

<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
					809.00		781.12			781.12
<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										781.12

CASE NO: 430

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C;

June 24, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) FUKUYE UJIYE

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

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

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June 24, 1948

New Denver, B.C.

IN THE MATTER OF THE CLAIM OF

(MRS) FUKUYE UJIYE

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

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F. Ujiye
In Chief

MR. COBUS: The claim, your honour, of Mrs. Ujiye,
which is No. 60 on the Secretary's list.

(MRS) FUKIYE UJIYE, the claimant herein,
being first duly sworn, testified
through the official interpreter
as follows:

MR. COBUS: This claim, your honour, is a claim for
personal property only. I would ask leave to
10 amend the value for the land and buildings under
4 (e) (i) and (ii) to show \$3000.00 now.

MR. MACDONALD: For real property only, not personal
property.

MR. COBUS: Did I say personal property? That was a
slip.

MR. MACDONALD: It is real property.

THE COMMISSIONER: There is no personal property.

MR. COBUS: There is no personalty; just the real pro-
perty. The value for the land and buildings is
20 \$3000.00, credit to the Custodian, \$809.00, leav-
ing a net claim and a total claim, therefore, of
\$2191.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning
the real estate for which you have submitted a
claim. Did you instruct Mr. Leckie to prepare
this statement for you and is that your signature?

A: Yes.

30 Q: Is the information contained therein true to the

F. Ujiye
In Chief

best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate claim, your honour.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

10 MR. COBUS: Referring to Exhibit 1, your honour, the acreage of the real estate for which the claim is submitted was 14 acres more or less, of which 6 acres were uncleared, one acre cultivated and not planted, and seven acres in crops, being strawberries 3 acres, orchard two acres, and hay and clover 2 acres.

The property was purchased in 1910 at a cost price of \$210.00 at which time it was all bush land and all uncleared, there being no improvements thereon at the date of purchase. The estimated value at the date of sale is given as \$3000.00 for land and improvements.

20 With respect to improvements other than buildings, the claimant has listed the clearing of about 8 acres from the date of purchase in 1939 at a cost of \$250.00 per acre, or a total cost of \$2000.00. They put in certain irrigation ditches, about 1800 feet of them, up until 1939 at a cost of about \$150.00. 28 fruit trees of mixed varieties were planted at different times at a cost of \$40.00, and four wells were built, one being 24 feet deep and the others 20 feet.

30 These were built at different times at a cost of

F. Ujiye
In Chief

\$250.00.

Under "buildings," the claimant has listed what she terms "house 1" and an addition, and "house 2", a woodshed, and indicates that there was electricity in the two houses and in the henhouse. She estimates the cost of these buildings to have been \$2410.00.

10

As to the appraiser's report, the claimant says that there were four wells; the appraiser mentions only two, and that the water supply was most adequate. She says that there were three acres in strawberries and certainly not a "small patch," as the appraiser states. She states that it is true that not much farming was done in 1942 because of the impending evacuation, and that the appraiser is wrong in his estimate of the cleared acreage. She says that they had about eight acres cleared, and not just five as the appraiser states. She considers that the general condition of the houses and other buildings was fair, certainly not as poor as the appraiser would indicate. The buildings were all in use and serviceable. She believes that the appraisal at \$824.80 was much below a fair value. She says it was a very well/sized property and the land was good. She believes that it was worth at least \$3000.00 when sold by the Custodian for \$809.00.

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Would my friend admit that the assessed value of the property in 1943 was, improvements \$1250.00, land \$900.00, a total of \$2150.00?

F. Ujiye
In Chief
Cross exam

MR. MACDONALD: Yes, your honour; that is set out in the statement.

MR. COBUS: Your witness.

MR. MACDONALD: Are you filing the Farm Appraisal?

MR. COBUS: Did I not file the appraisal?

MR. MACDONALD: You referred to it, but you didn't file it.

MR. COBUS: I would ask leave to file the Farm Appraisal Report on behalf of the Crown.

10 THE COMMISSIONER: That will be Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. MACDONALD: I submit that the real property, which is the only claim here, was sold at its fair market value.

CROSS EXAMINATION BY MR. MACDONALD:

Q: When was this house built on the place?

A: I am not quite sure, but I think it was between 1918 and 1919.

20 MR. COBUS: Which house, Mr. MacDonald?

MR. MACDONALD: The house on the property.

MR. COBUS: There are two houses.

MR. MACDONALD: Q: Well, are there two houses on the property? A: One was built in 1935.

Q: Was that a residence? A: Yes.

Q: Now, how do you arrive at the value of \$3000.00? Did you ever try to sell this place before?

A: I calculated what I had spent on it and what it cost me to build.

30 Q: You have no idea what it would sell for?

A; No, I never thought of it.

MR. MACDONALD: I would like to draw your honour's attention to the appraisal regarding the house: "There are people living in the house, but it is too poorly constructed to spend money repairing it. A new building is needed." The house was wood downstairs and unfinished upstairs. As to the land and the tillage, the appraiser says: "There has been little or no farming done on the place for some time, just a small patch of berries in crop this year, balance gone back to grass." Under general remarks: "Apart from the fact that this property is well situated as to marketing facilities, fruit packing plant right at the back door, and a good road close to town, there is little that may be said in its favour. The area that at one time has been cropped to berries has been allowed to go back to grass and weeds. The old fruit trees have not been attended to for a number of years. The buildings are in a very poor state of repair."

It was appraised at \$824.80, and the district superintendent appraised it at \$800.00, and it was sold for \$809.00.

MR. COBUS: Your honour, with respect, we are provided with a copy of the Farm Appraisal Report, but my friend is reading the appraisal into the record. If he is doing it for my benefit, I would suggest it is a little unnecessary.

MR. MACDONALD: Well, you have read your statement into

the record.

MR. COBUS: That is the evidence of the witness.

MR. MACDONALD: Yes.

MR. COBUS: Well, this is not evidence.

10 THE COMMISSIONER: Most of this material that is going in is not evidence, either. As I said before, what we are trying to do is get these unfortunate people's difficulties straightened out, and if there is any way we can do it, we should do it, regardless of whether it is evidence or is not evidence. If there is anything that can help us to help them, we want it in, that is all.

I am afraid you gentlemen are going to be out of practice in your court procedure when you finish here. I don't know how long it will take you to get back into practice.

MR. MACDONALD: That is what I was telling my friend the other day.

20 MR. COBUS: Your honour, I was under the impression this was an opportunity to the claimant to give whatever evidence -- I am using the term loosely -- to present whatever claim he may have. It is an opportunity for the Crown to cross-examine. I understand that the Crown will have plenty of opportunity at the coast to prove its defence, if it has one. I am merely trying to save time.

MR. MACDONALD: My understanding of this, your honour, is that --

30 THE COMMISSIONER: We do not want to be thinking of saving time. This thing may not be important to

us, but it is very important to these people; very important to them. This matter is also very important to the Department. The Department wants to see that they are treated fairly. If there is any way that we can help these people or the Government to arrive at a proper conclusion with reference to these claims, then we should take advantage of it.

10 As far as I am concerned, I would let both of you ramble all over the country and run wild; I think that is the way that an inquiry like this should be held. After all, it doesn't mean anything to you or Mr. MacDonald or myself or the Registrar or anybody else, but it does mean a great deal to these people who have been evacuated from the coast under necessary circumstances, and who had no way to protect themselves. It is up to us to protect them as far as we can, and that is what we are trying to do.

20 MR. COBUS: That is exactly what I am trying to do, your honour.

MR. MACDONALD: And I can assure you that is what the Crown will try to do, your honour.

THE COMMISSIONER: We will all try.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

G. Hambleton
G. Hambleton, Official Reporter.

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

H.W. Colgan,
Sub-Commissioner

430
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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

NOV 20 1947

file 5614

New Denver
Hudson

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

- (1) NAME FUKUYE UJIYE (MRS) (RCMP) Reg. No. 12866
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. #4, NEW WESTMINSTER - B.C.
- (3) Present Address NEW DENVER - B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) SANDELL ROAD - SURREY - B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) LOTS ONE (1) AND THREE (3) OF THE SOUTH WEST QUARTER OF SECTION THIRTY-THREE (33) BLOCK FIVE (5) NORTH RANGE TWO (2) WEST MAP SIX THOUSAND SIX HUNDRED AND THIRTY-FOUR (6634) IN THE DISTRICT OF NEW WESTMINSTER - B.C.
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
 - (ii) Residence
 - (iii) ~~Business~~
 - (iv) Any other type of property (describe)
- Type of business _____
- (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 | - - - - - | \$ <u>3083.00</u> | } 3000 |
| (ii) Buildings | - - - - - | \$ <u>1400.00</u> | |
| (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) | - - - - - | \$ <u>4483.00</u> | |
| (v) Amount at which Custodian sold property and credited your account | - - - - - | \$ <u>809.00</u> | |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | - - - - - | \$ <u>3674.00</u> | |
- (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) - - - - - \$ 3674.00

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

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, **Ujiye FUKUYE** of the **Village**
of **New Denver** 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 **Village**)
of **New Denver**)
in the **Province** of **B.C.**)
this **18th** day of **November**)
A.D. 1947. Frank Broughton)

(Mrs) F. Ujiye

A Commissioner &c.

N.B. — THIS FORM MUST BE 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.

Mrs Fuyge Uye
(Claimant's Name)

REAL ESTATE
(Farm Land)

— 12886 —
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 6 acres	14 act	1910	Olai Espeland	\$210.00	Bushland none	none	3000.00
Cultivated not planted 1 ac							
Cultivated and not in crop							
List Crops							
straws 3 ac							
In orchard + 1/2 1/2 ac							
Hay + clover 2 ac							
Total 7 ac -							

EXHIBIT No. 430-1
DATE June 24/48
FILED BY Cobus

Bushland none
all uncleared
land and improvements

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

Description	When Made	Cost
Cleared about 8 ac - from purchase till 1939 - some hired, some family labour - cost @ 250 per ac		= 2000.00
Put in irrigation ditches - about 1800' ditching - up till 1939		= 150.00
Planted about 28 fruit trees (mixed) - dist. lines - cost about		= 40.00
Built 4 wells (one 24' deep) (rest 20') - different times - cost approx		= 250.00

BUILDINGS	Type	Size	Finish	Date Built	Material	Cost	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House #1 + addition	18 x 32 + 12 x 22	frame on wooden blocks - roof made shingles - addition - shingle on shingles - 20' garment	1918	1/2 hired - 1/2 own labour	-	-	-	-	-	1500.00
										500.00
House #2 + addition	28 x 12 + 12 x 22	frame on wooden blocks - shingle roof - cellar under main house - V paint (main house) - bir floors	1933	-	-	-	-	-	-	100.00
										250.00
Garage	10 x 16	Frame - wooden blocks - shingle roof	1935	-	-	-	-	-	-	60.00
										250.00
Henhouse	20 x 10	-	-	-	-	-	-	-	-	60.00
										60.00
Woodshed	12 x 20	-	-	-	-	-	-	-	-	60.00
										60.00
- Electric in 2 houses + hen house -										

Comments re Appraiser's report not covered by above information: we had 4 wells - appraiser mentions only 2 - and the water supply was not adequate - there were 3 acres in strawberrill cert - arnly not a "small patch" as appraiser states. It is true that not much bar - mung was done in 1942, this because of impending evacuation. The appraiser is wrong in his estimated of cleared acreage. We had about 8 acres cleared, not just 5 as he states. I consider that the general condition of the houses and other buildings was fair - certainly not so poor as the appraiser would indicate. They were all in use and serviceable. I believe F Uye the appraiser at \$24,400 was much below a fair value. Comment - Very well situated property. good land and I believe it was worth at least 3000.00 when sold by the Curtin estate for 609.00

SIGNATURE

Farm Appraisal Report

File No. JL-544

Land Description Lots- 1 and 3- 3.W.33- Blk. 5N, Range. 2.
House No. 272- R.R.4. New Westminster B.C.
Containing 13.74 ac. Acres
(Tenant. A.J. Sutton)

Owner's Name Fukuye Ujiye Post Office Address R.R.4. New Westminster.

Nearest Rail Point Kennedy On B.C.E.R. Distance 1 1/2 Miles

Market Town New Westminster Distance 4 miles.

Church (give denomination) Various Nearest St. Helens Anglican Distance 1 1/2 miles

Nearest School Simon Cunningham Distance 1 mile.

State how property was identified: Map and Enquiry.

Roads: State whether property has access to main road, the kind of road and its condition.
It is on the corner of two good gravel roads, Town Line & Sandell.

Is this district a good one? not especially.

Employment opportunity Industrial opportunities possible in and around New Westminster.

Predominating Nationality and religion: various.

Describe Fencing and its condition: nil Value \$

Water supply: 2 wells Value \$

BUILDINGS ON FARM

5814

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 32	frame	1 1/2 sty	shakes	old	blocks	poor	150.00
addition	12 x 22	frame	7	shakes	old	blocks	poor	
Garage	10 x 16	frame	7	shg.	old	none	fair	38.00
BARN								
House (2)	22 x 12	frame	8	shg.	old	blocks	fair	150.00
leanto	12 x 22	frame	7	R'oid	old	blocks	fair	
GRANARY								
Old HenHouse	20 x 100	frame	6	shg.	old	blocks	poor	50.00
Shack	12 x 20	frame	8	shg.	old	blocks	poor	25.00

Total present day value \$ 400.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? yes. If not what is your approximate estimate of cost to make it habitable? There are people living in the house but is too poorly constructed to spend money repairing it. A new building is needed.

Describe the basement and chimneys: No Basement roof jacks.

No. rooms downstairs? 3 Upstairs? 2 How finished wood down unfinished upstairs.

Are buildings painted? No Condition of paint N.A?

Distance from nearest bush fifty yards

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
5	undulating 5 ac.	6 to 10 in sandy loam	granular clay loam to gravel	.50 ac strawberries 4.50 ac grass weeds and old orchard	\$50.00	250.00
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
8.74	undulating 8.74 ac.	6 to 10 inches sandy loam	granular clay loam to gravel	thick bush	\$100. to 200	20.00 \$ 174.80
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 \$ 424.80

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 824.80

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

There has been little or no farming done on the place for some time just a small patch of berries in crop this year balance gone back to grass.

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

Noxious weeds: Small fruits, when cleaned up and cultivated very few NOXIOUS weeds

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Surrey Taxes \$50.00 1 year in arrears

Date July 15th 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

Inspector's Signature

JL-544 - F. UJIYE

Farm Appraisal Report

Remarks: Apart from the fact that this property is well situated, as to marketing facilities, fruit packing plant right at the back door, and a good road close to town, there is little that may be said in its favour. The area that at one time has been cropped to berries has been allowed to go back to grass and weeds. The old fruit trees have not been attended to for a number of years. The buildings are in a very poor state of repair.

The present tenant is from the prairie, and has no experience with small fruits. He informs me that he is paying seventy two dollars a year rental, this to include the taxes of fifty dollars.

The uncleared portion of the place is covered with thick bush. The general lay of the land is level. The soil on the south half of it is fair but the north end is a very light sandy loam running to gravel on a good part of it.

A couple of old hen houses have been used in recent years for the raising of rabbits, and are in badly run down condition. The main dwelling, is of frame, and cedar shake construction, just thrown together.

There are a couple of other smaller houses, one locked and boarded and the other being used, but of little or no value.

Generally speaking, the place is a poor one not likely to find a market, other than at a very reasonable price.

(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

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

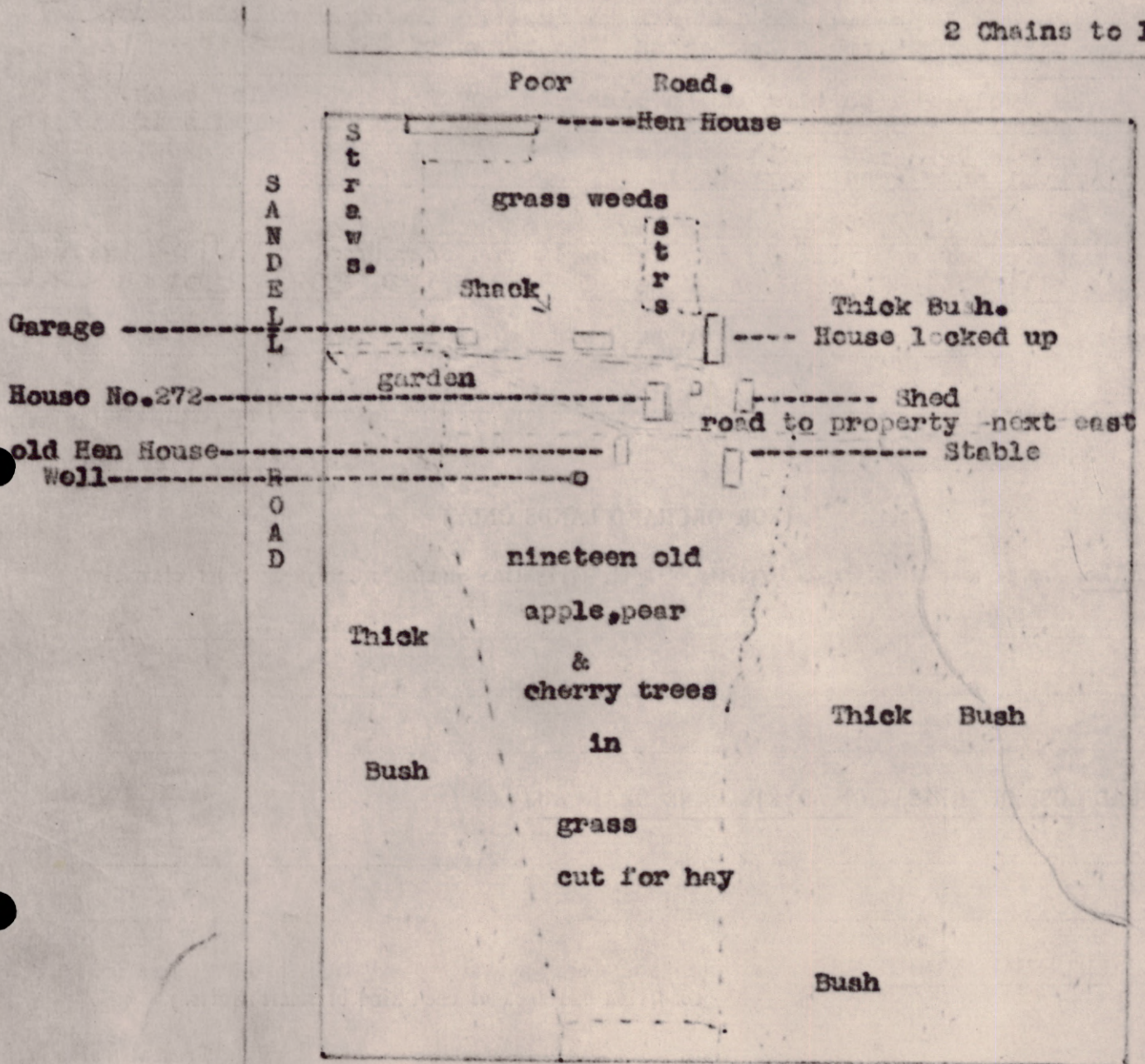
Total \$

Amount fruit trees add to value of farm \$

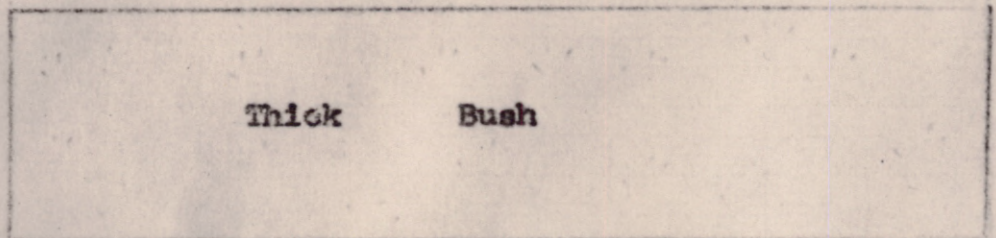
Diagram of Property

Fukuye Ujiye. Lots -1-5- S.W.33- Blk. 5.N. Range 2.
House No. 272, Sandell Road. first place on the right
North of Surrey Growers packing house.

2 Chains to 1 Inch



The five acres between the areas sketched in green
belongs to the Surrey Fruit Growers, and has a
packing house on it.



TOWN LINE ROAD

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

value is \$ 800.00

Date 21st July 19 42.

"I.T. BARNET"
District Superintendent.

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