

<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
					1880.00		1211.90			69.00 1211.90
<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									1280.90	

CASE NO: 874

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 7th, 1948.

IN THE MATTER OF THE CLAIM OF

CHOJORU FURUTANI

PROCEEDINGS AT HEARING

Original.

CASE NO: 874

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

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(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 7th, 1948.

IN THE MATTER OF THE CLAIM OF

CHOJORU FURUTANI

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APPEARANCES:

F.M.FERG, Esq., Appearing for the
 Dominion Government.

S.M.CHERNIAK, Esq., Appearing for the
 Claimant

SHIGRU HIRAYAMA, Esq. Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

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C. Furutahi
In Chief.

CHOJORU FURUTANI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Furutani, I show you a typewritten statement referring to real estate, was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

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A Yes.

Q I tender this as Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT , EXHIBIT 1.)

BY MR. CHERNIAK: And on behalf of my learned friend I will tender the S.S.B.Appraisal as Exhibit 2.

(S.S.B.APPRAISAL, EXHIBIT 2.)

MR. CHERNIAK: In Exhibit 1 the claimant sets out that $2\frac{1}{2}$ acres of his land was uncleared and he shows the crop and cleared portion of the land totalling about $5\frac{1}{2}$ acres. This, as Your Honour will note, is ^{not} in agreement with the appraiser's statement, and the comment at the foot of Exhibit 1 sets out that the Claimant is quite sure that there was about $5\frac{1}{2}$ acres cleared and not 4.3 acres as stated in the appraisal. The Claimant sets out that in 1921 he purchased this property from S. Stockton for \$600.00. I am not filing it but I am showing it to my learned friend the certificate of Selena Stockton to the Claimant for this land for \$600.00. This is only a copy

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C. Furutani
In Chief.

Your Honour. I would also like to put in the record that I have in my possession a certificate of title from B.C., dated June 11th, 1944 for this land in the name of the claimant. The Claimant sets out, Your Honour, that at the time this property was purchased it was all bush and that there were no buildings on it. He cleared 5½ acres and erected 1500 feet of chicken wire fencing and constructed about 3500 feet of cedar covered ditching and about 500 feet of tile ditching. He dug three wells and connected with pressure pump in 1937, the cost of the pump alone was \$150.00. He planted about 25 mixed fruit trees and they were all bearing fruit at the date of evacuation. The appraiser in Exhibit 2 refers to this water supply as being 3 linked-up wells, with a pressure pump and claimed to provide adequate supply for all purposes. He also states that he is including the value of this in the value of the land. I assume he will be able to confirm that when he is cross-examined. As I have already said the Claimant says that he planted about 35 mixed fruit trees and all were fruit bearing at date of evacuation. The appraiser confirms this and shows a value of \$20.00 for these. He only shows 20 fruit trees however and not 35 as the Claimant states he had. Coming now to the buildings, Your Honour will note that they are fully set out on a page attached to the form itself. There are a large number of buildings

C. Furutani
In Chief.

showing the size, type of construction, date built and the estimated cost of material and own and hired labour.

Q Mr. Furutani, I show you a photograph on the back of which is marked 'Furutani(s House, June, 1940, what is that property?

A Strawberries.

Q¹ Yes, but there is a building in the centre of that picture, what building is that, this large building in the very centre behind that post, what building is that?

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A My house.

Q And in front of that and to the left you say is a strawberry patch? A Yes.

MR. CHERNIAK: I tender this photograph as Exhibit 3 Your Honour.

(PHOTOGRAPH, EXHIBIT 3.)

Q That is the house and the additions as shown in your statement, is that right?

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A Yes, the whole house.

Q Now I show you a photograph of what appears to be a two story hen house with a boy and a dog in the foreground; is this the hen house that was built in 1938 or the one which was built in 1941, or the one built in 1928?

A That was built in 1941.

Q When was this photograph taken, do you know?

A Just after the building was finished.

MR. CHERNIAK: I tender this photograph as Exhibit 4 Your Honour.

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C. Furutani.
In Chief.

(PHOTOGRAPH, EXHIBIT 4.)

MR. CHERNIAK;

Q I show you another photograph in which your house appears on the extreme left and the chicken house appears on the right, is that the same chicken house for which we have another picture, or is that one of the other chicken houses? A Yes, that is the same chicken house but behind that is quite a few more.

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Q But this is the same chicken house as was shown before? A Yes.

MR. CHERNIAK: I tender that photograph as Exhibit 5, Your Honour.

(PHOTOGRAPH, EXHIBIT 5.)

MR. CHERNIAK: Your Honour will note from Exhibit 2 that the total value of the buildings as appraised by the S.S.B. Appraisal is \$2,265.00 and he has only added \$1,500.00 to the value of the land. In that connection also Your Honour will note that his estimate of the total value of the farm is \$1,915.85 but that the District Superintendent Mr. Barnet gives his opinion at \$2,000.00. That is \$85.00 more than the appraiser shows. The land itself was sold for \$1,880.00. The Claimant sets out in Exhibit 1 that all the buildings were equipped with electricity and all hen houses and the main house had running water supplied. His Comment at the foot of Exhibit 1 sets out that the soil was excellent for berries and he states he

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C. Furutani.
In Chief.

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used to take off over 500 crates of strawberries per acre in one season. He also states that this was an excellent berry and poultry farm, that the buildings were always kept in good shape and were not too many for them. He has had as many as 3000 chickens at a time and managed them easily with his wife and three children who at the same time attended school. He believes that the valuation by the appraiser was too low and that the fair market value at date of sale was at least \$5,400.00. I would just like to mention the location of this property as it appears on the S.S.B. Appraisal as being a quarter of a mile from Kennedy, three and a half miles from New Westminster on Horel Road and gravelled a quarter of a mile to Scott Road which is hard surfaced. I omitted also, Your Honour, to mention that the appraiser appears to have omitted the chicken runs.

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CROSS EXAMINED BY MR. FERG:

MR. FERG: It is submitted Your Honour, that this property sold for its fair market value.

Q Did you ever actually measure the amount of land that you had cleared? A No.

Q Did you ever get an offer for your property?

A There was an offer just before I left of \$4,500.00

Q From a private person? A It was a private person, but this person bought the next door neighbors.

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Q This party bought the property next door?

C. Furutani
 Cr-Exam.
 Re-Exam.

A Yes.

Q Was this offer made in writing?

A He bought the next door property but the chattels was not included when the sale was made.

Q Now you leased this property, didn't you?

A Yes.

Q¹ You rented it? A Yes.

Q And you rented it to Daniel W. Fast and Ernest H. Fast? A Yes.

10 Q And you made the lease yourself in April 20th, 1942? A Yes.

Q And you rented the property for how much money, \$60.00 a year? A \$20.00 a month. I had the lease made out for \$20.00 a month but Mr. Fast said it was too high so I cut the price down to \$10.00 a month.

Q You were satisfied with that? A No, I wasn't satisfied, I never got the money for the crop.

20 Q It was cash rent? A Yes.

MR. FERGL Alright.

RE-EXAMINED BY MR. CHERNIAK:

Q Mr. Furutani, when you say that you had two acres of strawberries, you told my learned friend that you didn't actually measure that?

A No, I never measured it actually but when I plant strawberries I plant them two feet apart and three and a half feet the other way, and there is about 4000 plants in one acre.

30 Q So that you base your acreage on the number of

C. Furutani
Re-Exam.

plants that you put into it?

A Yes.

Q And you say in Exhibit 1 that you took off about 500 crates of strawberries per acre in one season?

A Yes.

Q Then should we suppose that you had less than one acre in strawberries, is it right to say that you took of more than 1000 crates per acre - I will put it another way - we would suppose that there was only two thirds of an acre of strawberries, then can we say that he took off one thousand crates of strawberries from that two thirds of an acre? A There would be more than 500

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crates.

Q On his estimation of what is an acre, is that right? A Yes, on my own estimation. My land was very suited for strawberry growing.

Q Now this man that offered you \$4,500.00 for your farm and who bought the farm next door to you, did he buy it from a Japanese person who had been ordered to leave or did he buy it from someone else? A Yes, he bought it off a Japanese, M.O. Karnura.

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Q Was this offer made through an agent or was it direct?

A An agent.

Q Who was the Agent? A I can't remember his name.

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Q Where did he carry on business?

C. Furutani
Re-Exam.

A- Vancouver.

Q A Vancouver Agent? A Yes.

Q And he came down all the way to your farm?

A Yes, he came all the way down to my farm.

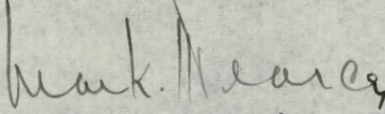
Q Do you know if he went to other farms in the neighborhood? A No, I don't think so.

The Japanese had to move out of the Coast so quick that they didn't have any time to make any deals.

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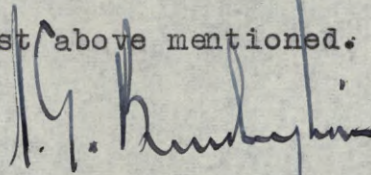
(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.


(MARK H. PEARCE)
OFFICIAL REPORTER

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I, The undersigned Sub-Commissioner hereby certify that the foregoing 9 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.


(SUB COMMISSIONER)

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Case 874 wpg

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.

ACKNOWLEDGED

Bu

Winnipeg

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

(1) NAME FURUTANI Chojuro (RCMP) Reg. No. 12627
(Print) Surname Given Name

(2) Pre-Evacuation Address Horrel Road, Strawberry Hill, B.C.

(3) Present Address 291 Berkley Road, Charleswood, Manitoba.

(4) REAL ESTATE
(a) Street Address (if any) 1373 Horrel Road, Strawberry Hill, B.C.
City or Municipality, Province

Cherniack + C.

(b) Legal description (lot number, block number, section number, etc.)
Re: Municipality of Delta, Lots 22 and 23 of part of the North East Quarter of Section 36, Township 4, Map 1186, District of New Westminster, C. of E. 50401.

(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 - - - - - \$ 1,500.00
(ii) Buildings - - - - - \$ 3,900.00
(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) - - - - - \$ 5,400.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 1,880.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3,520.00

(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

(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")

(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) - - - - - \$ 3,520.00

(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, Chojuuro FURUTANI of the Municipality of Charleswood 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 3rd day of January)
A.D. 1947 1948.

Chojuuro Furutani
A Commissioner &c.
My Commission Expires Dec. 16th. 1948

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.

FURUTANI, Chojuro
(Claimant's Name)

REAL ESTATE
(Farm Land)

12627

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 Cultivated not planted Cultivated and not in crop List Crops	2 1/2						
Strawberries	2	Dec. 1921	S. Stockton	\$600.00	all bush	none	land and buildings.
Asparagus	1/2						\$5400.00
Currants	1/2						
Gooseberries	1/2						
Fruit tree, bldgs.	2 1/4						
Total 8.094							

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

Description	When Made	Cost
cleared about 5 1/2 acres, erected 1500 ft. of chicken wire fencing constructed about 3500 ft. of cedar covered ditching and about 500 ft. of tile ditching dug three wells and connected with pressure pump in 1937 - cost of pump alone \$150.00 planted about 35 mixed fruit trees - all fruit bearing at date of evacuation.		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
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AS PER ATTACHED SHEET.

Comments re Appraiser's report not covered by above information: The appraiser only mentions 20 fruit trees. The soil was excellent for berries - I used to take off over 500 crates of strawberries per acre in one season. I am quite sure that there were about 5 1/2 acres cleared not 4.3 acres as stated in appraisal. This was an excellent berry and poultry farm. The buildings were always kept in good shape and were not too many for us. I have had as many as 3000 chickens at a time and managed them easily with my wife and three children ~~what~~ at the same time attended school. I believe that the valuations by the appraiser are too low and that the fair market value at date of sale was at least \$5400.00.

EXHIBIT No. 874-1
DATE Sept. 7/48
FILLED BY Claimant.

Chojuro Furutani
Signature

BUILDINGS

PERSONAL PROPERTY

<u>Type</u>	<u>Size</u>	<u>Finish</u>	<u>Date Built</u>	<u>Cost of Material and own & hired labour</u>
House	26' x 30'	Frame, 1½ storeys V joint finish, fir siding, shingle roof	1925	
Additions	12' x 18'	Constructed full cement basement	1936	\$2000.00
	8' x 12'		1938	
Henhouse 2 storey	20' x 140'	Frame on stone blocks shingle sides & roof	1941	2000.00
Henhouse 2 storey	22' x 40'	Frame on concrete shiplap sides, shingle roof	1940	1000.00
Henhouse	20' x 64'	Frame on post, shiplap sides, shingle roof	1938	500.00
Henhouse	20' x 60'	Frame on post, shiplap sides shingle roof	1936	400.00
Henhouse	20' x 44'	Frame on post, shiplap sides shake roof	1930	250.00
Henhouse	18' x 32'	Frame on post, shiplap sides shake roof	1928	200.00
Henhouse 2 storey	20' x 30'	frame on post, fir siding shingle roof	1928	350.00
Henhouse	20' x 36'	Frame on post, fir siding shingle roof	1927	350.00
Feed shed	12' x 18'	Log on post, shake roof	1925	100.00
Pump & Warehouse	12' x 24'	Frame on post, Shingle roof, lumber side	1937	200.00
4 Colony houses	10' x 18'	Frame on skid, wired sides, shingle roof	1932	200.00
1 Wood shed	20' x 24'	Frame on post, lumber shingle roof	1937	100.00
1 colony house	12' x 20'	Frame on skids, wire sides shingle roof	1938	50.00

All buildings were equipped with electricity and all henhouses and main house had running water supplied.

BC-620-P
BC-2812-A

874-2
EXHIBIT COPY

Farm Appraisal Report

DATE Sept. 7/45
FILLED BY Claimant

File No. J.L. 587

Land Description Lots 22 and 23 of S/Div. of N.E. 36, Tp. 4, Map 1186.
#1373 Horel Road

Containing 8.094 Acres

Owner's Name Chojuro FURUTANI Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point Kennedy Distance 1/4 mile

Market Town New Westminster Distance 3 1/2 "

Church (give denomination) United Distance 1/4 "

Nearest School Kennedy Distance 1/4 "

State how property was identified: L.R.O. Sketch - Map and surveyed roads

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

In No. 1373 Horel Road - gravelled 1/2 mile to Scott Road - hard surfaced.

Is this district a good one? Yes

Employment opportunity Full industrial at New Westminster, and in adjacent peat bogs.

Predominating Nationality and religion: British - none predominating

Describe Fencing and its condition: Chicken runs fenced with woven wire Value \$ incl. in land.

Water supply: 3 linked-up wells, and pressure pump. Claimed to provide adequate supply for all purposes. Value \$ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	(20 x 30)	Lumber	9	Shingle	Old	pt. posts	very old	\$ 700.00
2-sty. henhouse	(12 x 18)	"	8	"	"	" cement	"	
2- " "	(20 x 128)	"	16	"	2 yrs.	Posts	Fair	640.00
2- " "	22 x 40	"	14	"	4 yrs.	Cement	Good	350.00 (cement floor)
Basement Henhouse	20 x 64	"	6	"	Old	Posts	Fair	170.00
"	20 x 60	"	9	"	"	"	Poor	90.00
Basement "	20 x 44	"	6	Shakes	"	"	"	65.00
"	18 x 32	"	6	"	"	"	"	40.00
2-sty. " "	20 x 30	"	12	Shingle	Vy. old	"	"	30.00
"	20 x 36	"	8	"	"	"	"	30.00
Feed shed	12 x 18	Logs & Lbr.	8	Shakes	"	Logs	"	20.00
Pump & warehouse	12 x 24	Lumber	7	Shingle	10 yrs.	"	Fair	40.00
4 Colony Houses	scattered in chicken run	-	-	-	-	-	-	40.00
Woodshed	20 x 20	Lumber	8	Shingle	Old	blocks	Fair	50.00

(Electricity fully established in all buildings)

Total present day value \$ 2265.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: 2 basement rooms, pt. cement wall and pt. posts lined with lumber, brick chimney from ground.

No. rooms downstairs? 4 Upstairs? Unfinished attic How finished V Joint

Are buildings painted? Yes Condition of paint Good

Distance from nearest bush 150 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
4.3	Undulating	Patchy from 12" loam on 8" sdy. loam	clay to on sdy. clay to gravel in edges of fields	Strawberries, currants, asparagus, rhubarb and gooseberries.	\$70	\$ 301.00
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.						
3.794	Rolling	8" sdy. loam	sand & gravel	Average clearing	\$60	\$25
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 \$ 395.85

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 20.00

Total value of farm \$ 1915.85

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

Fully occupied; lessee is Mr. Daniel Fast who is paying rent of \$10.00 per month under a lease now in charge of the Official Custodian. He states that he is paying a further \$10 per month for certain articles he bought from Furutani, plus possibly some excess rent. Could not see lease to check this.

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

Small fruit and poultry.

Noxious weeds:

Canada Thistles

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipal and school - \$20.91
Delta Municipality
Ladner - B.C.

Date: 22nd July, 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 21st day of July 19 42.

Inspector's Signature

"B. C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This place is one of a number of poultry farms in a group on the Horel Road. Doubtless some of the old buildings would require extensive cleaning and fumigating, and indeed some of them ought to be torn down. I consider that the values I have shown are the true replacement values by I have not added that value to the farm for the reason that the place is overbuilt in this respect, and would not appeal to a buyer.

The house is rather old, though serviceable for some years yet.

The acreage cultivated is what may be considered as the best soil on the place, the remainder being more gravelly, and more suited to chicken houses and field runs for hens, as it is now being used for the most part.

The location is good as to marketing facilities, and also with regard to availability of industrial employment.

(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

Fruit trees are -10 apple-6 cherry-3 plum and 1 pear. 20.00

Other crops at this time are:-

Strawberries -----	0.65 ac	\$
Asparagus -----	0.4 ac	\$
Currants -----	0.62 ac	\$
Gooseberries -----	0.34 ac.	\$
Rhubarb -----	0.2 ac.	\$

Total \$ _____

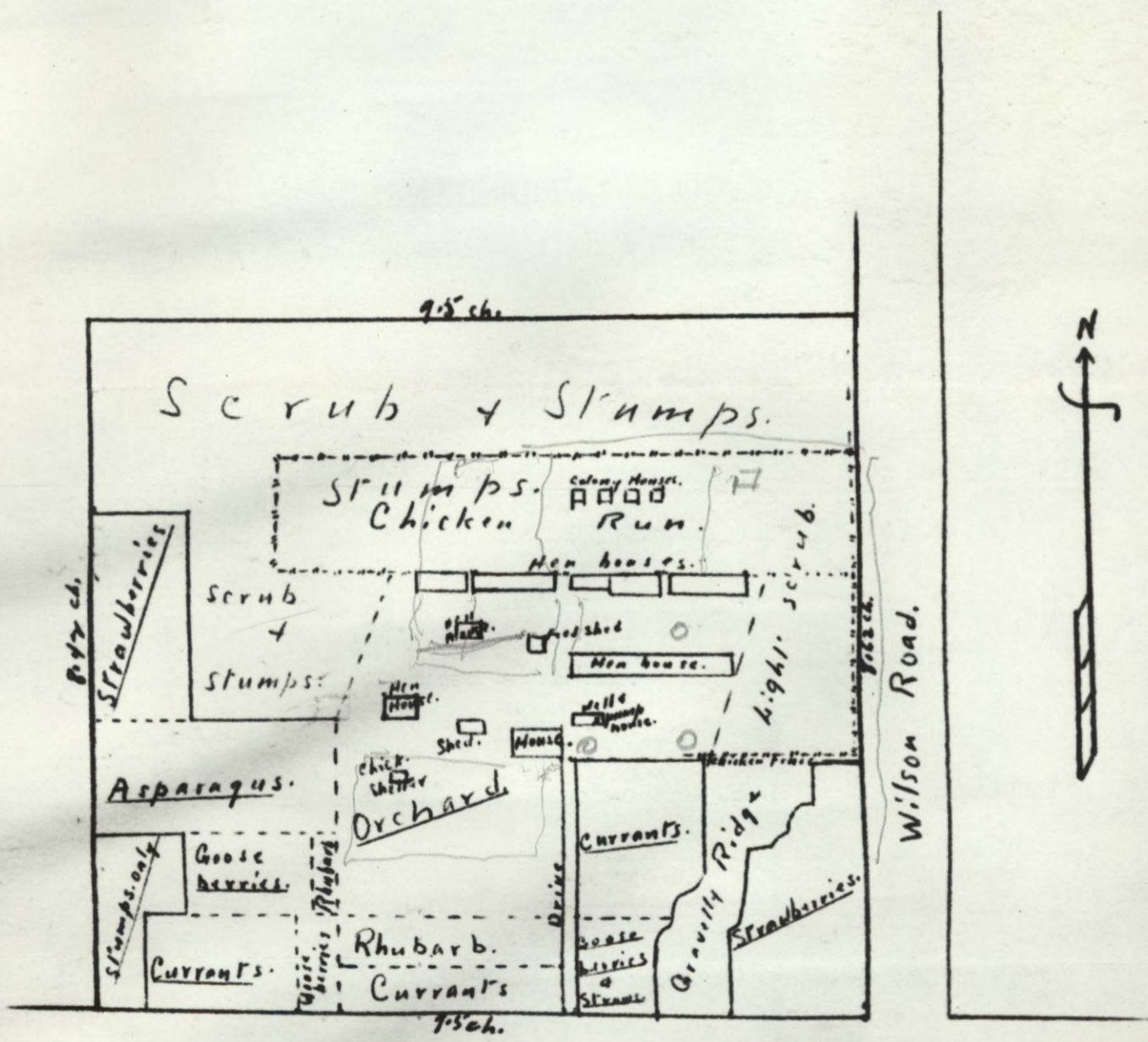
Amount fruit trees add to value of farm \$ _____

Diagram of Property

Chojuro FURUTANI

lots 22+23 of S/Div. of N.E. 36-Tp. 4. Map. 1186.

8.094-acres.



Hotel Road. (Gravelled To Scott Rd. 400 yds) →

Scale 2 chains.

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

value is \$ 2000

Date 24th July 19 42.

"I.T. BARNET"

District Superintendent.

CASE NO: 874

EXHIBIT 3.



CASE NO: 874

EXHIBIT 4



CASE NO: 874

EXHIBIT 5

