Name of Claimant UYEMURA, Ichijiro (decd)
NAKAMURA, Mrs. Chizu

Case 476

Custodian File
5434 & 4439

REAL PROPERTY

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: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1301.) 255.) 161.						800.00 1244.80 104.02

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	
			46%	347.50	159.85	15.00	1.80	161.65

TOTAL RECOMMENDATION	2310.47

CASE NO: 476.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 29th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) CHIZU NAKAMURA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 476.

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)

Lethbridge, Alberta,
March 29th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) CHIZU NAKAMURA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

MR. VIRTUE: The next case on the list is Mrs. Chizu Nakamura, No. 23 on the list.

THE SECRETARY: Case No. 476, Mrs. Chizu Nakamura.

(MRS.) CHIZU NAKAMURA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mrs. Nakamura, I show you a printed and typewritten statement of your real estate with the buildings and improvements. Was that prepared by you?

A Yes.

Q Is it a true statement of the cost of your land, and so on, and the improvements?

A Yes.

MR. VIRTUE: I offer that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: You might just glance at that in the meantime while the other document is being marked and I will ask you a question or two about it. Now I have shown you another statement marked "Personal chattels". Is that taken together with your original proof of claim a true list of your personal chattels that you left and the values?

A Yes.

MR. VIRTUE: That will be the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

THE COMMISSIONER: How many parcels of land is this claimant claiming?

MR. VIRTUE: Three parcels, sir. The first two are owned entirely by her, and in the third one she has a joint interest with two others, but we have only

valued her joint interest.

MR. HUNTER: If it pleases your Lordship I have been asked to deal with the third parcel in Winnipeg. There are three joint owners. It does strike us that the balance of convenience would be to hear it at Winnipeg.

THE COMMISSIONER: Yes. Are the values that this lady gives in regard to the land that she owns jointly with these other people the same as they give?

MR. VIRTUE: We haven't checked that, sir. All she can do is to give her evidence and it can be weighed along with the others.

THE COMMISSIONER: Would you have any objection to that, Mr. Hunter?

MR. HUNTER: No, not the slightest.

THE COMMISSIONER: All right, go ahead and deal with it.

MR. VIRTUE: Q: I also show you a summary or brief of the evidence showing when you bought this land and the improvements you have on it, and so on, and so on? A: Yes.

Q Was that prepared by you? A: Yes.

Q And that is true? A: Yes.

MR. VIRTUE: I will file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: Now I show you a photograph, Mrs. Nakamura. Will you look at that and do you recognize it? A: Yes.

Q Is that a photograph of the dwelling house which is described in your claim?

A Yes.

Q That is the house that you lived in?

A Yes.

Q When was that house built? A: 1936.

Q 1936? A: Yes.

Q And the cost was as stated in your claim?

A Yes, that is right.

Q What sort of repair was the house kept in up to the time you were evacuated?

A Oh, it was in good condition.

Q In good condition? A: Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

THE COMMISSIONER: It doesn't appear from your claim, Mr. Virtue, as to which property this house is situated on.

MR. VIRTUE: One and 2 are together, and the only building on the third property which was jointly owned was a packing shed, and it is only a building of trifling value, about $300.00 all told.

I will ask my learned friend to admit that there was a fire insurance policy held on the dwelling house of $1500.00.

MR. HUNTER: That appears to be correct.

MR. VIRTUE: As that is admitted, my lord, we are not going to put the policy in.

THE COMMISSIONER: Very well.

MR. VIRTUE: The policy was put on the 23rd of April, 1942, and is a policy for $1500.00 on the principal dwelling house.

Now, if my learned friend will let me file on

his behalf the analysis, I will ask one or two questions about it. I am putting that in, sir, for identification, the analysis on behalf of my learned friend.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. VIRTUE: I just want to ask one or two questions with regard to the personal chattels.

THE COMMISSIONER: Just before you start on that, I would like to have the analysis before me. All right; proceed, Mr. Virtue.

MR. VIRTUE: Q: About halfway down in the third column you list three cookstoves for berry picker use at $75.00 and 5 cookstoves for berry picker use at $100.00. Were those left there?

A Yes.

Q And what sort of condition were they in?

A They were in fairly good condition.

Q Would you speak up, please?

A They were in good condition.

Q They were in good condition? A: Yes.

Q Worth the value that you placed on them?

A Yes.

Q All right, thank you.

THE COMMISSIONER: Just before you leave the witness, Mr. Virtue, I would like to get this real property claim clarified. I notice that the estimated value of all of the real property, being 3 parcels, is $10,695.00. Would you have the witness break that down as between the three properties? If you will look at your Exhibit 1, Mr. Virtue.

MR. VIRTUE: Yes, sir.

THE COMMISSIONER: You see there under "Estimated value" $10,695.00.

MR. VIRTUE: Yes, sir. Well you will notice, sir, that the third parcel is severed from the other two. That is, the jointly owned property is severed on the statement from the other two and it is only valued at $500.00.

THE COMMISSIONER: But what I am asking you to do is to clarify this figure of $10,695.00.

MR. VIRTUE: Yes, sir.

THE COMMISSIONER: That figure, I take it, is the total value of all the three parcels of land, is that correct?

MR. VIRTUE: Well, the land is $2500.00, the clearing, and so on, $3,602.00, and the buildings $4600.00. There is a very slight divergence there. I make that total $10,702.00, whereas the estimated total value is $10,695.00. That is a difference of $7.00.

THE COMMISSIONER: How much of the $10,702.00 is allocated to the third parcel which she owns jointly with the other two?

MR. VIRTUE: $500.00 for the land, and $125.00 for the packing house. That is the last building on the list.

MR. HUNTER: None of the other expenses allocated against that other property?

MR. VIRTUE: Apparently not. That is the only improvement shown there. I beg your pardon, I am wrong there. There is an item there and I think, perhaps, I will

have to ask this lady a question or two about it.

THE COMMISSIONER: Will you split up your $10,702.00 figure to allocate that part of it which is claimed in respect of each of the properties?

MR. VIRTUE: Yes, sir.

Q Now, you remember the jointly owned property?

A Yes.

Q That was 9.8 acres, I think?

A Yes.

Q You have given the value of that at cost, that is at a cost of $500.00? A: Yes.

Q Was that the entire property or your third?

A That is my third.

Q That is your third? A: Yes.

Q Now how much of that 9.8 acre property have you included here in the cost of clearing?

A Four acres.

Q Four acres? A: Yes.

Q That would be $800.00 for the cost of clearing?

A Yes.

Q Now, of the cost of planting. How much have you included in the 4 acres? A: No, that would be one-third of the 4 acres.

Q Pardon? A: That would be one-third of the four acres.

Q One-third of the cost of planting?

A Yes.

Q Now get this straight--

THE COMMISSIONER: I think you must have misunderstood me, Mr. Virtue. What I asked you to do was to divide

your total estimated value as between the three properties. I am not concerned with costs at all. What I do want to know is if the $500.00 is allocated to this parcel and if not, how much?

MR. VIRTUE: No, sir, it isn't. That is what I am trying to work out. It would be $500.00, the original cost plusk the packing house of $125.00. That would be $625.00, and one-third of the cost of clearing and planting which would be about another $500.00. That is on the third parcel. The total cost or the total value was placed on her share there, and on that third parcel it would be $1250.00.

Q Would that be about right, Mrs. Nakamura?

A Yes.

THE COMMISSIONER: Now how much of it is allocated to parcel 1 and how much to parcel 2?

MR. VIRTUE: Well of that on land there would be, that is land plus clearing and planting there would be a thousand dollars.

THE COMMISSIONER: I am asking you to split the balance. You have allocated $1250.00 to parcel 3.

MR. VIRTUE: I will have to do a little figuring, my lord, for this reason --

THE COMMISSIONER: Well now, if I am going to be able to deal with this claim at all, itmustbe presented in a manner in which it is intelligible. I cannot guess as to how you divide the $10,695.00 figure.

MR. VIRTUE: Well I wanted to ask her a question or two about it so as to clear it up. We have it clear that the share of the third parcel cost $500.00,

that is definite. Then we have it that the only building erected on that was on the value of her share, $125.00.

THE COMMISSIONER: I thought we were finished with parcel 3. The total estimated value of parcel 3, as I understood you to say, was $1250.00.

MR. VIRTUE: Yes.

THE COMMISSIONER: Let us get on with parcel 1.

MR. VIRTUE: Do you want it split between parcel 1 and 2?

THE COMMISSIONER: Precisely, that is what I have been asking you to do for the last five minutes.

MR. VIRTUE: Well, here it is included together and I will have to work out those figures. I will have to ask her some questions with regard to it.

Q Now with regard to parcels 1 and 2, for instance we will take the Municipality of Mission, 5 acres, more or less, of Lot 2, now what buildings were on that particular land?

A All these buildings except the one on the joint farm.

Q Now, are you clear on that? You see, you had the east half of Lot 1, that is the jointly owned property? A: Yes.

Q And then you had part of Lot 2, that is the five acre property? A: Yes.

Q Are you clear on that? A: Yes.

Q Then you had Lots 16 and 17; no, I am wrong, the first property of 3.71 acres you owned yourself?

A Yes.

Q Now, the second property here is part of Lot 2, which is 5 acres? A: Yes.

Q The third property is the jointly owned property?

A Yes.

Q Now then, keeping that in mind and leaving out the packing house which we have already dealt with, which particular land were these other buildings on; that is, your dwelling house and the barn and the rhubarb house? A: The two big houses on this acreage, the garage and the woodshed.

Q They were on what? A: On the second parcel.

Q On the second parcel? A: Yes.

Q Part of Lot 2? A: Yes.

Q All right. All the buildings were on the second parcel except the packing shed?

A Yes.

Q We have got that clear now. Now on the first parcel, that is the 3.71 acres? A: Yes.

Q How much of that was cleared by you amd your father? A: All of it.

Q All of it was cleared? A: Yes.

Q So that there would be $200.00 an acre for clearing at 3.71? A: Yes.

Q And the planting? A: Yes.

Q Was that all planted, too? A: Yes.

Q At the same price? A: Yes.

Q So that the cost of the planting would be divided proportionately between the 3.71 acres and the 5 acres? A: Yes.

Q I see. Well I make that, buildings $4,475.00 on parcel 2. And the clearing on parcel 2, how many

acres of that did you clear?

A Parcel 2?

Q Of the 5 acre parcel how much of that did you and your father clear? A: All of it.

Q There would be five acres of clearing on it and at $200.00 that would be a thousand dollars; and the planting works out to $167.00 an acre which, for five acres, would be $835.00. That would be on the second parcel.

THE COMMISSIONER: I can arrive at the other figure now by elimination. It is $3135.00 on parcel 1.

MR. VIRTUE: $3135.00, sir.

THE COMMISSIONER: Is that correct?

MR. VIRTUE: That is what it works out to. That would be $6310.00 on parcel 2, including the land itself.

THE COMMISSIONER: That is right. All right, that clears that.

MR. VIRTUE: That is all.

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

It is submitted that the personal property which was sold was sold for its fair market value.

It is submitted that the prices claimed for chattels which have been abandoned, not found, or lost, destroyed or stolen, are excessive. It is submitted that the acreage in parcel 1 is 3.71 and not 5 acres as claimed.

THE COMMISSIONER: Now that is the way it is shown in the claim in Exhibit 1. Parcel 1 is 3.71 acres.

MR. HUNTER: It is 5 in my copy, my lord.

THE COMMISSIONER: That has been corrected in mine.

MR. HUNTER: Has the clearing acreage been corrected, my lord?

THE COMMISSIONER: It is "clearing, 10 acres all expense".

MR. HUNTER: I presume that is now 8.71 acres.

THE COMMISSIONER: I would think so.

MR. HUNTER: I will file the Soldiers Settlement Board appraisals on parcels 1 and 2, my lord.

(APPRAISALS MARKED EXHIBIT NO. 8).

MR. HUNTER: On parcel 3 the appraisal for that has been reserved for the file for Winnipeg.

THE COMMISSIONER: All right.

MR. HUNTER: I refer to Exhibit 5, my lord, the analysis of personal property claim.

THE COMMISSIONER: Yes. Just before you leave the real estate, I think you had better give me the names of these other two joint owners of the third parcel.

MR. HUNTER: My lord, if you will again refer to this exhibit, it will show it there. Attached thereto is found a piece of paper in Exhibit 5 which is the analysis of personal property claim.

THE COMMISSIONER: Yes, I have it.

MR. HUNTER: On the attached sheets that are appended to it there is a memorandum and then on sheet 3, on page 2 of the long sheet, my lord, right at the bottom it gives the last parcel and it gives the names of the joint owners.

MR. VIRTUE: My learned friend, my lord, said the analysis of personal property claim. I think he meant

the analysis of real property.

MR. HUNTER: I meant the analysis of real property claim and it is attached to the analysis of personal property claim.

THE COMMISSIONER: You say the third sheet?

MR. HUNTER: Right there on the page before you, my lord. Not on the analysis form proper, my lord, but on the sheet attached to it.

THE COMMISSIONER: I see it now, page 2 of the typewritten sheet.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: "As this property has been handled on the file of Takehachi Mitsunaga and as both of the living registered owners have filed claims in connection with this property through the firm of Cherniack and Cherniack, Winnipeg, particulars of this property will be placed on Claim File 2525, Takehachi Mitsunaga, for hearing in Winnipeg."

MR. HUNTER: And above it it shows the names of the registered owners.

THE COMMISSIONER: I see.

MR. HUNTER: This analysis, my lord, has not been summarized on your sheet, but if your Lordship would care to jot down these figures, I think it would clarify the situation somewhat. The total claim adds up to $686.00, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: And if in front of the words "sold at auction" the words "claim $157.00" could be shown.

THE COMMISSIONER: "Items claimed, sold at auction $29.85".

MR. HUNTER: Correct, my lord. And of the claim of $157.00 sold at auction for $29.85.

THE COMMISSIONER: Yes.

MR. HUNTER: And the claim of $85.00, sold by appraisal for $15.00.

THE COMMISSIONER: Yes.

MR. HUNTER: Making a total of $44.85.

THE COMMISSIONER: Yes.

MR. HUNTER: Well then, $25.00 was declared but not found. That is items for which claim was made.

THE COMMISSIONER: Yes.

MR. HUNTER: They were declared but not found. $34.00 was abandoned.

THE COMMISSIONER: Yes.

MR. HUNTER: $75.00, no record of at any time. $90.00, lost, destroyed or stolen.

THE COMMISSIONER: Yes.

MR. HUNTER: $175.00, left in the care of the lessee. $35.00, sold to the lessee who bought the property. I think with those additions, my lord, the form is fairly self-explanatory.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Nakamura, I am not quite sure about this $1250.00 that you claim for your one-third interest of parcel 3. $125.00 for the packing shed, is that your one-third interest?

A Yes.

Q In other words, you are submitting that the packing

shed is worth $375.00, is that correct?

A Yes.

Q I see.

THE COMMISSIONER: Q: Are you sure of that, Mrs. Nakamura?

A Yes.

Q Isn't that $375.00 a pretty large figure for a packing shed? A: Well that includes labour and all.

Q I want to be sure that that is what you mean?

A Yes.

Q You are quite clear on that?

A Yes.

Q Very well.

MR. HUNTER: Q: And you say your one-third interest in the land is worth $500.00? A: Yes.

Q And your third interest in the packing shed is $125.00? A: Yes.

Q Well then, earlier on your real estate property statement, you show one-third expense clearing at $865.00. That makes $500.00 for the land, $125.00 for the shed, and $865.00 for the expense of clearing for your one-third interest in it which, according to my figure, comes to $890.00.. No, that is wrong. It should be $265.00 for the expense of clearing foryour one-third interest, $500.00 for the land and $125.00 for the shed. That makes it a total of, according to my figures, $890.00. Now, where does the additional $360.00 come from in the $1250.00? Let me explain that again in case you are puzzled. On your form you claim

$500.00 for the land, you claim $125.00 for your interest in the packing shed, and on your Exhibit 1, the real property statement, you show that the expense, one-third expense, on the joint account of clearing this land is $265.00, making a total of $890.00. Then you claim $1250.00. Now I just want to know how you account for the difference.

A Well I don't think I claim that much.

Q Pardon? A: Well I don't think I have claimed that much.

Q My understanding was that your claim is $1250.00 and that is one-third interest.

MR. VIRTUE: In view of the fact that I arrive at that figure, I might say that I took into account the planting, the proportionate amount of planting involved.

THE COMMISSIONER: You allocate the difference of the three hundred odd dollars to the planting?

MR. VIRTUE: Yes. I just hit a rough and ready figure, but that is the way I got it.

MR. HUNTER: Q: What was planted on this third parcel?

A Strawberries.

Q Strawberries? A: Yes.

Q And you are taking your counsel's suggestion then that the difference between the $1250.00 and the $890.00 is the cost of the planting, is that correct? A: Yes.

Q Regarding these upper figures here with regard to the cookstoves, you claim 12 of them -- no, you claim 8 of them and you only declared 7. What was

it, 7 or 8? A: 8.

Q Why did you only declare 7?

A Well I thought I declared 8.

Q Pardon? A: There was 8.

Q Why did you, in your declaration, why did you only declare 7? That is what I am asking you; did you just forget? A: No.

Q Why did you declare 7 and not 8? Was it just a slip of the tongue or was your memory slipping at that time? Just tell us why. It must be a simple explanation? A: Well it must have been my mistake then.

Q In other words, you just made a mistake then, is that it? A: Yes.

Q Very well. Now when did you buy those stoves?

A Oh, it was my father that bought them, you see.

Q When did he buy them? A: Well, as the years come and he needed to use them, he bought them.

Q Let us start when he bought the first ones. When did he buy those and how many?

A Well I don't remember.

Q You don't know? A: No.

Q Do you know how much he paid for them?

A No.

Q How many holes did they have?

A They were for cooking.

Q How many holes in each stove?

A Some of them four covers and some six.

Q What were they, wood stoves?

A Yes, wood stoves.

Q When did he start buying them? You must remember that surely. You must know when he bought the property and started having these stoves for the pickers? When was that? A: Well, it must have been a couple of years after he started the farm.

Q When was that? A:.

THE COMMISSIONER: He started farming in 1913.

MR. HUNTER: Q: And in 1915 he would have started buying these stoves? A: Yes.

Q I suggest to you you have no idea really what the ages of the stoves are, is that correct?

A No, I haven't.

Q How do you arrive at this figure of $100.00?

A Well I just remember; I was living with my father at that time and I have seen the stoves.

Q Yes. But how do youkknow? I just wanted to find out where you got this figure of $100.00? Is it just a very vague estimate as to its value?

A No, I am quite sure.

Q Is it precise? A: Yes.

Q That is, is it based on guess or is it based on sale price or how? How do you arrive at the $100.?

A Well I figured that was the value of the stoves at that time.

Q You don't know their ages, you have admitted that; you don't know their condition at the date of sale?

A Well they were all good condition when we were evacuated.

Q That isn't the point. You don't know their condition

at the date of sale, and you don't know their age, and yet you estimate they are worth $100.00. I would like to know how you do it. It is a difficult task and I would like to know how you got it. Do you know how you did it? A: Yes.

Q Well then, tell us quickly. We don't want to waste a lot of time with this, but tell us quickly since you know. A: Well I figured that they were worth that much.

Q That is all you can say? A; Yes.

Q In other words, it is a very rough estimate by you, isn't it? A: No, I am quite sure because they were in good condition when we were evacuated.

Q You can't tell us how you arrive at it, but you are quite sure; that is right?

A Yes.

Q Very well, that is all, thank you.

THE COMMISSIONER: Any re-examination, Mr. Virtue?

MR. VIRTUE: No, my lord.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

Case 476 & 439

ACKNOWLEDGED

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: CHIZU NAKAMURA (MRS.)-- Executrix and Sole Beneficiary of the Estate of Ichijiro Uyemura (deceased)

   Registration No. 13203

2. Claimant's address at the time of his evacuation from the protected area: Mission City, B. C.

3. Claimant's present address: 234 13th Street North Lethbridge, Alberta

4. Claim relating to real property:

   (a) Street address of real property: Hurd Road, Mission City, B. C.

   (b) Legal description of property:

Municipality of Mission, East ½ of lot 1, South West Quarter Section 20, Township 17, Map 905, District of New Westminster, No. 44329E

Municipality of Mission, Part Five (5acres) more or less of lot 2 of the South West, Quarter of Section 20, Township 17, Map 905 which is shown outlined red on sketch deposited No. 3281 District of New Westminster, C. of E. 51556 Title No. 43954E

Municipality of Mission, Lots 16 and 17 of the South East Quarter of Section Twenty (20) Township 17, Map 951 District of New Westminster C. of E. 52117 Title No. 109001E
9.8 acres (Joint owners-- Mitsunaga Takehachi
Shimoda Kumeji
Uyemura Ichijiro

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:
Farm in small fruits, berries such as Strawberries, Raspberries, Loganberries, Blackberries, Cherry, Pears, Plums, Grapes, Apples Hops

(d) Title or interest held by Claimant in the real property:

Clear Title on hand -- Sole owner

(e) Fair market value of real property at date of sale:

(I) Land— $ 6145

(II) Buildings— $ 4550 $ 10,695
2 Barn, Dwelling house, Rhubarb house, 2 picker houses, Garage, Wood shed, Packing house

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

10,695
1,648.66
9,046.34

$ 9046.34 Amount of loss

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation: In the family house on the farm at Mission City, B. C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation: In the family house--Window shades, curtains and drapes left on the window.
2 beds in the upstairs room of the house
1 cook stove and heater in the basement
3 cook stoves for berry picker use in the bunk house
5 cook stoves for berry picker use in the barn
1 Goblin vaccum cleaner, carpenter tools, mantel clock stored in one room in the basement
6 kitchen chairs and 1 table left in the kitchen
Horse and harness in the barn--farm equipment and tools

(c) In whose care was property left by the Claimant at date of evacuation?

Mr. Norman Bontron of Mission City, B. C.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

8 window shades--cream colour with fringes	@ $3.00		$ 24.00
5 curtains " "	@ 2.00		10.00
3 pairs drapes--pink colour	@ 5.00		15.00
1 double bed--spring and mattress			20.00
1 three quarter size bed spring and mattress			15.00
1 cook stove			25.00
1 heater stove			20.00
1 Goblin vaccum cleaner			90.00
Carpenter tools			25.00
1 mantel clock			10.00
3 cook stoves for berry picker use			75.00
5 cook stoves for berry picker use			100.00
6 kitchen chairs and 1 table			12.00
Horse and harness			75.00
Farm equipment and tools			170.00
300 strawberries stands @ 25¢	$75.00		
1 harrow	30.00		
10 hoes @ $1.00	10.00		
4 matticks 2.00	8.00		
4 shovels 2.00	8.00		
6 rakes 1.50	9.00		
3 spray machines @ $10.00	30.00		
	170.00		686.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

Sale of Chattels by Custodian	66.71
Amount of loss	619.29

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will not be required.

DATED this 13th day of ~~October~~ November, A.D. 1947.

I. Hiraoka
Witness to Signature of Claimant.

Chuji Nakamura
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, CHIZU NAKAMURA
(Full Name of Claimant)

of 234 13th St. N. Lethbridge, Alberta Housewife
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

Sale of Chattels by Custodian	$ 66.71	
Sale of Property " "	1271.53	
" " " " "	237.13	
" " " " "	140.00	(One persons share of the Joint owner property
	1715.37	

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Lethbridge
in the Province of Alberta,
this 15 day of November
A.D. 1947.

Chizu Nakamura

J. Donald Russell
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Chizu Nakamura (Mrs.) — Executrix Estate of Ichijiro Uyemura (Deceased)

(Claimant's Name)

REAL ESTATE
(Farm Land)

I3203
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							
Cultivated not planted							
Cultivated and not in crop							
List Crops							
E.½ of Lot I S.W.¼ Sec.20 Twp.I7	3.71	I9I3		$2000.00			
Pt. 5 ac. of Lot 2 S.W.¼Sec.20 Twp.I7	5	I9I3			uncleared	none	~~$I0695.00~~
Lot I6&I7 S.E. ¼ Sec. 20 Twp.I7	9.8	I934		500.00	uncleared	House 28x34	
Total							

Parcel 3135

Parcel 6310

Parcel 3 ~~500~~ 125.0

10695

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

Description	When Made	Cost
Clearing ~~I0~~ 8.71 ac. all expense	I9I3 to I930	$2000.00
" " 4 ac. I/3 expense on joint property	I934 " I936	265.00
Planting 5¾ acres to small fruits and trees all expense	-------	I337.00

Total$ 3602.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	24x28	Stucco	I936	$ 3000.00				
Barn	I6x24	Frame		300.00				
Rhubarb House	I8x48	"		450.00				
2Picker Houses	24xI6							
	I6XI2	"		300.00				
				I50.00				
Barn	22xI8	"		I00.00				
Garage	I2xI6	"		75.00				
Wood shed	I2x24	"		I00.00				
Packing House	22x24	"		I25.00				$4600.00

EXHIBIT No. 476-1
DATE 29 mar 1948
FILED BY [signature]

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

Acreage (9,8) shown above is or was owned jointly by three different men and one-third of the cost Price and one -third of the clearing price only is shown

Property was sold for $I648.66 and the claimant received two checks as follows $I27I. 53 and $237.I3 and also a check for $ I40.00 which applies to share of the jointly heldm property

3 TITLES
TAX ASSESSMENT
STATEMENTS OF SALE
CORRESPONDENCE

Chizu Nakamura
Signature

Chizu Nakamura(Mrs.) Executrix of Estate of Ichijiro Uyemura (Deceased)

(Claimant's Name)

PERSONAL CHATTELS

I3203

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 proof of claim for Complete list of Personal chattels and Farm equipment	through years as needed	all new at purchase	Higher than valued at evacuation	Good	$686.00

EXHIBIT No. 476-A
DATE 29 mar 1948
FILED BY a.g. Nielsen

Description of Storage of Goods:

Reported to custodian Apr. 2Ist I942 and all chattels left in the house and buildings on the farm
Farm Leased for the year of evacuation and some chattels leased with the farm

Amount of $66.7I received by the claimant on this property.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Chizu Nakamura
Signature

EXHIBIT No. 476-3
DATE 29 mar 1948
FILED BY af Virtue

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name Chizu Nakamura
Executrix to Estate of Ichijiro Uyemura
Registration No.

2. Present residence 234 13th Street North, Lethbridge, Aberta.

3. Residence at date of evacuation Mission City, B.C.

4. How long had you lived on property from which you were evacuated? 29 years

REAL ESTATE

1. When did you buy property in question? 3,71
1913 - ~~5~~ acres
1913 - 5 acres
Oct. 1934 - Joint owners property
10 acres

2. What price did you pay? $2000.00
1500.00 - joint owners

3. What was the exact condition of the property then?

(a) The land itself. Bush land
Joint owners property in bush land

(b) The buildings Dwelling house
28' X 34' dwelling house on the joint owners property

4. What improvement did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separately from the money you paid out of your own pocket.

(a) Buildings.

Dwelling House	28' X 24'	$3000.00
Barn	24' X 16'	300.00
Rhubarb House	48' X 18'	450.00
2 Picker Houses	24' X 16'	300.00
	16' X 12'	150.00
Barn	22' X 18'	100.00
Garage	16' X 12'	75.00
Wood Shed	24' X 12'	100.00
Packing House	24' X 22'	125.00
		$4600.00

Cl Parcel 1 + 2

Cl Parcel 3

(b) Fencing. None

(c) Tillage. Included with the cost of planting.

(d) Frainage. Included with the clearing.

(e) Clearing. 10 acres cleared @ $200 per acre $2000.00
Joint Owners 4 acres cleared at $200 per acre 800.00

(f) Weed eradication.
Included with the planting.

(g) Planting.

3½	acres strawberries @	$200 per acre	$750.00
½	acre raspberries @	$150 per acre	75.00
½	acre loganberries @	$150 per acre	75.00
¼	acre blackberries @	$150 per acre	37.00
1	acre hops @	$200 per acre	200.00
40	fruit trees		200.00

(h)

(i) $1337.00

5. Have you the assessed value at date of evacuation? If possible bring your assessment notice. Yes

6. What is your age? 28 years

7. Did you make a living on the above property? Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?
Yes , $500 per year

9. If you had rented the above property to someone else, what annual rental could you have obtained?
$1000.00 yearly

10. What was the fair market value of this property at the date of your evacuation?

Land $6145.00
Buildings $4550.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

Land $6145.00 Buildings $4550.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?

1271.53
237.13
140.00
1648.66

15. Did you receive a cheque and if so, for how much?

Yes $1648.66

16. What did you do with the cheque?

Cashed cheque

17. What actual loss do you consider you suffered by sale of your property?

Land $6145 10695.00
Buildings 4550.00 1648.66 Sold by Custodian
Total 10695.00 9046.34 Amount of loss.

18. Bring in any correspondence you have had with Custodian.

Yes

19. Have you any Photographs or Snap Shots of your property or any part of it? (If so be sure to produce them now. If not obtain them.)

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?
Reported to the Custodian but was left in the house

3. What became of the property?
Not known

4. Where was the property actually left when you were evacuated?
In the family house on the farm

5. If it was left in charge of anyone give the name and circumstances.
Mr. Norman Bontron who leased the crop on the farm

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.
Yes

7. Did you receive a cheque from the Custodian?
Yes

8. For how much? 66.71

9. What did you do with the cheque?
Cashed the cheque

10. Any correspondence? If so, produce it. Yes

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, Letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Also photographs (see above)

Title, Lease, Insurance Policy, letters.

I certify the foregoing to be true and correct.

Chuji Nakamura.....
(Signature of Claimant)

EXHIBIT No 476 — 4.

DATE

FILED BY



MRS. C. NAKAMURA - House Built 1936

EXHIBIT No. 476-5
DATE 29 Mar 1948
FILED BY
A. J. Vertue

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO: 5434

CLAIMANT: Chizu Nakamura, Executrix and Sole Beneficiary of the Estate of Ichijiro Uyemura, deceased.

CLAIM:

Land	-	$6145.00
Buildings	-	$4550.00
		10695.00
Less		1648.66
Loss claimed		$ 9,046.34

LEGAL DESCRIPTION: East half of Lot 1, South West quarter of Section 20, Township 17, Map 905, Municipality of Mission, D.N.W.

TITLE: Registered in the name of Ichijiro UYEMURA

ENCUMBRANCES: Vesting 25659 April 2, 1943.

ASSESSED VALUE: 1942 - 3.71 acres

Land	$260.00	
Improvements	400.00	
	660.00	- Taxes $13.00

CLASSIFICATION: Berry farm with dwelling, hot house, picker house, woodshed, garage and packing house.

ADMINISTRATION: Leased on April 10, 1942, by Ichijiro UYEMURA to Norman Bontron for ten months from April 1, 1942, at a rental of $550.00. This lease also covers Part 5 acres of Lot 2, S.W.$\frac{1}{4}$ of Sec. 20, Twp. 17, Map 905, and includes buildings, livestock, implements, tools and furniture, of which chattels a list is on file. Lease prepared by Uyemura's solicitor, J. A. Campbell of Mission, B. C. Of the rental Ichijiro Uyemura received $275.00 on the 15th April, 1942 and a post-dated cheque 1st September 1942 for the balance of $275.00. This cheque was received by the Custodian from Uyemura for collection and was paid on the 1st of February 1943, together with a balance in payment of truck.

On expiration of the Bontron lease the property was leased to Alexander J. Thiessen as from March 1, 1943 to the end of the year at a rental of $200.00 for the season.

SOLD : With the approval of the Advisory Committer to the Director, Verterans Land Act, for $255.00 as at January 1, 1943.

Ichijiro UYEMURA died on July 17, 1946, at Lethbridge, Alberta, leaving by Will his estate to his daughter, Chizu Nakamura. Letters Probate were issued to Chizu Nakamura on September 21, 1946. (copy on Claim File)

LEGAL DESCRIPTION: Part 5 acres more or less of Lot 2 of the S.W.¼ of Section 20, Township 17, Map 905, as shown outlined Red on Sketch deposited No. 3281, Municipality of Mission, D.N.W.

TITLE: In the name of Ichijiro UYEMURA

ENCUMBRANCES: Vesting 25659 April 2, 1943.

ASSESSED VALUE: 1942 - Land $350.00
Improvements 900.00
$1250.00 Taxes - $23.14.

CLASSIFICATION: Berry farm, dwelling and out-buildings.

ADMINISTRATION: Leased with E½ of Lot 1, SW¼ of Section 20, Township 17, Map 905, Municipality of Mission, D.N.W. to Norman Bontron prior to evacuation. (see first page of this analysis)

SOLD: With the approval of the Advisory Committee to the Director, Veterans Land Act, for $1301.00 as at January 1, 1943.

Sale reported to Uyemura June 12, 1944.

LEGAL DESCRIPTION: Lots 16 and 17 of the S.E.¼ of Section 20, Township 17, Map 951, District of New Westminster, Municipality of Mission.

TITLE: In the names of Ichijiro Uyemura, Kumekichi Shimoda and Takehachi Mitsunaga.

Nale

As this property has been handled on the file of Takehachi Mitsunaga and as both of the living registered owners have filed claims in connection with this property through the firm of Cherniack and Cherniack, Winnipeg, particulars of this property will be placed on Claim File 2525, Takehachi Mitsunaga, for hearing in Winnipeg.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5434 EXHIBIT No.

Page 1-

NAME Mrs. Chizu NAKAMURA, Executrix and Sole Beneficiary, Claiming for the Estate of Ichijiro UYEMURA d. July 17. 44 at Picture Butte Alta

REG. No. 13217

DATE	INVENTORY	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr.21/42	TAKEN BY R.M.Anderson						
EVACUATION Apr.24/42	DATE May 4/43						
In house on Lot 2, R.R.#1,		8 Window Shades, cream colour					
Mission, B.C.	In house upstairs:	with fringer @ $3.00	24. 00				
1 Kitchen Stove	1 Dresser with mirror	5 Curtains, cream colour					
1 Heater	2 Beds complete	@ $2.00	10. 00				10 00
7 Picker's stoves		3 Prs. Drapes, pink colour					
8 Blinds	Main Floor:	@ $5.00	15. 00				15 00
Farm implements	7 Kitchen chairs	1 Double bed-spring and					
	1 Table	mattress	20. 00		6 00		
In Custody:	Linoleum on one floor	1 Three quarter size bed					
1935 Ford Truck	8 Window blinds	spring and mattress	15. 00		2 00		
	1 Gramaphone	1 Cook Stove	25. 00	6 00			
	1 Enamel Sink	1 Heater Stove	20. 00	2 00			
Chattels included	1 Ironing board built	1 Goblin Vacuum Cleaner	90. 00				
in Lease: Dated Apr 10.42	in.	Carpenter tools	25. 00	8 00			
Uyemura to Boulton		1 Mantel Clock	10. 00				
1 Scale (125 Lb.)	In basement in locked	3 Cook stoves for berry					
1 Cook Stove (Haney	room:	picker use	75. 00				
Fawcett)	1 Kitchen range	5 Cook stoves for berry					
9 Hoes	2 Kitchen cabinets	picker use	100. 00				
4 Forks (hook)	1 Mantle Clock	6 Kitchen chairs and 1					
1 Rake	1 Cross Cut Saw	table	12. 00	6 60			
4 Shovels	1 Chest locked up.	Horse and harness	75. 00	7 25 (Harness)			
3 Mattocks	Small camp stove (oil)						
1 Axe	1 Crock jug	Farm Equipment & Tools					
1 Sledge Hammer	1 Lantern	300 Strawberries stands					
1 Scythe	Qu.Loose sealers	@ 25¢	75. 00				
2 Small brush hooks	Qu. loose dishes and	1 Harrow	30. 00		4 00 (one section)		
1 Crosscut saw 3'	utensils	10 hoes @ $1.00	10. 00				
1 Pruner (short)	1-12 Gal. Crock	4 Matticks 2.00	8. 00				
1 Sprinkling Can	1 Chest of drawers	4 shovels 2.00	8. 00				
1 Cook Stove (Mound	cont. clothes etc.	6 rakes 1.50	9. 00				
City)	Several boxes and ctns.	3 Spray machines @ $10.00	30. 00	(one spray) 3 00		Two only in	
7 Hop Baskets	of books and magazines						
1 Cook Stove (Empire)	2 Tank sprayers						
3 Mattresses (2 double,	1 Box of records						
1 single)	1 Table			29 85	15 00		25 00
1 Stonebolt	1 Table						
1 Section tooth harrow	Rhubarb House:						
1 Spring Tooth Culti-	1 Kitchen Range						
vator	1 Folding cot						
1 Plow	2 Drum heaters						
1 Single Harness	Few Pickers trays						
1 Kitchen table (varn-							
ished)	Pickers Shed						
1 Small table	3 H.M. Tables						
1 Box heater (Herald)	1 Kitchen Range						
2 Spray Cans	25 Pickers Trays						
1 Cook Stove (Gurney	10 H.M. Bunks						
Oxford Chancellor)							
2 Tables	Cabin			Items claimed			Items
2 Small tables	1 Camp Stove						
1 Coat Hanger	1 Bunk with mattress			claim $157 Sold at auction	29 85		Sold
1 Double bed no mattress				" 85 " by appraisal	15 00		"
1 Single Bed (no matt.)	Barn:						
1 Table lamp	3 Boxes dishes etc.				44 85		
1 Dresser	Sm.quantity garden tools						
1 Small iron board	1 Horse collar and few						
1 Kitchen cabinet	pieces of harness						
1 Wheelbarrow	1 complete set of						
Front room curtains	harness (old)				Items		
and blinds	1Scythe						
	3 Kitchen ranges						
	2 H.M. Tables						
	1 Buck Saw						

Drawn by J.A. Campbell, Barrister Mission B.C.

25.
34 abandoned
75 ho + eco
90 lost de
175 left
35 sold

No. 5434 EXHIBIT No. CASE No.

No. 13217 VENUE LETHBRIDGE

SALES: ION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
					24 00			Abandoned on ppty as of no value Memo Wm Ure Feb 16-44
			10 00					Not inventoried May 3/43. Shown on Lease for beds in the house
			15 00					
	6 00							No mattresses according to list in Lease —
	2 00							Appraised by Lawrence's, Mission Alta B.C. and Sold to tenant Feb 7/44.
6 00								See Auction Sheet Feb 16/44
2 00								
						90 00		Not declared, not found. reported by letter Dec 27/43
8 00								Auction Feb 16/44
					10 00			Left on ppty. Memo Wm Ure Feb 16-44 "broken"
								Tonly declared. Left in care of Lessee Bonton - See Lease & Agents report May 7/43
6 60								Auction Feb 16/44
7 25	(Harness)							
					Horse X			Horse. not declared not found. Mentioned in letter Dec 27/43
				75 00				4 Not declared not found.
	4 00	(one section)						1 section only in lease & inventory. Appraised by Lawrence's & Sold tenant Feb 7/44
								Sold to Mrs Bonton, the Lessee who bought the Crop according to Custodian agents report May 7/43 Amount unknown - (Report attached to form)
one spray)	3 00	Two only in Lease & inventoried.						1 appraises by Lawrences & sold tenant Feb 7/44
								1 reported missing W.S. Ure memo Feb 16/44
9 85	15 00		25 00	75 00	34 00			

Note Health Regulations require mattresses to be burned or disinfected before offering for Sale.

d Items not claimed.

own	29 85	Sold at auction	22 85
ived	15 00	" by appraised	32 00
	44 85		54 85

Total claim $686-

Items

25.
34 abandoned
75 no record
90 lost destroyed or stolen
175 left in care of lessee
35 sold to lessee.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5434 EXHIBIT No.

NAME Mrs. Chizu NAKAMURA, Executrix and Sole Beneficiary Claiming for the Estate of Ichijiro UYEMURA, Deceased July 17,1946 at Picture Butte, Alta REG. No. 13217

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DEC NOT FOU
DECLARATION Apr. 21, 1942	TAKEN BY R.M.Anderson		AUCTION	TENDER &c		
EVACUATION Apr.24/42	DATE May 4, 1943					
Goods referred to in letter received Dec.30, 1942 from I. Uyemura. Goblin Electric Vacuum Cleaner Trunk Carpenter tools Chest drawers Mantel Clock 100 Sheets Gramaphone Records 3 Rain barrels (12,10, and 5 Gal.) Few odd things. Also enquiry re Horse said to have been included in lease.	Barn (cont'd) 3 H.M. Bunks 1 Folding Cot 1 Bed Stead 1 240 lb. Platform scale Outside: 1 Harrow 1 Spring tooth cultivator 1 Plow 2 Radio Aerial					

No 5434 EXHIBIT No. CASE No.

No. 13217 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
ON	TENDER &c								

BC-302-P.

S.S. Form No. 43 (Sheet 1) 47 ~~45~~

Farm Appraisal Report

File No. 2/11

Land Description S.W.20-17. E½ of Lot 1.

Containing 3.71 Acres

Owner's Name I.Uyemura Post Office Address Mission,B.C.

Nearest Rail Point Mission Distance ¾ mile

Market Town Mission Distance ¾ mile

Church (give denomination) All denominations Distance in Mission

Nearest School Public and high Distance Mission

State how property was identified: Established boundaries

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

Hard surfaced highway along south side.

Is this district a good one? Run Down.Good when small f ruit prices are high

Employment opportunity Local in fruit season,and in mills.Logging up-country.

Predominating Nationality and religion: British now that Japs are being evacuated.Some Mennonites getting in now.

Describe Fencing and its condition: 3 wire fence along south side Value $ inc in land

Water supply: None developed Value $ ---

BUILDINGS ON FARM

5434 - 4439

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
Pac king shed	12 x 18	lbr	8	shgl	old	blks	good)	
addition	8 x 18	"	6	"	"	"	")	$50.00
BARN	x							
	x	One old shed. No value.						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 50.00

Total Value Buildings add to farm $ 50.00

Is dwelling habitable without repairs? --- If not what is your approximate estimate of cost to make it habitable? ---

$

Describe the basement and chimneys: none

EXHIBIT No. 476-6
DATE 29 mar 1948
FILED BY J. W. G. Humber

No. rooms downstairs? --- Upstairs? --- How finished ---

Are buildings painted? No Condition of paint ---

Distance from nearst bush None near.

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
3.5	Hillside south exposure	6" to 10" Sdy.Loam	Sdy.clay	Raspberries, Strawberries, and peas. Fair shape.	$60.00	$210.00

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

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	
0.21	steep hillsides	none	no value	---

Total value of Land $ 210.00

Total added by buildings to value of farm $ 50.00

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

Total value of farm $ 260.00

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

Tillage is good. Tenant now on farm (one Norman Boutron) Lease for this season only, which does not bode well for continued cultivation. The tenant having no incentive to keep berry plants up, the existence of present crop does not carry any value to farm. Some slight erosion.

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

Small fruits only. Soil and terrain not adapted to any other.

Noxious weeds: Canada thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mun. and school $13.00. Mission Municipality. Mission B.C.

Date: 11th. May. 1942

Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5th day of May 19 42.

Inspector's Signature H. E. Farnworth

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

Farm Appraisal Report

Remarks: This is all a hillside facing south, which gets the early ripening, and thus the early markets. Somewhat too steep and is subject to erosion, though not as yet seriously affected.
Is not in itself a unit, and is farmed in conjunction with the W½ of Lot 2, which it corners.
This report will have to be considered along with report on W½ of Lot 2, I. Uyemura.
Is on the highway and close to town, which slightly enhances the value.

(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

$

$

$

$

$

$

$

$

$

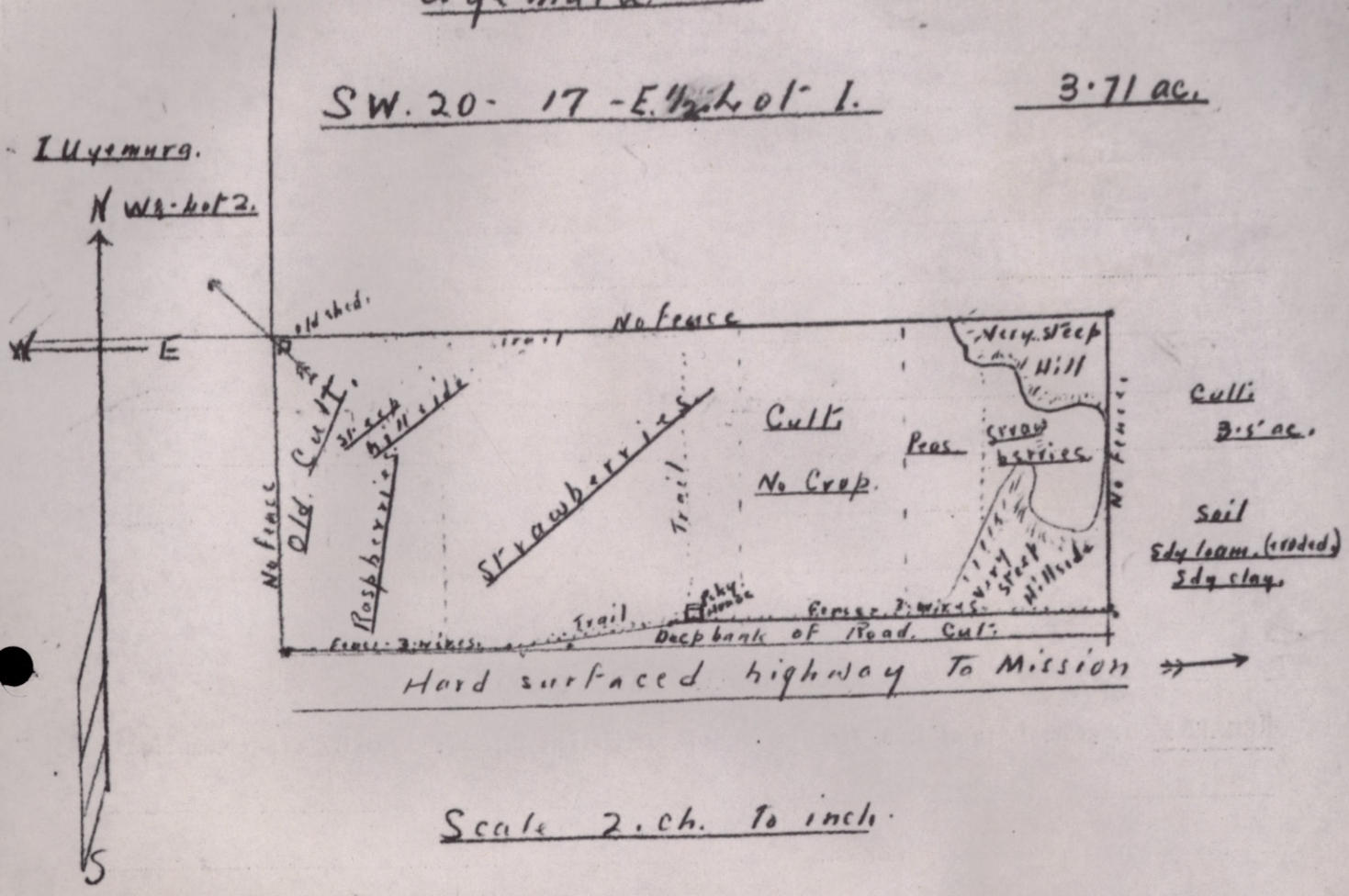
Total $

Amount fruit trees add to value of farm $

Diagram of Property

Uyemura I.

SW. 20- 17 -E. ½ Lot 1. 3.71 ac.



Scale 2 ch. To inch.

Following careful review of this appraisal report, it is my opinion that the present value is $ 250.00

Date 15th May 1942.

sgd. I. T. BARNET
District Superintendent.

BC-301-P

Farm Appraisal Report

File No. 23/13.

Land Description S.W. 20- 17- West part Block 2-

Containing five. Acres

Owner's Name Ichyrio UYEMURA. Post Office Address Mission.

Nearest Rail Point Mission Distance 1 mile

Market Town Mission Distance 1 mile.

Church (give denomination) Various at Mission. Distance 1 mile.

Nearest School Mission Distance 1 mile.

State how property was identified: Map location and enquiry.

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

Good gravel road to the door, and just 100 yards off the highway.

Is this district a good one? not e specially.

Employment opportunity Seasonal only.

Predominating Nationality and religion: Various nationalities and denominations.

Describe Fencing and its condition: none. Value $

Water supply: Mission city supplies. and also electricity 1.75. per month .50 minimum. Value $

BUILDINGS ON FARM

5434

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame stucco	1½st.	shing	5	cement	good	1600.00
Shed	18 x 48	Frame	12	shing.	old	none	fair	250.00
Shed	16 x 24	Frame	10	shing.	old	none	fair	95.00
BARN	x							
wood shed	16 x 24							
BARN bath house	16 x 26	both old and no real value.,						
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 1945.00

Total Value Buildings add to farm $ 1000.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: finished basement 24x24 goodbrick chimney

No. rooms downstairs? 3 Upstairs? 2 How finished plaster down(unfinished up)

Are buildings painted? stucco house Condition of paint out buildings not painted.

Distance from nearst bush there is no bush nearby.

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
4½	rolling to hilly	6to8 in silt loam	8in. granular loam	½ac logans 2ac strawberries 1½ac hops. ¾ as peas. ¾ ac to be planted	65.00	292.50

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
½ac building site					65.00	32.50

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

321
980
1301

Total value of Land $ 325.00

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 $ 1325.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
the place seems fairly clean and is being well worked by the present occupant. The Japanese owner vacated just a month a go.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
small fruits and possibly a few poultry.

Noxious weeds:
some couch grass only.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Mission Municapility Mission, Taxes $23.14

Date: May, 9th 1942.
Place: Abbetsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8 day of May 1942. 19

Inspector's Signature G Jones

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

Farm Appraisal Report

Remarks: The five acre parcel under examination here is just half of the one man's holding. His other parcel corners this one on the south west. In dealing with the report herein B.C. Wormworth's appraisal of the adjoining property should be studied. See Folio 2

The property is located within a mile of Mission just off the main highway running to Vanvouver, It is high rolling land with a south slope, producing early berries. The soil is in reasonably good tilth and does not appear to be as badly run down as many other places in the neighbourhood.

There is a tennant on th place now, paying five hundred dollars for ten months ,as from April first. The house is a good building erected five years ago frame and stocco construction, spotlessly clean from the basemant to the ground floor. The up stairs is though not yet finished. It is on Mission water supply, and has electric light ,but no bath or modern toilet fixtures. The out buildings are fair to poor, but adaquet for the needs of the propert.

Previous to departing the owner tried to dispose of the place to the present occupant for twenty five hundred dollars I am told, lack of the necessary cash to take on thedeal is the reason given by the man for not taking it.

(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

$

$

$

$

$

$

$

$

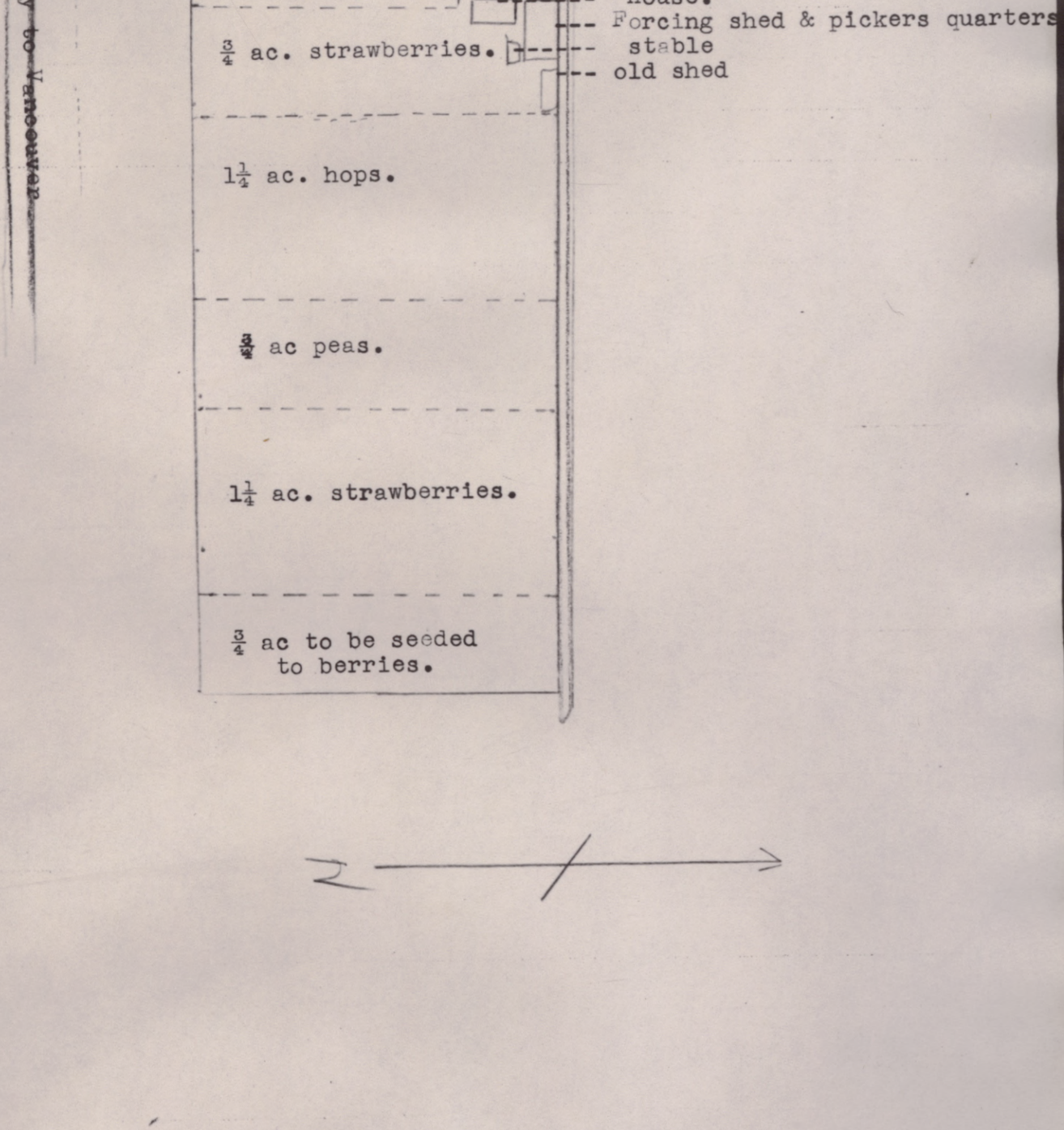
$

Total $

Amount fruit trees add to value of farm $

Diagram of Property of.

Ishyro Uyemura, Mission B.C.
5 acres of lot2-of S.W. ¼ Sec. 20-Tp.17- Map905.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1300

Date 18th May 1942

J S Barnett

District Superintendent.