

Custodian File

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1433		1040.52			1040.52
										525.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									1565.52	

CASE NO: 818.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TSURUO KING ENTA.

PROCEEDINGS AT HEARING.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Winnipeg, Manitoba,
 April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TSURUO KING ENTA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 G.N.R. UPTON, Esq., Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

30

THE COMMISSIONER: Mr. Cherniack, which claim do you propose to start with?

MR. CHERNIACK: Enta, my lord, No. 1 on the list.

I would like to ask for leave to amend this claim, my lord. The claim is for a total of \$4500.00, and I am asking leave to amend that to \$6500.00, and I think I ought to give my learned friend the reason for asking for it. It will appear in the evidence, my lord, that at some time the henhouse on this property burned down, and the Custodian deducted the valuation of the henhouse from the amount paid by the Veterans Land Act. Now, on the assumption that the Custodian was correct in doing that, this claim had been filed at \$4500.00. However, we don't know that that is correct. We don't know when the henhouse burned and for that reason I would like to amend the claim to \$6500.00, to include the henhouse.

THE COMMISSIONER: Have you any objection, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: That means increasing the total?

MR. CHERNIACK: That means increasing the total to \$6500.00, \$4500.00 plus the \$2000.00, \$6500.00 total.

THE COMMISSIONER: You show \$2000.00 for land and \$2500.00 for buildings.

MR. CHERNIACK: I would like to show the total at \$6500.00.

THE COMMISSIONER: Very good.

MR. CHERNIACK: The credit to the Custodian, or rather the

T.K. Enta,
In Chief.
Discussion.

sale price should be corrected to \$908.00.

THE COMMISSIONER: \$908.00.

MR. CHERNIACK: Yes, and the loss as claimed will be \$5,592.00.

THE COMMISSIONER: Very good. The claim is amended accordingly.

MR. CHERNIACK: Thank you, my lord.

KING TSURUO ENTA, the claimant herein, being first duly sworn, testified as follows:

10

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Enta, you were the owner of Lots 1 to 14, Block 6, of the Northwest quarter of Section 30, Township 2, Map 1468, is that correct?

A Yes, sir.

Q I show you a form. Did you instruct me to prepare that form? A: Yes.

Q Is that your signature? A: Yes, it is.

20 Q Do you swear the contents of this form to be the truth to the best of your knowledge, recollection and belief? A: I do.

MR. CHERNIACK: I would like to file this as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: Mr. Hunter, may I file the appraisal? On behalf of my learned friend, my lord, I would like to file the Soldier Settlement Board appraisal as the next exhibit, Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

30 THE COMMISSIONER: Where is this property, Mr. Cherniack?

Is it in Surrey? Is the address on the claim form the address of the property?

MR. CHERNIACK: It is out of New Westminster, my lord. The description in the farm appraisal report is correct. I don't know the district myself It is near Kennedy.

THE COMMISSIONER: On the claim form you show the corner of Scott and Worrel Road, Surrey. That is the address of the property?

10 MR. CHERNIACK: Q: That is correct, is it not, witness?

A Yes.

MR. CHERNIACK: Yes, that is correct, my lord.

My lord, the Reporter need not take this down, but I would like to review briefly the form, Exhibit 1. (Reading).

THE COMMISSIONER: Before you get to the buildings, he is claiming \$300.00 an acre for the cleared land?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Anything less for the uncleared?

20 MR. CHERNIACK: I beg your pardon, my lord?

THE COMMISSIONER: Anything less for that which was uncleared?

MR. CHERNIACK: It was all cleared. There was just one acre where there were stumps left in. It was cleared of bush, but there were some stumps remaining on one acre.

THE COMMISSIONER: He is claiming \$300.00 an acre for the whole.

MR. CHERNIACK: That is an estimate, my lord. He is not adding to the claim. (Reading Exhibit 1). When he

T.K. Enta,
In Chief.

comes to the buildings, I don't know that I need go into that in detail. I don't know what the procedure has been.

THE COMMISSIONER: Unless there is some special reason; I will read the statement, in any event.

MR. CHERNIACK: Yes. I will just read the comments on Exhibit 1.

Q Do you confirm what I have just read, witness?

A Yes.

10 Q How long did you live on this property?

A About 18 years.

MR. CHERNIACK: My lord, may I direct your attention to the appraisal report comment on page 3 of Exhibit 2. (reading).

Q In this connection, witness, do you follow the wording here, "The East end of the property, the land lies lower, and appears to be cold."

A It does lie lower, but we found it excellent for small fruit and vegetables.

20 Q Did you note any difference between this portion and the rest of the land?

A Not as far as yield went. I think the lower part yielded just as well as the higher part.

MR. CHERNIACK: I am reading further, my lord (reading).

Q Witness, how many chickens did you have at the time of evacuation?

A: Well, we had about 3000 hens. We sold them before evacuation.

Q You had 3000 hens? A: Yes.

Q Is that the average you had prior to evacuation?

30 A Yes.

T.K. Enta,
In Chief.

Q Did you make use of all the buildings?

A Yes.

Q Did you find it too much to handle?

A Well, not for the family of our size. It was just about right.

Q How many active members of the family were there?

I mean active on the farm. A: There were 7 of us.

Q 7 of you working on the land? A: Yes.

10 Q Now, witness, when you left the land, did you lease it?

A: Yes, I leased it to Mr. O'Hara for \$1200.00 a year with an option for to lease for another year for another \$1200.00.

MR. CHERNIACK: Has my learned friend the lease which I may file?

Q Was there a written lease, witness?

A Yes, I have the lease.

Q In any event, it was rented for \$1200.00?

A Yes.

20 Q Did that include any of the chattels?

A No, just the land and the building and the crop.

THE COMMISSIONER: Q: That included the sale of your current crop, did it? A: Yes, it did.

MR. CHERNIACK: Q: And what would you say about the option to rent for the second year?

A He had an option to rent it for an extra \$1200.00.

THE COMMISSIONER: Q: Well then, if you were fixing the rent for the second year at \$1200.00, your first year's rent did not include the current crop, did it? When were you evacuated? A: 1941.

T.K. Enta,
In Chief.

Q At what time of the year?

A The end of April.

Q So you had not taken off the crop for the year 1941
at all? A: No.

MR. CHERNIACK: May I clear that up, my lord?

Q What year was it? A: 1941.

THE COMMISSIONER: Q: It would be 1942.

A 1942.

MR. CHERNIACK: Q: Yes. When were you first notified
10 by the Custodian that the henhouse burned down?

A Well, they didn't notify me at all. A friend of mine
wrote about the chicken house burning down some
time later and I wrote about it and didn't hear
about it for a long time. As a matter of fact, it
was some time before the sale of the land I heard
about it.

THE COMMISSIONER: Perhaps we might have a statement from
Mr. Hunter as to what the facts are. This will
simply be informative, the facts would have to be
20 proved.

MR. CHERNIACK: I would expect them to be, my lord.

MR. HUNTER: It is submitted, my lord, that this property
was sold for its fair market value. The assessment
for the year 1943, my lord, was \$460.00 for land,
and improvements \$2150.00.

THE COMMISSIONER: Yes.

MR. HUNTER: The land was sold for \$1433.00 to the
Veterans Land Act, and then there was a reduction
due to the loss of the chicken house by fire of
30 \$525.00.

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Discussion.

THE COMMISSIONER: When did the fire take place in terms of the date of conveyance to the V.L.A.?

MR. HUNTER: Before the date of conveyance, but this is an unusual type of thing. Of course the whole deal was unusual. What happened here was the property was not insured. That is the house and furniture was insured, and the policy expired and the Custodian renewed it, but there never had been any insurance on the chickenhouses and none was placed on it, and on the 9th of January, eight days after the formal closing date for the V.L.A. deal, this fire occurred and the chicken house burned down, or a large portion of it, certainly enough of it to make it so that it would require complete rebuilding. Then the V.L.A., not unnaturally, said, "We appraised this property on the basis of it having a chicken house and accordingly we would like a reduction," and somebody said, "Well, that is a reasonable attitude and you will have this reduction", and it was agreed that the reduction would be \$525.00.

Now, I am not too sure what the legal ground on that would be, but it does appear offhand if the closing date is the 1st of January for other purposes, then it should be for all purposes.

THE COMMISSIONER: Which of the chicken houses was it that burned? The newer one?

MR. HUNTER: The newer one, my lord.

MR. CHERNIACK: My lord, I understand these buildings all ran in one line. We don't know which part burned. They were all joined.

T.K. Enta,
Discussion.

MR. HUNTER: In the correspondence they dealt with it in footage, my lord. They say 213 feet of the 244 feet were destroyed, so if the two buildings are continuous lengthwise, I presume it would be part of both.

THE COMMISSIONER: Yes, and you do not know at which end the fire started?

MR. HUNTER: It just goes on to say that inquiries show that the 31 feet remaining are practically useless, so the property may be considered as a total loss.

10 THE COMMISSIONER: Can you recall to me when the transaction was actually consummated between the V.L.A. and the Custodian?

MR. HUNTER: In June, my lord, of 1943.

THE COMMISSIONER: So that this arbitrary date of January 1st throws a loss, according to the Government's contention, on the claimant rather than on the V.L.A.?

MR. HUNTER: I wouldn't care to take that position, my lord, no. It does strike me there is quite a possibility the loss should have fallen on the V.L.A.

20 THE COMMISSIONER: That is what was running in my mind, but I will hear from you later.

MR. HUNTER: I don't care to commit myself, my lord, because I haven't had any time to read any law on it.

THE COMMISSIONER: I appreciate your difficulty. You are aware, Mr. Cherniack, that the date, January 1st, is purely an arbitrary date fixed for the deal between the V.L.A. and the Custodian which was made in June?

30

T.K. Enta,
Discussion.
Cross-Exam.

MR. CHERNIACK: I understand that, my lord. It is our contention, of course, that since all adjustments were made at that date, rent adjustments and taxes, all created a benefit to the land -- the land as of January 1st was taken over by the V.L.A., and they also took over the buildings.

THE COMMISSIONER: That will have to be a matter for argument later. You have heard what Mr. Hunter has said, but he is not taking any definite position on that now.

10

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Enta, this \$1200.00 that you agreed to lease this property for, for the first year, you later agreed to a reduction of that, didn't you?

A Yes, because Mr. O'Hara wrote me and told me about his difficulties, so I thought I would.

Q What was it reduced to? A: \$800.00

Q And what was the difficulty he was having?

20 A I don't remember very well.

Q It must have softened your hard heart at that time or you wouldn't have taken \$400.00 off. Can't you remember what caused such grief?

THE COMMISSIONER: Q: Were you paid the \$1200.00 for the first year of the term?

A No, we were just paid \$800.00.

Q \$800.00? A: Yes.

Q Was that before you were evacuated, or subsequent?

A No, we got \$300.00 cash and the Custodian got the rest of the money.

30

T.K. Enta,
Cross-Exam.

MR. HUNTER: That is correct, my lord. \$300.00 was paid on the signing of the lease, and the Custodian collected the other.

Q By the way, how old are you, Mr. Enta?

A Thirty.

Q You are 30. eh? A: Yes.

Q You weren't a very old chap in 1927 and 1928 when some of these things were built, were you?

A No.

10 Q Are your mathematics sound enough to tell us how old you were then? A: Around 9 or 10.

Q And you haven't much recollection of these buildings and the cost, and so on?

A Well, my mother and I have.

Q As far as any information you have given here is concerned, it is purely hearsay, isn't it?--on those old buildings? A: Not exactly. I

think I can remember that far back.

Q At the age of 9 you were interested in the economics of the production of a chicken house and costs and so on, were you? A: Not exactly, but

I could remember just about what went into it.

Q Did you help to build it at that age?

A Yes, I helped carry lumber and put in the nails.

Q And you knew how many feet of lumber were going in at that age? A: Well, I guess I

could find out easy enough.

Q I put it to you, as a reasonable human being, that you weren't very interested in the economics of

30 building at that age? A: Well, I don't know,

T.K. Enta,
Cross-Exam.

it depends on what type of a family you were raised in.

Q You were brought up and educated in the hard school of economics, were you? A: I guess so.

THE COMMISSIONER: Do you need to proceed with that, Mr. Hunter?

MR. HUNTER: That is all, my lord.

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

MR. CHERNIACK: No, my lord.

10 THE COMMISSIONER: All right, thank you, Enta.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J.P. Horrobin

"T.P. HORROBIN"
Official Reporter.

base 818

NOV 28 1947

IN 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.

5606

ACKNOWLEDGED

[Signature]

[Handwritten initials]

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

- (1) NAME ENTA Tsuruo King (RCMP) Reg. No. 12734
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. #1, New Westminster, B.C.
- (3) Present Address 502 Notre Dame Avenue, Winnipeg, Manitoba
- (4) REAL ESTATE
 - (a) Street Address (if any) Corner of Scott and Worrel Rd., Surrey, B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
Lots One (1) to Fourteen (14) inclusive Block Six (6) of the North West Quarter of Section Thirty (30) Township Two (2) Map One Thousand Four Hundred and Sixty-eight (1468) in the District of New Westminster
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) ~~Farm~~
 - (ii) ~~Residence~~ Type of business _____
 - (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 - - - - - \$ 2,000.00
 - (ii) Buildings - - - - - \$ 2,500.00
 - (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) - - - - - \$ 6,500.00
 - (v) Amount at which Custodian sold property and credited your account - - - - - \$ 918.59
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 3,583.41
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation _____
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
 - (c) How stored or packed at time of evacuation _____

Handwritten calculations:
6500.00
- 918.59

5581.41
5592 x 1/2

(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")

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

- 1. _____ Estimated Value \$ _____
- 2. _____ Estimated Value \$ _____
- 3. _____ Estimated Value \$ _____
- 4. _____ Estimated Value \$ _____
- 5. _____ Estimated Value \$ _____
- 6. _____ Estimated Value \$ _____
- 7. _____ Estimated Value \$ _____
- 8. _____ Estimated Value \$ _____
- 9. _____ Estimated Value \$ _____
- 10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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) - - - - - \$ 3,583.41

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no no

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Winnipeg

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)
 Province of Manitoba)
 TO WIT:)

I, King Tsuruo Enta of the City of Winnipeg in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
 of Winnipeg)
 in the Province of Manitoba)
 this 20th day of November)
 A.D. 1947. *[Signature]*)

King T. Enta

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.

King ENTA

(Claimant's Name)

REAL ESTATE (Farm Land)

12734

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared of bush but stumps remaining							
Cultivated-not-planted about 1 acre							
Cultivated and not in crop							
List Crops							
Currants 1/2 acre		1927 purchase 6 lots					
asparagus 2 acres		1929 purchased 6 lots		600.00			
Gooseberries 1/2 acre		1932 purchased 2 lots		650.00			
Rhubarb 1 acre		all purchased by my mother		100.00			
balance vegetables		In 1941 I paid off the mortgage and took title in my name			uncleared	none	Land & improve ments. \$4500.00 with henhouses \$6500.-
over 4 acres							
Total over 5 acres							
total of 14 xxxxxx lots							

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

Description	When Made	Cost
cleared over 5 acres and cultivated over 4 acres at a cost of over \$300 per acre as it was full of very large stumps constructed cedar covered ditching every 20 ft. across property estimated at over one mile of ditching.		
dug 5 wells, 2 at 12 ft. deep, 2 at 20 ft. deep, and one 50 ft. deep, and installed Beatty electric pumping system - cost of equipment alone		\$400.00
Planted about 143 mixed fruit trees from time to time- cost approx. \$143.00		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost
House addition	22 x 30) 16 x 16)	8 rooms	frame on posts shingle roof interior all V joint on shiplap, tar- paper lined, exterior siding on ground floor and shingle on upper floor white enamel & varnish inside-fir floors	1927		Father & hired labour and bought materials In 1940, I added a verandah 6 x 22 and refinished the inside adding factory made sashes doors and hardware at a cost of			1650.00	
Shed	20 x 30	10 x 30	frame with walls 20 x 20 shingle roof only	1936		Own labour and bought materials -			100.00	
Hen house	40 x 20		frame on posts, full plumbing	1927		Own labour and bought materials -				
Addition	100 x 20	" " "	" " "	1928		" " " " " "				
Cellar	140 x 20		excavated under henhouse & built lumber walls	1934		" " " " " "				1800.00
Henhouse 2 storey	20 x 100		frame on cement foundation shingle roof, full plumbing & electricity - built 1934 - own labour & bought materials						2000.00	

Comments re Appraiser's report not covered by above information:
 Although the appraiser states the house was old he neglects to mention that it was renovated inside 2 years before his appraisal. The house was in good state of repair. The outside shingles were ~~finished~~ ^{stained}. The henhouses are not as old as stated and there is no mention of the 140 x 20 cellar. I found the land excellent for vegetables and small fruits and I do not agree with the opinion as to the unsuitability of the East end. COMMENT; The location of this property is excellent as it fronts on a paved highway, has 2 hour bus service, and interurban street car to Vancouver. In 1942 I leased the property for \$1200.00. I consider that the fair market value of the land and buildings at date of sale to be at least \$6500.00

EXHIBIT No. 818-1
 DATE 12 apr 1948
 FILED BY J. Chernack
 King S. Banta
 Signature

BC-516-P
BC-2247-B

Farm Appraisal Report

Surrey.

File No. J.L.402

Land Description Lots 1 to 14 inclusive, Blk.6 of NW $\frac{1}{4}$ Sec.30 Tp.2 Map 1468.

Containing 5.358 Acres

Owner's Name ENTA, Turo Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point Kennedy Station, B.C.E. Distance $\frac{1}{2}$ mile.

Market Town New Westminster Distance $4\frac{1}{2}$ "

Church (give denomination) All denominations within reach Distance up to $4\frac{1}{2}$ mi.

Nearest School Kennedy Distance $\frac{1}{4}$ mile

State how property was identified: L.R.O. Sketch, map and highway.

Roads: State whether property has access to main road, the kind of road and its condition.
Corner of Worrell and Scott Roads; latter a hard-surfaced road to Westminster

Is this district a good one? Yes.

Employment opportunity Full industrial employment within bus and inter-urban reach.

Predominating Nationality and religion: British; none predominating.

Describe Fencing and its condition: None. Value \$.....

Water supply: Well with pressure pump. Value \$ inc. in land

BUILDINGS ON FARM

5606

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT Studs	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 30	Lumber & shingles	8	Shgls	Old	Posts	Poor	\$700.00
addn.	16 x 16		9	"	10?	"	Good	
Veranda	6 x 22							25.00
BARN Shed	20 x 30	Roof only on posts; shingled						
BARN Henhouse	20 x 100	Lumber	16	shgls	10?	Cem. blks	Good	500.00
BARN " "	20 x 144	"	8	shks.	Old	Posts	Clean	200.00
BARN	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 818-2
DATE 12 apr 1948
FILED BY J. Chunnack

(Electric lighting established)

Total present day value \$ 1425.00

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? Roof on older part is mossy and will eventually need re-shingling.

Basement is posts walled in with lumber & 3 rooms for living \$ are finished in it. All above ground level bal of space is for basement purposes. Veranda is up at level of the original building.

Describe the basement and chimneys: Brick chimney from ground.

Basement Main floor

No. rooms downstairs? 3 Upstairs? 5 How finished matched lumber (many small closets)

Are buildings painted? No. Condition of paint

Distance from nearest bush None near.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.158	Level	Loam 10" to 20" runs to muck at east end.	Clay	Currants, asparagus, beans & rhubarb, good condition.	\$90.	\$374.22
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
1.2	Level	Deep loam to 20"	Clay	Complete clearing Stumps now blown.	\$50.	\$50.
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$434.22

Total added by buildings to value of farm \$1000.00

Total fruit trees add to value of farm (for use in orchard districts only) \$25.00

Total value of farm \$1459.22

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Good state of cultivation. Leased by J.P.O'Hara, living just across the highway.

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

Noxious weeds: Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Municipal and school \$50.55
Surrey Municipality, Cloverdale, B.C.

Date: 28th June, 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 25th day of Ju 19 42

Inspector's Signature

"B. C. WORMWORTH"

Farm Appraisal Report

Remarks:

This farm lies in an excellent location on the Scott Road, being on the main line of travel from the Delta area to New Westminster. Is close to transportation and school. The only thing that prevents the top land price for the area is the fact that toward the east end of the property the land lies lower, and appears to be cold. Runs to muck instead of loam for about 60 yards on east end, and does not appear to be suitable for small fruits. It has heretofore been devoted to rhubarb, beans etc.

The two-storey henhouse is servicable as it stands and will accomodate all that the average man would care to handle. The other one is not in good shape as to repairs, though it has been scrubbed clean. I consider the place rather overbuilt in this respect.

There are 53 varied fruit trees not yet at the stage of bearing, and as they stand, they do not add to the value of the place.

Other fruit trees including 11 cherries do add a home value at this time.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

67 small fruit trees as above outlined &

11 cherry trees add.-----

\$

25.00

Other crops at this time are:-

Asparagus (among fruit trees) 0.9 ac

Rhubarb ----- 0.3 ac

Beans ----- 1.35 ac

Currants ----- 0.65 ac

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

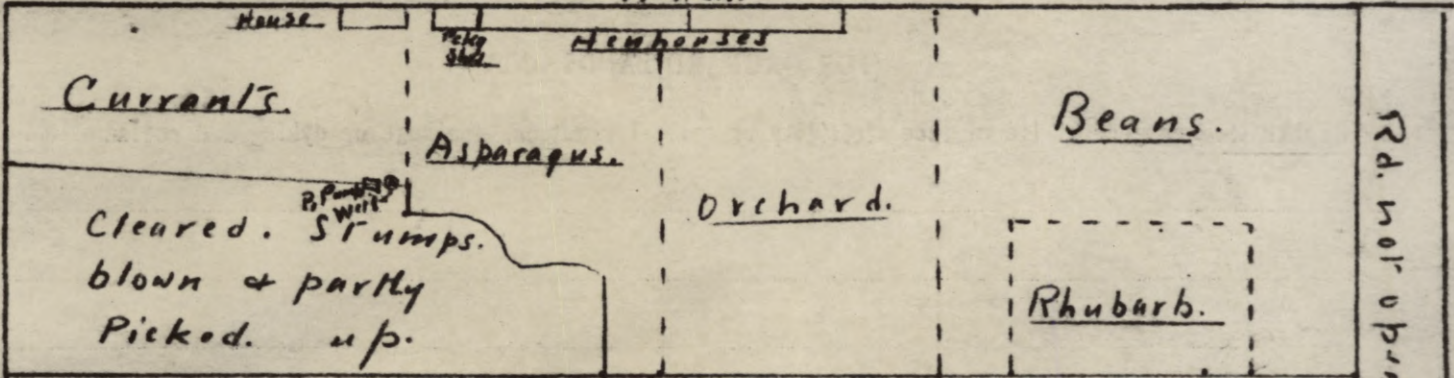
Tsuro. ENTA.

Blk. 6. of N.W. Sec. 30. Tp. 2. Map. 1468.

5.358 ac.

To Westminister
Surfaced.
Scott Road.

(Gravelled) Worrall Road,
14.1 ch.



Scale. 2 chains.

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

value is \$ 1500

Date 30th June 1942

J. S. B. [Signature]

District Superintendent.