture & Fixture - Stove	605.50			
Farm Tools	5.00 5. Heater	Bed, Kitchen Ware, Washing Machine				
Wire Netting	6. Scales (small)					
3 Beds	9.00 7. 3 Beds	Lumber, nail, Brooder-stove, Feeder, tools for garden, carpenter tools, big saw, torch, heater	614.25			
Table & Chairs	8. 4 Kitchen chairs					
Carpets	9. Bamboo book shelf					
Singer Sewing Machine	10. Electric washing machine				117 00	
2 Dressing Tables	11. Dining Room Table see item 3					
Kitchen Ware	12. 2 Dressers					
3 Stoves	10.00 13. Hand Sprayer					
1 Electric Plate	10.00 14. Blow Torch					
Electric Wiring	3.00 15. 100# nails 3 Keys nails 300 lbs.					
	15.00 16. 3 Gasoline lanterns					
	17. Kitchen Table					
	5.00 18. Writing Desk					
	19. Gas Jack					
	20. Bicycle					
	5.00 21. Wardrobe					
	3.00 22. Mantle clock					
	23. Lawn mower (no handle)					
	24. Quant. of steel cable					
	25.00 25. 1000' 2"x3" lumber No 2 new					
	26. 9 Fish Nets.					
	10.00 27. Bdle. Garden tools					
	28. Wheelbarrow					
	29. Wardrobe (cardboard)					
	30. Kitchen Chair					
	140.00 31. 4 Brooders					
	20.00 32. Platform scale (large) 500 lb scale					
	33. 2 Beds - bed sofa					
	34. Trunk (old)					
	35. Small Table					
	36. Beddings Spool case					
	120.00 37. 6 Drinking fountains for chicks see claimants chattel summary					
	64.00 38. 3000' (approx) new siding lumber & shingles few bundles					
	1.00 39. Mattock					
	2.00 40. Peavey					
	5.00 41. Hand Cultivator					
	1.00 42. Grind Stone					
	1.00 43. Mattock					
	5.00 44. 2 Iron pulleys & hook					
	45. Fish net					
	14.00 46. cross cut saw three					
	47. 1 electric pump					
	20.00 Kitchen ware (see claimants chattel summary)					
<i>Recap:</i>						
	548.00	Electric Washing Machine			117 00	
	143.75	4 Brooders - 1 less motor			62 00	
	<u>404.25</u>	Furniture			50 00	
		Tools			6 75	
		Machinery & Equipment			23 50	
		Miscellaneous			1 00	
					<u>\$ 260 75</u>	

