

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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1284.		1027.20			1027.20
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 & 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 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
300.00	169.15	50.74	56.38%	10.00	5.63	32.00	3.84	60.21		
TOTAL RECOMMENDATION										1087.41

CASE NO: 625.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
August 27th, 1948.

IN THE MATTER OF THE CLAIM OF  
KATSUYORI MURAKAMI.

PROCEEDINGS AT HEARING.

Original.



K. Murakami,  
In Chief.

THE SECRETARY: Case No. 625, Katsuyori Murakami.

KATSUYORI MURAKAMI, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as  
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

- Q Mr. Murakami, will you sign these three forms  
(indicating) please?
- A (Witness complies).
- 10 Q Now, Mr. Murakami, you are making a claim for loss  
arising from the sale of your farm at the Coast?
- A Yes.
- Q I believe that you purchased this farm in two  
pieces and that for the purposes of identification  
you are calling the first piece Farm "A" and the  
second piece "Farm "B"?
- A Yes.
- Q And Farm "A" is the farm that you purchased first,  
and that is the one that has the buildings on  
it? A: Yes.
- 20 Q I am showing you a statement of Farm "A" which  
has ten acres and it sets out when you bought it,  
how much you paid for it, what you did with it  
afterwards, what buildings you put on it?
- A Yes.
- Q Is that information true to the best of your  
memory and belief?
- A Yes, to the best of my knowledge.

MR. TURCOTTE: I will submit that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

30 MR. TURCOTTE: Q I am showing you an agreement for

K. Murakami,  
In Chief.

sale between Thomas Frank Speed and yourself,  
dated the 24th of April, 1931, for \$1100.00?

A Yes.

Q Is that the agreement covering farm "A"?

A Yes.

MR. TURCOTTE: I tender that as Exhibit 2.

(AGREEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: I am showing you a statement covering  
Farm "B", showing when you bought it, how much you  
10 paid for it, and what you did with it afterwards in  
the way of improving it. Is that correct to the  
best of your knowledge and memory?

A Yes, this is true to the best of my knowledge.

Q I see. I tender that as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. TURCOTTE: I am showing you an agreement for sale,  
dated the 20th of October, 1938, from Thomas Frank  
Speed to yourself for \$704.00?

A Yes.

20 Q Is that the agreement for sale covering Farm "B"?

A Yes.

MR. TURCOTTE: I tender that as Exhibit 4.

(AGREEMENT MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Q: Now who built the buildings on  
Farm "A"?  
A: I did, using  
a carpenter.

Q You did, using a carpenter?

A Yes.

Q That is, there were no buildings when you bought  
30 the farm?  
A: No.

K. Murakami,  
In Chief.

Q Now you have given me a lot of statements here showing the cost of the buildings, setting out what went into each building, and the number of feet of lumber of different kinds, and so forth. Who prepared those?

A My wife and I.

Q Your wife and you? A: Yes.

Q Who wrote it out, your wife?

A My wife.

10 Q But the information on there is the result of figuring out the lumber and all the different things that went into the building that you told her to write down, is that correct?

A Yes, I don't write very well, so that she actually did the writing.

MR. TURCOTTE: I would like to put these in for what they are worth, your Honour. They are very complete statements of the amount of lumber in each building, and the cost.

20 THE SUB-COMMISSIONER: Very well.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. TURCOTTE: I wonder if my learned friend would let me file the report of Gavin Mouat that is in the Custodian's file.

MR. RICE: Report of whom?

MR. TURCOTTE: Gavin Mouat, the first report.

THE SECRETARY: There are fourteen sheets in Exhibit 5.

MR. TURCOTTE: I would like to file, your Honour, the report of a man named Gavin Mouat who was apparently asked by the Custodian to make a report on this

K. Murakami,  
In Chief.

property on the 29th of March, 1942.

(REPORT MARKED EXHIBIT NO. 6).

MR. TURCOTTE: I would just like to read a part of this report, paragraph 3, "The above property is located about two miles from Ganges Wharf and is near the main road. There are 7 acres of good garden land in crop. The balance of the land is not sufficiently cleared for crop purposes. The present crops are asparagus, 3 acres, strawberries 10  $3\frac{1}{2}$  acres, loganberries  $\frac{1}{2}$  acre. All these crops have been very well kept. The buildings consist of a four room living house, 6 chicken houses, approximately 20 feet by 50 feet each, one brooder house, 18 feet by 46 feet, one incubator house 14 feet by 28 feet, one feed shed, one wash house, one wood shed, two packing houses, and four other small out houses. The buildings are all in a fair state of repair."

Q Now you are also claiming, Mr. Murakami, for some 20 chattels which you say the Custodian took possession of and sold for too small a price?

A Yes.

Q I am showing you a statement of that, of some of the chattels; is that correct to the best of your information, belief and memory?

A Yes.

MR. TURCOTTE: I will file that, your Honour, as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 7).

30 MR. TURCOTTE: Will my learned friend file the

K. Murakami,  
In Chief.

analysis of personal property?

(ANALYSIS MARKED EXHIBIT NO. 8).

10 MR. TURCOTTE: Now, your Honour, if you will refer to the analysis which is Exhibit 8, you will note that the total claim is \$400.00 for personal property. Now in his original claim he said that he is claiming \$400.00 and he says, "Following included in the above \$400.00 not recorded in Custodian's file, washing machine, scale, 8 foot  
20 saw, garden hose, Jubilee incubator, totalling \$169.15," and so that because of that the Custodian says, "Well the rest of his articles must be only worth \$298.00". Well, I don't follow that entirely because if you will note in column 2, the inventory, made by Mr. Mouat, contains a page and a half of items or a column and a half of items, which I would suggest would be very easily worth \$400.00 or more. I don't think that just because the claimant says that these articles  
20 that he left off amounted to \$160.00 odd dollars that he should therefore be cut out of that amount on the other claim. I am just pointing that out, your Honour.

30 MR. RICE: I don't quite get what my learned friend is saying. The claim is for \$400.00 and there is a credit of \$169.15 in the personal chattel form that my learned friend has submitted here. The total claim is placed at \$400.00 less a credit of \$201.15, the amount sold by the Custodian, leaving the claim at \$198.85. That is the



K. Murakami,  
In Chief.

amount that you are claiming, is that right?

MR. TURCOTTE: Yes, perhaps I made an error there.

I thought that the washing machine, scale, and so forth -- well, in your analysis you have taken those separately and shown the rest of the household and farm equipment at \$298.00 in your analysis at the top, which I say makes \$400.00.

MR. RICE: That is not necessarily correct.

MR. TURCOTTE: Well, taking that method of arriving at  
10 \$400.00, I don't say that that is the correct method in view of the large list in the inventory and that is the only thing I was trying to point out.

Now, will my learned friend admit that the assessed value of Farm "A" was land, \$1000.00, improvements, \$1500.00?

MR. RICE: Just a minute.

MR. TURCOTTE: Yes.

MR. RICE: There doesn't appear to be an assessment on  
20 this file.

THE SUB-COMMISSIONER: Have you an assessment statement, Mr. Turcotte?

MR. TURCOTTE: I don't think I have, your Honour.

MR. RICE: Perhaps this will give it. I have an assessment value set forth here.

THE SUB-COMMISSIONER: You should file that now, then.

MR. RICE: I don't know whether that is it.

MR. TURCOTTE: It is \$1500.00 for the buildings, and  
30 a thousand dollars for the land on Farm "A", and then there is \$700.00 for land on Farm "B".

K. Murakami,  
In Chief.

There are ten acres in one and 7.1 acres in the other, making 17 acres altogether.

MR. RICE: It doesn't show it in your forms.

MR. TURCOTTE: Oh yes, it does.

MR. RICE: That is right. What were those figures?

MR. TURCOTTE: The land on Farm "A", \$1000.00, and the improvements \$1500.00, totalling \$2500.00.

MR. RICE: That is right for Farm "A".

MR. TURCOTTE: And on Farm "B" the land is \$700.00.

10 MR. RICE: That is right, yes.

MR. TURCOTTE: Q: You had water on the place, Mr. Murakami?

A: Yes.

Q And was it just in the house or in the other buildings also?

A Yes, in the other buildings, too, in the chicken houses, too.

Q What about electricity?

A Yes.

Q In what buildings?

20 A In the house and for the incubators.

Q I see. And did your house have a brick fireplace in it?

A: Yes.

Q All right, thanks.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that the chattels were sold for their fair market value.

I wish to submit as an exhibit the farm appraisal report.

30

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 9).

K. Murakami,  
Cross-Exam.

MR. RICE: I also wish to submit as an exhibit a claim on real and personal property statement showing the valuation or appraisal, at least, and the assessment of the Soldier Settlement Board.

(STATEMENT MARKED EXHIBIT NO. 10).

CROSS-EXAMINATION BY MR. RICE:

10 Q I refer to Exhibit 5 containing a statement of the material and labour expended by you in the construction of certain buildings on Farm "A". Where did you prepare that statement or from what material did you prepare that statement?

A At Magrath.

Q At Magrath? A: Yes.

Q And did you have books of record of the moneys you had expended?

A No.

Q You had no records?

A No.

20 Q Did you have no records of the moneys you had expended for labour in building these buildings?

A No, I have never done that. I never intended to sell and I didn't think it would be necessary to keep all that.

Q Well you swore that you spent \$900.00 for labour on building a dwelling. How do you arrive at that figure?

A The carpenter who built it at that time has died in themeantime and I am entering the amount to the  
30 best of my recollection.

K. Murakami,  
Cross-Exam.

MR. TURCOTTE: Your Honour, there is a slight mistake in the typewritten copy. In my written copy it says paid for labour and value of own labour and that item should be down the middle between the two.

MR. RICE: Q: All right, then, how much did you pay for labour and how much was the value of your own labour?

A It is impossible for me to figure out at this time.

10

Q The figure of \$900.00, then, for labour expended on the dwelling is just a guess on your part?

A It is impossible for me to estimate accurately at this time the difference between my own labour and the labour of the carpenter.

Q I notice you have in your list of the cost price of building a house, linoleum \$60.00.

THE SUB-COMMISSIONER: I suppose it became a fixture, did it not?

20 MR. RICE: I don't know. It is all guesswork. I won't pursue the matter further, your Honour.

THE SUB-COMMISSIONER: We have had several discussions about that heretofore.

MR. TURCOTTE: My learned friend up to this moment has always maintained that it was a fixture.

THE SUB-COMMISSIONER: Yes.

A Yes, that was about the cost, about \$60.00.

THE SUB-COMMISSIONER: Any further questions?

MR. TURCOTTE: No, your Honour.

30 THE SUB-COMMISSIONER: That is all, then.  
(PROCEEDINGS ADJOURNED SINE DIE) (Witness aside)

Certified a true and accurate transcript.

"S.R. HOWARD"; Official Reporter.

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

*L. H. Stock*  
: SUB-COMMISSIONER.

NOV 27 1947

Case No. 625

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

*[Handwritten signature]*  
1364  
*[Handwritten signature]*

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

(1) NAME MURAKAMI KA TSU<sup>YORI</sup>MI (RCMP) Reg. No. 10089  
(Print) Surname Given Name

(2) Pre-Evacuation Address Ganges, Salt Spring Island, B.C.

(3) Present Address Magrath, Alberta.

(4) REAL ESTATE

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

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

Farm A - Lot One (1) of section three (3) Range two (2) East, Plan 3912, Cowichan District, North Division, Salt Spring Island.  
Farm B - That part of East one half (E½) of section three (3) Range two (2) East as shown on Plan 246-R, North Salt Spring Island, For title refer to Frank Speed, Ganges, B.C.

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

- (i) Farm
- (ii) Residence Type of business \_\_\_\_\_
- (iii) Business
- (iv) Any other type of property (describe) \_\_\_\_\_

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) \_\_\_\_\_

Sole owner.

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

(i) Land	-	<u>Farm A - \$2000.00</u>	- - - - -	<u>\$ 3000.00</u>
(ii) Buildings	-	<u>Farm B - \$1000.00</u>	- - - - -	<u>\$ 4560.00</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>\$ 7560.00</u>
(v) Amount at which Custodian sold property and credited your account	- - -		- - -	<u>\$ 1284.00</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)	- - -		- - -	<u>\$ 6276.00</u>

(5) PERSONAL PROPERTY

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

Ganges, Salt Spring Island,

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

In the house.

(c) How stored or packed at time of evacuation \_\_\_\_\_

Stored in respective sheds and houses.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In care of the Custodian.

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

1.	<u>See supplement.</u>	Estimated Value \$	
2.		Estimated Value \$	
3.	<u>Household and farm equipment, ----</u>	Estimated Value \$	<u>400.00</u>
4.		Estimated Value \$	
5.	<u>Received from Custodian ---</u>	Estimated Value \$	<u>169.15</u>
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$230.85

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) - - - - - \$440.85)

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

Lethbridge.

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 )  
Katsuyari TO WIT: )

I, Katsunori MURAKAMI of the town Magrath 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 Town )  
of Magrath )  
in the Province of Alberta. )  
this 22 day of November. )  
A.D. 1947. J.S. Stutz )

*Katsuyari Murakami*

A Commissioner &c.

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

SUPPLEMENT TO 4E.

4. chicken houses 18'X50'	----- @\$250. ---	\$1000.00
1 chicken house 20'X60'	-----	500.00
1 chicken house 20'X30'	-----	300.00
1 brooder house 20'X46'	-----	400.00
1 brooder house 12'X14'	-----	75.00
1 chicken house 4'X10'	-----	5.00
1 incubator house 14'X28'	-----	250.00
1 feed shed	-----	150.00
1 box shed 10'X12'	-----	50.00
1 Berry packing house	-----	75.00
1 Asparagus packing house	-----	75.00
1 Wash house	-----	30.00
1 wood house	-----	50.00
1 dwelling house -	-----	1600.00

Total estimated value \$4560.00

\*\*\*\*\*

PERSONAL PROPERTY. Refer to Custodian File No. 1364.

"A" Household furniture and farming tools --- \$400.00

Following included in the above \$400.  
(not recorded in Custodian file)

W Washing machine ---	\$35.00
Scale -----	17.50
8 foot saw -----	10.00
garden hose -----	4.50
Jubilee incubator --	55.00
	<u>\$102.50</u>

"B" Received from Custodian ----- \$169.15

Total loss ----- \$230.65

\*\*\*\*\*

P.O. Box 152  
Nagath, Alta  
Aug. 17, 1948

Japanese Property Claims Commission  
Court House  
Lethbridge, Alta.

Dear Sir;

I was informed to be at the court house at 9:00 AM on Aug. 27th. I believe the hearing is in alphabetical order. As there is a chance that my hearing is to be heard later in the morning I cannot be on time if I went on the morning bus which reaches there about eleven. But if my name is first on the list I must find some way to get in.

But please inform me whether there is a possibility of me arriving a little later. If not please <sup>kindly</sup> state so.

Yours truly,  
Hatsuyuki Yumikami



15 Victoria Mansions,  
Lethbridge, Alberta,  
August 20, 1948.

Dear Sir:-

Your letter of the 17th Instant, advising that you will not arrive in Lethbridge until 11 A.M. on the 27th of August, has been received.

Please come over to the Court House immediately upon the arrival of the bus; as your case will be called shortly after that time.

Yours truly,

Secretary  
Japanese Property Claims  
Sub-Commission (Lethbridge).

Katsuyori Murekami, Esq.,  
Box 152,  
MAGRATH, ALBERTA.

Murakami Katsuybri  
(Claimant's Name)

**REAL ESTATE**  
(Farm Land)

10089

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
Farm A Uncleared Cultivated not planted Cultivated and not in crop List Crops	6	April 24, 1931	T.F. Speed	\$1100.00	Uncleared	Nil	\$1100.00 \$1100.00
Strawberries	3.25						
Loganberries	.50						
Asparagus	.25						
<b>Total</b>	<u>10</u>						

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

Description	When Made	Cost	Estimated Value
Clearing 4 acres of heavy timber at \$300.00 per acre 1930-34		\$1200.00	\$900.00 900.00

**BUILDINGS**

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	22x26	Siding	1933	\$1030.00	\$900.00			\$1600.00
Chicken House	20x60		1940	340.00	250.00			500.00
Brooder House	18x46		1936	290.00	150.00			400.00
Chicken House	20x30		1941	200.00	125.00			300.00
4 Chicken Houses all	18x50		1931-2-4-5	760.00	600.00			1000.00
Incubator House	14x30		1937	150.00	120.00			250.00
Feed Shed	14x28		1939	115.00	80.00			150.00
Box Shed	10x12		1931	45.00	25.00			50.00
Brooder House	12x14		1934	50.00	30.00			75.00
Wood house, Wash house, Berry Packing House, Asparagus Packing House, and old chicken House								235.00
								\$4560.00 \$4560.00
								\$6560.00

EXHIBIT No. 675-1  
DATE Aug. 27/48  
FILED BY [Signature]

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

The dwelling was equipped with electricity and water. It had an open brick fire place. Water was piped to the chicken houses.

Assessed value - Land \$1000.00  
Improvements 1500.00  
\$2500.00

K. Murakami  
Signature

# This Agreement,

made in duplicate, this **twenty-fourth**

day of **April** in the year of our Lord one thousand nine hundred and **thirty one.**

BETWEEN:

**Thomas Frank Speed, of Ganges, Salt Spring Island,**

**in the Province of British Columbia.**

**Rancher.**

hereinafter called the "said Vendor," of the one part,

AND

**Katsuyori Murakami, of Ganges, Salt Spring Island, in the**

**Province of British Columbia. Rancher.**

hereinafter called the "said Purchaser," of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser, and the said Purchaser has agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned, that is to say:- ALL AND SINGULAR **th**at certain parcel or tract of land and premises

situate, lying and being in **Lot one (1), of Subdivision plan No**  
**being part of the East half of Section three (3), Range two (2)**  
**East, North Division of Salt Spring Island, Cowichan District,**  
**Province of British Columbia, containing ten (10) acres, more or**  
**less.**

EXHIBIT No 625-2  
DATE Aug. 27/48  
FILLED BY P. J. Lucette

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of  
Dollars  
**eleven hundred.....**  
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that  
is to say: the sum of  
Dollars  
**five hundred.....**  
on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and  
acknowledge), and the balance payable as follows: **on the first day of December**  
**nineteen hundred and thirty one.**

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE  
said Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the said Vendor that  
he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of  
money above mentioned, together with the interest thereon at the rate of ~~six~~ **seven** per cent.  
per annum, on the days and times in manner above mentioned; all sums in arrear for interest from  
time to time shall bear interest at the rate aforesaid from due date until payment: AND also shall and  
will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or  
charged from and after this date, including local improvement assessments and sewer rates, whether  
already or hereafter assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest there-  
on as aforesaid, the said Vendor DOTH COVENANT, PROMISE AND AGREE to and with the  
said Purchaser to convey and assure, or cause to be conveyed and assured, to the said Purchaser, by a  
good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described,  
together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED  
FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer  
rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and  
such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory  
covenants, but the said Vendor shall not be required to furnish any abstract of title, or proof or evi-  
dence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating  
to the said property other than those which are now in the possession of the said Vendor.

AND ALSO shall and will suffer and permit the said Purchaser to occupy and enjoy the same until  
default be made in the payment of the said sum of money, or interest thereon, or any part thereof,  
on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for  
voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the  
payments above mentioned are punctually made at the times and in the manner above mentioned, and  
as often as any default shall happen in making such payments, the said Vendor may give the said  
Purchaser **sixty.....** days' notice in writing, demanding payment thereof,  
and in case any default shall continue, these presents shall, at the expiration of such notice, be null and  
void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of  
the said land and premises; and in such event any amount paid on account of the price thereof shall be  
retained by the said Vendor as liquidated damages for the non-fulfilment of this agreement to purchase  
the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor  
shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE SAID PURCHASER shall and will during the continuance of this agreement, and so long as  
any money remains unpaid thereunder, insure and keep insured against loss or damage by fire all  
buildings or other erections erected on the said lands, or which may be hereafter erected hereon, in  
the sum of not less than **their full insurable value.**

with some insurance company to be approved of by the said Vendor, and will pay all premiums and  
sums of money necessary for such purpose as the same shall become due; and will assign, transfer and  
deliver over unto the said Vendor the policy or policies of assurance, receipt and receipts, thereto  
appertaining, and if the said Vendor shall pay any premiums or sums of money for insurance of the  
said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid  
hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be  
payable forthwith.

AND ALSO, it is hereby agreed that the said Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

**Katsuyori Murakami. Ganges. B.C.**

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the said Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

AND the said Purchaser hereby irrevocably appoints the said Vendor his true and lawful attorney for and in the name of the said Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED

in the Presence of:

*L. Howard*  
*Notary Public*  
*Orange*  
*Fla.*

*Thomas Frank Speed*



*Katsuyori Murakami*



*Affidavit for Witness*

To Wit: I, ....., of the ....., 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 purposes 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.....

Dated, April 24th, 1931

Thomas Frank Speed.

AND

Katsuyori Murakami.

**AGREEMENT  
FOR SALE OF LAND**

Lot 1. of Subdivision Plan  
No. .... being part of ~~Sec.~~  
the East half of Sec. 3. Range  
8 (2) East, N. Div. of Salt Spring  
Island, Cowichan District.  
10 acres.

Diggon's Limited, 1208 Government St., Victoria, B. C.

DATE PAID	PRINCIPAL	INTEREST	PAID TO

*For Maker of a Deed*

I HEREBY CERTIFY that, on the ..... day of ....., 19....., at ....., in the ....., [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 the person..... mentioned in the annexed instrument as the maker..... thereof, and whose name..... subscribed thereto as part....., that..... knows the contents thereof, and that..... 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 ....., this..... day of ....., in the year of our Lord one thousand nine hundred and.....

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

Murakami, Katsuyori

(Claimant's Name)

REAL ESTATE  
(Farm Land)

10089

~~10090~~

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
Farm B Uncleared Cultivated not planted Cultivated and not in crop List Crops	4.04	October 20, 1938	T.F. Speed	\$704.00			
Asparagus	2.75				Uncleared	Nil	\$500.00
Strawberries	.25						
<b>Total</b>	7.04						

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

Description	When Made	Cost	Estimated Value
Clearing 3 acres at \$300.00 per acre	1939	\$900.00	\$500.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

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

Assessment \$700.00. This piece of land adjoins Farm A

EXHIBIT No. 625-3  
 DATE August 27/48  
 FILED BY P. J. Lucette

*K. Murakami*  
 Signature

# Articles of Agreement

Made in duplicate this Twentieth day of October,  
in the year of our Lord one thousand nine hundred and thirty-eight.

**Between**  
Thomas Frank Speed,  
of Ganges, British Columbia,  
Farmer.

(hereinafter called the Vendor ) of the one part

AND

K. Murakami, of Ganges, British Columbia,  
Farmer.

EXHIBIT No. 625-4  
DATE August 27/48  
FILED BY R. J. Turcotte

(hereinafter called the Purchaser ) of the Other part

Whereas the said vendor has agreed to sell to the purchaser and the purchaser has agreed to purchase of and from the said Vendor the lands, hereditaments and premises herein described, that is to say:

All and Singular, th at certain parcel or tract of land and premises, situate lying and being in Salt Spring Island, Province of British Columbia, and

known and described as Lot being within the East half of Section three (3), Range two (2) East, North Division of Salt Spring Island, Cowichan District, British Columbia, which said parcel is denoted by the distinguishing letter "A" and may be more particularly described as follows,

in Block numbered \_\_\_\_\_ in sub-division of District Lot  
No. \_\_\_\_\_ Group  
District according to the registered map or plan of said said sub division deposited in the Land Registry Office at the City of \_\_\_\_\_ in the said Province and numbered \_\_\_\_\_

Commencing at an iron pin marking the North Westerly corner of Lot 1. Registered plan 3916 on deposit in the Land Registry Office, Victoria, B.C.; thence Easterly along Northerly boundary of said Lot 1. on a bearing N. 88° 01' E, a distance of 5.126 chains more or less, to an iron pin marking the North Easterly corner of said Lot 1.; thence Southerly along Easterly boundary of said Lot 1. on a bearing S 1° 31' E, a distance of 19.534 chains more or less, to an iron pin marking the South Easterly corner of said Lot 1.; thence Easterly along Southerly boundary of above mentioned East half of Section 3, Range 2 East, on a bearing N 87° 56' E a distance of 3.450 chains more or less to an iron pin; thence on a bearing N 1° 24' W a distance of 19.835 chains more or less to an iron pin set on the Northerly boundary of said East half of Section 3 Range 2 East; thence Westerly along said Northerly boundary on a bearing S. 88° 01' W, a distance of 8.615 chains more or less to an iron pin set on the Easterly boundary of a 40 foot roadway; thence Southerly along said Easterly boundary on a bearing S. 1° 27' E, a distance of 0.303 chains more or less to the point of commencement; and containing by admeasurement an area of 7.04 acres more or less, as same is shown outlined in red on the accompanying plan.



The Purchaser <sup>his</sup> heirs and assigns covenant and agree with the Vendor heirs, executors, administrators and assigns, that he and they will keep the said premises insured for a sum not less than <sup>their full insurable value</sup> and will pay the Vendor <sup>his</sup> heirs, executors, administrators and assigns all sum or sums of money that may be paid by him or them for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement and the Vendor heirs and assigns, shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest thereon as well after as before maturity of this Agreement at the rate of <sup>his</sup> seven (7) per cent per annum from the date of each payment.

And it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor <sup>his</sup> heirs or assigns, may give to the Purchaser <sup>his</sup> heirs, executors, administrators and assigns, <sup>sixty</sup> days' notice in writing demanding payment thereof, and in case any such default shall continue, these presents shall at the expiration of any such notice be null and void and of no effect, and the Vendor shall be at liberty to re-possess or re-sell and convey the said lands to any purchaser as if these presents had not been made, and all moneys paid hereunder shall be absolutely forfeited to the Vendor <sup>his</sup> heirs executors, administrators or assigns. The said notice shall be well and sufficiently given if delivered to the Purchaser, <sup>his</sup> heirs, executors, administrators or assigns, or mailed at <sup>Ganges. B.C.</sup> Post Office in the Province of British Columbia under registered cover addressed as follows:

K. Murakami. Ganges. B.C.

In Witness Whereof, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed and Sealed  
IN THE PRESENCE OF  
*Thomas Frank Speed*  
*K Murakami*

*Thomas Frank Speed*

*K Murakami*



FOR MAKER

I Hereby Certify that <sup>Thomas Frank Speed and Katsuyori Murakami</sup> personally known to me, appeared before me, and acknowledged to me that <sup>they are</sup> the person mentioned in the annexed instrument as maker thereof, and whose name <sup>is</sup> subscribed thereto as part thereto that <sup>are</sup> know the contents thereof, and that <sup>they</sup> executed the same voluntarily, and that <sup>they are</sup> he is of the full age of twenty-one years.

IN TESTIMONY whereof, I have hereunto set my Hand and Seal of Office, at <sup>1916</sup>, this day of <sup>Ganges. B.C.</sup>, in the year of Our Lord one thousand ~~nine hundred~~ and <sup>thirty-eight.</sup>

A Notary Public in and for the Province of British Columbia  
A Commissioner in and for the Province of British Columbia  
*Thomas*

FOR WITNESS

I hereby Certify that

personally known to me, appeared before me and acknowledged to me that is the person whose name is subscribed to the annexed instrument as witness and that is of the full age of sixteen years, and having been duly sworn by me did prove to me that presence voluntarily.

who is of the full age of twenty-one years, did execute the same in

IN TESTIMONY whereof I have hereto set my Hand and Seal of Office,

British Columbia, this

at day of in the year of Our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia  
A Commissioner in and for the Province of British Columbia

7.07 acre parcel within the B. 1  
of Sec. 3. Range 2. East.  
North Div. of Salt Spring Isld.  
B.C. Cowichan District.

Sub-division

Block

Lot

Thomson Stationery Co., Ltd., M. J. Gaskell, Pres.  
Printers and Stationers, Vancouver, B.C.

Agreement  
FOR SALE OF LAND

K. Murakami.

AND

Thomas Frank Speed

Dated October 1918

Reg. No 91430  
L. and Copel

DATE PAID PRINCIPAL INTEREST PAID TO

FOR MARRIED WOMEN.

I hereby Certify that

personally known to me to be the wife of

before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof acknowledged on examination, and apart from and out of hearing of her said husband, that she is the person mentioned in the instrument as the maker thereof and whose name is subscribed thereto as party, that she knows the contents and understands nature and effect thereof, that she executed the same voluntarily without fear or compulsion or undue influence of her said husband, that she is of full age and competent understanding, and does not wish to retract the execution of the said Instrument.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at

, this day of  
, in the year of Our Lord one thousand nine

hundred and

A Notary Public in and for the Province of British Columbia  
A Commissioner in and for the Province of British Columbia

NOTE.—When the person making the acknowledgment is not personally known to the officer taking the same, instead of the words "personally known to me" insert the words "proved by the evidence on oath (or affirmation) of E. F."

Together with all the privileges and appurtenances thereto belonging at or for the price or sum of **Seven hundred and four dollars... (\$704.00).**

Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of **three hundred and four dollars.. (\$304.00).....**

Dollars on the execution of this Agreement, the receipt whereof the Vendor doth hereby admit and acknowledge, and the balance as follows: **in one full payment of four hundred dollars (\$400.00) to be made on or before October 15th 1911.**

**Provided Always** that the Purchaser may at any time before the said **fifteenth** day of **October 1911.** pay the balance of the purchase money then accruing due together with interest thereon at the rate aforesaid to the date of such payment. **in one full payment.**

**And it is hereby Agreed** by the parties hereto, in the manner following, that is to say: THE Purchaser for **his** heirs, executors and administrators DO COVENANT, PROMISE and agree, to and with the Vendor **his** heirs, executors, administrators and assigns, that the Purchaser, **his** heirs, executors, administrators or assigns, will well and truly pay, or cause to be paid, to the Vendor, **his** heirs, executors, administrators or assigns, the said purchase money above mentioned, together with the interest thereon, at the rate **as stated** on the days and times in manner above mentioned, AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after the date hereof, including local improvements, assessments, and sewer rates whether already or hereafter assessed,

**In Consideration Whereof** and on payment of the said purchase money, with interest thereon as aforesaid, the Vendor DO for **his** heirs, executors, administrators and assigns, COVENANT, PROMISE AND AGREE, to and with the Purchaser **his** heirs, executors, administrators and assigns, to convey and assure, or cause to be conveyed and assured, to the Purchaser **his** heirs or assigns, by a good and sufficient deed in fee simple, the hereditaments and premises above described, together with the appurtenances thereto belonging or appertaining **FREED AND DISCHARGED FROM ALL ENCUMBRANCES**, save taxes, rates and assessments from the date hereof, but subject to the conditions and reservations contained in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants.

**The Vendor** shall and will suffer and permit the Purchaser **his** heirs or assigns, to occupy and enjoy the said hereditaments and premises until default be made in payment of the said purchase money, or interest thereon, or any part thereof, on the days and times and in the manner above mentioned subject nevertheless to impeachment or voluntary or permissive waste.

Living house. Estimated Value Claim for \$60.00  
 (Built 19)

Foundation	4 p.	6x6 - 26.	380 ft
studding	78.	2x4 - 8	500 ft
Rafter	28.	2x6 - 14	470 ft
Ceiling joists	14.	2x6 - 22.	380 ft
Floor joists	14.	2x6 - 22	380 ft
plates	8	2x4 - 26	167 ft
plates	8	2x4 - 22.	145 ft.
add waste			
			<u>2422 ft</u> \$58.11

add  $\frac{2}{5}$  waste or more

Sheathing	14x28	\$22.	1100 ft.	24.20
siding shiplap.		\$21.	1210 ft	25.41
diagonal siding		\$32.	1210 ft.	38.72
drop siding + shiplap under foundation			500 ft	15.00
V. joint. Inside walls + partition			2500 ft	80.00
V joint for ceiling		\$32	1000 ft	32.00
floor shiplap		\$20	1000 ft	20.00
upstair floor shiplap		\$20	1000 ft.	20.00
flooring		\$40	1000 ft.	40.00
			<u>10,520 sq ft</u>	<u>\$294.33</u>

Estimated value use

EXHIBIT No. 675-5  
 DATE Aug. 27/48  
 FILLED BY R. S. Lucotte

Gable material 2x4 @ 22)	250 sq ft	<del>\$352.44</del>
Draping siding (#32)	245 ft.	3.50
Demension	200 ft	7.78
		4.40
	<u>695 sq ft</u>	

Shingle	13,000 sq ft.	39.00
Electric wiring		20.00

addition material 10ft x 18-6

Foundation	3 p.	6x6 - 18,	200 ft	5.00
Floor joists	10	2x4 - 10	85 ft	1.87
rafter	10	2x4 - 12	100 ft	2.20
studding	10.	2x4 - 6	50 ft	1.10
plates	3	2x4 - 18	42 ft	.93
plates	2	2x4 -	20 ft	.44
Floor Shiplap			260 ft	5.20
side			260 ft	5.20
Sheathing			250 ft	5.00
<del>Hanges</del>				
			<u>1267 sq ft</u>	

Hanges.		1.35
window glasses.		1.00

\$105.97

Estimated Value use.

open fire place.	10 loads of sand.	20.00
1400 bricks	(hauling & gravel)	70.00
200 lbs lime		7.00
15 bags cement		15.00
6½ ps window opener.		9.75
5 ps Hanges for door.	90¢	4.50
13 ps Hanges for window	80¢	10.40
cupboard & closet material (varnished)		15.00
1 front door set with dull Brass finishes		3.75
4 Inside door set with dull Brass finishes		7.00
Building paper.		12.50
2 zinc		7.00
Linoleum		60.00
sink		4.00
tap.		1.25
3 gals of paint (white)	\$3.75	11.25
2 gals of green paint		7.50
roof		30.00
nails (shingle wire)		17.00
300 ft (galv) water pipe from tank.		30.00
Window 13	\$4.00	52.00
doors.		18.75
upstair Window & glasses.		3.00
		842
		<u>\$416.65</u>

Estimated Value.

page 4.

# Living House.

parch material.	\$30.00
Window & door frame all around facing	30.00.
Harding lumber & shingle	100.00.

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Includes 6% of tax.	\$1030.06
Estimated Value inc. )	

Labour.	\$900.00
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(page 1)  
 no 5 poultry house. (Built 1940) claim for \$500.00  
 20 ft x 60 ft

Foundation	4 pine	6x4x60	700 ft
studding	25	2x4-5	100 ft
	25	2x4-6	120 ft
plates	4	2x4-60	200 ft
iplates	2	2x4-20	35 ft
Rafter	25.	2x4-16.	322 ft.
Rafter	25.	2x4-13	265 ft
Floor joists	25.	2x4-20	400 ft
Long perch		2x4	120 ft
perch.		2x4-15	210 ft
perch holder		2x4	200 ft
		add 1/2 waste	
			<u>2672 ft \$60.12</u>
		\$22.50 for one thousand ft.	

Shiplap 20ft x 60ft floor.	1700 ft
side	2000 ft
under perch	500 ft
sheathing	2000 ft
material for egg Box + under foundation	600 ft
	<u>6800 ft. \$142.80</u>
\$21.00 one thousand ft.	

Shingles	2,200 ft (\$3.25)	\$71.50
Hanges	8 per. @ 45¢	3.60
Taps + water pipes (galv)		7.10
		<u>\$285.12</u>



(page 11) poultry House. (no 5) (built 19. 40)

wire nets (for fence & under House)	\$285.12
shingle nail + wire nail	2.00
hauling lumber & shingle	7.50
	50.00

---

Estimated Value \$344.62

Labour ~~200.00~~

\$250.00

Broader House (Built 1936) 18ft x 46ft

Foundation	4 pieces	5x5x46.	530ft	(add 1/5 waste)
Floor joists	21	2x4-18	302ft	
studding	42	2x4-45	151	
Rafter	42	2x4-12	408	
studding side & partitions			500	
Plates			300	
	(22.00 @ 1000ft)		<u>2191ft.</u>	\$46.01

Shiplap floor	(double)	2400 ft	(add 2/5 waste)
side		1100 ft	
Sheathing		1500 ft	
under foundation		300 ft	
gable material		300 ft	
		<u>5600 ft.</u>	\$123.20

Shake. @ .008.	2000 pieces	16.00
nail	70 lbs.	5.60
1 Box of glass		5.00
stone material		
Dutch oven.		9.00
cement	15 bags.	15.00
5 loads of Sand (gravel)	hauling.	10.00
2 tops		2.50
ridge roof pipe		1.00
10 pcs. Hanges. (large & small)		4.00
3 building paper		3.00
wire net		2.00
water pipe (galvanized)	100ft @ 90	9.00

hauling lumber.  
& shake.

\$251.31  
40.00

---

Labour  
estimated value use

\$291.31  
150.00

no. 6. poultry house. (Built 19.4.1 act) claim for \$250.00  
 20<sup>ft</sup> x 30 ft.

Foundation	4 pines.	6 x 4 - 30.	300 ft
studding	13	2 x 4 - 5	55 ft.
studding	13.	2 x 4 - 6	62 ft
plates	4	2 x 4 - 30	100 ft
plates	2	2 x 4 - 20	35 ft.
Rafter	13.	2 x 4 * 16	170 ft.
Rafter	13	2 x 4 - 13	140 ft.
Floor joists	13.	2 x 4 - 20	210 ft.
gable material		2 x 4 & shiplap	350 ft
perch.		2 x 4.	105 ft.
perch holder.		2 x 4.	100 ft.

add waste

( \$22.50 for one thousand ) 1627 ft. \$36.61

Shiplap (20 <sup>ft</sup> x 30 <sup>ft</sup> )	floor.	840 ft.
	side	1200 ft.
Sheathing	16 <sup>ft</sup> x 32	12.98 ft
under perch.		250 ft
egg boxes & doors & other thing material		400 ft.

add waste  
5.

( \$22.00 for one thousand ) 3988 ft. \$87.73

Shingle	( \$3.25 @ one thousand )	1000 ft	32.50
hanges.	3 pns.	45 ft.	1.32
Brass tap.			1.25
			<hr/>
			\$159.41

no 6. poultry house. (Built 19.4 act).

claim for \$250.00

\$159.41

Water pipe (galv). 70' (60ft.)	6.00
wire nets.	3.00
Shingle nails & wire nail.	6.50
hauling lumber & shingles.	30.00

estimated value of \$204.91  
 Labour \$125.00

no 1 (19.31)

no 2, (19.32)

no 3, (19.33)

no 4 (19.35)

		(4 houses same size) add 1/5 waste	claim for	each home	\$250.00
8 ft x 50 ft sheathing			600	\$22	1000 ft
Foundation	4 piers	6x6 - 50 ft	720 ft		
Floor joists	2/p.	2x4 - 18 ft	300 ft		
studding	42 p.	2x4 - 4 1/2 ft	151		
Rafter	21	2x4 - 10	168		
Rafter	21	2x4 - 14	236		
plates	6	2x4 - 50	240		
plates	2	2x4 - 18	30		
central studding	11, 3,	2x4 - 8	190		
		2x4 - 50			
Porch		2x4	120		
porch plate		2x4	100		
gable material			100		
			<u>2955 ft.</u>		\$65.01
Shiplap floor	(add 2/3 waste)	1200 ft			
	\$21, 1000 ft				
side		1200 ft			
egg Box +		400 ft.			
		<u>2800 ft</u>			\$58.80
Shake.	@0.008.	2500 piers			20.00
water pipe	(1/2") galvanized	60 ft @ 9¢			5.40
Hanges for door + fence		8 pcs. @ 45¢			3.60
Tap.					1.25
wire	nets & nail				5.00
					35.00
					<u>estimated Value</u>
					\$194.06
					Labour. \$150.00

(Built 19.37)

claim for \$250.00

14 ft x 30 ft Incubator House.

Foundation	rough.			6.00
floor joist	16 pairs	2x4-14	180 ft.	
studding	32 p.	2x4-5 1/2	143 ft.	
plates	4	2x4-30	100 ft.	
plates	2	2x4-14	20 ft.	
Rafter	32	2x4-9	230 ft.	
gable material			300 ft.	

\$21.00 (one thousand)

973 ft. \$20.43

Shingle	6000 ft @ thousand \$3.25.	19.50
Building paper & glass.		6.00
Hangers for door (large)		1.00
hauling lumber & shingle		25.00

Shiplap	floor (double)	1250 ft
	side (double)	1250
Sheathing		805

\$22.00 for @ thousand ft) 3305 ft \$ 72.71

estimated value inc \$150.64

labour \$120.00

(Built 1939) claim for \$150.00

(44 ft x 28 ft) Feed Shed (addition)

Foundation	4 p.	4x4 - 28	160 ft
Studding	30	2x4 - 6	150 ft
plates	4	2x4 - 28	139 ft
rafter	30	2x4 - 9	220 ft
floor joists	15	2x4 - 14	170 ft

add 1/2 waste 839 ft

\$21.00 one thousand

\$17.61

Shiplap. floor.	550 ft	) add 2/3 waste
side	1112 ft	
Feed bin material	300 ft	
Sheathing	300 ft	
ceiling joists 4 pines	40 ft.	

2302 ft

\$20.00 one thousand.

\$46.04

Shake.	700 pines	@ \$0.008	5.60
nail		30 lbs.	2.10
glass.		10 pines	1.50
2 ps		hanges. (large)	1.00

The cost of extending a building 17.50

hauling lumber + Shake 25.00

Estimated Value use \$116.35

Labour \$80.00



10<sup>ft</sup> x 12<sup>ft</sup> Box Shed.  
+ addition

(Built 19.31)

claim for \$50

Foundation		add 1/2 waste		\$3.50.
Floor joists	7 pr. 2x4		60 ft	
studding	6 ft. 20 pins		96.	
Plates			60	
Rafter	7 ft.		35	
Rafter	10 ft.		50.	
			<hr/> 301 ft.	6.02
	\$20,00	@ thousand		

Shiplap floor.		168	
siding		235	
Sheathing		332	
gable material		200 ft.	
		<hr/> 935 ft	\$20.57.

Shake	400 pieces \$0.008		3.20
Hanges.	1 pr.		.45
glass.	4 pieces		.60
mail	20 lbs.		1.40
Hauling	lumber + shake.		2.00
			<hr/> 37.74

Clam shell Shed 10.00  
The cost of extending a building \$47.74

Labour. 25.00

(Estimated Value.)

Built 19.34

12 ft x 14 ft

Brooder House.

Claim for \$75.00

Foundation	4x6-12	103 ft (#20)	
Floor joists	2x4x12	67	
studding	2x4x4½	108	
plates	2x4-14 4P	84	
	2x4-12 4P.	89	
		<hr/>	
		451 ft	\$9.01
hauling lumber & shake.			7.00
Shiplap floor (double)		500 ft	
side		250	
Sheathing (shiplap)		307	
		<hr/>	
		1057 ft.	\$21.14
nail	25 #		1.75
Hanges.	3 pcs.		1.05
glass.	8 pieces		1.00
shake.	650 pieces @ .008		5.20
Building paper.			1.00
Side roof pipe			.80
foundation for oil tank stove/cement			1.00
under foundation & gable material			5.00
			<hr/>
estimated Value			\$53.95
Labour			30.00

EXHIBIT No. \_\_\_\_\_  
 DATE August 27/48  
 FILED BY G.E.A. Rice

To Mr C.L.Drewry,  
 Custodian's Office,  
 Vancouver, B. C.

REPORT RE: KATSUYORI MURAKAMI, REGN NO. 10089

INVESTIGATION & Inventory made Sun., March 29/42

(1) The legal description of land is as follows:






- PARCEL 1: Lot 1, of Sec. 3, R.II,E., Plan 3912 of North Salt Spring, Cowichan District, containing ten (10) acres. Annual taxes \$11.00 paid up to end of 1941. About 4 acres cleared and about 1 acre covered with buildings; balance partially cleared and cultivated.
- PARCEL 2: That part of E.  $\frac{1}{2}$  of Sec. 3, R.II,E., as shown on plan 246R, of North Salt Spring, Cowichan District, containing seven (7) acres. Annual Taxes \$7.70 paid to the end of 1941. About three acres cleared and cultivated, balance partially cleared.

(2) Parcel 1 is registered in the name of the above Katsuyori Murakami, Registration No. 10089, and title deeds are held by wife of the said Katsuyori Murakami.

Parcel 2 is held by Katsuyori Murakami under Agreement of Sale from Mr T.F. Speed of Ganges. Under the Agreement dated 13th day of November, 1938, the total purchase price was \$704 and there is a balance of \$400 principal owing to Mr Speed plus interest at 7% from November 13th, 1941. Title deeds are held by Mr Speed.

(3) The above property is located about two miles from Ganges wharf and is near the main road. There are 7 acres of good garden land in crop. The balance of the land is not sufficiently cleared for crop purposes. The present crops are asparagus 3 acres, strawberries  $3\frac{1}{2}$  acres, loganberries  $\frac{1}{2}$  acre. All these crops have been very well kept. The buildings consist of a four-room living house, 6 chicken houses approximately 20 ft x 50 ft each, 1 brooder house 18 ft x 46 ft., 1 incubator house 14 ft. x 28 ft., 1 feed shed, 1 wash house, 1 woodshed, 2 packing houses, and 4 other small outhouses. The buildings are all in a fair state of repair.

(4) The property was inspected Sunday, <sup>1942</sup> March 29, 1942, and inventory made as follows:

~~5 6 shovels~~  
~~5 2 rakes~~  
~~5 2 cultivators~~  
 3 double bitted axes  
~~3 hees~~  
 4 Japanese  large cultivators  
 2 "  " "  
~~5 2 potato~~  " "  
~~5 1 peeves~~  "  
~~5 1 Japanese~~  hand size "  
~~1 " " " "~~  
 5 " Sythes  
 2 hatchets  
 1 pump (liquid)  
~~5 1 water sprinkler~~  
 1 cross cut saw  
~~5 2 sledge hammers~~  
~~5 1 large Japanese rowmaker~~  
~~5 1 small " "~~

Inventory, Cont'd

- |  |  |
|--|--|
| 1 scale                                | <del>5 1 1200 egg electric incubator</del>         |
| <del>1 large scale</del>               | (cost \$150)                                       |
| 1 scale                                | <del>5 2 lamp incubators (cost 2/\$100)</del>      |
| 1 straw cutter                         | <del>5 1 incubator (cost \$15)</del>               |
| 23 buckets                             | 6 small water fountains                            |
| 2 hand saws <del>4</del>               | for chicks \$2.10                                  |
| 1 Japanese hand saw                    | 3 large " " 1.95                                   |
| 1 " plane                              | 3 small " " .45                                    |
| 1 screw driver                         | <del>5 1 new door, 5 panel 2'6" x 6'6"</del>       |
| 1 Japanese chisel                      | 1 electric iron                                    |
| 1 wheelbarrow                          | 1 fry pan  |
| 2 large baskets                        | 1 dish pan   |
| 2 hammers                              | 1 preserving kettle                                |
| 1 square                               | 1 cash box   |
| 1 box misc. small tools                | 1 box odd dishes and glassware                     |
| <del>5 about 40 sacks clam shell</del> | 1 box knives, egg beater & other kitchen hardware. |
| 1 1 Singer Sewing Machine              | 6 sauce pans, aluminium                            |
| <del>1 sideboard with mirror</del>     | 2 roast pans                                       |
| 3 tables & 6 chairs                    | 1 double boiler                                    |
| 1 Japanese tray                        | <del>5 1 black board</del>                         |
| 4 beds, double <del>3 sold</del>       | 4 platters   |
| <del>5 1 baby crib</del>               | <del>5 2 fruit dishes</del>                        |
| <del>5 2 chest of drawers</del>        | 12 tea spoons (Andover silver)                     |
| 3 cartons rubber bands for asparagus   | 6 white handle knives, stainless                   |
| 3 Japanese ornaments                   | 7 forks  |
| 1 bench                                | 30 saucers   |
| 1 trunk of clothes                     | 20 cups  |
| 1 kitchen stove                        | 6 bread and butter plates                          |
| 2 kettles                              | 11 dinner plates                                   |
| 3 tea pots                             | 1 bowl   |
| 125 asparagus crates, new              | 1 tea pot  |
| 241 tomato punnets, new                | 10 fruit dishes                                    |
| 20 strawberry crates, new              |  |
| 60 jam berry crates, used.             | <del>5 50 ft, garden hose</del>                    |
| 32 berry picking trays, used           | 1 child's play wgggon                              |
| 23 wooden berry pails                  | <del>5 #1 cultivator machine</del>                 |
| 2 empty wine barrels                   | (reference to this item is made below)             |
| 35 gals. loganberry wine               | S - sold by auction Nov 3, 1943. Salt Spring I     |
| 50 new jam berry crates                | Items sold not on inventory - see Extract 3/11/43  |

(5) The dwelling house is insured with the Norwich Union Fire Insurance Society for the sum of \$500, Policy No. 10222621, expires May 16th, 1943. No other insurance is in force.

(6) Liabilities owing to Mr Speed as above mentioned \$400, plus interest at 7% from November 13th last. No other liabilities.

(7) I suggest that if possible this property be rented to some responsible person who will look after and market the oncoming crop and continue to carry on and farm this property, I have commenced negotiations along this line with a Chinese produce dealer in Vancouver, Mr Cheu, and if negotiations reach a point that I think would be equitable I will immediately refer them to your office for instructions.

The above inventory was made very carefully by myself, but as the wife and family of the above mentioned Katsuyori Murakami are not yet evacuated and were in possession of the house, I considered it advisable to leave them in possession and to be responsible to me for the care of the property pending further arrangements.

# I may say that when I investigated this property I found that the cultivating machine which K Murakami had reported at Hastings Park and which is shown on page 2 of the registration form was missing, and on inquiry I found that it had been sold for a trifling sum the previous day. I took steps to have this machine returned to the property and instructed Mrs Murakami that nothing was to be removed from the property without the permission of your office.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

October 4th 1948

*L. M. Hughes*

*"Gavin C. H. H. H."*

Murakami, Katsuyori  
(Claimant's Name)

PERSONAL CHATELS

10089  
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Electric Incubator	1940	New	\$135.00	Good	\$100.00
Buckeye Incubator	1937	Used	40.00	Used twice	25.00
Power Cultivator	1938	Used	35.00	Good	25.00
Washing Machine	1938	Used	50.00	Good	35.00
Jubilee Incubator	1935	Used	50.00	Good	35.00
Scale	1935	Used	25.00	Good	17.50

Total claim for chattels \$400.00  
Sold by Custodian 201.15  
\$198.85

Description of Storage of Goods:

Incubator in Incubator house.  
Washing machine in bath house.  
Scale in house.

EXHIBIT No. 625-7  
DATE August 27/48  
FILED BY R. J. Turcotte

General Statement as to Chattels not Described above:

On March 29th, 1942, the representative of the Custodian made an inventory of our chattels. It is a very long list. We are only placing a total value of \$400.00 on all our chattels which we feel is a very small value for our household goods, tools, poultry equipment and farm equipment.

Additional Comments, if any:

Before evacuation my wife made a list of all articles and gave list to Custodian representative, Gavin Monat. We sold washing machine but Monat said we couldn't sell it so purchaser John Reid brought it back to our house before we left.

K. Murakami  
Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1364

EXHIBIT No. \_\_\_\_\_

NAME Katsuyori MURAKAMI

REG. No. 10089

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>20/3/42</u>	TAKEN BY <u>G. C. Mouat</u>					
EVACUATION <u>21/3/42</u>	DATE <u>Mar. 29/42</u>					
1 Singer sewing machine	6 Shovels	Household & Farm Equip. \$298.00	✓	✓		
4 Beds	2 Rakes	Washing Machine 35.00				
1 Kitchen stove	2 Cultivators	Scale 17.50	\$ 1.50			
3 Bureaus	3 double bitted Axes	8' Saw 10.00				
1 Cultivating Machine	3 Hoes	Garden Hose 4.50	3.00			
Kitchen utensils	4 large Jap. Cultivators	Jubilee Incubator 35.00	3.00			
Agricultural Tools	2 lge. Jap. Cultivators	Total: \$400.00				
4 Incubators	2 Potato Cultivators	Ack. Custodian Credits 169.15				
	1 Peavey	Amt. of Pers. Prop. Claim \$230.85				
	1 Jap. hand Cultivator					
	1 Jap. hand Cultivator					
	5 Japanese Scythes					
	2 Hatchets					
	1 Pump (liquid)					
	1 Water Sprinkler					
	1 Crosscut Saw	<u>Summary of Auction Sale:</u>				
	2 Sledge Hammers	Cabinet Electric Incubator				
	1 large Jap. Rowmaker	(Reliable Senior) 87.50				
	1 small Jap. Rowmaker	Incubator (Cyphers) 2.50				
	1 Scale	Incubator (Buckeye) 3.00				
	1 large Scale	Cultivator (3 spare parts) 3.50				
	1 Scale	Cultivator (2 spare parts) 7.00				
	1 Straw Cutter	Power Cultivator 12.00				
	23 Buckets	Tools 8.35				
	2 Hand Saws	Sideboard (dining room) 8.50				
	1 Japanese Hand Saw	Furniture 15.35				
	1 Japanese Plane	Miscellaneous 13.95				
	1 Screwdriver	Gross proceeds Auction Sale: \$169.15				
	1 Japanese Chisel	Less charges 39.77				
	1 Wheelbarrow	Net proceeds Auction Sale: \$129.38				
	2 large Baskets					
	2 Hammers					
	1 Square					
	1 Box misc. small Tools					
	Abt. 40 sacks Clam Shell					
	1 Singer Sewing Machine <i>shipped</i>					
	1 Sideboard & Mirror	<u>Summary of Other Sales:</u>				
	3 Tables & 6 Chairs	Wood				
	1 Japanese Tray	1 Old Kitchen Stove ) \$12.00				
	4 Double Beds	1 Old Bed ) 20.00				
	1 Baby Crib					
	2 Chests of Drawers	Gross proceeds Other Sales: \$32.00				
	3 ctns. Rubber Bands	Less charges: .80				
	3 Japanese Ornaments	Net proceeds Other Sales: \$31.20				
	1 Bench					
	1 Trunk of Clothes					
	1 Kitchen Stove					
	2 Kettles					
	3 Teapots					
	125 Asparagus Crates					
	241 Tomato Punnets					
	20 Strawberry Crates					
	60 Jam Berry Crates					
	32 Berry Picking Trays					
	23 Wooden Berry Pails					
	2 Empty wine barrels					
	35 Gals. Loganberry Wine					
	50 new Jam Berry Crates					
	1200 egg electric incubator (cost \$150)					
	2 Lamp Incubators (cost 2/\$100)					
	Incubator (cost \$15)					
	6 small Water Fountains for Chicks \$2.10					
	3 large Water Fountains for Chicks \$1.95					

LE No. 1364

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

REG. No. 10089

VENUE Lethbridge.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER & c							

✓	✓			✓				
\$ 1.50						✓		
3.00								
3.00								
87.50								
2.50								
3.00								
3.50								
7.00								
12.00								
8.35								
8.50								
15.35								
13.95								
<u>\$169.15</u>								
<u>39.77</u>								
<u>\$129.38</u>								

\$12.00  
 20.00  


---

 \$32.00  
 .80  


---

 \$31.20  


---

EXHIBIT No. 675-8  
 DATE August 27/48  
 FILED BY G. L. A. Rice

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1364

EXHIBIT No. \_\_\_\_\_

NAME Katsuyori MURAKAMI.

REG. No. 10089

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION _____  EVACUATION _____	TAKEN BY <u>G. C. Mouat</u>  DATE <u>Mar. 29/42</u>					
	3 small Water Fountains for Chicks .45 1 new Door 1 Electric Iron <i>shipped</i> 1 Frying Pan 1 Dish Pan 1 Preserving Kettle 1 Cash Box 1 Box odd dishes & glassware 1 Box Knives, Egg Beater & other kitchen hardware 6 Saucepans (alum.) 2 Roast Pans 1 Double Boiler 1 Black Board 4 Platters 2 Fruit Dishes 12 teaspoons 6 white handle knives 7 Forks 30 Saucers 20 Cups 6 Bread & Butter plates 11 Dinner Plates 1 Bowl 1 Teapot 10 Fruit Dishes 50' Garden Hose 1 Child's play wagon 1 Cultivator Machine					
		Vancouver, B. C., June 10/48.  RGB/P.				





BC-710-P  
BC-2361-B

# Farm Appraisal Report

File No. J.L. 782

Lot 1, Sec. 3, Range 2 East, Plan 3912  
Land Description That part of E<sub>2</sub> of Sec. 3, R. 2 E, Plan 246 R, North Salt Spring Island.  
Containing 10 acres & 7.04 = 17.04 Acres

Owner's Name Katsuyori MURAKAMI Post Office Address R. R., Ganges, B. C.

Nearest Rail Point N.A. C.P.R. boat service at Ganges Distance 1 1/4 miles

Market Town Vancouver or Victoria Distance 40 "

Church (give denomination) Protestant at Ganges Distance 1 - 1/2 miles.

Nearest School Ganges Consolidated Distance 1 - 1/4 "

State how property was identified: Road. Posts and map check.

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

Yes, it has frontage on Public Road, gravelled, fair.

Is this district a good one? Fair, but rather far from markets.

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: One good wire fence on west. Value \$

Water supply: Piped from property to south. Water license #10360. allows 1000 gallons per day. Applicable to Lot 1. Value \$

EXHIBIT NO. 625-9  
DATE August 27/48  
FILED BY K. Prallice

## BUILDINGS ON FARM

1364

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
House & addn.	24x26x12	Frame	12	Shingle	approx	Wood	Fair	500.00
HOUSE	10x17x7	"	"	"	15	"	"	
Poultry hse.	20 x 60	"	9	"	5-6	"	"	300.00
Brooder hse.	12 x 14	"	6	Shake	10-15	"	Poor	10.00
"	18 x 46	"	9	"	10-15	"	Fair	250.00
Packing hse.	14 x 14	"	7	"	10-15	"	poor	10.00
shed	12 x 14	"	7	"	10-15	"	"	10.00
Poultry shed	12 x 13	"	6	"	10-15	"	"	10.00
Brooder hse.	14 x 30	"	8	Shingle	5-6	"	good	150.00
shed	18 x 22	"	8	Shake	10-15	"	Poor	10.00
Poultry hse.	18 x 50	"	7	"	10-15	"	Poor	50.00
"	18 x 50	"	7	"	10-15	"	Poor	50.00
"	18 x 45	"	7	"	10-15	"	Poor	25.00
"	20 x 30	"	8	Shingle	2-3	"	Good	125.00
"	8 x 50	"	8	Shake	10-15	"	Poor	50.00

Electric light installed.

Total present day value \$ 1550.00

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? A good cleanout is all that is necessary. Has open fireplace.

Describe the basement and chimneys: No basement, brick chimneys to ground.

No. rooms downstairs? 4 Upstairs? -- How finished V. Joint

Are buildings painted? House. Yes. Condition of paint Fair

Distance from nearest bush All clear.

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
4.	gently sloping to south	light, sandy and shale	shaly with clay	strawberries, logans and asparagus.	50.00	200.00
Area which can be cultivated without cost other than for breaking.						
.25	Low level	clay loam	clay & shaly	drain for winter water	50.00	12.50
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
5.	Gentle rise to south	Light, sandy & shaly 8"	shaly clay	clear small conifers and dead fall	50.00	15.00
Area Unsuitable for Cultivation.						
7.79	Side hill, scrub trees, very shaly with rock outcrops, includes poultry, building sites.			Nature of timber if any and whether marketable	3.00	23.37

Total value of Land \$ 310.87

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 \$ 1310.87

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

Owner vacated about May. Land has been worked by the Chinese firm of International Produce Company Ltd. of Vancouver, rental not known. Dwelling is vacant.

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

In my opinion poultry on this very shaly soil would be in the long run more suitable than small fruits.

## Noxious weeds:

Lots of Canada Thistle.

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

Provincial taxes - Land and school  
\$7.70 plus \$11.00 = \$18.70

Date: August 18, 1942  
Place: Victoria

I certify that the above report is based on a personal examination  
of the whole farm made on the 6th day of August 1942

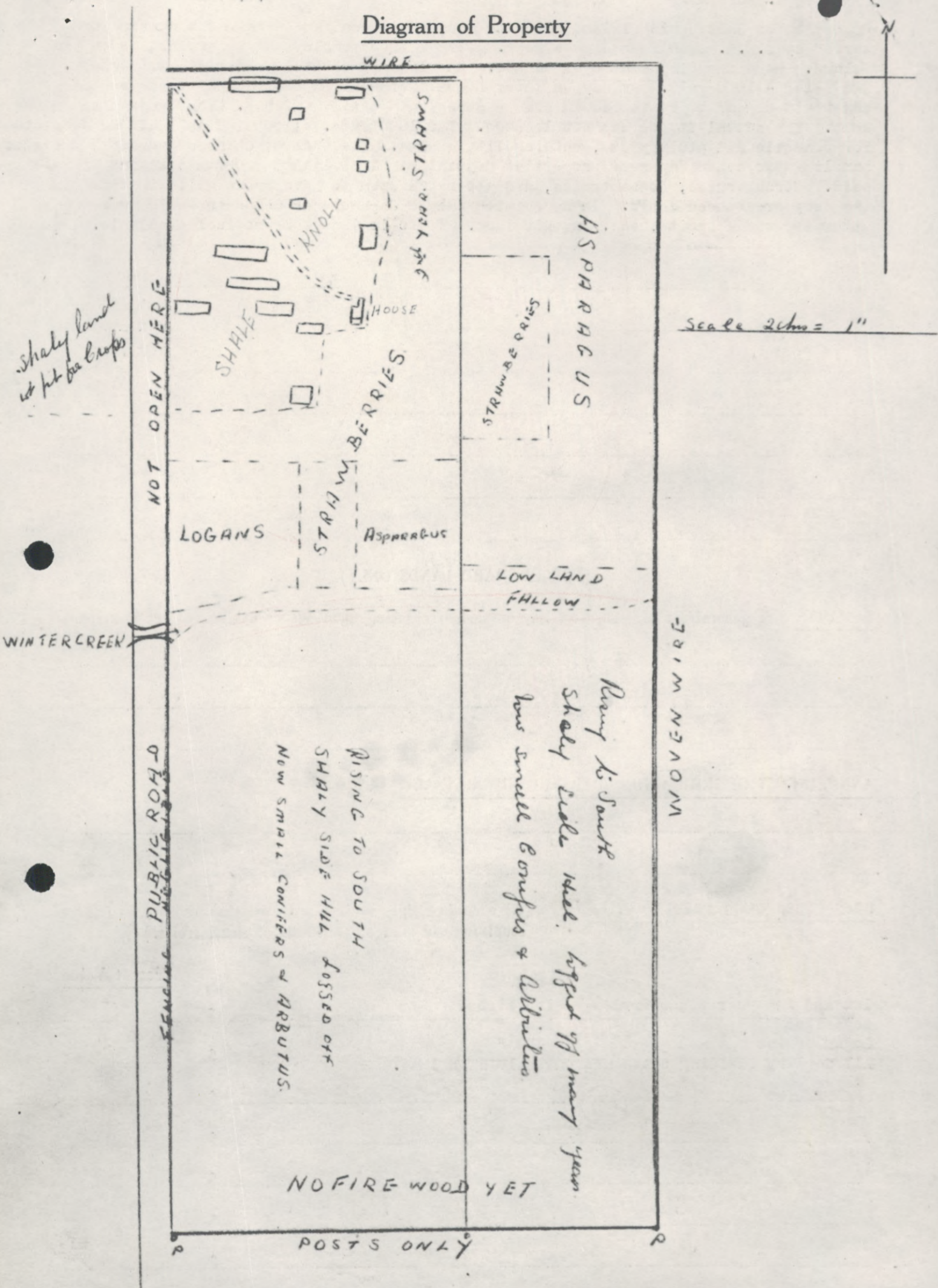
Inspector's Signature

"T. Godfrey"

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



Diagram of Property



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

value is \$ 1300

Date 19th August 19 42

"I. T. Barnet"  
District Superintendent.

Claimant: Katsuyori MURAKAMI.

CLAIM ON REAL AND PERSONAL PROPERTY

625-10

EXHIBIT No.

DATE August 27/48

File 1364.

FILED BY G.E.A. Rice

Remarks

Amount	On	Jap. Valuation	Ass. Value	VLA Appr.	Realized
(1) \$2,000.00	Farmland (10 acres) on Salt Spring Island	\$2,000.00	\$1,000.00	)	)
				) \$310.87	)
(2) \$1,000.00	Farmland (7 acres) on Salt Spring Island	\$1,000.00	\$ 700.00	)	)
				)	) \$1284.00
(3) \$4,560.00	Buildings on above land, as listed in Claim	\$4,560.00	\$1,500.00	) \$1,150.00	)
\$7,560.00	Total (gross)				
\$1,284.00	Acknowledged Custodian Credit				
\$6,276.00	<u>Amount of Real Property Claim</u>				
(4) \$ 400.00	Household & Farm Equipment (see Claim)	\$ 400.00	-	(Auction) (Tender)	\$ 169.15) \$ 32.00)
\$ 169.15	Acknowledged Custodian Credit				
\$ 230.85	<u>Amount of Personal Property Claim</u>				
\$6,506.85	<u>Total amount of Claim</u>				

(1) & (2) These two adjoining parcels of Land (- 17.04 acres) were treated as one by VLA Appraiser, who described it as logged off very shaly ground, with no fuel wood, adding that only Japanese or Chinese would have attempted to grow small fruits on this soil, which would appear to be more suitable for chicken raising.

(3) The following comparative statement of values is made possible by the detailed nature of both claim and appraisal:

Claimant	Appraiser
\$1,600.00 Dwelling (24 x 26)	\$ 500.00 Fair
\$ 500.00 Chicken House (20 x 60)	\$ 300.00 Fair
\$ 400.00 Brooder House (20 x 46)	\$ 250.00 Fair
\$ 300.00 Chicken House (20 x 30)	\$ 125.00 Good
	( \$ 10.00 Poor
\$1,000.00 4 Chick Houses (18x50)	( \$ 50.00 Poor
	( \$ 50.00 Poor
	( \$ 25.00 Poor
\$ 250.00 Incubator House (14x28)	\$ 150.00 Good
\$ 150.00 Feed Shed )	
\$ 50.00 Box Shed )	\$ 50.00 "Others"
\$ 50.00 Wood House )	
\$ 30.00 Wash House )	
\$ 75.00 Brooder House (12x14)	\$ 10.00 Poor
\$ 75.00 Berry Packing House	\$ 10.00 Poor
\$ 75.00 Asparagus Packing House	\$ 10.00 Poor
\$ 5.00 Chicken House	\$ 10.00 Poor
\$4,560.00	\$1,550.00

(4) Recapitulation of personal property claim shows:

\$355.00	(Sold by Auction for \$169.15 (Other Sales \$ 32.00
\$ 35.00	No record at any Time
\$ 10.00	No account, Theft &c
\$400.00	Amount (gross) of Pers. Prop. Claim.

"R. G. B."

Vancouver, B. C. June 10/48.

RGB/P.

I hereby certify the above words to be a true copy of the original whereof they purport to be a copy

Oct. 5/48. *L. McLaughan*