

Name of Claimant

MUKAI, Otomatsu

Case

843

Custodian File

7351

<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
					579.		790.27			790.27
					2341.		1457.62			1457.62
<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 CHATELS</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										2247.89

CASE NO: 843.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
OTOMATSU MUKAI.

PROCEEDINGS AT HEARING.

O. Mukai,
In Chief.
Discussion.

THE COMMISSIONER: Which is your next case, Mr. Cherniack?

MR. CHERNIACK: No. 21, my lord, Otomatsu Mukai.

I ask leave to amend, my lord. There are two lots, my lord, Lot 4 with a valuation of \$2000.00, sold for \$579.00, and Lot 1 valued at \$4500.00, sold for \$2341.00. The net loss on both properties is \$3580.00. We are abandoning the personal property claim, my lord.

MR. HUNTER: What is your net claim for the ten acres?

10 MR. CHERNIACK: The ten acres I am showing at \$4500.00 value. The gross sale was \$2341.00.

OTOMATSU MUKAI, the claimant herein,
being first duly sworn, testi-
fied through the Interpreter
as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you two typewritten statements.
Were these prepared in accordance with your instruc-
tions? A: Yes.

Q Is this your signature? A: Yes.

20 Q And are the contents true to the best of your know-
ledge and recollection? A: Yes.

MR. CHERNIACK: I file that as Exhibit 1, my lord, the
real estate statements for Lots 1 and 4.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: I can file them as one exhibit, if you
like, two statements, one for each property.

THE COMMISSIONER: They might just as well be filed as
one exhibit.

30 MR. CHERNIACK: Yes. On behalf of my learned friend I
will file the S.S.B. appraisal form as Exhibit 2.

O. Mukai,
In Chief.
Discussion.

There is one for each lot, my lord.

Q Mr. Mukai, I show you a photograph of a house.

Whose is that? Whose house is that?

A His own house.

Q When was this photograph taken? A: It was taken just before evacuation by the kids.

Q When was this house built? A: About 1938.

Q (APPRAISALS MARKED EXHIBIT NO. 2).

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

10 MR. CHERNIACK: Referring first to Lot 1, my lord, the larger parcel, the claimant states it was purchased from a Mr. Hunter, and I am sure anyone by that name would not have overcharged -- purchased for \$1000.00, uncleared at the time of purchase. Of the ten acres the claimant states that he cleared four acres and he says here what the crop was for $3\frac{1}{2}$ acres, half acre having been cultivated and not planted. He dug a well and planted 13 mixed fruit trees. The buildings are set out in a list, my lord, and you will note that the house, a photograph of which has
20 been filed as Exhibit 3, was built in 1939.

THE COMMISSIONER: That is the house on the larger parcel, is it?

MR. CHERNIACK: Yes, my lord, and the estimated value, I believe that should be estimated cost, my lord -- no, that is right, I am sorry. That is correct, my lord, the estimated value is shown here. The appraiser indicates in Exhibit 2, my lord, referring to Lot 1, the location is very good. It is half a mile from
30 Hammond, B.C., with direct access to Second Avenue

O. Mukai,
In Chief.
Discussion.

10 on a paved highway, 16 miles from New Westminster. It has a good domestic supply from the well of water, and there are electric lights installed in the house. The cost of clearing is estimated by the appraiser at \$175.00 to \$200.00 per acre, and there is a discrepancy of half an acre as to the amount of clearing. The comments are that the house was occupied by the owner, the cultivated land was in excellent condition, and the soil appears to be in a good state of fertility. I see he states, "This is a desirable holding, reasonably close to the Town of Hammond. The land is good, but development is limited, what land is cleared is intensively cropped." He describes the house as being in good condition, and states, "It would be an expensive proposition to clear and bring into production the balance of the land, but if cleared this would be a very good holding".

20 The claimant states there is a discrepancy in the age of one of the buildings, and except for the house and this shed, he refers to, he agrees with the other valuations of the buildings. He agrees also the land is excellent and the soil highly fertile, and in view of this he feels the appraisal is much too low. "I believe the fair market value at the time of sale was at least \$4500.00. In 1941 Mr. Menzies of Haney told me he had a buyer who would pay \$4500.00 cash and I refused to sell." I have no doubt we will be seeing Mr. Menzies again. Referring to Lot 4 you will note that is the older
30 lot formerly used for a home by the claimant. It

O. Mukai,
In Chief.
Discussion.

was purchased in 1917 for \$400.00 uncleared and four acres cleared by the claimant. He planted some twenty or thirty fruit trees and built two houses, or rather a house and a shed in 1917 and gives the estimated cost of those buildings in 1917 at \$1500.00. He states, "The building was always kept in good shape and was not dilapidated when I left. The land was very good for berry purposes. When they put the highway through, they bought one acre from me for \$600.00. I consider the appraisal much too low considering the excellent location and condition of the land. I believe that the fair market value at the date of sale was \$2000.00." I might explain, my lord, there is an acre here -- originally five acres were purchased by him and one acre was purchased from him for a highway by the Government.

THE COMMISSIONER: That presumably would be an expropriation.

20 MR. CHERNIACK: I couldn't say, sir, and the claimant can't tell me. You will note, my lord, that Exhibit 2, the farm appraisal report, locates this place as one mile from Hammond, and mentions it has approximately 380 feet of frontage on the Lougheed Highway which is hard surfaced and in good condition. He values this land at \$100.00 an acre and he mentions in his comment that the frontage is spoiled to an extent by the lot sold out some years ago for a Japanese store. In other words, on a diagram you will note he has a frontage on both sides of the

O. Mukai,
In Chief.
Discussion.

highway and it will be up to later witnesses to show the value of having that frontage.

THE COMMISSIONER: That probably explains the price of \$600.00 on expropriation by the Provincial Government.

MR. CHERNIACK: It splits the property up. It doesn't show how much it was split up, but it doesn't appear to have affected the size of the land very much.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. I believe in each case it is entirely a question of value, and there are no questions.

THE COMMISSIONER: That is all, thank you, Mr. Mukai.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

base 843

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.

7351

ACKNOWLEDGED

W/pt

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

21

(1) NAME MUKAI Otomatsu (RCMP) Reg. No. 14342
(Print) Surname Given Name

(2) Pre-Evacuation Address Port Hammond, B.C.

(3) Present Address Box 19, Oakville, Manitoba

(4) REAL ESTATE
(a) Street Address (if any) Port Hammond, B.C.
City or Municipality, Province

Lot(4) (b) Legal description (lot number, block number, section number, etc.)
Lougheed Highway, Hammond, B.C., Municipality of Maple Ridge, Lot 4 of a 38.85 acre portion of Lot 222 group 1, Map 2987, save and except Part 0.215 acres shown on sketch 8351, District of New Westminster, C. of E. 50734.

Dot (1) 35-2nd Avenue, Hammond, B.C., Municipality of Maple Ridge, Part 10 acres more or less of Lot 1 of Lot 278 and 279, Group 1, Map 3497, as shown outlined in red colour on sketch dep. No. 7130, District of New Westminster, C. of E. 50745.

(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 and improvements - Lot 4 - \$ 2,000.00 2000 sold 579-
Lot 1 - \$ 1,500.00 4500 sold 2341
(ii) Buildings - Lot 4 - \$ 1,500.00 6500
Lot 1 - \$ 1,500.00 2920
(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) - \$ 7,900.00 6500
(v) Amount at which Custodian sold property and credited your account - \$ 2,920.00 Lot 4 579.00
Lot 1 2341.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - \$ 4,980.00
3580

(5) PERSONAL PROPERTY

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

On above two properties

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

House

(c) How stored or packed at time of evacuation

Left on property

(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")

Custodian

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

1.	Chattels listed in inventory of	Estimated Value \$	
2.	Custodian File #7351 dated Oct. 10/42 and Nov. 3/42.	Estimated Value \$	607.74
3.		Estimated Value \$	
4.	Received from Custodian	Estimated Value \$	7.74
5.	Loss on above chattels	Estimated Value \$	600.00
6.		Estimated Value \$	
7.	Rental Income from leased property rented for	Estimated Value \$	
8.	\$300 by custodian, Received \$200 - Loss	Estimated Value \$	100.00
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 700.00

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) - - - - - \$ 5,680.00

(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

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, Tomatsu Mukai of the Village
 of Oakville 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 15th day of November)
 A.D. 1947.)

Tomatsu Mukai

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA. 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.

Lot 4.

O. MUKAI

(Claimant's Name)

**REAL ESTATE
(Farm Land)**

14342

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared nil Cultivated not planted nil Cultivated and not in crop List Crops							
Asparagus - 1 1/4 acres Strawberries - 1 1/2 acres vegetables - balance	4 acres	1917	do not remember	\$400.00	uncleared	none	Land and improvements \$2000.00

Originally 5 acres but one acre purchased for highway.

Total

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

Description	When Made	Cost
cleared 4 acres - by self from 1917 to 1925 dug one well planted about 30 mixed fruit trees about 1920 at cost of \$20.00		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value Cost
house		4 rooms 20 x 30	Lumber, Shingle roof. Shiplap cedar posts.	1917	own and hired labour and bought material -))))	1500.00
shed		20 x 20	shingle	1917	own and hired labour and bought material -))))	

EXHIBIT No. 843-1
DATE 15 apr 1948
FILED BY R. M. Chernack

Comments re Appraiser's report not covered by above information: The building was always kept in good shape and was not dilapidated when I left. The land was very good for berry purposes. COMMENTS: When they put the highway through, they bought one acre from me for \$600. I consider the appraisal much too low considering the excellent location and condition of the land. I believe that the fair market value at date of sale was \$2000.00

O. Mukai

Signature

Lot 1. O. MUKAI

(Claimant's Name)

REAL ESTATE
(Farm Land)

14342

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared ---- 6 acres Cultivated not planted -- $\frac{1}{2}$ acre Cultivated and not in crop List Crops							
Strawberries - 2 acres Raspberries - $\frac{1}{2}$ acre Asparagus and) mixed vegetables) 1 acre	10 acres	1929	Mr. Hunter	\$1000.00	Uncleared	none	land and improvements \$4500
Total							

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

Description	When Made	Cost
Cleared four acres from time to time dug well planted 13 mixed fruit trees		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		1 $\frac{1}{2}$ storey 26 x 30, 6 rooms	frame & stucco full cement basement, shingle roof	1939		Bought material, hired help and son and I worked - do not remember cost			2500.00
Garage		12 x 20	frame & shake roof	1935		Own labour and bought materials			50.00
Shed		12 x 12	shake roof	1935					25.00
Shed		12 x 12	"						20.00
Shed		10 x 14	"						15.00
Shed		15 x 30	frame and shake roof	1938		Own labor and bought materials			125.00
									2785.00

Comments re Appraiser's report not covered by above information: The shed 15 x 30 was built 4 years prior to evacuation and was not 20 years old as stated in the appraisal. Except for the house and this shed I agree with the other valuation of the buildings. I agree that the land is excellent and the soil highly fertile and in view of this I feel that the appraisal is much too low. I believe that the fair market value at time of sale was at least \$4500.00. In 1941 Mr. Menzies of Haney told me had had a buyer who would pay \$4500.00 cash and I refused to sell.

O. Mukai

Signature

Farm Appraisal Report

File No. J.L.42

Land Description Lot 4, save & except Sketch 8351, Gp.1 D.L.222, Map 2987.

Containing 3.907 Acres

Owner's Name O. MUKAI Post Office Address R.R.#1, Hammond.

Nearest Rail Point Hammond on C.P.R. Distance 1 mile.

Market Town " 1 mile, or New Westminster, 16 miles Distance

Church (give denomination) All denominations Distance 1 mile.

Nearest School Hammond Public School, 1 mile, Haney High School 3 miles Distance

State how property was identified: Map location and all corner posts located.

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

Has approx. 380' frontage on Lougheed Highway which hard-surfaced and in good condition.

Is this district a good one? Yes, well-settled area or small acreage holdings.

Employment opportunity fairly good.

Predominating Nationality and religion: British and Protestant but immediate neighbourhood largely Japs.

Describe Fencing and its condition: 4-wire along highway only. Value \$(incl. in

Water supply: Good adequate supply from a 12' well. Value \$(land value

BUILDINGS ON FARM

7351

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	25' x 30'	Lumber	10'	Shngle	28 yrs	Post	only fair	\$300.00
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT No. 843-2
DATE 15 April 1948
FILED BY P.M. Cherniack

Electric light available to property along highway at north.

Total present day value \$ 300.00

Total Value Buildings add to farm \$ 200.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Dwelling vacant and clean out old and dilapidated. Might suffice for a year or so but a new set of buildings necessary. \$

Describe the basement and chimneys: No basement or cellar. Single fire brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? - How finished Shiplap only.

Are buildings painted? No Condition of paint

Distance from nearest 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
3.907	Undulating 3 acs.sdy loam 0.9 clay "	18" 8"	Sandy Clay	1 ac.asparagus-fair 1 " straws -fair 1.9" " & plowed land	\$100.	\$390.70
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 \$ 390.70

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 590.70

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

Land in fair tillage and condition. Buildings old, dilapidated and not much value. Occupied by owner for 28 years until he built a better home a short distance away three years ago.

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

Noxious weeds: Fairly clean and free from noxious weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
1942 taxes - \$19.19.
Municipality of Maple Ridge.

Date: 6th May, 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 5th day of May 1942

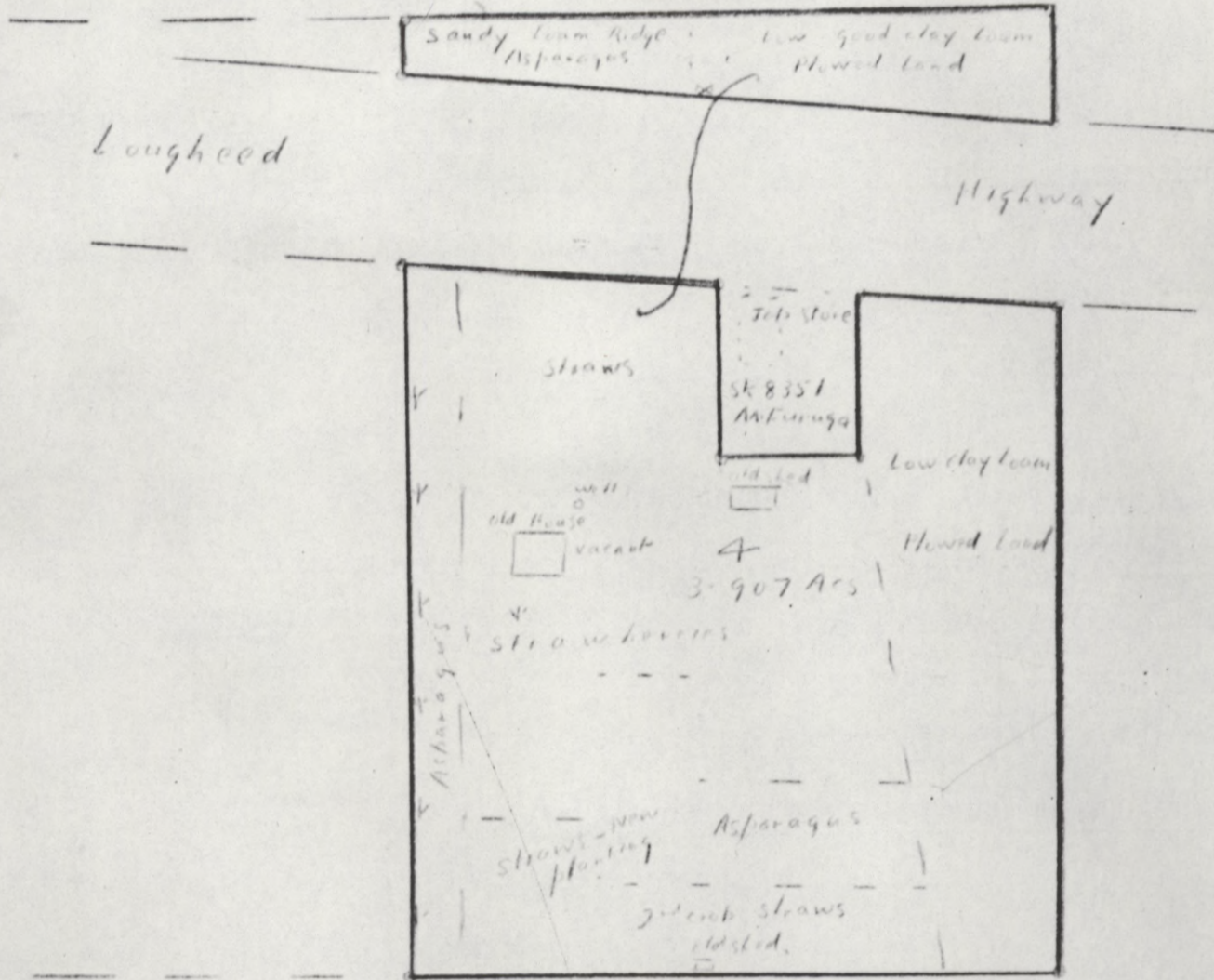
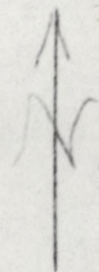
Inspector's Signature

"J. D. PATTERSON"

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

Diagram of Property

O. Mukherjee



Scale 100' = 1 inch

Part lot 4 of D.L. 222, G.L. map 2987, cont'g 3.907 Acs more or less

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

value is \$ 600.00

Date 1st June 19 42

"I. T. BARNET"

District Superintendent.

BC-94-P
BC-1007-B

Farm Appraisal Report

File No. JL-42

Land Description Pt. 10 acs. of Lot 1 of Lots 278/279, Plan 7130.

Containing 10 Acres

Owner's Name O. MUKAI Post Office Address Hammond

Nearest Rail Point Hammond, B.C. Distance 1/2 mile

Market Town New Westminster, B.C. Distance 16 "

Church (give denomination) Hammond - All denominations Distance 1/2 "

Nearest School Hammond (Bus to High School-4 miles) Distance 1/2 "

State how property was identified: Map location and corner posts.

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

Direct access to 2nd Avenue. Paved highway.

Is this district a good one? Good locality - small farming & industrial.

Employment opportunity 2 saw mills, 1 brick yard, 1 peat plant

Predominating Nationality and religion: Immediate neighbors Japanese.

Describe Fencing and its condition: East & part of North boundary. Value \$

Water supply: Good domestic supply from well. Value \$

Electricity - Lights installed in house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 30	Frame-stucco	1 1/2	Shgl.	4 yr.	Cement	Good	2000.00
Garage	12 x 20	"	1	Shake	6 "	Wood		50.00
Shed	12 x 12	"	1	"	10 "	"		25.00
XXX Shed	12 x 12	"	1	Shgl.	10 "	"		20.00
Shed	10 x 14	"	1	Shake	10 "	"		15.00
XXX Shed	15 x 30	"	1	"	20 "	"		60.00
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 2170.00

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? House in good condition.

Describe the basement and chimneys: Cement basement, brick to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished Wood & paper

Are buildings painted? No - stucco Condition of paint

Distance from nearest bush Approximately 100 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.19	Level	Sandy loam 18"	Gravel & sand.	Mixed small fruits and truck.	100.	319.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
6.53	Level	Sandy loam 18"	Sand & gravelly	Clearing & stumping	175.00 to 200.00	65.30
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 \$ 384.30

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 \$2384.30

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

House occupied by owner, cultivated land in excellent condition and soil appears to be in a good state of fertility.

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

Small fruit and truck.

Noxious weeds:

No noticeable weed condition.

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

Maple Ridge Municipal Assessment
1942 - \$42.94

Date: New Westminster, B.C.
Place:

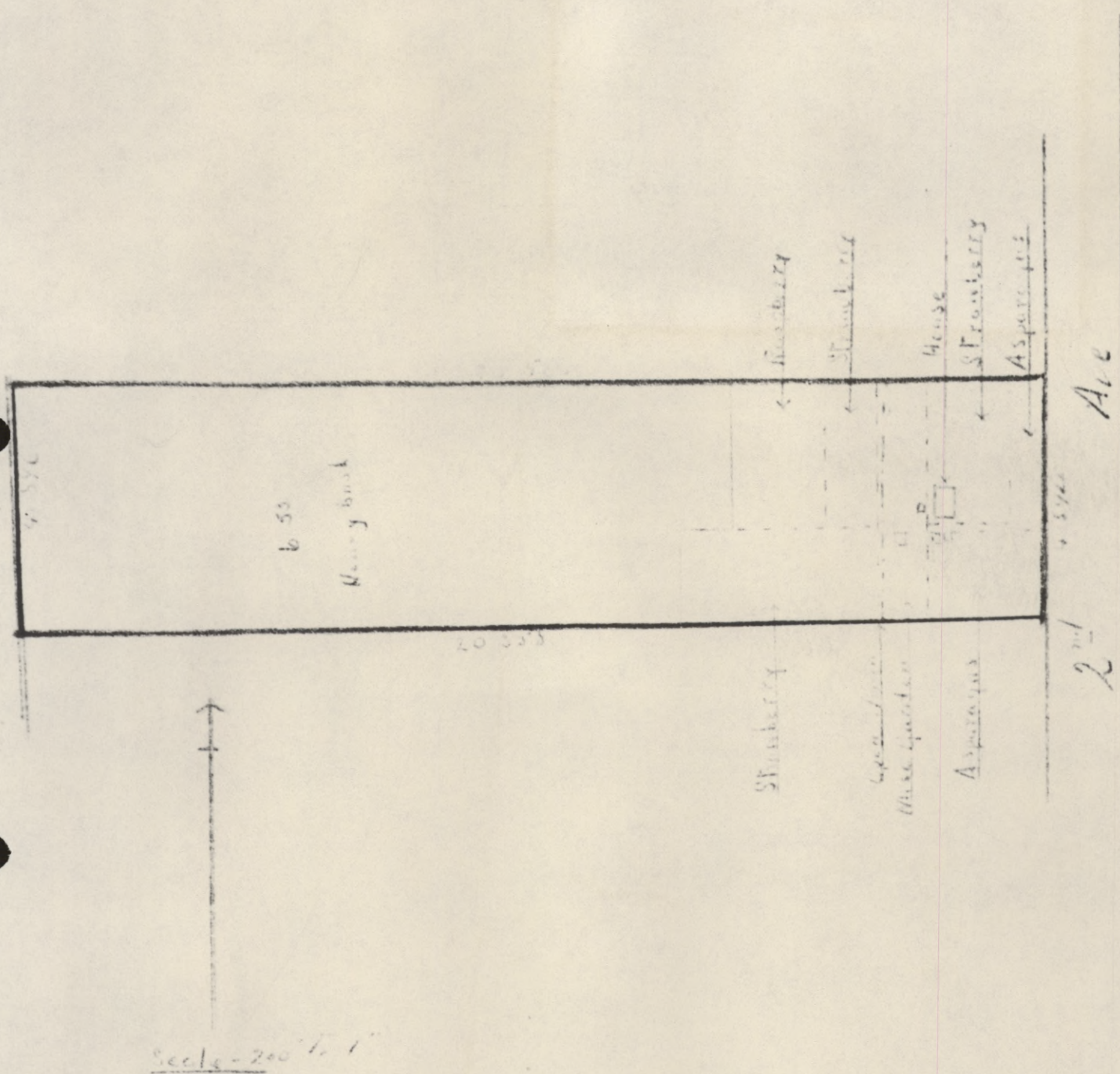
I certify that the above report is based on a personal examination of the whole farm made on the 13th day of May 1942.

Inspector's Signature

"D. DODDING"

Diagram of Property

Part 10⁰⁰ of Lot 1 of Lots 215/211
Plan 7130 - 1000
O Mukar



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2200.00

Date 15th May 19 42.

"I.T. BARNET"
District Superintendent.

#12

EX. 3



EX. 3

1939

Mukai's house
at
Port Hammond, B.C.

EXHIBIT No. 843-3

DATE 15 apr 1948

FILED BY R. W. C. KERRICK