

<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
					540		343.40			343.40
<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									343.40	

CASE NO: 487.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 30th, 1948.

IN THE MATTER OF THE CLAIM OF
GENNO HAYASHI.

PROCEEDINGS AT HEARING.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
March 30th, 1948.

IN THE MATTER OF THE CLAIM OF
GENNO HAYASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.
A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

G. Hayashi,
Discussion.
In Chief.

MR. HUCKVALE: The next case, sir, is Genno Hayashi.

There will be an amendment necessary there, my lord.
If I can work it backwards, by first of all eliminat-
ing the chattel claim. We are abandoning that.

THE SECRETARY: Case 487, Genno Hayashi.

MR. HUCKVALE: We are also, sir, producing the value of
the land and buildings to a total of \$2000.00.

THE COMMISSIONER: A total of \$2000.00?

MR. HUCKVALE: Yes, sir. I will call Mr. Hayashi's son.

10 The father, whose claim this is, is ill in the
hospital, but the son tells me that he knows just as
much about it as his father does.

THE COMMISSIONER: Very well.

GENICHIRO HAYASHI, a witness called on behalf
of the claimant, being first duly
sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Hayashi, you are a son of Mr. Genno Hayashi?

A Yes.

20 Q The claimant in this particular case?

A Yes.

Q And are you familiar with the farm property which is
the basis of your father's claim?

A Yes.

Q And that, I understand, is described as Lot 2 of
t the North-East Quarter of Section 28, Township 17,
Map 3031, Municipality of Mission?

A Yes.

Q I show you this form which I believe you have read
over, is that correct? A: Yes, that is correct.

30

G. Hayashi,
In Chief.

Q And that is your signature on it?

A Yes, that is my signature on it.

Q You have signed it on behalf of your father?

A Yes, I signed it on behalf of my father.

Q And are the statements contained in this form true and correct, to the best of your knowledge and recollection?

A: Yes.

MR. HUCKVALE: I tender that, sir, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

10 THE COMMISSIONER: What was the selling price of this property? Mr. Hunter?

MR. HUNTER: Sold for \$540.00.

THE COMMISSIONER: It is shown on the form as \$513.34.

MR. HUNTER: Yes, but the sale price was \$540.00.

THE COMMISSIONER: I take it that the \$513.34 is the net received by him?

MR. HUCKVALE: Yes.

MR. HUNTER: Yes, after adjustment.

THE COMMISSIONER: Yes.

20 MR. HUCKVALE: Q: Do you know from whom your father purchased that farm?

A T. Ono.

Q T. Ono? A: Yes.

Q Do you remember how much he paid for it?

A Yes, \$1500.00.

Q I show you this agreement; is that the deed covering that land?

A: Yes.

Q I will tender that, sir.

(AGREEMENT MARKED EXHIBIT NO. 2).

30 Q That is dated, I notice, in December, 1930. Was

G. Hayashi,
In Chief.

your father on that land from that date until
evacuation?

A: Yes, he was.

Q Now when you bought that land, what was its condition?

A Well about 2 acres were clear and the dwelling house
and the chicken house.

Q I notice that you claim that you cleared the balance
of $7\frac{1}{2}$ acres?

A: Yes.

Q At a cost of approximately \$1500.00?

A Yes.

10 Q About how long do you think it would take to clear
one acre of that land?

A Well it depends on how the trees were and everything.

Q Well, just give me an average.

Q About a month.

Q And did you work on that clearing yourself?

A Yes. Well we hired a teamster, too.

Q And then you had in certain crops?

A Yes.

Q That you have described in this form?

20 A Yes.

Q What condition were those crops in at the date you
left the place?

A: They were good.

Q They were in good condition?

A Yes, they were in good condition.

MR. HUCKVALE: Perhaps my learned friend wouldn't mind, sir,
producing the appraiser's report.

MR. HUNTER: Yes.

MR. HUCKVALE: I take it that will be Exhibit 3.

(REPORT MARKED EXHIBIT NO. 3).

30 MR. HUCKVALE: Q: Mr. Hayashi, I notice the appraiser

G. Hayashi,
In Chief.

values your buildings at only a total of \$150.00.

What have you got to say about that?

A Well, it is kind of cheap. It is pretty low.

Q Well have you spent more money than that on the buildings?

A: Yes.

Q On your claim you say that you spent on an addition to your dwelling in 1931 approximately \$330.00.

A Yes.

Q Were you there, and do you know that to be a fact?

10 A Yes, that is a fact.

Q And is the same true of the other expenditures that you have set out?

A: Yes.

Q And the appraiser goes on to say that he doesn't think it possible for anyone to make a living and make payments from this property? Did your father make a living from this property?

A Yes.

Q And did he pay for the land out of this property?

A Well we bought that land.

20 Q Yes, I know, but where did you get the money to buy the land?

A: Well he used to work in the sawmills.

Q I beg your pardon?

A: He used to work in

the sawmills.

Q He used to work in the sawmills?

A Yes.

Q And with that money he bought the land?

A Yes.

Q In 1930?

A: Yes.

30 Q How many children did your father have?

G. Hayashi,
In Chief.

Cross-Exam.

A Five altogether; one died.

Q Five altogether and one died? A: Yes.

Q Did he support them? A: Yes,
he supported them.

Q While he was living on this farm?

A Yes.

Q How did your crops compare to your neighbour's crops,
for instance? A: Fair.

10 Q Do you think that you averaged up to the rest of the
district? A: Yes.

Q I see you put electricity in the buildings?

A Yes.

Q Since you acquired title to the farm?

A Yes.

Q Was that paid for, too?

A Yes, paid for.

MR. HUCKVALE: Perhaps my friend would admit, sir, the
assessment for 1942 was land, \$500.00, and improve-
ments, \$500.00?

20 MR. HUNTER: That is correct.

MR. HUCKVALE: Would you answer my friend, please.

CROSS-EXAMINATION BY MR. HUNTER:

Q How old are you, Mr. Hayashi?

A Twenty-seven.

Q Twenty-seven? A: Yes.

Q You were 12 years old when you bought this property,
weren't you? A: Yes, sir.

Q And you remember all the details about it?

30 A Yes.

G. Hayashi,
Cross-Exam.

Q Is your memory usually that good?

A Well --

Q 17 years is quite a long time?

A Yes.

Q You remember how much your father spent in 1931 on improving the house? A: Well, yes.

Q Don't you think that your memory is just getting too good there? A: Well it is according to my father.

10 Q It is your father's statement?

A Yes.

THE COMMISSIONER: Q: I take it that this form was approved by your father and he signed it?

A Yes.

Q Is that correct? A: Yes.

MR. HUNTER: Q: And the evidence that you are giving is really what your father has told you?

A Yes.

20 Q You are giving it, I mean, in a sense on behalf of your father? A: Well I knew a few

facts.

Q You know some of them but you don't remember everything from the time that you were 12, do you?

A No.

Q Not likely. Now after your father bought this place, did he ever work anywhere else?

A No.

Q How many brothers did you have?

A Five.

30 Q Five brothers? A: Yes, one sister. I

G. Hayashi,
Cross-Exam.

mean four brothers and one sister.

Q There were five boys? A: No, four brothers and one sister.

Q Q I see. You are one of the boys?

A Yes.

Q Very well. Are the others older or younger than you?

A All younger.

Q All younger? A: Yes.

Q When did you stop school? A: Oh,

10 about --

Q How old were you? A: About 19, I think.

Q And did you work on the place?

A Yes.

Q What about your other brothers; did any of them work on the place?

A Yes.

Q I see; and were you paid a salary for that?

A No.

Q In other words, the reason you could make a living out of this was that there was a lot of you doing the work, isn't that it?

20

A Yes, sir.

Q That is all, thanks.

MR. HUCKVALE: That is all, sir.

THE COMMISSIONER: Thank you, Mr. Hayashi, that is all.

MR. HUCKVALE: That is all the evidence, sir.

(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
"S.R. HOWARD"
Official Reporter.

base 487

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

ACKNOWLEDGED

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

4999

[Handwritten initials]

[Handwritten signature]

33

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

(1) NAME HAYASHI GENNO (RCMP) Reg. No. 13088
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. #2, Mission City, British Columbia.

(3) Present Address c/o W. H. Woods, Diamond City, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) R. R. #2, Mission City, British Columbia.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Mission
Lot 2 of N. E. 1/4 of Section 28, Township 17, Map 3031, in the District of
New Westminster.

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

- (i) Farm
- (ii) ~~Residence~~ Type of business Farming
- (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	- - - - -	\$ 3500.00	2000
(ii) Buildings	- - - - -	\$ 1200000	
(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)	- - - - -	\$ 4700.00	2000
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$ 513.34	540
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$ 4186.66	1460

(5) PERSONAL PROPERTY

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

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

(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")

In no one's care

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

1.	Kitchen stove	Estimated Value \$	40.00	<i>by abandonment</i>
2.	2 heaters	Estimated Value \$	10.00	
3.	3 Chiffoniers	Estimated Value \$	20.00	
4.	2 Tables	Estimated Value \$	7.00	
5.	2 Beds	Estimated Value \$	25.00	
6.	3 Timber saws)	Estimated Value \$		
7.	2 Matlocks)	Estimated Value \$	11.00	
8.	1 Peevee)	Estimated Value \$		
9.	200 lbs. Wire	Estimated Value \$	25.00	
10.		Estimated Value \$		

Less proceeds auction

TOTAL CLAIM FOR PROPERTY LOSS \$ ~~138.00~~ ^{9.92} \$128.08

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)) - - - - - \$ ~~138.00~~ ^{1504.74}

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

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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, GENNO HAYASHI of the
of Diamond City in the Province of Alberta,

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 Lethbridge,)
in the Province of Alberta,)
this 13th day of November)
A.D. 1947. W. Kuehwaal)

A Commissioner &c.

G Hayashi

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.

REAL ESTATE
(Farm Land)

13088

HAYASHI
(Claimant's Name)

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or 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	10	3rd Dec. 1930	T. Ono	\$1500.00			
List Crops					2 acres cleared	House Chicken house Well.	\$2000.00
1 acre loganberries		Title dated 6th Dec. 1930					
$\frac{3}{4}$ " strawberries							
$\frac{1}{3}$ " brambleberries							
$\frac{1}{3}$ " fruit trees							
$\frac{1}{3}$ " grapes							
Total							

EXHIBIT NO. 487-1
DATE 30 mar 1948
FILED BY W. H. Buckle

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

Description	When Made	Cost
Clearing & cultivating $7\frac{1}{2}$ acres About 600 ft. of drainage ditches Balance in summerfallow	1931 - 1941	\$1500.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling house	16 x 18	Shiplap	Prior to 1930	?	?	?			
Addition	12 x 22	"	1931	Approximately	\$330.00 including labour				
Forcing Root House	18 x 60	"	1932	Approximately	\$300.00 including labour				
Drainage ditches			1936 to 1937						
Wood shed	14 x 24	Frame	1932 to 1933	Approximately	\$60.00 including labour				

Comments re Appraiser's report not covered by above information: The buildings were moderately constructed but the addition was quite habitable. I am not an expert in soil, but I believe the land was reasonably fertile and I supported myself and four children from the land.

I purchased the land in 1930 when two acres were cleared and it cost me practically \$150.00 per acre (not giving any value to the buildings then on the land) I cleared another $7\frac{1}{2}$ acres. The reason most of this was not in crop in 1942 was that I had large portions resting in fallow. In these circumstances I consider that the property was at least worth \$2000.00 in 1942.

G. Hayashi
Signature

EXHIBIT No. 487-2
DATE 30 mar 1948
FILED BY W. E. Buckvale

This Indenture,

made the **Third**
day of **December**

in the year of Our Lord one thousand nine hundred and **Thirty** in pursuance of the
"Short Form of Deeds Act,"

Between

TOKUTARO ONO of Mission City in the Province of British
Columbia, Farmer,

(hereinafter called "the said Grantor") of the one part

And

GENNO HAYASHI of Mission City in the above named Province,
Farmer,

(hereinafter called "the said Grantee") of the other part

Witnesseth, that in consideration of the sum of **FIFTEEN HUNDRED**
..... Dollars (\$ **1500.00**)
of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof
is hereby by him acknowledged), the said Grantor **Doth Grant** unto the said Grantee, his heirs and
assigns **FOREVER**:

All and Singular th_{at} certain parcel or tract of land and premises situate, lying and being
in the District of New Westminster and Province of British Columbia
and more particularly known and described as Lot Two (2) of the North
East quarter of Section Twenty-eight (28) Township Seventeen (17)
Map 3031 Municipality of Mission.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and
appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or
enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of
him the said Grantor in, to, or upon the said premises.

To Have and to Hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject Nevertheless to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered
in the presence of

Tokutaro, Ont.

*Jacatherwood
Mission City*

Nalay

Affidavit for Witness

To Wit:

I, _____, of the _____ of _____, in the Province of British Columbia, make oath and say:—

- 1. I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purpose named therein.
- 2. The said instrument was executed at _____
- 3. I know the said part _____, and that _____ of the full age of twenty-one years.
- 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 19_____

For Maker of a Deed

I HEREBY CERTIFY that on the 3^d day of December, 1930, at Mission City, in the Province of British Columbia, Tokutaro Ono [whose identity has been proved by the evidence on oath of _____ who is] personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name he subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at Mission City, this 3^d day of December, in the year of our Lord one thousand nine hundred and thirty

J. A. Cuthbert
Notary

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated DECEMBER 3RD., 1930

FROM
TOKUTARO OHO
TO
GENNO HAYASHI

DEED OF LAND
(CONVEYANCE)

DESCRIPTION

Lot 2 of the N. E. $\frac{1}{4}$ Sec. 28
Township 17 Map 3031
Municipality of Mission
New Westminster District.

Witness for Witness

For Makers of a Deed



Genno Hayashi

Genno Hayashi

Genno Hayashi

I HEREBY CERTIFY that on this day of December 1930

at *New Westminster* in the *Province of British Columbia* before me, the undersigned, a Notary Public for the Province of British Columbia, who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is therein mentioned as the maker of the same voluntarily, and is of the full age of twenty-one years.

Witness my hand and seal of office at the City of *Vancouver*, this *3rd* day of *December* 1930.

Genno Hayashi

Genno Hayashi

Genno Hayashi

Farm Appraisal Report

File No. JL-82

Land Description NE 1/4, Sec. 28, Tp. 17, Block 2.

391 Dewdney Trunk Road.

Containing 10 Acres

Owner's Name G. HAYASHI, Post Office Address R.R. Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 "

Church (give denomination) All denominations Distance 3 "

Nearest School Cedar Valley Distance 1 1/2 "

State how property was identified: By map and roads

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

On Dewdney Trunk road, gravel, good.

EXHIBIT NO. 487-3
DATE 30 Mar 1948
FILED BY J. S. Hunter

Is this district a good one? No, only partly developed.

Employment opportunity Seasonal.

Predominating Nationality and religion: Has been large settlement of Japs in this area.

Describe Fencing and its condition: Unfenced Value \$

Water supply: From wood cribbed well 50' deep. Value \$

BUILDINGS ON FARM

4999

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE (shack)	16x18	Frame	9'	shgls.	old	Cedar posts	Poor	\$ 50.00
Wood Shed	12x18	"	8'	shakes	"	"	"	-
BARN	x	"	8'	"	"	"	"	-
Rhubarb forcing hse.	18x60	"	6'	Roofing	20 yr.	"	Fair	100.00
Packing shed	12x14	"	7'	shakes	old	on ground	Poor	-
GRANARY	x	"	7'	"	"	"	"	-
Chicken hse.	8x12	"	9'	Roofing	"	Cedar posts	"	-
Bath house	8x10	"	7'	shakes	old	on ground	"	-
	x	"						

Total present day value \$ 150.00

Total Value Buildings add to farm \$ 150.00

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

habitable? Only a shack, not worth fixing up. Property would not carry a good house. \$

Describe the basement and chimneys: No basement, stove pipe chimney.

No. rooms downstairs? 2 Upstairs? - How finished unfinished, shack only

Are buildings painted? No. Condition of paint -

Distance from nearest bush 200 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
8	Rolling. Part low.	Light clay & gravelly 6-8"	clay and gravel	Few trees, straws, rasps, logans & bramble-berries, mostly poor.	45.00	360.00
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
2	Fairly level	light clay-8"	Clay & gravel	Heavy clearing	250.00	20.00
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 \$ 400.00

Total added by buildings to value of farm \$ 150.00

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

Total value of farm \$ 550.00

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

In poor state of cultivation. Now rented to A.F. Phillips for \$100.00 to be paid out of crop.

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

Small fruits, poultry.

Noxious weeds:

Ordinary weeds on property, quite weedy.

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

Taxes - \$20.80.
Mission Municipality.Date: Abbotsford, B.C.
Place: May 13th, 1942.

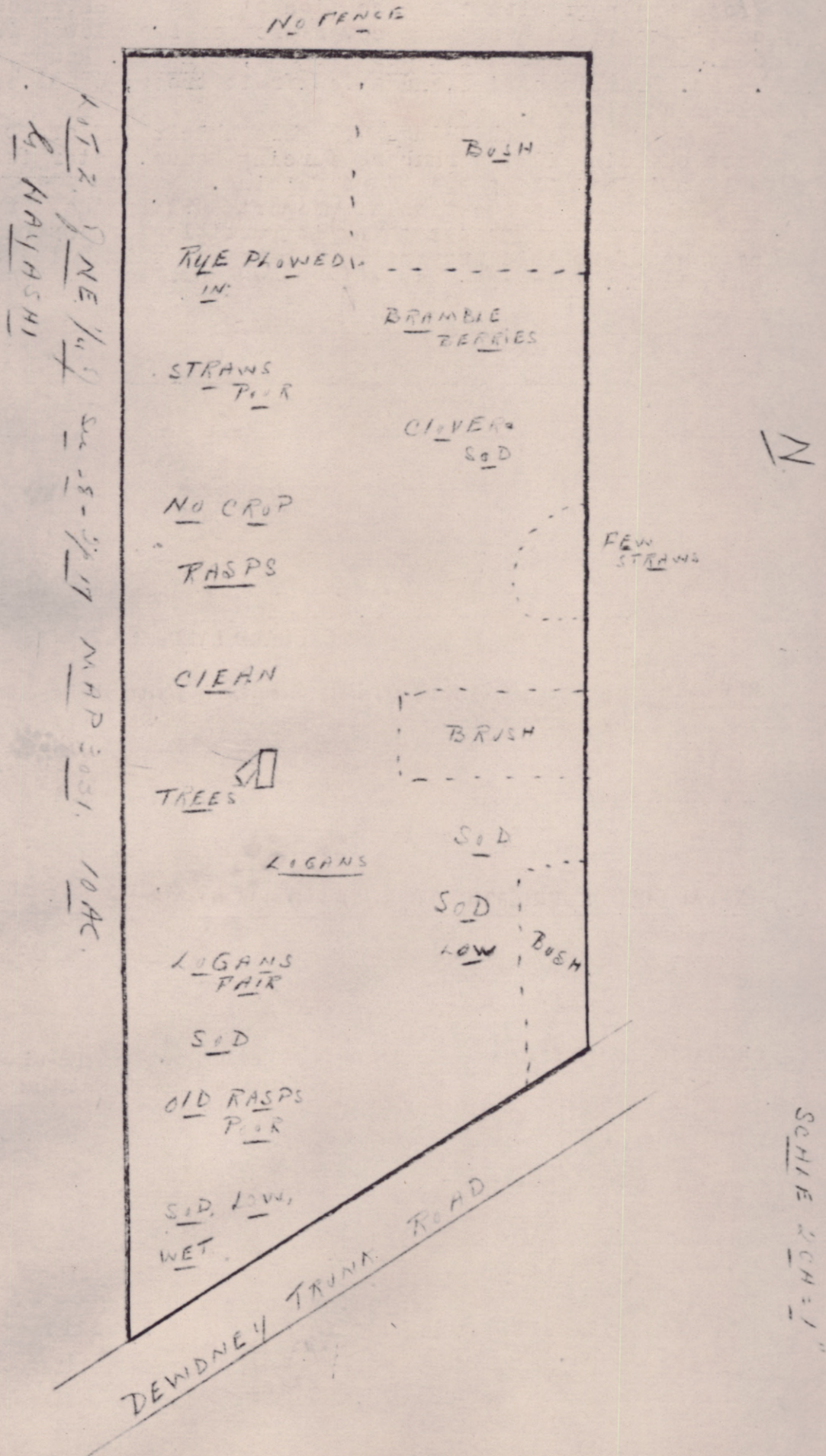
I certify that the above report is based on a personal examination of the whole farm made on the 12th day of May 1942.

Inspector's Signature

"R.W. BROWN"

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

Diagram of Property



RW BROWN

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

value is \$ 500.00

Date 20th May 19 42.

"I.T. BARNET"

District Superintendent.

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#1