

Name of Claimant **Bungoro**  
**GOTO, Bungo**

Case..... 922

Custodian File 8630

<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
					578.00		<del>305.00</del> 305.40			305.40
<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			
						50.00			6.00	6.00
<b>TOTAL RECOMMENDATION</b>										<b>311.40</b>

CASE NO. 922

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

20th September, 1948.

IN THE MATTER OF THE CLAIMS OF

BUNGORO GOTO

PROCEEDINGS AT HEARING

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,  
20th September, 1948.

IN THE MATTER OF THE CLAIMS OF

BUNGORO GOTO

PROCEEDINGS AT HEARING

20

APPEARANCES:

F.M. FERG, Esq.,            Appearing for the  
                                  Dominion Government.  
S.M. CHERNIACK, Esq.,    Appearing for the  
                                  Claimant.

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S. HIRAYAMA, Esq., Official Interpreter  
MARK H. PEARCE, Esq., Sr., Official Reporter.

30

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B. Goto  
In Chief

BUNGORO GOTO, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: Your honour will note in this claim there is a claim made for land and buildings, that is the real property, and a claim made for a fishing vessel. As to the fishing vessel, I am withdrawing that claim subject to the extension of terms of reference and I find that in the real property claim the claimant included a float-house, that is a house on a float, that should have been  
10 claimed as personal chattels and therefore I have reduced the claim of the real property and asking permission to set up a claim for this float house. \$575.00 was the quoted sale price. There was the sum of \$3,000.00 shown and in place of that I ask leave to show \$2,000.00 as the value of the real property and \$578.00 as the Custodian's sale price and the loss on the real property \$1,422.00.

THE COMMISSIONER: The amount for which it was sold was how much?

20 MR. CHERNIACK: \$578.00, the loss is therefore \$1,422.00.

THE COMMISSIONER: Right, and the float house?

MR. CHERNIACK: The float house valued at \$300.00, the Custodian's sale price \$50.00 and the loss therefore would be \$250.00. The total loss therefore is \$1,672.00.

Q Mr. Goto, I show you two typewritten statements, were these prepared in accordance with your instructions?

A Yes.

Q And are these (indicating) your signatures?

A Yes.

30 Q And you swear the contents to be true to the best of your

B. Goto,  
In Chief

knowledge and recollection? A Yes.

MR. CHERNIACK: I tender these documents as Exhibits 1 and  
respectively. The Real Estate Statement and the Chattel  
Statement referring to the float house.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

THE COMMISSIONER: Before we continue, you have got your claim  
for the land and buildings \$2,000.00, sale at \$578.00,  
leaving a loss of \$1,422.00.

10 MR. CHERNIACK: Yes.

THE COMMISSIONER: Now the float house?

MR. CHERNIACK: \$300.00

THE COMMISSIONER: Sale price \$50.00, leaving a loss of  
\$250.00?

MR. CHERNIACK: Yes.

THE COMMISSIONER: Now \$250.00 and \$1,422.00 is \$1,672.00?

MR. CHERNIACK: Yes. On behalf of my learned friend I will  
file as Exhibit 3 Appraisal Report. Referring to Exhibit  
1 you will note this property was purchased in April, 1939,  
20 for \$638.65. I have on my file, and I am showing to my  
learned friend, a deed of land dated April 11, 1939, from  
Elizabeth Anne Quaggan to the complainant for a considera-  
tion of \$638.65. Referring to the land for which claim is  
being made, your honour will note that this land consists  
of 5-1/2 acres of which almost 2 acres remain uncleared  
and the balance has been cleared at the date of purchase.  
The claimant sets out that he constructed a bridge 60 feet  
long and 10 feet wide in 1939 at an estimated cost of  
\$250.00, broke the ground and cleaned the land at an  
30 additional estimated cost of \$200.00, planted 10 mixed

B. Goto,  
In Chief.

fruit trees and constructed a boat harbour of piles and logs at a cost of \$150.00. In addition to this he had a house which he purchased in 1938 for \$300.00 and in the spring of 1941 he moved the house to the present site and constructed a heavy pile foundation at an estimated cost of \$150.00. This building is referred to in the Appraisal, Exhibit 3, but the valuation shown doesn't to any extent compare to the cost shown in Exhibit 1. The claimant comments in Exhibit 1 that the appraiser values this land at \$364.00, that is the land without the building, whereas three years prior to the appraisal, at a time when the market was lower, he paid \$638.65 and then spent a substantial amount putting in the bridge, a harbour, and cleaning up the land. A quick perusal of Exhibit 3 doesn't indicate that the bridge was taken into account in fixing the value of this property, except that it is shown on the diagram, page 4, of Exhibit 3. The claimant continues in Exhibit 1 that the cost of putting in the black currants amounted to over \$500.00 in addition to the other items given, and that the crop would not reach its peak until 1942 and 1943.

Q Is that correct, Mr. Goto, do you say say your currant crop would still be producing in 1943?

A In 1943.

Q What about 1944? A Oh, yes, it is still good after that for about ten years.

Q Without replacing the plants, that is the same plants?

A Yes, the same plants.

MR. CHERNIACK: I have indicated that because the sale date was January 1, 1943. Mr. Goto further sets out in Exhibit 1

B. Goto,  
In Chief.

that the building on that lot cost him \$750.00 and was certainly worth a great deal more than \$225.00, which is the Appraiser's estimate. The claimant concludes with this statement, that he believes that the property, land and buildings, was worth at least \$2,000.00 at date of sale. Exhibit 3 gives the location of this property as being 9 miles from New Westminster on River Road, which is a gravelled road on top of dyke. It sets out on page 2 that the property is most suitable as a farm home for a fisherman and refers elsewhere to this being more favourable if it were not strung out in a long river lot as shown in the exhibits. It should be pointed out, as no doubt it will be in Vancouver, that this property was purchased along with a number of other similar sized lots by The Veterans' Land Act. Referring now to the float house ---

10

THE COMMISSIONER: There is no valuation on it, on the float house.

20

MR. CHERNIACK: I do not know if my learned friend has that or not. It is, of course, not included in the Appraisal, Exhibit 3, because it is not part of the land. As to whether the appraisal is made or not my learned friend will have to advise on that. The claimant sets out he purchased the float house in 1939. It wasn't new when he purchased it and he paid \$150.00, and in the fall of 1941, which would be about six months prior to evacuation, he put on a new shingle roof, repaired the walls and floor at a cost of about \$200.00, and he values it at about \$300.00. This float house, as we are informed, was sold by the Custodian for \$50.00.

30

B. Goto,  
In Chief.

MR. FERG: It is submitted on behalf of the government that the real property sold at its fair market value and that the claim made for the chattels, the float house, is excessive and unreasonable, and it is also submitted while the house is included in the Farm Appraisal Report, this house apparently is built over tide water, and it is submitted it is not within the boundary of the property and therefore is not part of the real property.

MR. CHERNIACK: May I ask if my learned friend's contention  
10 is that the sale price or the valuation placed by the Appraiser doesn't include the value of this house?

MR. FERG: It includes it, your honour, but it is submitted, as we have submitted before in cases of this type, where the houses are built on piles out over the tide water that they are not within the boundaries of the real property owned and, therefore, the claim cannot be properly made for them. I am simply making this as a submission and what the ultimate decision will be in the matter rests, of course, with the Chief Commissioner.

20

CROSS-EXAMINED BY MR. FERG:

Q Mr. Goto, you didn't have an independent valuation made on your real property or your float house at the time of evacuation or since?

A No.

Q You have indicated in your claim that you did some work on the land, breaking ground and cleaning the land at a cost of about \$200.00; how much breaking did you do?

A One acre and a quarter.

30 Q Did you do the work yourself? A No, I hired somebody.



B. Goto,  
Cr-Exam.

Q Did you do any of the work yourself?

A Yes, I did a little bit myself.

Q What was the nature of the work you had to do in order to clear this land? A I ploughed the land to begin with, then I had the weeds pulled by hand.

Q Well, in connection with all of this land, as a matter of fact, all the clearing, you did it yourself, there was no clearing on the land when you purchased it?

THE COMMISSIONER: Oh, yes.

10 MR. FERG: I see. He says there were no improvements at the date of purchase.

MR. CHERNIACK: He says there was no clearing at the date of purchase.

MR. FERG:

Q So you cleared one and a quarter acres yourself?

A Yes.

Q And you say that this involved ploughing it and bringing it under cultivation? A Yes.

Q Does it cost \$200.00 to clear and plough and work up an  
20 acre of that type of land? A Yes.

Q What labour is involved in it?

A I had the land ploughed and had to get the weeds pulled by hand after it was ploughed, otherwise the weeds will come up again, so I had them all pulled by hand.

Q What did it cost you to get it ploughed?

A I had the machine in there three times.

Q Well, how much did you pay for ploughing it?

A \$19.00 for the man.

Q How long would it take a man to pull the weeds?

30 A Six people working at it, it takes one week, and it had

B. Goto,  
Cr-Exam.

to be done four times a year.

Q Six people one week? A Yes.

Q Four times a year? A Yes, every month in the summer time.

Q Is that before you put the crop in? A Yes, and I had that done after the crop was in, but it was done four times before it was planted.

MR. FERG: That is all.

THE COMMISSIONER: You have no personal property account  
10 showing the float house.

MR. FERG: No, there is nothing about it. The only thing we have is there were two offers made for the purchase of it. One offer for \$50.00 and another one for \$40.00. The property was advertised for sale on the 26th, 28th and 29th of August, 1944, and in pursuance of that there were two offers received, one for \$40.00 and the other for \$50.00 and the property was sold for \$50.00, that is all we have on the record. There is no analysis from the Custodian.

20 MR. CHERNIACK: I would like to indicate the property was sold to the tenant of the land by the Custodian. I do not know whether my learned friend can confirm that and I want you to give us any particulars as to the appraisal of the property.

MR. FERG: I cannot give you any information as to appraisal but the record is - I think a number of parcels were appraised - the record here states that Goto's float house was appraised for the sum of \$40.00 and was advertised for sale by public tender in the Vancouver and  
30 New Westminster papers on the 26th, 27th and 28th of

August, 1944, and the following tenders were received, Canadian Fish Company Limited, 14th September, 1944, \$50.00; C. F. Bakerman, 9th September, 1944, \$40.00. Bakerman, the tenant on the property, was allowed the opportunity to raise his offer to \$50.00, which he did, and his offer was accepted on the 22nd September, 1944. I haven't the master file here and I couldn't tell you who it was appraised by. Apparently it was, and I saw it in connection with another file, where several  
10 parcels of land were appraised by the same appraiser and apparently this parcel was included, but there is no memorandum in this file according to it.

THE COMMISSIONER: All right.

MR. CHERNIACK: May I also ask my learned friend if he has any record of rentals of this float house.

MR. FERG: Do you mean a separate rental of it?

MR. CHERNIACK: Yes.

MR. FERG: No, I haven't, I see no mention of it in the lease.

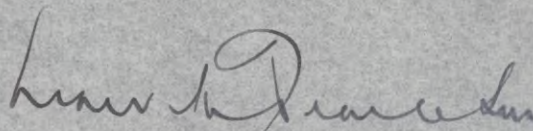
THE COMMISSIONER: There is nothing more you can get?

20 MR. CHERNIACK: No.

THE COMMISSIONER: All right, witness, you are through.

(PROCEEDINGS ADJOURNED SINE DIE)

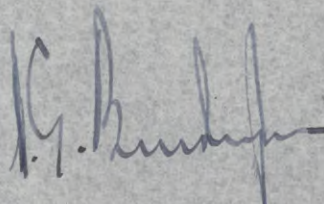
Certified to be a true and accurate transcript.



MARK H. PEARCE, Sr.,  
OFFICIAL REPORTER.

CERTIFICATE

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.

Case 922 wjg

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.

8630 ACKNOWLEDGED  
(Signature)  
wjg

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

(1) NAME Goto Bungoro (RCMP) Reg. No. 05511  
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. 1 Sunbury New Westminster

(3) Present Address 1181 St. Mary's Rd., St. Vital

(4) REAL ESTATE  
(a) Street Address (if any) R.R. 1 Sunbury, New Westminster, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 7 of Sub. of Portion of a 30.0 ac. Ptn. of D. Lot 131, Group 2, N.W.D.

(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 - - - - - \$  
(ii) Buildings - - - - - \$  
(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) - - - - - \$ 3,000.00 2000.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 575.00 578  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,425.00 1422.00

(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")

	VALUE.	CUST. SELL.P. Loss
(e) Itemized description of personal property which is the subject of the claim:		
1. FISHING VESSEL REG NO. M/V PO 29 NW 2673	Estimated Value \$1200.-	800.- 400.-
2. _____ with chain	Estimated Value \$	
3. _____	Estimated Value \$	
4. Boat - Hance 300.	Estimated Value \$	
5. Sake price \$50	Estimated Value \$	
6. bar \$250	Estimated Value \$	
7. _____	Estimated Value \$	
8. _____	Estimated Value \$	
9. _____	Estimated Value \$	
10. _____	Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 400.-

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) - - - - - \$ 2,825.00 1072.00

(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, Bungoro Goto 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

*B. Goto*

this 7th day of November A.D. 1947.

*[Signature]*  
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.

GOTO, Bungoro

(Claimant's Name)

REAL ESTATE  
(Farm Land)

05511

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted	almost 2 acres						
Cultivated and <del>not</del> in crop	2½ acres						
List Crops							
Black Currants	1 acre	April, 1939	E.A. Quaggan	\$638.65	3½ acres cleared	none	Land and Bldgs. \$2000
Total	5½ acres						

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

Description	When Made	Cost
Constructed bridge 60 feet long and 10 feet wide -	1939	cost of materials and hired help \$250.00
Breaking ground and cleaning land at a cost of about		\$200.00
Planted about 10 mixed fruit trees		
Constructed boat harbour of ten piles with logs across -		at a total cost of \$150.00

## BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated value cost
House -	16 x 24	siding on outside, v Joint inside, shingle roof						
		purchased in 1938 for						\$300.00
		In spring of 1941 moved house to present site and constructed heavy pile foundation over tidewater at cost of -						300.00
		then put on new shingle roof at cost of -						150.00

Comments re Appraiser's report not covered by above information: The appraiser values this land at \$364.00 whereas 3 years prior, at a time when the market was lower, I paid \$638.65 and then spent substantial amounts putting in a bridge and a boat harbour and then cleaning up the land. The costs of putting in the black currants amounted to over \$500.00 in addition to the above, and the crop would not reach its peak till 1942 and 1943, The building although old cost me a total of \$750.00 and was certainly worth a great deal more than \$225.00 I believe that the fair market value of this property at date of sale was at least \$2000.00

EXHIBIT No.

922-1

DATE

Sept. 20/48

FILLED BY

Claimant

B Gato

Signature

REAL ESTATE  
(Chain Land)

# TINEN RECORD

## STANDARD



# TINEN RECORD

## SUPPER



22  
P

I believe that the following is a list of all the land in the town of ...  
The first was ...  
The second was ...  
The third was ...  
The fourth was ...  
The fifth was ...  
The sixth was ...  
The seventh was ...  
The eighth was ...  
The ninth was ...  
The tenth was ...

Year	Value of Land	Value of Buildings	Total Value
1880	100.00	50.00	150.00
1881	100.00	50.00	150.00
1882	100.00	50.00	150.00

... of the land ...  
... of the buildings ...  
... of the total value ...



COTO, Bungaro  
(Claimant's Name)

PERSONAL CHATTELS

05511

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
float house (60 x 22) (net house)	1939	used	\$150.00		

In fall of 1941 put on new shingle roof, and repaired walls and floor at cost of about \$200.00 - Total cost \$350.00

I believe that the fair market value of this float house at evacuation was about \$300.00

Sale price -	<u>50.00</u>
Loss -	250.00

Description of Storage of Goods:

Left at 1084 River Road and reported to Custodian when I completed my J.P. form.

General Statement as to Chattels not Described above:

I originally included this float house with my real Property claim, but I have now been advised that it should have been claimed separately because it was moveable.

Additional Comments, if any:

EXHIBIT No. 922-2  
DATE Sept. 20/48  
FILLED BY Claimant

B. Gato

Signature

DATE Sept. 30/46  
FILLED BY COPY  
Clarrant.

# Farm Appraisal Report

File No. J.L. 652

Land Description Lot 7 of DL 131, Grp. 2, Map 6284  
No. 1043 River Road

Containing 5.5 Acres

Owner's Name Bungara GOTO Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point New Westminster Distance 9 miles

Market Town " " Distance 9 "

Church (give denomination) Lutheran Distance 2 1/2 "

Nearest School Sunbury Distance 1/2 "

State how property was identified: Map L.R.O. Sketch, road and dyke

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

No. 1043 River Road, gravelled road on top of dyke.

Is this district a good one? Yes

Employment opportunity Nearby in peat bogs; industrial in New Westminster; bus service to New Westminster

Predominating Nationality and religion: Scandinavians in majority; Lutheran

Describe Fencing and its condition: Pt. of east Bdy. fenced in poor shape Value \$ incl. in land

Water supply: municipal supply Value \$

## BUILDINGS ON FARM

8630

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 X 34	Lumber	7	Shgls.	old	piling	fair	\$ 225.00
BARN	X	This building is built on piles over tidewater and is reached by bridging from the shoulder of the dyke. According to my measurements it is within the area included in the title.						
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electric lighting not installed but dom. power line passes along dyke.

Total present day value \$ 225.00

Total Value Buildings add to farm \$ 225.00

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

Describe the basement and chimneys: No basement; no chimney - just a roof jack.

No. rooms downstairs? 4 Upstairs? attic How finished matched lumber

Are buildings painted? Yes Condition of paint old

Distance from nearest bush No 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
3.6	level	6 to 10" peaty loam	Clay	Currants, hay and pasture	\$80	\$ 288.00
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.						
1.9	Level	Up to 8" 10" peaty on clay	peat loam	Removal of covering of "hardhack" and working in of light peat covering	\$40	\$40
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 \$ 364.00

Total added by buildings to value of farm \$ 225.00

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

Total value of farm \$ 589.00

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

Leased by a neighbour, J.F. Hamner who does not occupy the house. cultivation maintained

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

Most suitable as a farm home for a fisherman. Not a mixed farming unit due to small acreage, and being a long, narrow strip.

Noxious weeds:

None observed

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

Mun. & school	-	\$9.43	Corporation of Delta
Water tax	-	3.92	Ladner, B.C.
Dyke	-	.77	
Drainage	-	4.24	
		<u>\$18.36</u>	

Date: 29th 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 23rd day of July 19 42.

Inspector's Signature

"B.C. WORMWORTH"

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

B. Gote

# Farm Appraisal Report

J.L. 652

Remarks:

This property would carry considerably more value if it were on a block, and not strung out into a long river lot. Soil is good and what remains to be cultivated will not be difficult, nor expensive to bring into production, though it will take time. Just now the existing ditches require cleaning out in places, though they are still functioning.

As a farming unit further acreage would be required, which would increase the value to some extent. As it is, a home for a fisherman or industrial worker is all that it can be called. Cane fruits do well and could be added to other activities as a sideline.

(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

4 small fruit trees not yet in production have no added value.

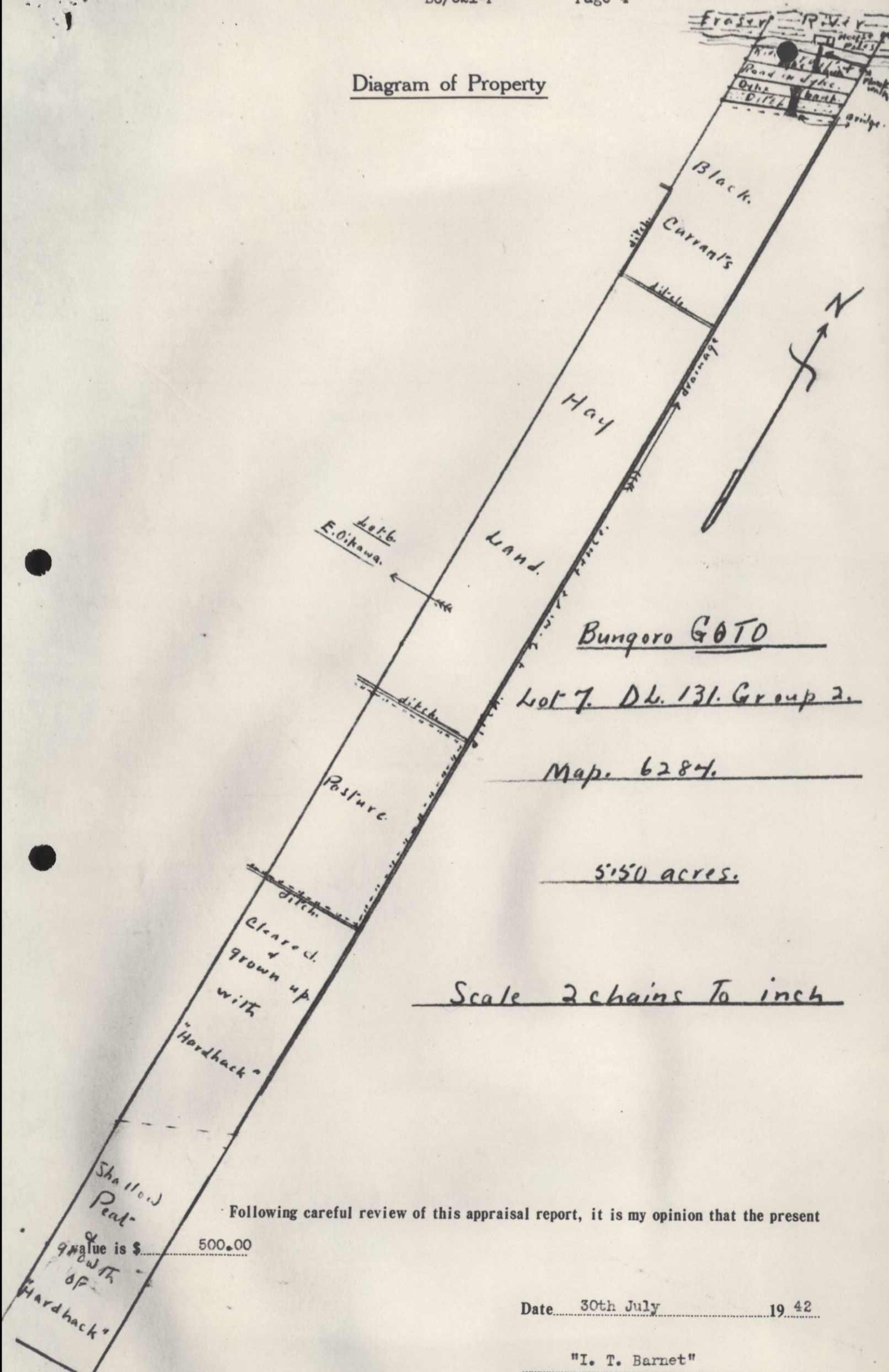
Cane fruits are black currants. 0.8 acres Remaining crop is hay.

\$  
\$  
\$  
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\$  
\$  
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\$  
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\$

Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_

Diagram of Property



Bungoro GOTO

Lot 7. DL. 131. Group 2.

Map. 6284.

5.50 acres.

Scale 2 chains To inch

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

value is \$ 500.00

Date 30th July 19 42

"I. T. Barnet"  
District Superintendent.

Shallow Peat  
value is \$ 500.00  
growth of  
Hardhack