Name of Claimant TAZUMI, Asajiro Case 885

Custodian File 5958

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		
					172.00 1178.00		313.87 1184.84					1432.71

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	
125.90	52.00	15.60	41.27%	437.80	180.68			196.28

TOTAL RECOMMENDATION	1628.99

CASE NO: 885

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB COMMISSION)

Winnipeg, Manitoba.

September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

ASAJIRO TAZUMI

PROCEEDINGS AT HEARING

Original.

CASE NO: 885

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

10
(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

ASAJIRO TAZUMI

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

- - - - - -

G.N.R.UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

30

ASAJIRO TAZUMI, The Claimant herein being first duly sworn, testified as follows:-

MR. CHERNIAK: Your Honour, I ask leave to amend in this matter. The two parcels of real estate, I think I ought to give them separately. The value of parcel 1 is $2,700.00 and the Custodian's sale price - - -

THE COMMISSIONER: That is including land and improvements?

10 MR. CHERNIAK: Yes, Your Honour, it is a total of $2,700.00. When originally made the land and buildings were separated and I am lumping them. I am not changing the figures in any way

THE COMMISSIONER: It is $2,700.00 as it stands now?

MR. CHERNIAK: Yes, I am not changing the figures, I am just setting them out in different parcels. The sale price was $1,178.00 and the loss claimed is $1,522.00. In parcel 2 the value is $800.00, the sale price $172.00 and the loss claimed is

20 $628.00, showing a total claim for real property of $2,150.00. As to the personal property, the value of the chattels is $318.60, the Custodian's sale price is $55.00 and the loss is $263.60. We are abandoning our claim for the shares in the companies set out in the claim. Our total claim, therefore is $2,150.00 for the real property and $263.60 for the personal property, making a total of $2,413.60 claimed.

30 DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Tazumi, I show you three typewritten statements, were these prepared in accordance with your instructions? A Yes.

Q Are these your signatures?

A Yes.

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

A Yes.

MR. CHERNIAK: I tender, Your Honour, as Exhibits 1, 2 and 3 respectively, the Real Estate Parcel Number 1, the Real Estate Parcel number 2 and the Personal Chattel statement.

(REAL ESTATE,PARCEL #1, EXHIBIT 1.)

(REAL ESTATE,PARCEL #2, EXHIBIT 2.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 3.)

MR. CHERNIAK: And on behalf of my learned friend I will file the S.S.B.Appraisal Form relating to Lot 5, which is parcel 1, as Exhibit 4.

(APPRAISAL, EXHIBIT 4.)

MR. CHERNIAK: And the S.S.B.Appraisal Report referring to Lot 1, which is parcel number 2, as Exhibit 5.

(APPRAISAL, EXHIBIT 5.)

MR. CHERNIAK: I think, Your Honour, it might be a good idea to just have Mr. Dean write in Parcel 1 and Parcel 2, so that it will be clear.

THE COMMISSIONER: All right.

MR. CHERNIAK: Dealing now with Parcel 1, Your Honour. The Claimant in Exhibit 1 sets out that he purchased this property in 1916 from

George Madder for $450.00 for five acres. Your Honour will note that at date of sale by the Custodian the property consisted of something over four acres. An explanation of the difference between the acreage purchased and the acreage sold by the Custodian will come very shortly. I have on file Your Honour and I am showing to my learned friend a certificate of title in the name of Asajiro Tazumi, dated
10 March 17th, 1917, affecting this property, Parcel 1. The Claimant, Your Honour, sets out the acreage in Exhibit 1, showing it was all cleared and showing the strawberry crop, Hop crop, Asparagus crop and the buildings and garden. I do not consider it very important, Your Honour but I would like to point out that in the Custodian's file there is a report from the Custodian's representative, a Mr. Bardwell, dated May 29th, 1942 which confirms the acreage
20 that is shown in Exhibit 1. I do not know that there is need to file it, I think my learned friend will confirm it?

MR. FERG: Yes, Your Honour.

MR. CHERNIAK: As I say, it is of no great importance, Your Honour. The Claimant sets out that when he purchased this property for $450.00 it was all very heavy bush and had no buildings on it. He cleared five acres but it was very heavy clearing. He dug a well 8 feet by 8 feet
30 by 9 feet deep and equipped it with an electric

pump in 1938 at a cost of $400.00 for the pump. Your Honour will note in Exhibit 4, the S.S.B. Appraisal in this connection, that the appraiser sets out that there is a good adequate supply of water from well pumped by Electric Pump and on tap in kitchen. Included in land value, which, Your honour will note, that he shows at $100.00 an acre. In addition to this the Claimant stated that he planted about 20 mixed fruit trees. He then sets out the buildings, the nature of the buildings, the years in which they were built and the cost, estimated cost. It is important to note, Sir, that in 1941 there was substantial work done to the house at a cost of $750.00, which is not estimated in this case but is stated to be a contract price by a contractor in Hammond. The Claimant is not absolutely sure of the name but it sounds like Brooder when he says it. In addition to that he decorated the inside at a cost of $100.00. He states that he spent $850.00 in improving the house. The appraiser says the house is 16 years old and he values it at $1,000.00. And when the appraiser totals his valuation to $1,300.00 for the buildings he reduces it by $500.00 and only adds $800.00 to the land. In the comment in Exhibit 1, the claimant in speaking of the value of the acreage gives the information that in 1931, .85 acres was expropriated for the Lougheed Highway and he received $600.00 on the basis of $650.00 per acre. Your Honour will notice

that this property is on the Laugheed Highway which is a hard surfaced road and in good condition. He has approximately 380 feet frontage. It is only 1 mile from Hammond. The Claimant further states that the land was worth considerably more than $100.00 per acre. The house was substantially repaired one year before the appraisal and he believes that the fair market value at date of sale was at least $2,700.00.

10 Turning now to Exhibit 2, Your Honour, there is only one shed on this property, other than that it is a claim mainly for land. He sets out in the Exhibit that he purchased this property from Arthur Hampton in 1931 for $500.00 and that at the time of purchase it was all bush and there were no buildings on it. I have on file and I am showing to my learned friend a certificate of title dated February 5th, 1931 in the name of the Claimant and affecting this property.

20 THE COMMISSIONER: How do you explain Exhibit 2, cost price $500.00 when he says he paid $100.00 an acre?

MR. CHERNIAK: I am sorry, Sir, this is not typed very well. Your Honour will note that the two acres applies to the uncleared land and the balance to strawberries and so on and the total is shown at the bottom as five acres. As I say, our stenographer did not show it as clearly as it might have been shown. The Claimant sets out that he cleared about 3 acres of this property and that it was heavy clearing. The appraiser

estimates the minimum cost of reclamation at $150.00.

Q Mr. Tazumi, have you any way of calculating what it cost you to clear this small five acre property per acre? A About $200.00 per acre.

Q How far is this property from your other property?

A Less than a quarter of amile.

MR. CHERNIAK: Your Honour will note from Exhibit 5 that this property is also one mile from Hammond but the access is on a poorer road. In Exhibit 5 the Appraiser sets out that the shed on the property is of no value. The claimant sets out that the shed was useful for storage and was quite solid. Your Honour will notice that he paid $100.00 for the land uncleared and he states that the land was surely worth considerably more after he had cleared three acres. He believes that at date of sale the fair market value was at least $800.00. In connection with Parcel 1, Your Honour, I omitted to point out that the assessed value, according to the Custodian's file on parcel 1 is, land $500.00, improvements $1,500.00, total, $2,000.00. Your Honour, I referred earlier in this case to the report made by Mr. Bardwell on May 29th, 1942; this actually refers to both parcels. I see now that this refers to both parcels. I would like to file this as produced from the Custodian's file and I would like to point out that the house is

described here as a two story wooden frame hours, cement basement, condition excellant.

(REPORT, EXHIBIT 6.)

MR. CHERNIAK: Turning now, Your Honour, to the personal chattels, Exhibit 3. Your Honour will note in Exhibit 7 that the Custodian has fully set out our claim and indicated those items which were sold and the amounts and shows the other items as being declared but not found - - -

10 THE COMMISSIONER: Where is the Exhibit?

MR. CHERNIAK: I am sorry, Your Honour, I haven't filed it yet. On behalf of my learned friend I will file his Analysis of Personal Property as Exhibit 7, and my references to the Exhibit will apply, Your Honour.

(ANALYSIS, EXHIBIT 7.)

MR. CHERNIAK: In Exhibit 7, Your Honour there is mention of a kitchen range on which the claimant sets a value of $30.00. The Custodian's comment

20 is 'Burned out, no value.' The Claimant's statement, Exhibit 3 shows that the kitchen stove was fairly old, it was purchased in 1922 and was used when purchased but he paid $60.00 even for it and in 1938 he replaced all the elements at a cost of $25.00. There is also mention in Exhibit 7 of 27 galvanized iron sheets and 7 glasses for a hot bed and the Custodian's comment is that they were used on the property. I don't know if there is any doubt or any question that

30 these are not part of the real property but if

there is any question about it I can question the Claimant on it.

Q Mr. Tazumi, the 27 galvanized Iron Sheets for which you are claiming $5.40, were these in any way attached to the property or buildings or were they lying loose? A

THE COMMISSIONER: Is it a pipe Mr. Cherniak?

MR. CHERNIAK: 27 Galvanized Iron Sheets Your Honour.

10 THE WITNESS: Yes, it is fixed to the roof over the wood shed

Q Were there any sheets left over that were not on the roof? A Yes, there is 7 or 8 sheets left over.

Q Were they cut up in any way to smaller pieces?

A Yes, there were some short ones.

Q And what about the 7 glasses, 3 x 6 for hot bed?

THE COMMISSIONER: 3 x 6 is it?

MR. CHERNIAK: Yes, Your Honour.

20 Q Were they in any way attached to the building?

A It was used as a covering for the hot bed and it wasn't attached.

MR. CHERNIAK: In Exhibit 3, Your Honour, the Claimant sets out a large number of chattels for which claim is made as to the date of purchase, price paid and the estimated value and states that in connection with all goods for which he is claiming there is depreciated values according to age and use. I would like to bring to Your Honour's

30 attention that in Exhibit 7, the Custodian's

Analysis, there is a claim of $35.00 for a washing machine and it was sold for $37.00 and Mr. Ferg is getting credit for that. I bring t- that out as an indication of the claimant's valuations in other respects.

THE COMMISSIONER: Is it also an indication that the auctioneers price is good on the other articles?

MR. CHERNIAK: I don't know, Your Honour.

MR. FERG: It is submitted Your Honour that the real
10 property sold at its fair market value, that the chattels sold for their fair market value and that the amount of the claims for the other articles is excessive and unreasonable. I would like to put in the assessment, just put it into the record, the Municipal Assessment of the Corporation of the District of Maple Ridge, 1943, Parcel Number 2 is; Value of improvements $85.00 and value of land improved $500.00

20 CROSS-EXAMINED BY MR. FERG:

Q You did not have an independent valuation or appraisal made of your land?

A No, but there was an occasion when a realty man was around the district and he came to buy my property.

Q At the time you were evacuated or since have you had an independent person come and give you a value of your real property?

A No.

30 Q With regard to your chattels and your farm, you

rented the farm and the chattels before being evacuated? A Yes.

Q That is, you did it yourself?

A Yes, there was a lawyer from Mission that was acting for me.

Q But the Custodian didn't have anything to do with you renting your farm or chattels before you were evacuated, you made your own arrangements and rented the farms and the chattels to

10 a tenant? A Yes.

Q And you left all your chattels with the tenant?

A Yes.

Q Have you a copy of the lease that you made?

A Yes.

Q Is that your signature? A Yes.

Q And is that Mr. Bouffard's signature?

A Yes.

Q And this is the lease that you made with him?

A Yes.

20 MR. FERG: I will file this Your Honour, it is a Farm lease dated the 29th of April, 1942, between Asajiro Tazumi of Hammond in the Province of British Columbia, Farmer (hereinafter called the Lessor) of the First Part and Raymond Bouffard of Port Moody in the same province, farmer (Hereinafter called the Lessee) of the Second part.

(LEASE, EXHIBIT 8.)

Q And a list of the goods belonging to you is attached to the lease?

30 A Yes.

Q And it is signed by Mr. Bouffard, the tenant?

A Yes.

Q And the goods were all left with him?

A Yes.

Q Now as to the valuation of the chattels you are claiming for, are these valuations your own estimates? A Yes.

Q The Custodian's office report on their property Analysis Form that the kitchen stove was of no
10 value and was burned out, what do you say about that? A Up to the time of evacuation I had a family of 10 and I was making good use of that stove and it was giving good service.

Q Was it burned out in any shape or form?

A No, it wasn't burned out.

THE COMMISSIONER: Was it an electric range?

MR. FERG: It was a wood or coal stove.

THE COMMISSIONER: I thought he said he replaced the elements.

20 MR. CHERNIAK: That is what it is Your Honour.

MR. FERG:

Q Well, it was a wood stove at any rate?

A Yes.

THE COMMISSIONER: There are no elementson that.

RE-EXAMINED BY MR. CHERNIAK:

Q Mr. Tazumi in your statement which you signed you say that you did some work on that stove in 1938 at a cost of $25.00? A Yes, I did.

Q What did you do to it? A I replaced the

inside layer of the stove

Q The inner portion of the stove?

A Yes, where the fire is, the inner fire box

MR. CHERNIAK: I think, possibly, that was my mistake, Your Honour, in the translation.

Q You told my learned friend that there were Occasions when real estate people came to by your property and that is how you arrived at your price, when was it that these people came to buy your property? A About a year before evacuation.

Q And what sort of offers did you get?

A He wanted to start a greenhouse business there and they came and asked about getting property, but I wasn't interested.

Q Did they make any offers?

A No, I never had any intention of selling my farm.

Q Now, in regard to this lease, this rental to Bouffard, did you report to the Custodian that you had rented the property?

A Yes, I did.

Q You notified them? A Yes.

MR. CHERNIAK: I think there is no need to file the J.P.Form. I think my learned friend will agree that there is a slip attached to the J.P.Form giving the information as to the lease and we have already filed, I think it is Exhibit 6, the Custodian's representative inventory and report on the farm. I don't know the date, May 29th, 1942, I think that is correct.

THE COMMISSIONER: Yes.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

(MARK H. PEARCE)
OFFICIAL REPORTER

10

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 14 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.

20

(SUB-COMMISSIONER)

Case 885 10 pg. 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.

5-9 3-8

ACKNOWLEDGED

10 pg.

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

(1) NAME TAZUMI (Print) Surname Asajiro Given Name (RCMP) Reg. No. 13882

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

(3) Present Address Lot 175, St. Mary's Road, St. Germaine, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) 2448 Lougheed Highway, Port Hammond, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Re: 2448 Lougheed Highway - (Parcel 1) Lot 5, of a 38.85 acre portion of Lot 222, Group1 Map 29871 District of New Westminster, C. of E. 50420 and
(Parcel 2) 2448 Lougheed Highway, Hammond, B.C., Lot 1, Block "F" of Lots 278 and 279, Group1, Map 4907, save and except part shown as road on Map 6812, District of New Westminster, C. of E. 50421.

(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 - - - - - - Parcel 1 $ 1,200.00
Parcel 2 750.00 1950.00

(ii) Buildings - - - - - - - Parcel 1 - - - - - $ 1,500.00
Parcel 2 50.00 1550.00

(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) - $ 3,500.00

(v) Amount at which Custodian sold property and credited your account - Parcel 1 $ 1,178.00 - Parcel 2 $ 172.00 1,350.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,150.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 2448 Lougheed Highway, Port Hammond, B.C.

(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 in my 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 per attached list	Estimated Value $ 271.95
2.	Shares - Maple Ridge Co-operative Exchange:-	Estimated Value $
3.	Share Certificate #41 - 41 shares	Estimated Value $
4.	" " 182 - 30 shares.	Estimated Value $
5.	" " 272 - 16 shares	Estimated Value $
6.	" " 474 - 46 shares	Estimated Value $
7.	" " 594 - 35 shares	Estimated Value $
8.	" " 699 - 32 shares	Estimated Value $
9.	200 shares par value $1.00 per share	Estimated Value $ 200.00
10.	Shares - The Western Canada Hop Cooperative Union	Estimated Value $
	Share Certificate #22 - 7 shares par value $10.00 per share	Estimated Value $ 70.00
		TOTAL CLAIM FOR PROPERTY LOSS $ 541.95

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) - $ 2,691.95 - 2413.60

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Winnipeg

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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, Asajiro Tazumi of the Municipality of St. Vital 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.

A Commissioner For Oaths.
My Commission Expires Dec. 16th. 194

A. Tazumi

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.

List I

Per (e)

1 Electric Fan	$10.00
1 kitchen range	30.00
2 heater stove	15.00
2 peevee	2.00
11 hoes	5.50
6 shovels	3.00
4 mattock	3.00
1 fork (Manure	1.00
1 pick	1.00
1 rake	.50
2 wedge hammer	3.00
2 wedge	1.50
4 big hoe	3.00
1 brush hook	1.00
3 axe	2.00
1 scale	15.00
4 cross cut saw	8.00
1 hand saw	.50
3 wheelbarrow	6.00
1 cultivator	6.00
2 cart	10.00
22 8 inch Tile	2.20
6 hop basket	4.50
2 dresser	25.00
1 Gramaphone	15.00
10 chairs	7.50
1 steel crow bar	2.00
4 bed complete with spring and mattress	8.00
2 bedstead practically new	4.00
1 cabinet	25.00
1 washing machine	35.00
27 galvanized iron sheets	5.40
7 glass (framed) 3 x 6' for hot bed	14.00
2 pipe wrench 14" x 16#	4.00
1 stump machine	15.00
2 block	5.00
5 chocker	10.00
150 ft. cable (one inch)	10.00
TOTAL ESTIMATED VALUE OF CHATTELS	$318.60
Amount Custodian sold and credited	46.65
LOSS	$271.95

55

263 60

TAZUMI ASAJIRO
(Claimant's Name)

REAL ESTATE
(Farm Land)
PARCEL 1.

13882.
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 ~~Cultivated not planted~~ Cultivated and ~~not~~ in crop List Crops	Nil	1916	George Madder	$450.00 for five acres.	very heavy bush	None	$2,700.00
Strawberries	1½ acres						
Hops	1 acre						
Asparagus	¾ acres						
Bldgs & Garden	¾ acres						
Total	Over 4 acres.						

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

Description	When Made	Cost
Cleared five acres very heavy clearing.		
Dug well 8' x 8' x 9' deep and equipped with electric pump in 1938 at cost of $400.00 for pump.		
Planted about 20 mixed fruit trees.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
House	1 1/3 storey 24 x 42	Lumber V. Joint inside	1923	Bought material and own and hired labour				$1,500.00
	Rebuilt roof with shingles constructed new brick chimney " 20 x 30 x6, cement base- ment. Constructed lean-to 24 x 12		1941	This was done on contract by Mr. Brooder (or similar name) who is a contractor in Hammond, B. C.				750.00
	re-derorated inside		1941	Bought materials and own labour				100.00
Woodshed	16 x 28	Lumber	1940	Bought materials for $62. and own labour - Total				125.00
Barn	30 x 36	Lumber	1939	Bought materialsand own and hired labour				350.00
Root House	10 x 16	Lumber	1927	Bought materials and own labour				75.00
Pump House	6 x 8	Lumber	1938	Bought materials and own labour				15.00

Comments re Appraiser's report not covered by above information: In 1931, .85 acres was expropriated for the Lougheed Hwy and I received $600.00 on the basis of $650.00 per acre. The land was worth considerably more than $100.00 per acre. The house was substantially repaired one year before the appraisal. I believe that the fair market value at date of sale was at least $2,700.00.

EXHIBIT No. 885-1
DATE Sept. 9/48
FILLED BY Claimant

H. Tazumi
Signature

TAZUMI ASAJIRO
(Claimant's Name)

REAL ESTATE
(Farm Land)
Parcel 2.

13888.
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 Cultivated not planted Cultivated and ~~not~~ in crop List Crops	2 acres	1931	Arthur Hampton	$500.00	All bush	None	Land & Bldg. $800.00

Strawberries	2 acres
Raspberries	¼ acre
Currents	¼ acre
Vegetables	½ acre
Total	5 acres.

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

Description	When Made	Cost
Cleared about 3 acres, heavy clearing. Constructed about 120 feet of cedar covered ditching. dug. 10 ft. well.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
Shed	16 x 22	Lumber	1932	Bought materials and own labour				$75.00

Comments re Appraiser's report not covered by above information: The shed was useful for storage and was quite solid. The land was quite promising. I paid $100.00 per acre uncleared, and the land was surely worth considerably more after I cleared three acres. I believe that at date of sale, the fair market value was at least $800.00.

EXHIBIT No. 885-2
DATE Sept. 9/48
FILLED BY Claimant

A. Tazumi
Signature

TAZUMI. Asajiro
(Claimant's Name)

PERSONAL CHATTELS

13882.
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Electric Fan	1922	New	$32.00	Good	$10.00
1 Kitchen Stove	1922	Used	$60.00	Fairly good replaced all elements in 1938 at cost of $25.00	$30.00
1 Heater Stove	1931	Used	$15.00	Fairly Good)	
1 Heater Stove	1920	Used	$15.00	Fairly Good.)	$15.00
1 Scale	1935	New	$20.00	Good	$15.00
4 Saws	Time to Time 1918-30	New	$20.00	Good	$-8.00
1 Cultivator	1937	New	$101.00	Good	$-6.00
1 Dresser	1928	Used	$20.00	Good)	
1 Dresser	1932	Used	$25.00	Good)	$25.00
1 Gramaphone	1936	Used	$30.00	Good	$15.00
1 Cabinet	1935	New	$50.00	Good	$25.00
1 Stump Machine	1937	Used	$35.00	Good	$15.00
1 150' Cable (1 inch)	1937	New	$20.00	Good	$10.00
5 Chocker	1937	New	$20.00	Good	$10.00

Description of Storage of Goods: All goods left on premises.

The value of the above goods as well as all Chattels for which claim is made has been depreciated according to age and use. and I have shewn what I consider to be the fair market value at date of sale.

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 885-3
DATE Sept. 9/46
FILLED BY Claimant

A. Tazumi
Signature

BC-182-P

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

EXHIBIT No. 885-4
DATE Sept. 9/48
FILLED BY Claimant

Farm Appraisal Report

Parcel #1.

File No. JL 52

Land Description Lot 5, Gp.1, D.L. 222, Map 2987, N.W.D.

Containing 4.148 Acres

Owner's Name TAZUMI, A. Post Office Address R.R.1, Hammond, B.C.

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

Market Town Hammond 1 mile, New Westminster 16 miles Distance

Church (give denomination) All denominations Distance 1 mile

Nearest School Hammond 1 m., Haney High School 3 m Distance

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.

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

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

Employment opportunity Fairly good.

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

Describe Fencing and its condition: 4 wire along highway only Value $

Water supply: (Good adequate supply of water from well pumped by (Electric Pump and on tap in kitchen. Value $ (Included in land value.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 42	lbr.	20'	shgl.	16	cement wall	fair	1000.00
Woodshed	16 x 28	"	12'	"	2	post	"	100.00
Shed	30 x 36	"	10'	shk.	3	"	"	200.00
BARN	x							
	x							
BARN	x							
Pump house	6 x 8	"	6'	shgl.	10	"	only fair	-
GRANARY	x							
Shed	10 x 16	"	8'	shk.	16	"	" "	-
	x							
	x							
	x							

Electric light installed in buildings

Total present day value $ 1300.00

Total Value Buildings add to farm $ 800.00

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

$

Describe the basement and chimneys: 6' cement basement and 2 brick chimneys to ground.

No. rooms downstairs? 5 Upstairs? 3 How finished V-joint and shiplap.

Are buildings painted? Dwelling partly Condition of paint Poor

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
4.00	¾ ac. ridge, remainder level	sdy.& a little clay loam 12"	sdy.	straws, hops, peas, asparagus, fair condition	100.00	400.00

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

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
0.148	small angular strip severed at north by highway	some stumps and scrub	This severed pcl. too small for any value

Total value of Land $ 400.00

Total added by buildings to value of farm $ 800.00

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

Total value of farm $ 1200.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in fair condition and tillage and been occupied by present owner for about 27 years.

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 - $33.05
Mun. of Maple Ridge.

Date: May 6th, 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.)

S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

Remarks: Property well situated on Lougheed Highway near Hammond and Haney and about 24 miles from Vancouver.

(FOR ORCHARD LANDS ONLY)

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

Level land lying south of highway rising to a slight slope along west boundary with a little clay loam at bottom of slope. In fair fertility but needs to be maintained by cover crops and regular fertilization.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

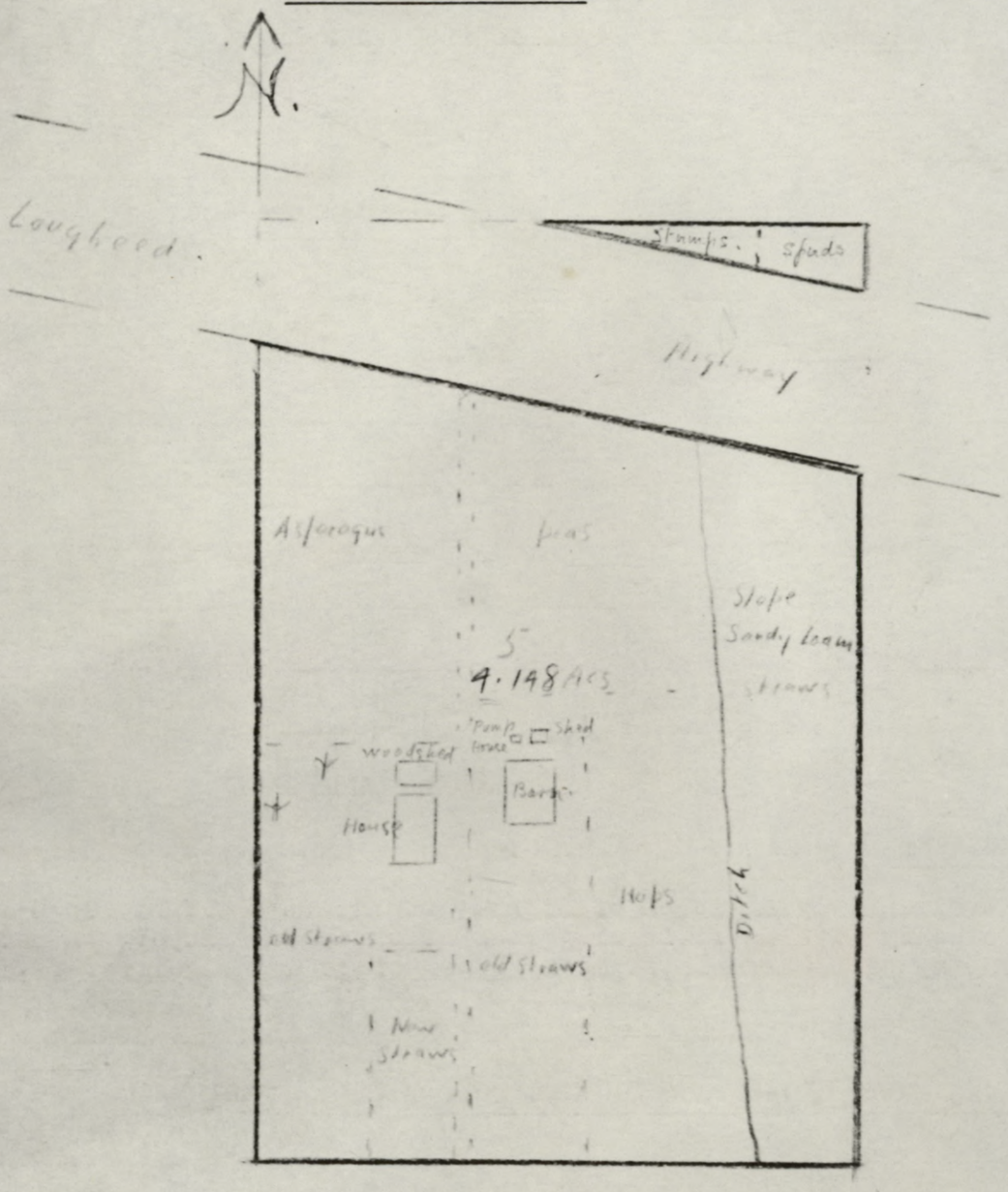
Nil.

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
About 2 acres strawberries and 2 acres hops, asparagus	$
and peas, all about average and in fairly good	$
cultivation. Included in land value.	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property A. Tazumi



Scale 100' = 1 inch

Lot 5 D.L. 222 G 1 Map 2987 Cont'g 4.148 Acs more or less

J.A.P.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1200.00

Date 1st June, 1942

"I.T. BARNET"
District Superintendent.

BC-183-P

BC/183-P

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

EXHIBIT NO. 885-5
DATE Sept. 9/68
FILLED BY Claimant

Farm Appraisal Report

Parcel #2.

File No. JL-52

Land Description Lot 1 of D.L. 278, Map 4907

Containing 5.062 ac. net Acres

Owner's Name TAZUMI, Asajiro Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, C.P.R. Distance 1 m.

Market Town New Westminster-16; good local Co-operative Fruit Collecting Agency. Distance

Church (give denomination) All denominations within Distance 3 m.

Nearest School Hammond Public Distance 1 m.

State how property was identified: Lane in post & map check

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

Only by a 22' dirt road from McKinny Road. Poor access.

Is this district a good one? Yes.

Employment opportunity Two mills & Brickyard within 3 miles.

Predominating Nationality and religion: Locally Japs, with British predominating.

Describe Fencing and its condition: No actual fence, some wire strung. Value $

Water supply: By well by the old shed. Water easy at 10'. Value $

BUILDINGS ON FARM

5958

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x							
BARN	x	Just an old shed of nil value						
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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
.75	Level	Sdy.loam1-2'	Sandy clay good.	1st year Strawberries-good.	70.00	52.50
2.	Level	Mixed with Peat	& Peat	Raspberries,B.Currants & few poor strawberries	50.	100.00

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	
2.312	Almost level	sandy loam 1-2'	Sdy. clay, good.	Clear,logged off land	Min. 150.00	10.00	23.12

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

No electric light.

Total value of Land $175.62

Total added by buildings to value of farm $ -

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

Total value of farm $175.62

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

A poor layout. Poor trail in. No dwelling. No evidence of recent cultivation. The West clearing has a peat centre & is ditched.

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

Difficult to visualize in present state; the best land is yet to be cleared.

Noxious weeds:

None.

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

Maple Ridge Municipality.
School,Land & Library - $16.72

Date: 12th 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 11 day of May 1942

Inspector's Signature "T. GODFREY"

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

JL-52-TAZUMI, A.

Farm Appraisal Report

Remarks: Though Black Currants & Raspberries over a half acre appear to have been in for several years, the property is neglected & unattractive. The strawberries at the East end are on new land & show good promise of crop this year.

Small odd patches of strawberries have been put in on the West clearing & a few potatoes; looks like a single man's effort there for a home garden. Soil around the Peat pocket is really a gravelly lip to the Peat cup.

(FOR ORCHARD LANDS ONLY)

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

Old clearing a mixture of Peat & sandy soil - drainage at present by open ditches.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

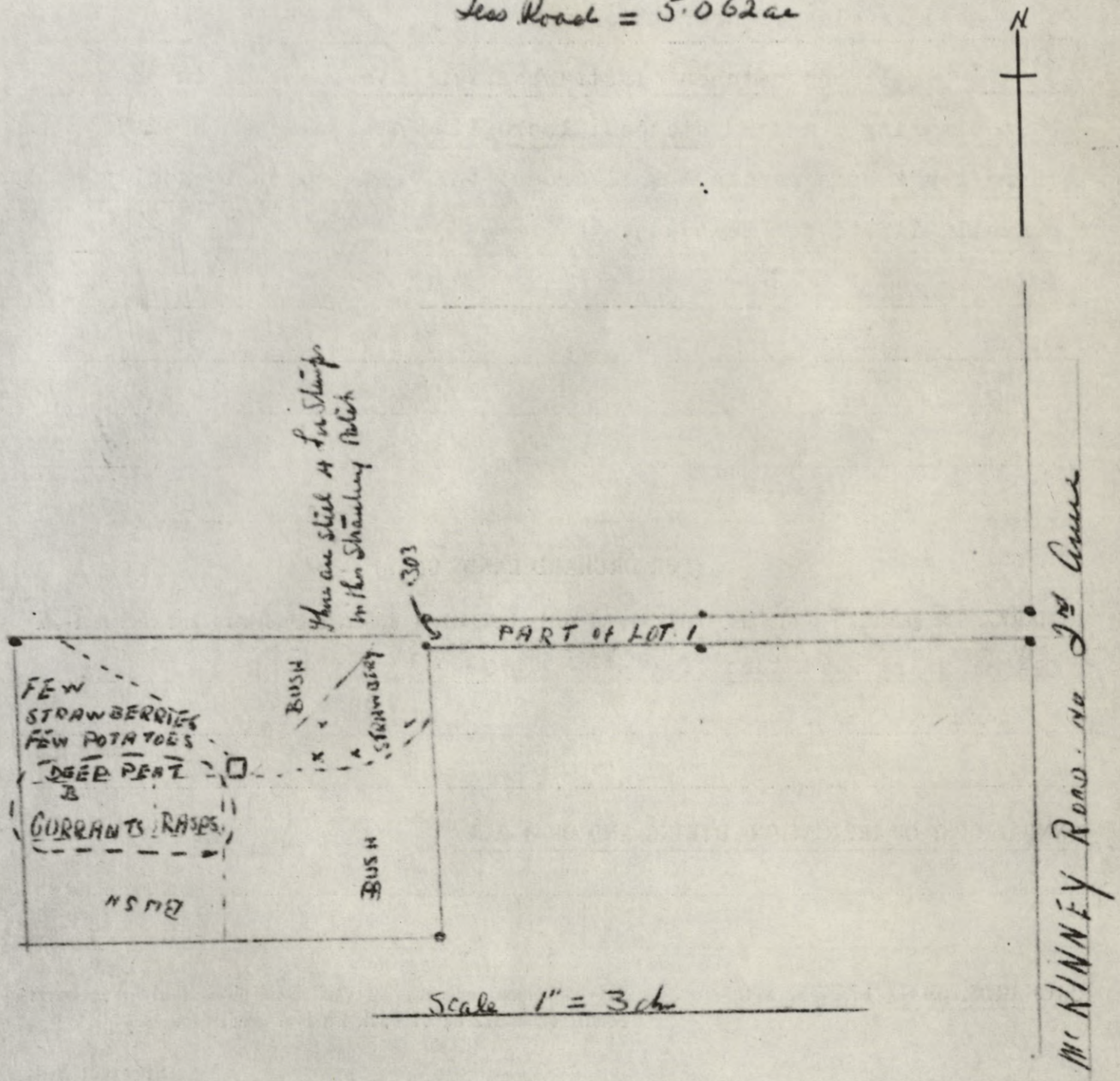
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
¾ acre good strawberries.	$
2 acres mixed raspberries, black currants, few poor strawberries; few potatoes & the peat land still fallow.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Lot 1 gDL 275 Map 4507 5.365 ac ASAJIRO TAZUMI
Less Road = 5.062 ac



Following careful review of this appraisal report, it is my opinion that the present value is $ 175.00

Date 18th May 1942.

"I.T. BARNET"
District Superintendent.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 5-958

MUNICIPALITY: Maple Ridge. Date: May 29th. 1942.

NAME: TAZUMI. Asajiro, REGISTRATION NO. 13882.

ADDRESS: 2448 Lougheed Highway, Hammond, B.C.

PROPERTY:

ACREAGE: 9.343 Lot 1. 5.195 Lot 5. 4.148

KIND OF CROPS: Strawberries, Rasberries, Black C. Hops. Asparagus, Peas, Fruit Trees.

APPROXIMATE ACREAGE OF EACH: S. 3¼. ¼. ½. 1. 1. ½.

HOUSE: VACANT: OCCUPIED Yes. Lessee, Bouffard.

DESCRIPTION 2 Story wooden frame house Cement basement. ROOF: Shingle.

SIZE: 26 x 48. NO. OF ROOMS 9.

CONDITION: Excellant.

OTHER BUILDINGS: Barn. 3 Woodsheds. Bath house.

NAME OF LESSEE OR RENTOR: R. Bouffard.

TERMS: $600.00 Finnanced by Pacific Co-operative Union. $250.00 Cash balance in September.1942. To be paid back out of crop. 2nd.year $300.00.

WATER: Well. Elect. pump. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Chattels included in lease, but comprise the following.
Stored in the house, down stairs.

3 Kitchen chairs.
6 Dining chairs.
Dining room table.
Cabinet gramophone & 6 Records.
2 Dressers with mirrors.
2 Bedsteads. (no springs)
Wardrobe.
Sanitary couch.
Kitchen range.
Heater.

Upstairs.
Cardboard box. (contents unknown)
3 Bedsteads only.
3 Kitchen chairs.
Bed complete.

In the Barn,

Quantity of garden tools.
3 Hand cultivators.

Pump house.

Electric water pump.

EXHIBIT No. 885-6
DATE Sept. 9/48
FILLED BY Claimant

Signed:

I. C. Bardwell.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5958 EXHIBIT No. ____

NAME TAZUMI, Asajiro (Mr.)

REG. No. 13882.

DATE — DECLARATION Apr. 25/42. EVACUATION May 19/42.

INVENTORY — TAKEN BY ____ DATE ____

		DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
2 chests		1 Electric Fan	10.00				10.00
beds		1 kitchen range	30.00				
chairs		2 heater stove	15.00				7.50
tables		2 peevee	2.00				2.00
stoves		11 hoes	5.50)				
kitchen utensils		6 shovels	3.00)				
garden & farming tools		4 mattock	3.00)				
pump machine		1 fork (Manure	1.00)				
washing machine		1 pick	1.00)				
stump machine		1 rake	.50)	3.75			
cultivator		2 wedge hammer	3.00)				
carpenter's tools		2 wedge	1.50)				
		4 big hoe	3.00)				
Unsigned list - May 21/42.		1 brush hook	1.00)				
Electric pump		3 axe	2.00)				
120 gal. Tank		1 scale	15.00	1.75			
¾ H.P. Motor		4 cross cut saw	8.00	1.00			
1¼" pipe 200 ft.		1 hand saw	.50	.25			
¾" pipe 180 ft.		3 wheelbarrow	6.00				6.00
pipe fittings		1 cultivator	6.00	1.25			
electric fan		2 cart	10.00				10.00
2 pipe wrenches		22 8 inch Tile	2.20	.75			
kitchen range		6 hop basket	4.50	.25			
heater stoves (2)		2 dresser	25.00	4.25			
stump machine		1 Gramaphone	15.00	. 75			
2 block		10 chairs	7.50	1.00			
5 chockers		1 steel crow bar	2.00				2.00
150 ft. cables		4 bed complete with spring and mattress	8.00				
steel bar		2 bedstead practically new	4.00				
2 pee vee		1 cabinet	25.00	3.00			
11 hoes		1 washing machine	35.00	37.00			
6 shovels		27 galvanized iron sheets	5.40				
1 fork		7 glass (framed) 3x6' for hot bed	14.00				
4 mattocks		2 pipe wrench 14"x16"	4.00				4.00
1 pick		1 stump machine	15.00				15.00
1 rake		2 block	5.00				5.00
2 wedge hammer		5 chocker	10.00				10.00
2 wedge		150 ft. cable (one inch)	10.00				10.00
1 brush hook							
3 axe		Shares - Maple Ridge Co-operative Exchange:-					
1 scale		Share Cert. #41 - 41 shares					
4 cross-cut saws		" " 182 - 30 shares					
3 wheel-barrow		" " 272 - 16 shares					
1 cultivator		" " 474 - 46 shares					
1 roll of barb-wire		" " 594 - 35 shares					
22 8" tiles		" " 699 - 32 shares					
6 hop basket		200 shares					
2 carts		par value. $1.00 per share	200.00		255.51		
1 asparagus cutter							
50 strawberry trays		Shares - The Western Canada Hop Co-operative Union					
27 galvanized iron		Share Cert.#22 - 7 shares					
7 glasses for hotbed		par value. $10.00 per share	70.00				
3 sprinklers			588.60	55.00	255.51		81.50
2 rubber hose 100 ft.							
2 dressers		Additional Sales:					
1 gramaphone		Sprayer		1.75			
10 chairs		2 Sprinklers		1.50			
6 beds							
1 cabinet							
1 kitchen cupboard							
1 sofa							
wash machine							

EXHIBIT No. 885-7
DATE Sept. 9/48
FILLED BY Claimant

E No. 5958 EXHIBIT No. _____ CASE No. _____

G. No. 13882. VENUE Winnipeg

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD		REMARKS
UCTION	TENDER &c								
			10.00						
									Burnt out, no value.
			7.50						1 no value.
			2.00						
3.75									
1.75									
1.00									
.25									
			6.00						
1.25									
			10.00						
.75						(11)			
.25									
4.25									
. 75									
1.00									
			2.00						
									No value.
									No value.
3.00									
37.00									Used on property.
									Used on property.
			4.00						
			15.00						
			5.00						
			10.00						
			10.00						
									Not under terms of reference.
	255.51								Redeemed at $1.27755 per share.
									Notunder terms of reference.
55.00	255.51		81.50						
1.75									
1.50									

J. Spratt

Attached to Exhibit 885 - 7

List of goods belonging to Mr. A. Tazumi

May 21st, 1942.

Electric Pump
120 gal. tank
$\frac{3}{4}$ H.P. Motor
$1\frac{1}{4}$" pipe 200 ft.
$\frac{3}{4}$" pipe 180 ft.
pipe fittings
electric fan
2 pipe wrenches
kitchen range
2 heater stoves
stump machine
2 blocks
5 chockers
150 ft. cables
steel bar
2 pee wee
11 hoes
6 shovels
1 fork
4 mattocks
1 pick
1 rake
2 wedge hammer
2 wedge
4 hoes
1 brush hook
3 axe
1 scale
4 cross-cut saws
3 wheel barrows
1 cultivator
1 roll barb wire
22 8" tile
6 hop baskets
2 carts
~~1 scale~~
1 asparagus cutter
50 strawberry trays
27 galvanized Iron
7 frame glass for hotbed
3 sprinklers
2 rubber hose

2 dressers
1 gramaphone
10 chairs
6 beds - 2 newer beds & spring
1 cabinet
1 kitchen cupboard
1 sofa

Signed: R. Bouffard.

EXHIBIT No. 885 - 8
DATE Sept. 9/48
FILED BY Crown

FARM LEASE

THIS INDENTURE made in duplicate the 29th day of April A.D., 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- ASAJIRO TAZUMI of Hammond

in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

RAYMOND BOUFFARD of Port Moody

in the same Province

Farmer
(hereinafter called the Lessee)

Of the Second Part.

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed, and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, more particularly described as:

Lot One (1) of a subdivision of Lots 278 and 281 Township Nine (9)

and Lot Five (5) of Lot 222 Township Nine (9) containing ten (10)

acres more or less

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;
AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;
TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:
YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Six hundred ($600.00) - - Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).
THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever;and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on anp business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 194 3 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

Three and one half ($3\frac{1}{2}$) acres of strawberries

One half ($\frac{1}{2}$) acre of Black currants

One quarter ($\frac{1}{4}$) acre of raspberries

One (1) acre of asparagus

One half ($\frac{1}{2}$) acre of peas

One quarter ($\frac{1}{4}$) acre orchard fruit trees

One (1) acre of hops

and that he will not improvish, depreciate or injure the soil and he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in thatrespect with regard to the year 194 3 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants
The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IT IS understood and agreed that the rent for the year 1943 shall be Three hundred ($300.00) Dollars

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by ASAJIRO TAZUMI and RAYMOND BOUFFARD in the presence of "M. M. Fletcher"	"A. Tazumi"	Red Seal
	"Raymond Bouffard"	Red Seal

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see ASAJIRO TAZUMI and RAYMOND BOUFFARD the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in The Province of British Columbia This twenty nineth day of April A. D. 1942.

"J. M. Campbell"
A Commissioner for taking affidavits within British Columbia.

"M.M. Fletcher"

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

December 7, 1948. N. Steeves

DATED 29th day of April A.D. 1942.

ASAJIRO TAZUMI

TO

RAYMOND BOUFFARD

FARM LEASE

Lessor

JAMES M. CAMPBELL
Barrister-Solicitor
Mission City - - B.C.