Name of Claimant IMADA, Yoshitaro Case 672

Custodian File 6995

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					1326		1567.13				1567.13

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	1567.13

CASE NO: 672.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHITARO IMADA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 672.

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 15th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHITARO IMADA.

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

THE SECRETARY: Case No. 672, Yoshitaro Imada.

YOSHITARO IMADA, 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 containing a description of your lots near Port Haney, consisting of 15.7 acres?

A Yes.

10 MR. RICE: Your Honour, just for the purposes of the record, I take it that this claim is for land alone and not a chattel claim?

MR. VIRTUE: That is correct.

Q Do you speak a little English?

A Yes.

Q You paid $2600.00 for that property?

A Yes.

Q At that time there were only three acres cleared?

A Yes.

20 Q And then you cleared another 7 acres; you planted strawberries, raspberries, hops and fruit trees?

A Yes.

Q And that cost you $2950, about?

A Yes.

Q And then you put on buildings which cost $1850.00?

A Yes.

Q And that brought the total cost of your land, what you paid in the first place, clearing and

30 cultivating, and the buildings, that brought the

total cost up to $7400.00?

A Yes.

Q But you only claim that your land at the time of evacuation was worth $4500.00, that is all you claim? A: Yes.

Q Now are those fair values?

A Yes, the price of $4500.00 is the amount that I could have sold it for just prior to evacuation.

Q And are these statements you have made in this claim true statements? A: Yes.

Q They sold that property for $1300.00?

A Yes.

Q Was that fair? A: No, unfair.

Q You are claiming a loss of $3200.00?

A Yes.

Q Is that a reasonable amount?

A I have received from the Custodian $1,148.00.

Q Yes, but the amount that you are claiming now as your loss is $3200.00?

A Yes.

Q And is that a fair amount? A: Yes.

Q Is that your signature (indicating)?

A Yes.

MR. VIRTUE: I tender that.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: If my learned friend has the assessment notice handy, I will ask him to give it to me now or else he can put it in. I will put it in myself. My learned friend is producing that, this notice, so that I will just file it as an

exhibit. The assessment on this property for 1943 $2200.00.

(NOTICE MARKED EXHIBIT NO. 2).

MR. VIRTUE: All right.

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

I wish to tender as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

10 MR. RICE: I also wish to tender as an exhibit a real property summary.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: I also tender as an exhibit claim on real property.

(DOCUMENT MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. RICE:

Q How many acres of fruit trees were on this land?

A Three acres.

20 Q What kind of fruit?

A Apples, pears, Italian prunes; that is all.

Q Well how many apple trees would there be, do you know? A: An acre and a half of apple trees.

Q How many pears? A: Half an acre.

Q And prunes? Would there be an acre of prunes?

A Yes.

Q How old were these trees?

A The apple trees were planted in 1932, the Italian

30 prunes were planted in 1936.

Q And the pears? A: The pears at the same time as the Italian prunes.

Q 1936? A: Yes, 1936.

Q Now how do you arrive at the value of $500.00 for these three acres of fruit trees?

A The small apple trees at the time of planting cost about seventy or eighty cents, from seventy and eighty cents to one dollar.

Q And how many apple trees were there?

10 A About eighty.

Q Eighty? A: Yes.

Q And how many pear trees? A: About twenty.

Q Twenty? A: Yes.

Q What did they cost? A: About eighty cents.

Q And the prunes, did they cost the same?

A Yes.

Q How many prune trees were there?

20 A About fifty.

Q You paid $2600.00 for this property, did you, when you bought it? A: Yes.

Q When did you buy it? What year did you buy it?

A 1928.

Q And then the house burnt down in 1935?

A Yes.

Q How much was the house worth that burnt down? How much did you lose?

A About $1500.00.

30 Q Pardon? A: About $1500.00.

Q $1500.00? A: Yes.

Q Was it insured? A: Insured for $1000.00.

Q $1000.00? A: Yes.

Q So that you were paid $1000.00 for it then?

A Yes.

Q But your total loss, you say the house was worth $1500.00 that you lost?

A Yes.

10 Q Why haven't you deducted $1500.00 from the amount of your claim?

MR. VIRTUE: Excuse me. That is very unfair. He says that the property cost $7400.00 and he only claims the present value of it of $4500.00 and my learned friend says"you haven't deducted that burnt building", although he says in his own claim that the building was burnt down.

THE SUBCOMMISSIONER: Of course, I was taking myself, Mr. Virtue, the difference between the valuation

20 placed on it about two or three months after the man was evacuated and the cost at $2600.00, and I cannot understand it when it was assessed at $1200.00, I couldn't understand it, but when the house was worth $1500.00 that explains it.

MR. VIRTUE: He shows that right in his own claim form that the house burnt down.

THE SUB-COMMISSIONER: Yes, but there is nothing in here to show the difference in the value.

MR. VIRTUE: It shows it as having been burnt downin

30 there.

MR. RICE: . It also shows that the claim was boosted by $3671.00.

MR. VIRTUE: The claim has a total cost as being $7400.00 and he is only claiming $4500.00, so that there is a drop there in value of $2900.00.

THE SUB-COMMISSIONER: That is why I think that a person is aroused as to what the difference there is.

MR. VIRTUE: But when my learned friend says to this man attacking his credibility, that "You have not allowed anything for the house that has burnt down", that is plainly not right because there is a statement there to that effect.

MR. RICE: Yes, the house was burnt down and nothing taken off.

MR. VIRTUE: The form is clear, I think. There is a generous amount made or allowed for that, a very generous amount, I think.

MR. RICE: Yes, they have been very generous in all these claims.

THE SUB-COMMISSIONER: Here is the point that strikes me, when a man comes in saying that he is claiming $2600.00 for the house or for the property, they should be particularly careful to show the Commission that there was a house on there worth $1500.00 and that that house was burnt down and how that was arrived at.

MR. VIRTUE: That is in his claim form, your Honour, and it gives all the details in there including the improvements and everything else, and it

shows clearly on that form that the house had been burnt down in 1935.

THE SUB-COMMISSIONER: Yes, but what is the value of it? He has not given the value of the house.

MR. VIRTUE: He has been perfectly frank.

THE SUB-COMMISSIONER: That is what makes it difficult to arrive at what is a fair value.

MR. VIRTUE: When my learned friend makes a statement to a witness attacking his credibility, he should be very careful about his foundation.

MR. RICE: I think if my learned friend places a witness in here who says that certain property is worth $7400.00, I think he should be very careful.

MR. VIRTUE: And it shows that the house was burnt down.

MR. RICE: And there was nothing taken off for it, $1500.00 should be taken off.

MR. VIRTUE: I think this man has made a very fair statement in his summary of the evidence.

MR. RICE: As a matter of fact, the claim originally filed for this land amounted to $3790.00 and today it is boosted up to $7400.00 or an increase of $3610.00 and my learned friend says that "All we are claiming now is $4500.00".

MR. VIRTUE: Yes.

MR. RICE: But he boosted the claim from $3790.00 to $7400.00. $3790.00 is what it was originally filed at.

THE SUB-COMMISSIONER: I see by the original claim that it was filed on the 17th day of November,

1947, and the buildings are valued at $1650.00 and the claim as filed now, Exhibit 1, is $1850.00.

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: And one begins to wonder. That is all. Anything else, Mr. Virtue?

MR. VIRTUE: That is all, thanks. I want to call your Honour's attention to the farm appraisal report. With regard to the question, "Is this district a good one", the answer is, "Fairly good". "Electric light installed in buildings." Reclamation cost per acre, $150.00 per acre, although ten acres cleared and planted with fruit trees and so on are valued at only $100.00 an acre. "Describe condition of farm buildings, makeshift and poor", but the land "in good condition and tillage; has been occupied and developed from bush by the Japanese owner in the last 15 years." And over on the next page, "Small fruit crop has been taken over this season by a tenant for $600.00". That is the small fruit crop on this land, $600.00. In the Remarks, "Lies on a slight southerly slope about a mile north of Kanaka Creek. Pretty good fertile loam soil with good open ditches at boundaries, and some cedar underdrains." And then he goes on to the heading under orchards, and says, 3½ acres of strawberries all in good condition, half an acre raspberries in good condition, two acres of hops in good condition,

and 100 fruit trees in fair condition.

By the way, I want to recall this man for a minute. Is he still here? Come up for a moment. I want to ask you one question.

Q When you were answering my learned friend you spoke of the cost of the fruit trees and I think you said the apple trees cost about, was it $1.00 each?

MR. RICE: Eighty cents to a dollar.

10 A Eighty cents to a dollar.

MR. VIRTUE: Q: Eighty cents to a dollar. Was that the price when the trees were tiny and you had just first planted them?

A Yes, when they were small saplings.

Q When they are grown up, 15 years or so old, they are worth more than that?

A Yes, of course.

Q The Eighty cents or one dollar price didn't allow you anything for yourwork in planting the trees

20 or taking care of them for 10 or 15 years, is that right?

MR. RICE: There is no credit given either for the fruit taken off in that time.

A Yes.

MR. VIRTUE: All right, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.
"S.R. HOWARD": Official Reporter

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

R. M. Samanson

SUB-COMMISSIONER.

ACKNOWLEDGED

6995. Re. Case No. 672.

NOV 27 1947

Proof of Claim

Leth

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: Imada Yoshitaro

   Registration No. 14421

2. Claimant's address at the time of his evacuation from the protected area: 18th Ave., Whonnock, B.C.

3. Claimant's present address: c/o Alex Putici
   Taber, Alberta

4. Claim relating to real property:

   (a) Street address of real property: 18th Ave. Whonnock, B.C.

   (b) Legal description of property:

   Lot Sixteen (16), Seventeen (17) and Eighteen (18) of the North West Quarter of Section Fifteen (15) Township Twelve (12) Map 1973 in the District of New Westminster.

VIRTUE & RUSSELL, Barristers, Lethbridge.

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

Farm containing 3 lots each of 5 acres with a frame dwelling 20 ft. by 22ft.

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

Indefeasible title.

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

(I) Land— $ 2140.

(II) Buildings— $ 1650.

Houses	$ -	1650.
Barn		300.
Brooder		50.
Woodshack and hops racks.		250.
		$1650.

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

$ ~~2450.00~~ $2642.

5. Claims relating to personal property, etc.

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

~~[illegible]~~

(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:

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

Custodian
Department of the Secretary of State
Vancouver, B.C.

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

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

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 17th day of ~~October~~ November, A.D. 1947.

Lawson Sanderson
Witness to Signature of Claimant.

Y Imado
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Yoshitaro Imada
(Full Name of Claimant)

of Taber, Alberta laborer
(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:

$1148.00

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 Taber

in the Province of Alberta,

this 17th day of November

A.D. 1947.

Samson Sanderson
A Commissioner for Oaths in and for the Province of Alberta.

Y Imada

VIRTUE & RUSSELL, Barristers, Lethbridge.

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

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

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

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 33.

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full:

Yoshitaro Imada.

2. Registration Number:

14421.

3. Present Address:

Taber, Alberta.

4. Address Prior To Evacuation:

18th. Avenue, Whonnock, B.C.

EXHIBIT No. 672-1
DATE Sept 15/48
FILLED BY G. G. Virtue

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 16 of the North West Quarter of Section 15 Township 12 Map 1973 in the District of New Westminster.

Lots 17 and 18 of the North West Quarter of Section 15 Township 12 Map 1973 in the District of New Westminster.

(a) Nearest Post Office adjacent to land. Port Haney, B.C.

(b) Number of acres: 15.7

(c) When purchased: 1928

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

3 A. cleared.

1 house.(burned down in 1935)

(e) Purchase Price ..... $ 2600.00

6. IMPROVEMENTS:

(a)	Clearing 7 acres at $ 250.00 per acre	$ 1750.00		
(b)	Fencing	$		
(c)	Tillage	$		
(d)	Drainage	$		
(e)	Weed Eradication	$		
(f)	Planting 4 A. strawberries	$ 300.00		
	1 A. raspberries	50.00		
(g)	2 A. hops	$ 100.00		
	3 A. fruit trees	500.00		
(h)	poles and wire for hops	$ 250.00		
	Total	$ 2950.00	$ 2950.00	
	Carried Forward	$	$ 5550.00	

Brought forward $ 5550.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
House	26 x 20	1936	500.00	300.00	800.00
House	18 x 12	1937	200.00	50.00	250.00
Barn	26 x 34	1932	200.00	100.00	300.00
Brooder	16 x 14	1930	35.00	15.00	50.00
Woodshed	14 x 22	1938	50.00		50.00
Chicken House	40 x 20	1937			200.00
Hop racks		1939			200.00
					$1850.00

Total Cost of Buildings $1850.00 $ 1850.00

Total Cost of Land and All Improvements ..... $ 7400.00

Fair Market Value ..... $ 4500.00

Sold by Custodian for ..... $ 1300.00

Loss Claimed on Parcel 1 ..... $ 3200.00

8. Assessment for 1942:

Land $1140.00

Improvements $1060.00

Total $2200.00

9. Appraisal or Valuation (by Custodian):

Lands	$ 1050.00
Improvements	$ 300.00
Total	$ 1350.00

10. Rental Value per Year: $

11. Fire Insurance on Buildings: None
(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs: None

(b) Deeds Certificate of Title # 89875 E
" " " # 115062 E

(c) Agreements to Purchase None

(d) Leases None

(e) Insurance Policies None

(f) Correspondence Map fo land and buildings
Tax Assessment Notice

(g)

(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 ..... $ 3,200.00

Parcel 2 ..... $

Parcel 3 ..... $

Parcel 4 ..... $

TOTAL: m $3,200.00

NOTE: NO CLAIM IS BEING MADE FOR PERSONAL PROPERTY.

I HEREBY CERTIFY THE ABOVE TO BE TRUE AND CORRECT.

Chas. M. Vail

signature of Witness

T. Imada

signature of Claimant.

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements: Improved	Value of Land Exclusive of Improvements: Wild
2230.	16.	16 Sh.	15	14	1973.	5.2	$ 700 —	$ 380 —	$ 1080
2231	17	"	"	"	"	5.2	260 —	380 —	640
2232	18.	"	"	"	"	5.3 ac	100 —	380 —	480
		672-2				15.74	760 —	700	2200.

EXHIBIT No.

DATE Sept 15/48.

FILED BY

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

File # 6990
Reg # 14421

Y. Imada,

R.R. #1

Thonock, B.C.

c/o Custodian

BC-43-P
BC-2698-A
COPY

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. J.L.254

Land Description Lots 16, 17 and 18 Subdiv.of Pt.of N.W.¼ Sec.15, Tp.12,Map 1973, N.W.D.

Containing 15.704 acs.more or less. Acres

Owner's Name Y. Imada Post Office Address R.R.#1, Haney, B.C.

Nearest Rail Point Haney on C.P.R. Distance 3 miles

Market Town Haney - 3 miles : New Westminster Distance 25 "

Church (give denomination) All Denominations - Haney Distance 3 "

Nearest School Public School - 1 mile: Haney High - 3 miles Distance

State how property was identified: Registered plan, road and owner.

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

Has approximately 800' frontage on a good gravel road(18th Avenue) along west boundary and lies in about ¼ mile south of the Dewdney Trunk Road.

Is this district a good one? Fairly good

Employment opportunity Fair though limited to 1 or 2 lumber mills, and Haney Brick Yard, etc.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: Poor rail at east boundary only Value $

Water supply: About adequate from 4 seepage wells in clay; each about 6'x6'x18. Value $

6995

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	Rough lumber	12	Shake	10	Post	Poor	$ 250.00
Old woodshed	20 x 20	" "	8	"	10	"	"	-
Shack	12 x 18	Lumber	8	Shgle.	5	"	Fair	40.00
~~BARN~~ Old shed	26 x 36	Split cedar	10	Shake	30	"	Poor	-
Henhouse	20 x 40	Lumber	7	Shgle.	10	"	Fair	95.00
~~BARN~~ Brooder	12 x 14	"	6	"	10	"	"	15.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 672-3
DATE Sept 15 '48
FILED BY Ora Rice

Electric light installed in buildings

Total present day value $ 400.00

Total Value Buildings add to farm $ 300.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Dwelling makeshift and poor construction, but would suffice for a time until a new one built. Outbuildings poor although the henhouse & brooder could be reconditioned at reasonable cost. $

Describe the basement and chimneys: No basement or cellar, and stovepipe chimney only.

No. rooms downstairs? 3 Upstairs? Attic How finished V Joint and shiplap

Are buildings painted? No Condition of paint

Distance from nearst bush Unexposed

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
10	Slight slope south	Clay loam 8"-10"	Clay	4 ac, small fruits 2 " hops - in good cultivation and condition.	$100	$ 1000.00

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	
5	Slight slope south	Clay loam 8"-10"	Clay	Clear scrub bush and stumps	$150	$10	50.00

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
0.704	Small gully and banks	Logged over small scrub No marketable timber left.	-

Total value of Land $ 1050.00

Total added by buildings to value of farm $ 300.00

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

Total value of farm $ 1350.00

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

Buildings makeshift and poor, but land in good condition and tillage. Has been occupied and developed from bush by the Japanese owner in the last 15 years.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Diversified farming with poultry and some small fruit.

Noxious weeds: Well controlled at present but some thistles and couch grass in spots.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 taxes - $55.48
Municipality of Maple Ridge.

Date: June 9th, 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 4th day of Jube 1942.

Inspector's Signature "J.D.PATTERSON"

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

Farm Appraisal Report

Remarks: Property consists of three 5 acre lots, more or less - 16, 17 and 18. Lot 16 was purchased by Imada 15 years ago with about 3 acres cleared. Subsequently he bought 17 & 18 and now has 10 acres cleared and under cultivation with 4 in small fruit and 2 in hops, in good cultivation and production. The small fruit crop has been taken over this season by a tenant for $600.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Lies on a slight southerly slope about a mile north of Kanaka Creek. Pretty good fertile loam soil with good open ditches at boundaries, and some cedar underdrains.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

nil.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

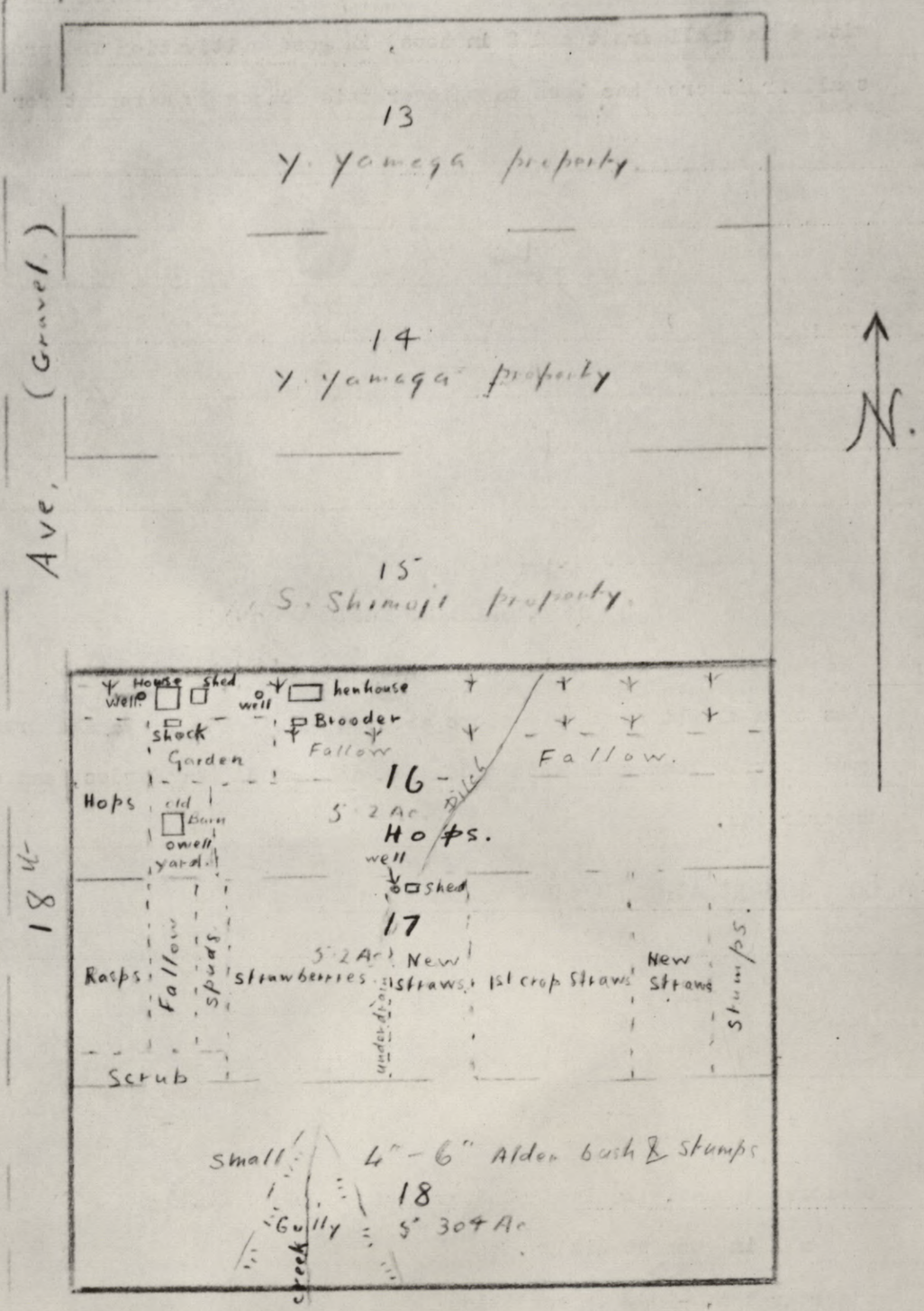
	Present Value
3½ acres straws. (2¼ 1st & 2nd crop; 1 ac.new planting)	$
all in good condition.	$
½ acre rasps. - good condition	$
2 " hops - " "	$
100 fruit trees; only fair condition.	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Scale 200' = 1 inch

Diagram of Property - In Red: Y. Imada.

Lots 16, 17, & 18, Sub. Div. of Pt. of N.W. ¼ Sec. 15. Tp. 12. Map 1973. N.W.D. Contg 15.704 Ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1350

Date 15th June 1942.

"I.T.BARNET"

District Superintendent.

EXHIBIT No.
DATE Sept. 15/48
FILED BY G.E.A. Rice

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshitaro IMADA Reg. No. 14421 File No. 6995.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/43-P. First Offer.

PROPERTY ADDRESS: 18th Avenue, R.R. No. 1, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 16 of the North West quarter of Section 15, Township 12, Map 1973, Municipality of Maple Ridge, D.N.W.

AND

Lots 17 and 18 of the North West quarter of Section 15, Township 12, Map 1973, Municipality of Maple Ridge, D.N.W.

TITLES: Registered in the name of Yoshitaro IMADA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25223, dated December 19th, 1942.

ASSESSED VALUES:

Lot 16	-Land	-$380.00		
	Improvements	-$700.00	- $1080.00.	Taxes - $20.46
Lots 17&18-	Land	-$760.00		
	Improvements	-$360.00	- $1120.00.	Taxes - $27.98
			$2200.00.	$48.44

CLASSIFICATION: This is a small Fruit and Hop Farm with Dwelling and out-buildings. Yoshitaro IMADA declared on his JP Form, signed April 30th, 1942, that this property had an area of 15.704 acres, which was confirmed by the 1942 Maple Ridge Assessment Roll. IMADA also declared that there were the following buildings on the property-
1 - 3 room dwelling, 1 woodshed, 1 barn, 1 chicken house, 1 pickers house, 1 brooder house.

HISTORY OF ADMINISTRATION: This property was leased by Yoshitaro IMADA on 19th May, 1942, to John M. Jensen for the term of 9 months from 1st May 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-operative Produce Exchange. Consideration $610.00 paid. Rental for 1943 to be $300.00.
House and buildings included. Term extended by Collateral Agreement to October 31st, 1943. Consideration $200.00, payable July 15th, 1943.

Lease and Collateral Agreement given to The Director, The Veterans' Land Act. August 6th, 1943.

SOLD: To The Director, The Veterans' Land Act for $1,326.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Yoshitaro IMADA as at May 10th, 1944, against which were charges for Registration Fees - $6.00, Legal Fees- $15.00, leaving a net credit of $1305.00 from said transaction.

In view of the rents for 1943 having been collected by the Custodian, a cheque for $200.00 covering same was paid to The Director, The Veterans' Land Act, November 17th, 1943.

Certificates of Title Nos. 169942-E and 169943-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be in accordance with information on file.

March 28th, 1946.

"D.A. Cramer"
D.A. CRAMER

DAC:JS

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

Date: October 29, 1948.

E. LeBosse
A.J.

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EXHIBIT No.

DATE Sept. 15/48

FILED BY G.E.A. Rice

CLAIM ON REAL PROPERTY

Claimant: Yoshitaro IMADA.

File No. 6995

	Amount	On	Jap. Valuation	Ass. Value	VLA Appr.	Realized
(1)	$2,140.00	A 15.7 acre parcel of Farmland, Haney, B. C.	$2,140.00	$1,140.00	$1,050.00)	) $1,326.00
(2)	$1,650.00	Buildings on above land	$1,650.00	$1,060.00	$ 300.00)	
	$3,790.00	Claimant's total (gross)				
	$1,148.00	Acknowledged Custodian Credit				
	$2,642.00	Amount of Claim				

Remarks

(1) This property is described by VLA appraiser as 3 lots, each 5 acres, 10 of which are cleared and under cultivation.

(2) The Dwelling is described as make-shift and of poor construction, the other buildings being of little value.

"R.G. B."

Vancouver, B. C., June 16/48.

RGB/P.

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

Date: October 29, 1948.

E. LeBlanc

D.J.