Name of Claimant UIIYE, (Sato) Shikano Case 233

Custodian File 3837

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	
					176		177.36				177.36

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	
168.00	79.25	23.77	47.17%	49.00	23.11			46.88

TOTAL RECOMMENDATION	224.24

CASE NO: 233

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

May 3, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) SHIKANO UJIYE

PROCEEDINGS AT HEARING

Original

CASE NO: 233

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

10 Vernon, B.C.

May 3, 1948

IN THE MATTER OF THE CLAIM OF

b

(MRS) SHIKANO UJIYE

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. COBUS: Your honour, the next claim is that of Mrs. Shikano Ujiye, No. 236 on the original list.

(MRS) SHIKANO UJIYE, the claimant herein, being first duly sworn, testified through the Official Interpreter as follows:

MR. COBUS: Your honour, this claim is a claim for realty as well as personal property. I would ask to amend the personal property claim to
10 read, total, $217.00, credit to the Custodian, $76.25, leaving a net claim for personalty of $140.75.

With respect to the claim for realty, I am forced to confess that at the moment I am not certain what amendment I wish to make. The amount claimed remains at $800.00, but if what appears to be the statement of the claimant is true, then we feel that the wrong property was sold, or, at any rate, whatever was sold was not
20 the property of which she considers herself to be the owner. I shall leave the realty claim until after I have dealt with the personalty claim, if that meets with my learned friend's approval.

DIRECT EXAMINATION BY MR. COBUS:

Q: Now, witness, I show you a statement concerning personal chattels.for which you are claiming. Did you instruct Mr. Leckie to prepare this state-
30 ment for you? A: Yes.

Q: And is that your mark? A: Yes.

Q: Her mark is witnessed by her son, Harry Ujiye?

A: Yes.

MR. COBUS: I would ask to file the statement.

(STATEMENT MARKED EXHIBIT NO. 1)

Q: I show you now, witness, an inventory of goods. Is this the inventory that was prepared for you and at your instructions? A: Yes.

Q: Does it represent a true and accurate description of the goods for which you are claiming?

A: Yes.

MR. COBUS: Your honour, I think this should be attached to the statement. I would like it to be filed with Exhibit No. 1.

With respect to the personal chattels claimed herein, your honour, the goods were left in the home of the claimant along with goods belonging to her sister-in-law, a Mrs. F. Ujiye. The Custodian has disposed of a goodly number of the articles, and between the two claimants they arrived at a division of the amount which was satisfactory as between themselves, so that the claimant is now claiming for values which she considers to have been too low or for chattels which, in fact, were not sold but which were left at her hone on evacuation.

Referring to Exhibit 1, her statement says that all the articles for which she is claiming were sold by the Custodian except a sideboard, a chesterfield, and a number of strawberry and

jam crates, which she declared, I gather, on her J.P. form. "The remaining goods in the Custodian's sales sheets were the property of Mrs. F. Ujiye, for which I understand she will be entering her own claim."

That claim, your honour, as I understand it, will be heard at New Denver or Nelson. I point that out now because I feel, after I have presented the case for realty, that I shall be forced to ask leave to speak to this matter later, particularly after we have gone through the New Denver claim.

Would my learned friend care to cross-examine now with respect to the personalty?

MR. McTAVISH: It is submitted, your honour, that the personal property which was sold was sold for its fair market value. It is submitted that where the claimant has claimed for something which was not sold that her claim is exhorbitant.

Your honour, referring to the inventory which is part of Exhibit 1, I would like to run down the list of chattels sold and compare the price obtained at auction with the price claimed.

The incubator, for which the claimant claims $5.00, was sold at auction for 50¢. The pipe and point for well, for which the claimant claims $5.00, was sold at auction for $3.00. The shovel, fork, hoe and peavey, for which the claimant claims $3.50, were sold at auction for $2.50. The couch and crock (4 gallons), for which the

claimant claims $3.50 was sold at auction for $1.50. The shingles for which she claims $8.50 were in fact sold for $8.50. The 3 saws, for which she claims $6.00, were sold for $3.00. The table, for which she claims $4.00, were sold at auction for $2.00. The ironing board, for which she claims $1.00, was sold at auction for 50¢. The 2 boxes of sundries and tarpaper, for which she claims $5.00, were sold at auction for $1.50. The bicycle, generator, and sundries, for which she claims $3.00, were sold at auction for $1.00. Two boxes of jars, for which she claims $1.00, were sold at auction for 50¢. Five boxes of sundries, tools, etc., for which she claims $10.00, were sold at auction for $2.50. The bird cage, book rack, and sundries for which she claims $5.00, were sold at auction for $1.00. The two crocks, for which she claims $3.00, were sold at auction for $2.00. The high chair, aluminium pot, and lantern, for which she claims $4.00, were sold at auction for $1.50. The 8 gallon crock, for which she claims $3.00, was in fact sold for $3.00. The gas pressure tank, for which she claims $3.50, was in fact sold for $3.50. The sink, for which she claims $5.00, was sold at auction for $2.75. The pressure pot, for which she claims $10.00, was sold at auction for $6.50. Two boxes of dishes and jars, for which she claims $3.00, were sold at auction for $1.00. Chest of drawers, for which she claims $4.00, was sold at auction for $1.00. The cupboard, for

which she claims $3.00, was sold at auction for 25¢. The galley stove, for which she claims $10.00, was sold at auction for $4.25. The box of kitchen utensils, for which she claims $5.00, was sold at auction for $2.75. The bed and spring, for which she claims $5.00, was sold at auction for $3.00. The carpet sweeper, for which she claims $2.50, was sold at auction for $2.50. The one table drop-leaf, and one table with drawers, for which she claims $3.00, was sold at auction for $1.00. A box of sundries and a chair, for which she claims $2.50, was sold at auction for $1.00. A box of lamp shades and Jug, for which she claims $1.50 was sold for 50¢. Two cross-cut saws, for which she claims $5.00, were sold for $3.00. Cider press, for which she claims $10.00, was sold at auction for $4.50. And the lot of tools, for which she claims $10.00, were sold at auction for $3.00. The lot of books, for which she claims $3.00, was sold at auction for 25¢. The rocker, for which she claims $1.50, was in fact sold for $1.50.

Now, your honour, there are several other items sold. She claims for a sideboard cupboard cabinet of dark walnut $10.00. There is a cupboard and desk sold, which might be the same article, which was sold for $2.50.

MR. COBUS: Your honour, I would suggestto my learned friend -- he mentioned the auction sheets against the list filed on behalf of the claimant -- that there must be a certain amount of conjecture on

his part as to what item matches which item, because I could guess, as I think perhaps my learned friend will admit he had to guess, at certain items.

MR. McTAVISH: On the whole, your honour, this list of items claimed for is taken from the auction sheets as far as I can gather. There is a certain amount of conjecture, and I am conjecturing now, I must admit, when I say "missing, declared, and not sold," the sideboard, cabinet, chesterfield -- the only item it might be is a couch which was sold for $1.50. There are several boxes of sundries sold. What they are, we don't know. The claimant claims for certain boxes of sundries in the missing but declared items which she is claiming for.

That is all, your honour. With regard to the chattels, it is purely a question of value with regard to them.

MR. COBUS: Now, with respect to the claim for personalty.

THE COMMISSIONER: Personalty?

MR. COBUS: Realty, your honour.

THE COMMISSIONER: Yes.

MR. COBUS: I would ask my friend to produce the J.P. form of this claimant. (Handed to Mr. Cobus)

Q: Witness, I show you now a J.P. form which is shown dated the 15th day of April, 1942. Do you recall having this J.P. form prepared and is that your mark?

A: Yes.

Q: Witness, who prepared that form for you?

A: I don't quite remember.

MR. COBUS: The J.P. form, your honour, describes the real property as Lot 4, Block 5 of the south-west quarter of Section 33, North Range 2 West, in the Municipality of Surrey in the District of New Westminster, B.C. I file the J.P. form on behalf of my learned friend.

(J.P. FORM MARKED EXHIBIT NO. 2)

10 MR. COBUS: Now, referring to the claim form itself, the description of the real property claimed for agrees with the description shown on the J.P. form. Unfortunately, your honour, there appears to be some discrepancy between the property which was sold and the property on which the claimant actually lived.

Q: Witness, I show you now a statement concerning your claim for real estate. Was that statement prepared for you by Mr. Leckie at your request?

20 A: Yes.

Q: And is that your mark? A: Yes.

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

A: Yes.

(STATEMENT MARKED EXHIBIT NO 3)

MR. COBUS: Referring to Exhibit 3, your honour, the claimant says that she is claiming for 1½ acres which were purchased by her deceased husband in 1923 at a cost of $200.00. She says at the

30 time of purchase it was uncleared except for the

site of two small houses, that the improvements made on the property consisted of two houses, one 24 feet by 20 feet. The estimated value of this property, this one and a half acres of which she speaks, is $800.00. She says that one and a half acres were cleared between 1936 and 1939 by her late husband's labour at an estimated cost of $225.00. The two old houses, on the land when the husband bought the property, were being used only
10 as storehouses. Now, two buildings already referred to, a dwelling 24 feet by 20 feet, were built after the date of purchase; a woodshed, 16 by 40; rabbit pens, 100 feet by 20 feet, framed on two sides; a garage 16 feet by 12 feet, a frame building with a shingle roof and a plank floor; and a brooder house was built in 1934, a frame building with a shingle roof.

Now, I feel that I should read the statement in full, your honour, because I think it indicates
20 some of the confusion, at any rate, that has arisen. So, with your leave, I will proceed with the full statement respecting the appraisor's comments.

THE COMMISSIONER: Well, there has been nothing stated so far that indicates any confusion at all.

MR. COBUS: Yes, I realize that, your honour. Perhaps if I asked my friend to produce the Farm Appraisal Report, I will be able to indicate the confusion.

The Farm Appraisal Report describes the
30 property, I believe, in the same terms as in the

J.P. form and claim form.

THE COMMISSIONER: The same description?

MR. COBUS: The same description. But, unfortunately, under "buildings on the farm," there is a notation, "no buildings on this property." On page 2, I believe, there is an error in the amount of land described under "area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.," because it shows .98 acres.

MR. McTAVISH: That is corrected on the one I have to read .89 acres.

MR. COBUS: And I believe that is the correct number of acres. Then on page 3 these remarks are found: "This nine acres of bush land lies north of the Townline road, and just east of Sandell Road. It is covered with a heavy growth of bush and some large stumps, most of the timber runs from eight to twelve inches. The soil varies, with a lot of light sandy ground on the north half of the property and some stone and gravel."

It was at that point that the confusion originally arose, your honour inasmuch as the claimant thinks that she is the owner, or was the owner, of 1½ acres of cleared land with a number of buildings on it, certainly not 9 acres.

I have prepared a diagram which my friend already has, and which perhaps your honour would care to have a copy of, and the original of which I intend to file.

MR. McTAVISH: Your honour, I must object to this being filed, because it doesn't prove anything. Actually, it is just a common diagram. I don't think it is of any use at all.

THE COMMISSIONER: Who prepared the sketch?

MR. COBUS: I prepared the sketch, your honour, from the information given by the claimant.

THE COMMISSIONER: We will take it as being filed for the assistance of the Commissioner.

10 (SKETCH MARKED EXHIBIT NO. 4)

MR. COBUS: Q: Now, witness, I show you a diagram which I prepared on your instructions. Do you recognize the diagram? A: Yes, she does.

Q: Will the witness indicate which part of that property she lived on, this being Sandell Road on the east, and this being Townline Road on the south.

THE COMMISSIONER: Better have her mark it with a red pencil, if you have one, or blue.

20 MR. COBUS: Yes, your honour. I don't think she has got my question yet.

Q: I want her to indicate on that sketch, using this pencil where she lived.

A: (Question interpreted)

Q: This may be of some assistance to the witness. This property is named as the Japanese Farmers Association. Now, in relation to that property, where did she live? A: I am not quite sure.

MR. COBUS: Would it be of any assistance if we called

30 the son who speaks good English and who, I believe,

would understand the location of his mother's property.

THE COMMISSIONER: Yes, that is entirely a matter for yourself. I will be glad to hear him, if you like to call him.

MR. COBUS: Yes, your honour. Would you step down, witness?

(Witness aside)

10

HARRY UJIYE, a witness called on behalf of the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. COBUS:

Q: What is your name, witness? A: Harry Ujiye.

Q: In what relationship do you stand to Mrs. Ujiye, the claimant in this case?

A: My mother.

Q: She is your mother? A: Yes.

Q: Now, I am showing you a diagram of property for which your mother is claiming. I have indicated Sandell Road on the east, Townline Road on the south; this property belongs to the Japanese Farmers Association, the property in the south-west corner of the sketch. Now, can you indicate to me the position of your mother's property, or at any rate, where your mother lived?

20

A: She lived in this corner, near the road, there.

Q: Would you put an "X" on the spot that indicates your mother's property? A: Right on here?

30

Q: Right on the sketch. A: I show it here. (indicating)

THE COMMISSIONER: You had better have him mark it on the one that is filed.

MR. COBUS: Yes, your honour.

Q: Would you mark it on this copy which has been filed as an exhibit? A: Yes.

MR. COBUS: Now, your honour, it seems to me that something is definitely wrong here.

10 THE COMMISSIONER: Yes, the confusion appears now. What do you suggest?

MR. COBUS: I suggest that after my learned friend has had an opportunity to produce documents which are in his file, that the claim remain open and that we be given leave --

THE COMMISSIONER: Perhaps you had better leave your suggestions until after Mr. McTavish has produced any documents and cross-examined.

MR. McTAVISH: I will ask this witness another question
20 or two and go on with the claimant, if I may.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Did you ever examine the description of your mother's property at the Land Registry Office?

A: Since my father died, I have not examined anything about her property.

Q: Did you ever see a surveyor's sketch of the property described as your mother's property?

A: No, I have never examined it.

30 MR. McTAVISH: That is all for that witness, your honour.

(Witness aside)

SHIKANO UJIYE, recalled.

MR. McTAVISH: Have you finished with this witness?

MR. COBUS: I think for the moment, yes.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value. It is further submitted that the claimant is claiming for property which she mistakenly believes is
10 hers.

Your honour, first of all, I would like to put a Certificate of Encumbrance covering Lot 4 of part of the South West quarter of Section 33 Block 5 North Range 2 West Map 6634 Municipality of Surrey in the District of New Westminster. The registered owner is described on this as being Shikano Ujiye "In Trust." The date of this Certificate of Encumbrance is the 10th day of August, 1943.

20 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 5)

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, did you own any other property other than the property for which you are claiming?

A: No, I did not.

Q: And you held this property, did you not, as either administratrix or executrix of your husband's estate? A: Yes.

MR. McTAVISH: Your honour, I would like to put in next
30 the 1942 tax notice addressed to the claimant cover-

ing the property, Block 4, Sub-Division "A", South West quarter Section 33, Block 2, Map 6634, which is again the property claimed for. The purpose of putting this in, your honour, is to simply show that there is land assessed but no improvements assessed on the tax notice; and subject to later proof, your honour, I would like to put in a letter from the Office of the Custodian to the Assessor, Cloverdale, B.C., and the reply to that, both, of course, subject to later proof if required.

MR. COBUS: Subject to proof, your honour.

MR. McTAVISH: The purpose of that letter going in, your honour, is that it was an inquiry from the Custodian's Department with regard to this matter and the answer from the Assessor of the District of Surrey states the property for which the claimant is claiming had no buildings on it in 1942.

(TAX NOTICE MARKED EXHIBIT NO. 6)

(LETTERS MARKED EXHIBIT NO. 7)

MR. McTAVISH: Now, your honour, I don't see much point in cross-examining this witness in regard to this matter. It seems obvious that there has been a mistake made some place. Conjecture, of course, is not admissible, but the statement was either made by the Soldier Settlement Board appraisor and has been made straight along by the District of Surrey, or by mistake the claimant must have built her buildings on the wrong property.

THE COMMISSIONER: It should be possible to run the mistake down.

MR. McTAVISH: It would be possible to run the mistake down, your honour. Of course, we are submitting that the correct property was sold and that the claimant received the fair market value for the property sold.

MR. COBUS: May I add, your honour, that I did wire Vancouver over the weekend, hoping that I could have a search made at Westminster, but to this moment I have received no answer, and I doubt very much whether there is any hope.

THE COMMISSIONER: What do you suggest, then?

MR. COBUS: I would suggest, your honour, that I be given liberty to speak to this claim at the earliest moment at which I am able to produce further evidence to support the claim in question.

THE COMMISSIONER: Would you like me to direct that this be spoken to at any particular place?

MR. COBUS: Your honour, I am at a loss there, again, because it is quite conceivable that I will have the search completedbefore we leave Kamloops, but on the other hand, the other Mrs. F. Ujiye, who is also claiming, will not be heard until we reach Nelson. If it is possible, I would like to have it remain open for either hearing, because it seems to me that it can be most easily clarified after we reach the other claimant.

THE COMMISSIONER: Very well, I will direct accordingly, that this matter may be spoken to further at what-

ever sittings you are prepared to proceed, when you have the necessary information.

MR. COBUS: Thank you, your honour.

MR. McTAVISH: Your honour, could the matter of notice to the Custodian's Department with regard to this be dealt with, because the necessary files would have to be forwarded to the correct sittings.

THE COMMISSIONER: Certainly. What notice would you require, Mr. McTavish?

10 MR. McTAVISH: I think they should have at least two weeks' notice of the intention of claimant to bring this matter on again.

THE COMMISSIONER: Yes, I think that is fair. Two weeks' notice to be given to the Custodian before the matter is spoken to.

MR. COBUS: Thank you, your honour.

I would like to complete the necessary filing of the exhibits. The Farm Appraisal Report, on behalf of my learned friend.

20 MR. McTAVISH: Was that not in before, your honour?

MR. COBUS: I think I omitted it.

MR. McTAVISH: What number is that Exhibit?

THE SECRETARY: Exhibit 8.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 8)

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE.)

Certified correct and true transcript.

Gordon Hambleton

G. Hambleton,
Official Reporter.

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

M.M. Colquhoun

"M.M. Colquhoun"
Sub-Commissioner.

Discussion

New Denver, B.C.

June 24, 1948

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

BEFORE: His Honour, Judge H.W. Colgan, Sub-Commissioner.

APPEARANCES: Donald MacDonald appearing for the Dominion Government.

10 A.E. Cobus, Esq., appearing for the Claimant.

MR. COBUS: Your honour, I have one case that I wish to speak to; I think I can dispose of it in a very few minutes. It is not a case listed on the New Denver hearings, but is Case No. 233 which was presented at Vernon before Judge Colquhoun, Sub-Commissioner.

We found that the claimant there, a Mrs.
20 Shikano Ujiye, had claimed for a certain one and a half acre parcel of land.

THE COMMISSIONER: Well, was this heard at Vernon?

MR. COBUS: This was heard at Vernon, but at that time I was given leave, under the circumstances, to speak to it again at any sub-commission to be held from then on. We thought we could clear up some of the confusion here.

THE COMMISSIONER: Do these claimants live here?

MR. COBUS: No, they do not. There was a good deal of
30 confusion in Vernon as to whether the woman was

in fact the owner of a ten acre parcel or whether she was the owner of a one and a half acre parcel of land. The ten acre parcel of land was appraised in her claim by the Soldier Settlement board and she said she did not own it. We thought that the last claimant, Mrs. F. Ujiye, would be able to clear the situation up. It has been shown that perhaps this elderly lady, Mrs. Shikano Ujiye, the claimant in Case No. 233, was mistaken. She very likely was the owner of this ten acre parcel of bush land. That being so, the evidence which she gave in Vernon is of no value whatsoever, that is, she was speaking in her evidence of a one and a half acre plot of land which she in fact, I would think, did not own.

I find myself now in this position, that if I withdrew the realty claim for Mrs. Shikano Ujiye, the claimant in Case No. 233, then that is going to go by the board; that is, we haven't her here to give evidence with respect to this ten acre plot, and it would be unfortunate, it seems to me, that she would not be able to submit a claim at least for the property of which she was the registered owner. I would ask your honour to grant us leave --

THE COMMISSIONER: -- to file a new claim.

MR. COBUS: To file either a new claim in Vancouver on commission evidence, because I don't think we should bring this old woman down from Vernon, or stand

on the appraisal evidence which we will be adducing in Vancouver.

THE COMMISSIONER: I suppose you are going to be up against a lot of difficulty, because the Crown is going to come in and say, "You can't prove this claim and we have nothing to go on." I would suggest, if you wish, that I make an order that this be referred back to the Commissioner in Vancouver, and then, when it comes before him, you can explain things to him, make an application to him to have the evidence taken on affidavit, and then file your affidavit with him and let him deal with it. Don't you think that would be better?

MR. COBUS: That would be most satisfactory, your honour.

THE COMMISSIONER: I think that is your solution. I cannot see any other way you can do it. You had better start from scratch, get your new claim in, and then we will see which one of these sets of documents applies to your claim, and use those and abandon the others.

MR. COBUS: Yes, your honour.

THE COMMISSIONER: All right.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

Gordon Hambleton

Gordon Hambleton, Official Reporter.

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

H.W. Colgan,
Sub-Commissioner.

Case No 233

DEC - 2 1947

NOTIFIED

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

3837

Vernon

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

(1) NAME Mrs. UIIYE (SATO) Shikano (RCMP) Reg. No. 12431
(Print) Surname — Given Name

(2) Pre-Evacuation Address Surrey, B. C.

(3) Present Address R. R. 3 Vernon, B. C.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
Muncipality of Surrey, Lot 4 of the part of the south west quarter of Sec. 33, Block 5 North Range 2 west Map 6634, District of New Westminster. C. of E. 52229.

(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.) sole owner

(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) - $ 800.00
(v) Amount at which Custodian sold property and credited your account - - $ 150.83
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 649.17

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
Some packed, others left as they were.

(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")

Under Custodian's care

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

1.	Please refer to FILE NO.3837 Reg. No.12431	Estimated Value $
2.	Ujiye, Shikano (Mrs. Morinosuki) Surrey,	Estimated Value $
3.	B.C. on October 27, 1944. & Nov. 22, 1944. (Items of	Estimated Value $
4.	chattels sold by Public Auction).	Estimated Value $ 300.00
5.		Estimated Value $
6.	1 Side Board(missing), 1	Estimated Value $ 10.00
7.	1 Chesterfield(missing)	Estimated Value $ 25.00
8.		Estimated Value $ 335.00
9.	Proceeds credited to me	Estimated Value $ 93.79
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 2241.21

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) - $ 890.38

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

VERNON B.C.

(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)
of)
TO WIT:)

I, Shikano Ujiye (Sato) R.R.3 of the City
of Vernon, 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 Vernon, in the Province of British Columbia, this 15th day of November, A.D. 1947.

The mark of Witness

+ Shikano Ujiye

Sidney Myers

A Commissioner &c.

A Notary Public in and for the Province of British Columbia

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

Form No. 109.

The Willson Stationery Co. Ltd., Law Printers and Stationers.
Vancouver, B. C.

FOR WITNESS

To Execution by Party Who Cannot Speak, Read or Write English.

I Hereby Certify that Masao Ujiye personally known to me, appeared before me and acknowledged to me that he is the person whose name is subscribed to the annexed Instrument as Witness, and that he is of the full age of sixteen (16) years, and having been duly sworn to me, did prove to me that Mrs Shikano Ujiye did execute the same in his presence voluntarily by making her mark thereto, the same having first been interpreted to her by said Masao Ujiye in Japanese language, when she appeared to perfectly understand the same, and that she is of the full age of twenty-one (21) years.

In Testimony Whereof I have hereunto set my hand and seal of Office at ~~Vancouver~~ Vancouver, in the Province of British Columbia, this fifteenth day of November in the year of Our Lord one thousand nine hundred and forty-seven

Sidney Sayes

A Notary Public in and for the Province of British Columbia.
~~A Commissioner for taking affidavits within British Columbia.~~

Mrs S Ujiye
(Claimant's Name)

PERSONAL CHATTELS

12431 -
Reg. No.

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
See list attached hereto for all items claimed. — Total estimated value					$217

EXHIBIT No. 2331
DATE 3/5/48
FILLED BY Mr Kobas

Description of Storage of Goods: all of the articles claimed were left in my home RR # Sandell Road. New Westminster BC

General Statement as to Chattels not Described above:
n/a

Additional Comments, if any: — all of the articles for which I am claiming were sold by the Custodian, except side board and chest of drawers and strawberry + jam equipment (which I declared) — the funds remaining funds in the Custodian's sales which were the property of Mrs Tsujiye Ujiye. for which I understand she will file entering her own claim. I have allowed for depreciation.

Witness: Harry Ujiye
Mark
SIGNATURE

PERSONAL CHATTELS:

MRS. SHIKANO USIYE

REG No. 12431

DESCRIPTION	DATE PURCHASE	NEW OR USED PURCHASED	PRICE PAID	EVAC. CONDITION	ESTIMATED VALUE
INCUBATOR	1930	NEW	25.00	GOOD	5.00
PIPE & POINT (FOR WELL)	1936	NEW	10.00	GOOD	5.00
SHOVEL, FORK, HOE PEAVEY	1934	NEW	9.00	GOOD	3.50
KITCHEN RANGE	1937	NEW	35.00	GOOD	10.00
COUCH & CROCK (4gal)	1935	NEW	12.00	BOTH GOOD	3.50
SHINGLES (8 BALES)	1940	NEW	15.00	UNUSED	8.50
3 SAWS (7½' CROSSCUT	1935	NEW	30.00	VERY FINE COND.	6.00
TABLE	1939	NEW	15.00	GOOD	4.00
IRON BOARD	1940	NEW	3.00	GOOD	1.00
2 BOXES SUNDRIES, TAR PAPER	1940	NEW	75.00	GOOD	5.00
GENERATOR (BIKE) & SUNDRIES	1936	NEW	10.00	GOOD	3.00
2 BOXES JARS	1940	NEW	3.50	GOOD	1.00
5 BOXES SUNDRIES, TOOLS	1937	NEW	30.00	ALL GOOD	10.00
BIRDCAGE, & SUNDRIES BOOKRACK	ALL IN 1935	NEW	18.00	GOOD SHAPE	5.00
2 CROCKS	1941	NEW	4.50	GOOD	3.00
HIGH CHAIR ALUMINUM POT, LANTERN	1935, 1939 1939	NEW	15.00	GOOD	4.00
CROCK (8GAL)	1935	NEW	4.00	GOOD	3.00
PRESSURE TANK (GAS)	1937	NEW	7.50	GOOD	3.50
SINK	1938	NEW	15.00	GOOD	5.00
PRESSURE POT	1937	NEW	15.00	VERY FINE COND.	10.00
2 BOXES DISHES, JARS	1937	NEW	10.00	UNBROKEN	3.00
CHEST OF DRAWERS	1937	NEW	10.00	GOOD	4.00
CUPBOARD	1936	NEW	6.00	GOOD	3.00
GALLEY STOVE	1937	NEW	15.00	GOOD	10.00
BOX OF KITCHEN UTENSILS	1938	NEW	7.50	GOOD	5.00
BED AND SPRING	1933	NEW	10.50	GOOD	5.00
CARPET SWEEPER (BISELLI)	1938	NEW	7.50	GOOD	2.50
1 TABLE (DROP LEAF) 1 TABLE (WITH DRAWERS)	1936	NEW	12.50	GOOD	3.00
BOX OF SUNDRIES, CHAIR	1934	NEW	4.00	GOOD	2.50
BOX OF LAMP SHADES, JUG	1932	NEW	6.00	GOOD	1.50
2 CROSSCUT SAWS	1934	NEW	28.00	GOOD	5.00
CIDER PRESS	1936	NEW	25.00	GOOD	10.00
LOT OF TOOLS: SET OF BITS 10.00, 2 BRACES 5.00, 2 HAND SAWS 5.00, 1 HAMMER 3.00, 2 PLANERS 7.00	1934-1938	NEW	30.00	GOOD	10.00

SHIKANO UJIYE

DESCRIP.	YEAR	COND.	PRICE	SHAPE	EST. VAL
LOT OF BOOKS	1933	NEW	10.00	GOOD	3.00
ROCKER	1934	NEW	7.50	GOOD	1.50
				TOTAL	168.00

MISSING (DECLARED)

SIDEBOARD CABINET (DARK WALNUT)	1935	NEW	25.00	GOOD	10.00
CHESTER FIELD (3 CUSHION)	1939	NEW	40.00	GOOD	25.00
20 JAM CRATES (USED 1 YR)		NEW	@ 40¢ EACH		@ .25 each
76 STRAW " (NEVER USED)	1941		24.40		14.00
				TOTAL	49.00
				S. TOTAL	217.00
			CREDITED BY CUSTODIAN		76.25
			CLAIM.		140.75

FORM "JP"

SURREY B.C.

FILE No. 3837

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: UJIYE Shikano (Mrs. Morinosuki)

HOME ADDRESS: R. R. #4, SandellRoad, New Westminster, B. C.

REGISTRATION NUMBER 12431 SEX: Female AGE: 56

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Widow

EXHIBIT No. 233/2
DATE 3/5/48
FILLED BY R. L. Jones

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: --- All over 16

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lot 4, Block 5, of SW¼ of Sec. 33 North Range 2 West, in the Municipality of Surry in the District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed 1 storeyed wooden frame house with basement. 1 Chicken house. 1 Brooder house. 2 Storage houses Garage, Wood-shed, Note: These buildings not on Lot 4. According to ltr. Sept. 29/47, they are on Lot 1 which is owned by Fukuye UJIYE, FILE 5614.

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

4. TAXES (Amount and where payable) $21.00 per yr. Pay at Cloverdale paid Fall of 1941

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westmins er, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN Strawberry, Fruit Trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

House: 2 tables, beds, sideboard, cabinet, cooking range & heater, end table, chesterfield, kitchen utensils, crockery, garden tools, 9 saws, carpenter's tools,
Storage House: 20 jam crates, 36 strawberry crates.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

28 Angora Rabbits, 2 cats to be taken care of before leaving.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 15th day of April 1942.

(Signature)

J. T. Albains
Witness

to the mark of Mrs S. Ujiye

FOR DEPARTMENTAL USE

Mrs S. Ilgiye
(Claimant's Name)

REAL ESTATE
(Farm Land)

12431
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 nil.							
Cultivated not planted ½ ac							
Cultivated and ~~not~~ in crop List Crops strawberries 1 ac	1½ ac	1923 (by deceased husband)	Mrs Marinato	$200.00	uncleared except for site of a small house. —	House 24 x 20 House 16 x 30	$800.00 (land and improvements)
Total 1 ac							

EXHIBIT No. 233/3
DATE 3/5/48
FILLED BY Mr Kobus

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

Description	When Made	Cost
cleared about 1½ ac - 1936 to 1939 - late husband's labour - est cost $225.00 (the two old houses on the land when husband bought it were being used only as storehouses ~~old~~)		

BUILDINGS erected after purchase

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost
Dwelling	24 x 20	- frame on posts - shingle roof - one story - 3 rooms inside and fir flooring	- 1933 -	labour 100		materials 400	—	$500.00
Woodshed	16 x 40	- Roof on posts only	- 1933 -	own labour		bought material		75.00
Rabbit pen	100 x 20	- frame 3 sides - open front - shingle roof - shiplap	- 1932 -	"		"	"	250.00
Garage	16 x 12	- frame - shingle roof - floor	- 1934 -	"		"	"	75.00
Broader House	16 x 24	- frame - shingle roof double walls inside - plank flooring	- 1934 -	"		"	"	100.00
			Total cost (est)					$1000.00

Comments re Appraiser's report not covered by above information: The appraiser gives acreage at about 9 ac - all in heavy bush. It seems apparent that he must have inspected the wrong property. Our place consisted of least 1½ ac. all cleared and planted in crop except for area occupied by the buildings. The appraiser states that there were no buildings on the property. My late husband erected the buildings noted above

Comment This property was not located on the Lavoline Road as shown on appraisers sketch and as stated by the appraiser. It was located on the east side of Lambell Road about ¼ mile north of the Townsite Road

Address Harry Ilgiye
SIGNATURE

PTO

Comment (cont)

On account of the obvious error in appraising another property for mine (brief intimation of which was given me by my solicitor in interview on Sat Apr 24 1948), I do not now know whether he sold my land or not. I am advised that he may have sold it but there is no present evidence as to this.

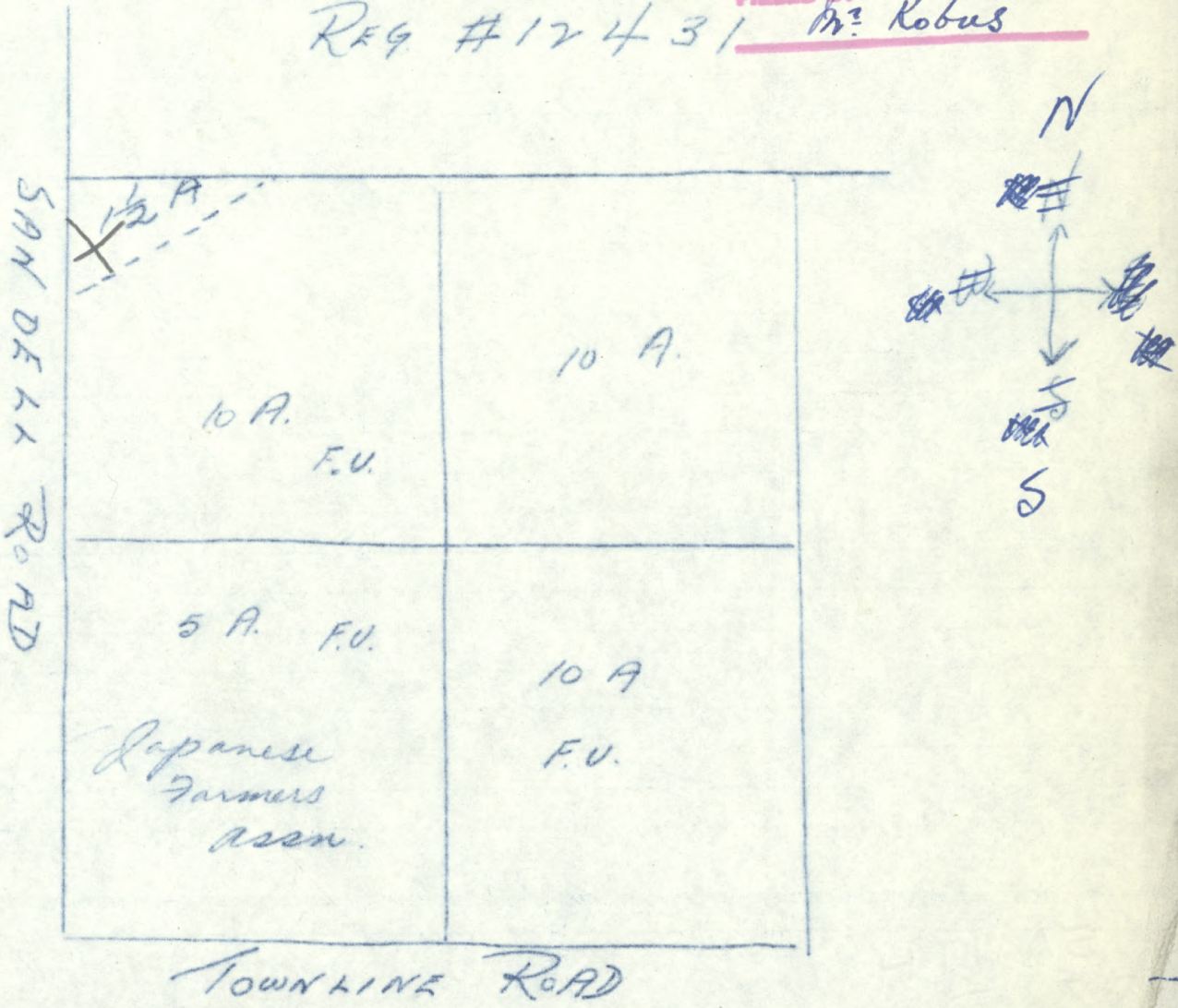
I have been shown the note written on my SP form by the Custodian to the effect that the buildings shown on my SP form were on the property owned by Mrs Ayuya Ujiye. This is not the fact. The buildings detailed on my SP form are the same buildings erected by my husband on the lands for which I am now claiming, which lands were duly registered in my name. They are entirely separate and distinct from the land and buildings of Mrs Ayuya Ujiye.

I have never received any moneys from the Custodian representing the proceeds of the 176.00 for which he purported (in error - as noted) to sell my property, altho I did receive a copy of his statement of adjustments re this 176.00 sale of what I believed (till now) was a sale of my property. I am now advised that the Custodian had - based of these moneys was likely because he later discovered that some error had occurred with resultant confusion as to the proper credit to be given me re sale of my property (if it was sold). I believe my property would be worth at least $800.00 if, as and when the Custodian may have sold it.

UJIYE SHIKANO

REG #12431

EXHIBIT No. Ex 233/4
DATE 3.5.48
FILLED BY Mr. Kobus



FORM 31—10M-1142-2099

No. 52229 RP

Your file No. 3837

4

CERTIFICATE OF ENCUMBRANCE

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

m2K

EXHIBIT No. 233/5
DATE 3.5.48
FILED BY Mr. Le Lavis

LAND REGISTRY OFFICE

New Westminster, B.C.

- - - minutes 10 o'clock 10th day of August, 1943

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - - - - - - -

Lot 4 of part of the South West quarter of Section 33 Block 5 North Range 2 West Map 6634 Municipality of Surrey in the District of New Westminster,

12431 A

viz.:

Registered Owner: SHIKANO UJIYE "In Trust" (See Filing 22941),

Register of Indefeasible Fees Folio No.140864E,

Registered Charges: Certificate of Vesting in the Custodian Filed No.26116.

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

E. A. Stokes

Registrar.

To Office of the Custodian

168

MUNICIPAL HALL
CLOVERDALE, B. C.
P. O. Drawer 210
Phone: Cloverdale 25

CORPORATION OF THE DISTRICT OF SURREY

TAX NOTICE, 1942

File 3837.

15th July, 1942

M Shukano Ujiye
RR4
New Westminster, B.C.

DETAILS OF TAXATION

School Tax	13.0 Mills
General Tax	19.5 "
	32.5 "

Taxes are Levied on Assessed Values of Land and 50% of Improvements

ONE DOLLAR IS THE MINIMUM TAX UPON ANY PARCEL OF LAND

EXHIBIT No. 233/6
DATE 3.5.48
FILLED BY Mr. Davis

WARD 2 ROLL No.	DESCRIPTION OF LAND All Lands are Classified as "Improved"									Assessed Value		General Tax		School Tax		SPECIAL TAXES					Total Tax (Without Penalty) 1942	Arrears 1941	Delinquent Taxes 1940 and Prior
	Lot	Block	Re-Sub Division	Quarter	Sec.	Town-ship	Blk. 5N R. W.	D.L. Gp. 2	Map	Improve-ments	Land					Li-brary	Street Lights	Gar-bage	Fire Prot'n	Special Survey			
5548		H.	"A"	SW	33		2		6634		575.	11	21	7	48	50					19.19		

SUMMARY		
1942 Taxes (without penalty)	19	19
Arrears, 1941		
Interest		
Delinquent. 1940 and prior		
Interest		
TOTAL 15th October	19	19
Add Penalty on 1942 Taxes after 15th Oct.	1	92
Further Interest		
TOTAL PAID		

NOTE: 10 per cent. penalty added to 1942 Taxes after October 15th. Interest at 6% per annum is payable on Arrears and Delinquent Taxes.

Please return this statement in duplicate with remittance as it becomes your receipt when stamped "paid" "Municipality of Surrey."
All cheques must be certified and payable at par at Cloverdale, B. C., otherwise receipt will not be issued until cheque is cleared by Bank.

JOHN G. FARMER, Collector.

TAXPAYER'S RECEIPT
DO NOT DETACH

THE CORPORATION OF THE

DISTRICT OF SURREY

RP

P. O. DRAWER 210
PHONE: CLOVERDALE 25

OFFICE OF THE Assessor
MUNICIPAL HALL

EXHIBIT No. 233/7
DATE 3.5.48
FILLED BY

CLOVERDALE, B.C.

EVACUATION SECTION
Rec'd SEP 30 1947
File No. 3837
Ans. noted
Referred

September 29, 1947,

W. J. Johnston,
OFFICE OF THE CUSTODIAN
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir: re: Lot 4 of part of the South West quarter of Section 33, Range 2, Map 6634

In reply to your letter of September 18th, I have checked the property you refer to.

There were no buildings on this property in 1942. The buildings you refer to are on Lot 1 of this subdivision.

Yours truly,

FLS:EP

F. Leslie Smith,
Assessor

Per: E. Freedy

RP
I

3837

September 18, 1947.

Assessor,
Municipal Hall,
New McLellan Road,
Cloverdale, B. C.

Dear Sir:

Re: Lot 4 of part of the South West quarter of Section 33, Block 5 North Range 2 West Map 6634, Municipality of Surrey in the District of New Westminster.

The above-mentioned legal description is taken from a Certificate of Encumbrance obtained from the Land Registry Office, New Westminster, B. C., on August 10, 1943, and the registered owner is shewn as Shikano UJIYE "In Trust",and the Title Number as 140864-E. Shikano UJIYE is the Widow of Morinosuke UJIYE, Deceased, who died prior to Evacuation.

Your Tax Notice covering the above property for the year 1942, and Assessment Notice for 1943, addressed to Shikano UJIYE, are on file in our Office and the assessed value of the land is shewn as $575.00 and nothing for improvements.

Mrs. UJIYE, however, in declaring this property to the Custodian in her Declaration Form dated April 15, 1942, under "Buildings and Other Improvements", stated as follows: "4 roomed 1 storeyed wooden frame house with basement. 1 Chicken house. 1 Brooder house. 2 Storage houses. Garage. Wood-shed."

In order to clarify this matter, we would appreciate your advising us if any buildings were on this property in 1942, and included in the assessment of $575.00.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

577-P

BC/577-P Page 1

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

Farm Appraisal Report

File No. JL 507

Land Description Lot 4 of Part S.W. Sec.33-Blk.5N- Range 2 Surrey

Containing 8.98 Acres

Owner's Name Shikano Ujiye(In Trust) Post Office Address R.R.New Westminster B.C.

Nearest Rail Point Kennedy on B.C.E.R Distance 1½ Miles

Market Town New Westminster Distance 4 miles

Church (give denomination) St Helens Anglican 2 miles Distance

Nearest School Simon Cunning ham & Queen Elizabeth Distance 1¼ miles

State how property was identified: Map and by enquiry.

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

the south side of it is on a good gravel road.

Is this district a good one? Not especially,a lot of bush land in the locality.

Employment opportunity Good number in New W atminster .

Predominating Nationality and religion: ~~Japanese have predominated hereabbuts now mixed.~~

Describe Fencing and its condition: nil Value $

Water supply: nil Value $

3837

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							

No buildings on this property.

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?

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

233.8
3.5.48
W. McTeesh

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.

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
.98	rolling	6to 12 in sandy loam	8" granular loam	Thick bush	$150.to $200.00	$20.00	$ 179.60

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 $ 179.60

Total added by buildings to value of farm $ nil

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

Total value of farm $ 179.60

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

not applicable

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

not an agricultural proposition in its present state.

Noxious weeds: nil

Corporation Of Surrey Taxes $ 19.19

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

Date: July 14th 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 10 day of July 1942 19

Inspector's Signature J. McKay

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

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

Farm Appraisal Report

JL 507

Remarks: This nine acres of bush land lies north of the Town line road, and just east of Sandell Road . It is covered with a heavy growth of bush and some large stumps, most of the timber runs from eight to twelve inches . The soil varies, with a lot c light sandy ground on the north half of the property and some stone and gravel.

It is not an agricu tural proposition at the present time.

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

Present Value

$

$

$

$

$

$

$

$

$

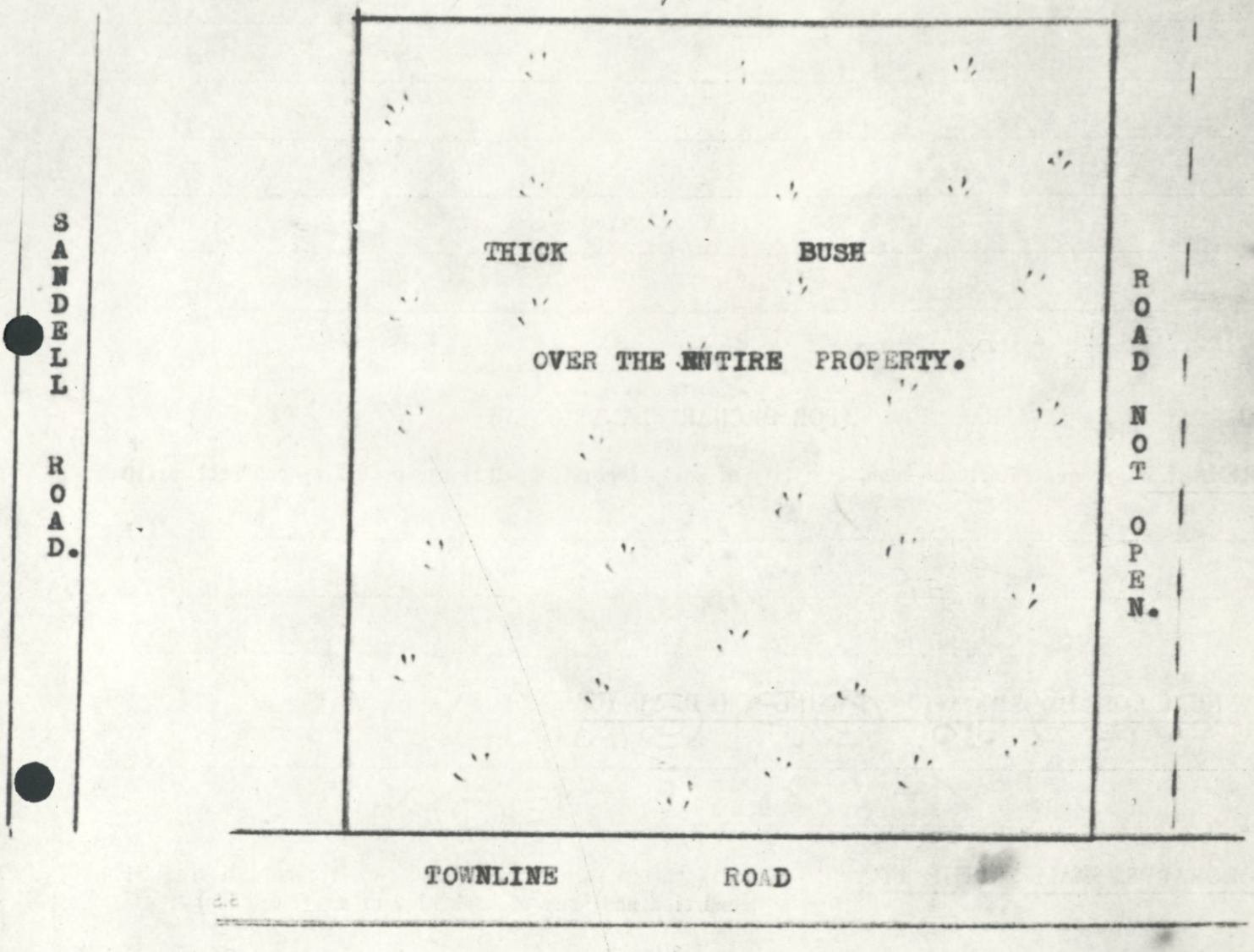
Total $

Amount fruit trees add to value of farm $

Diagram of Property

Shikano Ujiye in Trust.
Lot-4-part S.W.¼- Sec.33-Blk 5N- Range 2. Surrey.

2 Chains to 1 inch



Following careful review of this appraisal report, it is my opinion that the present value is $ 150.00

Date 15th July, 1942.

"I.T. BARNET"
District Superintendent.

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