

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					2043.		1093.07			1093.07
<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 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										1093.07

CASE NO: 658.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
September 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MOTARO HAMAURA.

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 September 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MOTARO HAMAURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

A. G. VIRTUE, Esq., K.C., appearing for the
 Claimant.

MISS LILLIE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

M. Hamaura,
In Chief.

THE SECRETARY: Case No. 658, Motaro Hamaura.

MOTARO HAMAURA, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a summary of evidence form showing
the description of your property and the improve-
ments and the buildings (indicating).

10 A Yes.

Q And is that your signature?

A Yes.

Q Now, was this form prepared by you in my office
with the help of an Interpreter?

A Yes.

Q Was it carefully prepared?

A Yes.

Q Are the values you have placed on your property
and the improvements true values?

A Yes.

20 Q And have you put fair prices on your land, build-
ings and improvements? A: Yes.

Q And I show you an extra sheet made out showing
the amount that the materials cost you in your
house (indicating). Is that signed by you?

A Yes.

Q That is correct? A: Yes.

MR. VIRTUE: I will put those in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 1).

30 MR. VIRTUE: Q: Now would you look at that picture,

M. Hamaura,
In Chief.
Cross-Exam.

(indicating)?

A Yes, that is my house.

Q Is that the house that you are claiming for?

A Yes.

Q Does that show the house in about the same condition as it was in when you were evacuated?

A Yes.

MR. VIRTUE: I put that in as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

10 MR. VIRTUE: Q: You are not making any claim for your personal chattels, your household furniture, and such things? You have no claim for that at all?

A No.

Q All right, thank you.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its^{fair} market value. As already stated by my learned friend, his claim for chattels has been abandoned.

20 I wish to submit, your Honour, as an exhibit the farm appraisal report respecting the land in question.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. RICE:

Q The figures that you have here on this statement of costs of the house attached as part of Exhibit 1 amounting to \$2842.00, where do you get those figures?

30 A All these various items was materials.

Q And the labour, and different things?

A Yes.

Q But where did you get them? Have you got a record anywhere, a book record or any record of that cost that is written down there?

A No, I wrote these down from memory.

THE SUB-COMMISSIONER: Pardon?

MR. RICE: He wrote them down from memory, he says.

A I wrote them down from memory.

10 MR. RICE: All right.

MR. VIRTUE: That is all, thank you.

THE SUB-COMMISSIONER: I take it that the personal claim of \$305.23 is being abandoned now, is it, Mr. Virtue?

MR. VIRTUE: Yes, we are abandoning it.

THE SUB-COMMISSIONER: All right.

MR. VIRTUE: I wish to call attention for the record to the farm appraisal report which, strange to say, has some very favourable comments about the property. Under roads, "Yes, it fronts on Goulding Road; 40' dirt road". "Is this district a good one? Yes, good farming Island." "Water supply. City water". "Electric light installed". And further down, "Describe the basement and chimneys: Full basement; brick chimney to ground." "Condition of paint: Very good." And then the value per acre is put in at \$200.00.

20

(Witness aside)

30

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD:, Official Reporter *S.R. Howard*

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

S. R. Howard
SUB-COMMISSIONER.

66 42

Case No. 658

ACKNOWLEDGED

NOV 27 1947

(L)

Leth

Proof of Claim

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

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

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

1. Name of Claimant in full:

Motaro Hamaura

Registration No.

05294

2. Claimant's address at the time of his evacuation from the protected area:

Acme Cannery, Eburne, B.C.

3. Claimant's present address:

4. Claim relating to real property: **Picture Butte, Alta.**

(a) Street address of real property:

(b) Legal description of property:

**Lot 2 of Portion of Section 28, Block 5 North,
Range 7 West, Sea Island, New Westminster District.**

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

House 28x38'
1 Lot

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

Title is left at the New Westminster Court House.

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

(I) Land— \$ 325.00
(II) Buildings— \$ 4000.00

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

\$ 2292.32

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

Acme Cannery, Eburne, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

In the house on Block 5 North, Range 7 West,
Sea Island, New Westminster, B.C.

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

In the care of the Custodian.

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

2 Iron Pots and sundries	\$-1--	\$.25	8 Gallon crock	\$ 2.75
Galv. Can		.50	Chinaware	2.50
Galv. Pail and Stone Jug		.50	Chinaware	1.60
Sundries		.25	Chinaware	1.25
Wagon Jack		5.25	2 Stone crocks	.25
Garden tools		1.00	Iron Pot	1.10
Garden tools		1.70	Iron pot & pail	1.50
Peavy		1.00	Sawdust hopper	.25
Garden tools		1.00	2 Stone Jugs	.30
Cross cut saw		.75	2 Boiling kettles	2.00
Cross cut saw		1.00	Table scale	4.75
Cross cut saw		.50	5 Gallon crock & galv. pail	2.50
Pike pole & fish picks		.25	Iron Pot	1.50
Peavy		1.00	Iron Pot	1.00
5 Lanterns		1.00	Book Shelf	.50
2 Water tanks		1.25	Small Galley stove	.50
2 Handsaws		1.00	Square Dining Table	1.00
2 Handsaws		1.10	5 Kitchen chairs	1.50
Marine spot light		1.25	6 Kitchen chairs	1.50
Rubber coat & pants		1.25	5 Kitchen chairs	2.50
3 Framed pictures		.60	Ice Box	14.00
			Electric Westinghouse	5.00
			Round Dining Table	2.25

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

Total Value	\$400.00
Sale price	94.77
Loss	\$ <u>305.23</u>

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

7. An Interpreter will.....be required.

DATED this 12 day of October, A.D. 1947.

M. Harraura

W. Hommura
Witness to Signature of Claimant.

Signature of Claimant.

STATUTORY DECLARATION

I, Motaro Hamaura
(Full Name of Claimant)

of Picture Butte, Alta. Beet Worker
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

\$94.77 from the sale of my personal property.

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

DECLARED at Picture Butte
in the Province of Alberta,
this 13th day of Nov
A.D. 1947.

M Hamaura

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

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

STATUTORY DECLARATION

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
(Full Name of Claimant) P.C. 3737; and

BOB WATSON
(Occupation)

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

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

1. I am the above-named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Proof of Claim

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

DECLARED at
in the Province of Alberta,
this _____ day of _____
A.D. 1947.
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 20

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Motaro ~~HAMA~~ HAMAURA

2. Registration Number: 05294

EXHIBIT No. 658-1.
DATE Sept 13/48
FILED BY A. G. Vulture

3. Present Address: PICTURE BUTTE, Alberta.

4. Address Prior To Evacuation: Acme Cannery, EBURNE, B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot 2 of Portion of Section 28, Block 5 North,
Range 7 West, Sea Island, NEW WESTMINSTER District.

- (a) Nearest Post Office adjacent to land. **Eburne, B.C.**
- (b) Number of acres: **0.408**
- (c) When purchased: **1936**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Cleared.

No buildings.

(e) Purchase Price \$ **250.00**

6. IMPROVEMENTS:

(a) Clearing.....acres at \$.....per acre	\$	nil	
(b) Fencing	\$	6.00	
(c) Tillage	\$	nil	
(d) Drainage water pipe	\$	75.00	
(e) Weed Eradication	\$	nil	
(f) Planting 12 fruit trees	\$	15.00	
(g) 5 poles and electric wires	\$	37.00	
(h)	\$	_____	
		Total	\$ 133.00 \$ <u>133.00</u>
		Carried Forward	\$ \$ 383.00

Brought forward

\$ 383.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
1½ storey dwelling stucco outside, 9 rooms inside finished in plaster.....	28' x 38'	1940	2842.00	1158.00	\$4000.00

Total Cost of Buildings \$4000.00 \$4000.00

Total Cost of Land and All Improvements\$ 4,383.00

Fair Market Value\$ 4,325.00

Sold by Custodian for\$ 2,032.68

Loss Claimed on Parcel 1\$ 2,292.32

8. Assessment for 1942:

Land \$

Improvements \$

Total \$

9. Appraisal or Valuation (by Custodian):

Lands	\$ 81.60
Improvements	\$ 2000.00
Total	\$ 2081.00

10. Rental Value per Year: \$ 480.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....	\$ 1,500.00 with North West Fire Insurance Company
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs: /

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies North West Fire Insurance Co. No 193940

(f) Correspondence B.C. Electric Statement re: poles and sections of wire. (Electric Energy Agreement)

(g) Lr. from office of Custodian dated Oct. 7, 1943 stating property to be sold.

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 2,292.32
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 2,292.32

NOTE: NO CLAIM BEING MADE FOR PERSONAL PROPERTY.

I HEREBY CERTIFY THE ABOVE TO BE CORRECT AND TRUE.

Chas. H. Vail
Witness

M. Hamarra
Signature of Claimant.

ATTACH TO
Summary of Evidence.

M. Hammaro.
Picture Butte
Alta.

- ① 1 parcel of LAND.
- ② LAND titles at New Westminster
Court House.
- ③ Material of house
Shingle + lumber + nail. \$1500
window + door 312
Toilet + sink 220
Chimney 70
Electric wire inside 100
Foundation 170
Stucco + plaster 430
Paint 40
Total \$2,842

- ④ Labour of carpente + own. \$1100
- 5 10X14 cabin in 1940
- 6 For the material ~~\$1100~~ \$450
- 7 For labour \$400
- 8 Claim on personal property

2842
1100

3942
4000

158
1158

M. Hammaro.



M. Hamaura

EXHIBIT No. 658-2
DATE Sept. 13/48
FILED BY J. Y. Curtis

17489

M. Hamaura.

EXHIBIT No. 658-2
DATE Sept 13/48
FILED BY A. G. Virtue

EXHIBIT No. 658-2
DATE Sept. 13/48
FILED BY A. G. Virtue

BC-593-P
BC-274-B

Farm Appraisal Report

File No. J.L.734

Land Description Lot 5 of subdivision of Lot 2 of portion of Sec.28, Blk.5N, Rge.7W, Map 5889. Sea Island.

(No house number) Containing 0.408 Acres

Owner's Name HAMAURA, Motaro Post Office Address Eburne P.O., B.C.

Nearest Rail Point Marpole, B.C.E.Rly. Distance 4 miles.

Market Town Vancouver Distance 10 "

Church (give denomination) All within 4 miles Distance

Nearest School Bridgeport (school bus) Distance 4 "

State how property was identified: Iron posts, map and road.

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

Yes; it fronts on Goulding Road; 40' dirt road.

Is this district a good one? Yes; good farming Island.

Employment opportunity Varied; fishing, canneries, farms & Vancouver industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: North line wire only. Value \$

Water supply: City water. Value \$

BUILDINGS ON FARM

6643

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	39 x 39	Frame, stucco	18	Shgl.	2	Concrete	Good	\$2500.00
Cabin	10 x 14	Frame	9	"	2	Wood	"	40.00
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT No. 658-3
DATE Sept. 13/45
FILED BY J.B. Price

Electric light installed. Total present day value \$ 2540.00

Total Value Buildings add to farm \$ 2000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Closely boarded up; made inquiry from Mrs. Montgomery in residence on Lot 1. She has been inside many times. \$

Describe the basement and chimneys: Full basement; brick chimney to ground. Earth or concrete floor, not able to verify.

No. rooms downstairs? est.5 Upstairs? est.3 How finished Well papered over wood or plaster.

Has toilet. Are buildings painted? House, yes. Condition of paint Very good.

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
0.408	Flat	Silty clay 10" to 1'	Good clay.	Was strawberries, now wild hay.	\$200.	\$81.60
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 81.60

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 2081.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Vacated this spring. Securely boarded up top and bottom. Wild hay now covers the lot.

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

Noxious weeds: Not in evidence.

Give approximate detail and Corporation of Township of Richmond.
amount of all annual taxes and Taxes:
names of Taxing Authorities: Arrears (1941) \$6.00. 1942 - \$33.97.

Date: August 1st, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 30 day of July 1942.

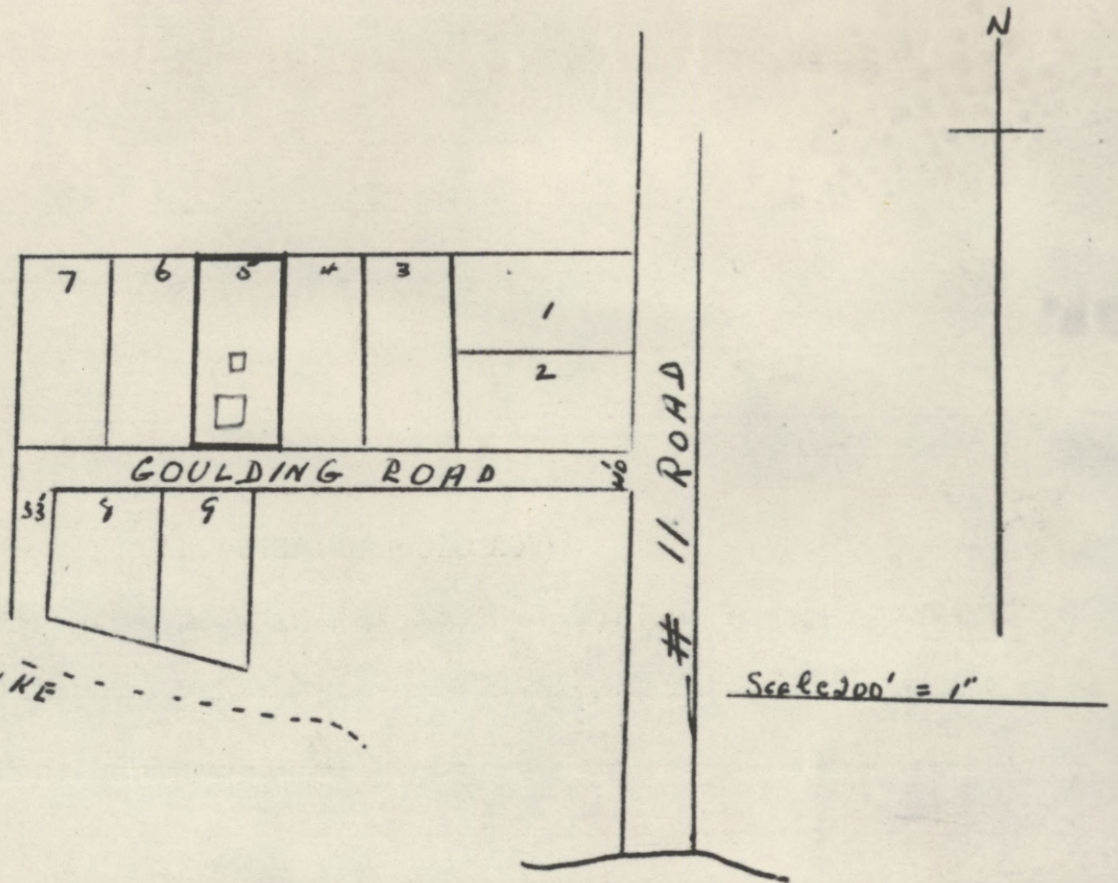
Inspector's Signature

"T. GODFREY"

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

Diagram of Property

120001



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2000.00.....

Date 3rd August 19 42

"I. T. BARNET"
District Superintendent.