Name of Claimant KOHY, Yohey & " Toyo

Case 1007

Custodian File 8673 & 8308

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	
					1530.00		1120.20				1120.20

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	

TOTAL RECOMMENDATION	1120.20

CASE NO: 1007.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIMS OF

YOHEY KOHY and TOYO KOHY

PROCEEDINGS AT HEARING.

Original.

CASE NO. 1007.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIMS OF

YOHEY KOHY and TOYO KOHY

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
MRS. D.J. HANDFORD,	Official Interpreter.
A.G. VETICH, Esq., C.S.R.	Official Reporter.

30

YOHEY KOHY, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. BEST: My lord, in this case, with respect to Exhibit 1, in view of the fact that there is a considerable list of small items of crop it has been put on two separate sheets.

THE COMMISSIONER: I see.

Has the document been identified by the witness as yet?

10 MR. BEST: I am sorry, my lord. I understood he had.

DIRECT EXAMINATION BY MR. BEST:

Q. That document was prepared on your instructions?

A. Yes, sir.

Q. And that is your signature? A. Yes.

(CLAIM, REAL ESTATE, MARKED EXHIBIT NO. 1)

Q. I understand that this property consists of a little less than 5 acres and is situated close to Haney?

A. It is about three miles from Haney.

20 Q. That was your home? You lived there?

A. That is correct.

Q. Were you employed part time working on this property or did you have another job?

A. Not very much. Most of the time I spent at home.

Q. Do I understand correctly that the whole of this property was cleared? There was no bush on it at all? Is that correct?

A. There is no standing timber at all.

Q. I see. The entire place was used for the

30 buildings and for growing crops? A. Yes.

Q. You have said that you worked most of the time on this. I wonder if you could tell the Court approximately what your other income, apart from what you derived from this farm, was?

A. I had a few chickens there. It carried three of us pretty well, not to go out working. I did not go out working for the time I am there. I had another farm being sold in 1934 or 1935, so I had enough to carry on, anyway. You see, I do not have to go out to work to meet my expense of the house, just farming.

Q. I have here a notice of assessment, 1942, the corporation of the district of Maple Ridge in which the assessment of this land is shown as $450.

THE COMMISSIONER: You will probably find the Government Counsel will concede that.

MR. BEST: I did not know whether or not my friend intended to put it in.

Q. Is that the assessment notice you received?

A. Yes.

Q. $450 and $950? A. Yes.

MR. HUNTER: $450 and $950, a total of $1,400; that is conceded.

MR. BEST: Q. When you say on your claim that you refused an offer of $3,200 in May, 1942, which was just before you were evacuated, do you mean that some person actually made an offer of that amount to you or was that just in conversation, somebody said the land was worth that?

A. The man came by. I do not know who he was and I did not ask him because I did not take any interest. I am not intending to sell. Anyway, I have no idea I am going to sell. That is why I thought it was more than that. I would not take that price, anyway. Mr. Menzies ---

THE COMMISSIONER: What was the name of the person who asked you about it?

THE WITNESS: I did not ask his name.

10 MR. HUNTER: The real estate man.

THE COMMISSIONER: Menzies?

THE WITNESS: Yes.

MR. BEST: Q. This was another man who came and made a verbal offer to you of $3,200?

A. Yes. He is a stranger to me.

MR. BEST: If my friend intends to put in the S.S.B. appraisal form, perhaps I might ask the witness one or two questions.

THE COMMISSIONER: Yes.

20 MR. HUNTER: I tender the Soldiers Settlement Board appraisal form as Exhibit No. 2.

(S.S.B. appraisal form, MARKED EXHIBIT NO. 2)

MR. BEST: Q. The statement on the appraisal form that the property was leased to Mr. and Mrs. Thompson, at $20 a month, from the 1st of June, I take it that is the 1st of June, 1942, since this was made on the 11th of June ---?

A. You might find the paper in there that I brought in just a little while ago.

30 Q. Is that a copy of the lease? A. Yes.

Q. This is the lease which you signed?

A. Yes.

Q. What was the actual date of your evacuation?

A. September 1st was the date.

Q. In the meantime you were living on an adjoining property, that is, between May and September?

A. June 3 and September I am living in my daughter's house. That is adjoining my property.

Q. Did you get anything out of the 1942 crop which apparently the Soldiers Settlement Board appraisal sets out at $800?

A. Well, there was a very little garden of vegetables and small things, not to mention about.

Q. What happened to that 1942 crop?

A. Mr. Thompson took that.

Q. He did? A. I had an agreement with him, not written on that, but he had promised to take good care of the property. He took the crop in 1942. The place was turned over to somebody else. I am not sure who got the place.

Q. This income of $1,100 for 1941, which you claim, was that from this property?

A. Yes. That is an estimate. I cannot tell you exactly because I just depend on my memory. I did not think anything was going to happen like this; I did not keep any record.

Q. That is what you got from the property in 1941?

A. Yes.

MR. BEST: That is all, thank you.

MR. HUNTER: It is submitted that this property was sold for its fair market value, my lord.

It will be noticed that in the lease produced by my friend, which the witness has acknowledged as his lease, the rent was $20 a month for 1942 and $15 a month for 1943.

In addition the lessee was to pay the current taxes for the year 1943. As the taxes for 1942 were $25.42 I presume they would be
10 somewhat similar in 1943. I do not see that there is much point in filing this lease in view of the fact it has been admitted.

THE COMMISSIONER: No. There is no necessity for it.

MR. HUNTER: The assessed value for 1942 was $1,400. The sale price was $1,530. I think it is a straight question of value. There does not seem to be anything particular in dispute. There is a slight discrepancy in acreage, I notice. The acreages seem to be, generally speaking, taken
20 right from the Soldiers Settlement Board appraisal, as they agree to a fraction with the exception of asparagus, in respect of which I notice the claimant has 1.3 acres of asparagus and the S.S.B. appraisal has 1.5 acres.

THE COMMISSIONER: Yes. You might discuss that with the claimant.

CROSS-EXAMINATION BY MR. HUNTER:

Q. What about the acreage of this asparagus? You
30 are claiming about 1 1/3 acres?

A. That is not correct. It was 1/3 of an acre, not 1/3 of the property. That makes quite a bit of difference. That property is pretty close to having 660 feet of frontage. The frontage is all paved. If I am going into the store it is a very comfortable place to live. The bus stops right at the door. This is where this place is, five minutes walk to school and five minutes to the store. Haney town is three miles and it is
10 36 or 35 miles from Vancouver City on the highway.

THE COMMISSIONER: Was your property on the Lockhead Highway?

A. No. It is not on that but it is close to Haney.

THE COMMISSIONER: Thank you.

Is there anything further, Mr. Best?

MR. BEST: No.

THE WITNESS: My daughter has claimed about some $572. She is here but her case is not comihg on to-day. We have pretty hard time to get time off from my
20 employer at school. They are very short of hands.

THE COMMISSIONER: I notice you have come up from Port Hope.

If you will discuss that matter with Mr. Best --- A. I see.

Q. --- possibly your daughter's evidence might be heard to-day. A. Yes.

THE COMMISSIONER: There are difficulties in the wa but if it is possible I have no doubt Governme Counsel will endeavour to accommodate you.

30 THE WITNESS: She has nothing else to claim except

the property. I do not think it will take much time, otherwise she will have to come in again.

THE COMMISSIONER: You discuss that with Mr. Best.

THE WITNESS: Yes.

THE COMMISSIONER: We will have a short recess.

---A short recess.

THE COMMISSIONER: In respect of the request of the last witness, there is a claim on the Toronto list, No. 76, by Shizuie and Toemin Kanazuka. It is a claim in respect of a parcel of real property, no chattel claim. In view of the circumstances described by the last witness, that this claimant is here to-day from Port Hope and does not wish to return to Toronto again, I have told counsel that I would direct that proof of this claim may be made by affidavit, which will avoid the necessity of the claimant appearing again before one or the other of the sub-Commissioners.

I have asked Mr. Best to arrange that the affidavit be prepared and sworn to-day so that the witness may return to Port Hope with her father and need not appear again.

MR. BEST: Thank you, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A. G. VEITCH"
Official Reporter

H. R. S. RYAN
Barrister & Solicitor
~~XXXXXXXXXX~~ PHONE 11 (#2 Cavan Street)
PORT HOPE, ONTARIO

May 14th, 1949

Japanese Property Claims Commission,
Court House,
VANCOUVER, B. C.

Dear Sirs: Re - Claims - Tada Gunji & Tomi
No. 1056 Kohy Yohey & Toyo No 1007

Please accept my apology for delay in answering your letter of May 2nd, which arrived while I was in the midst of moving my office.

It is not intended to present argument on behalf of these claimants, who rely on the evidence submitted by them at the hearing in Toronto.

They have been represented by the Co-operative Committee on Japanese Canadians, on whose behalf Mr. F. A. Brewin, K.C., appeared, I believe, at the hearing. It is possible that this Committee may have some representations to make on their behalf.

Yohey Kohy is dead, and his widow made the claim as his survivor.

Yours very truly,

H. R. S. Ryan

HRSR:FA

Case 1007 JAN - 2 1948

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

8673
8308
Toronto

14

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

(1) NAME KOHY, YOHEY and KOHY, TOYO (RCMP) Reg. No. 13769 and 13816
(Print) Surname Given Name

(2) Pre-Evacuation Address Haney, B. C.

(3) Present Address C/o Trinity College School, Port Hope, Ontario

C.D.Y. Brewing

(4) REAL ESTATE

(a) Street Address (if any) 17th Avenue, Maple Ridge, British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 17 of the north-east quarter of Section 16, Township 12, Map 1676, New Westminster District, in the Municipality of Maple Ridge, Province of British Columbia.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
~~(ii) Residence~~ Type of business Berry Farm
~~(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.) Joint tenants in fee simple free of incumbrance

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 1125.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 1625.00

(iii) ~~If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)~~ trees, vines, crops, shrubs, etc. and well $ 795.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3545.00

(v) Amount at which Custodian sold property and credited your account - - $ 1530.43

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2014.57

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation no claim

(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) - $ 2014.57

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

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

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)
COUNTY of DURHAM)
TO WIT:)

WE I, Yohey Kohy and Toyo Kohy, both of the Town of Port Hope in the County of Durham

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 Town of Port Hope in the County of Durham this 30th day of December A.D. 1947.

Toyo Kohy
Yohey Kohy

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.

_____

PARTICULARS OF VALUATION OF LAND, BUILDINGS, ETC.

YOHY KOHY AND TOYO KOHY

Land, 5 acres of bush land purchased October 5th, 1937	$ 500.00
Clearing and draining, tiling and fencing	625.00
House, 20 foot by 40 foot and wing 10 foot by 12 foot	1000.00
Barn, 16 foot by 40 foot and leanto 10 foot by 40 foot	350.00
Chicken house for 200 birds	200.00
Woodshed	75.00
2 wells	65.00
Garden with flowering cherry trees, chestnut tree, almond nut tree, junipers, holly shrub, flowering shrubs, wisteria, azalea and perennial plants	125.00
About 40 fruit trees, some bearing	160.00
About 12 grapevines, bearing	60.00
One-third acre in asparagus	50.00
Two acres in raspberries	250.00
One acre in strawberries	85.00
Total	$ 3545.00

DETAILS

Land - frontage, 660 feet, depth 330 feet, situate on secondary highway, with paved road, 5 minutes to public school, and with store nearby.

Situate one-half mile from cannery.

Assessed value	Land	$ 450.00
	Improvements	950.00
	Total	1400.00

Fruit Trees - are apples, pears, peaches, produced for home use and sale.

House - 5 rooms with hand pump in house and outside, and sink, all on one floor with incomplete attic, built 1937.

Made very comfortable living for myself and my wife and daughter, and saved about $200.00 per annum. Estimated annual income about $1100.00 all from this land.

When evicted in 1942 premises rented for $20.00 per month for 1942 season, and $15.00 per month for 1943.

Was offered $3200.00 for premises in 1942, May, but refused because price was considered too low.

We cleared the land and built the house and planted it ourselves from 1937 to 1942.

Mrs. TOYO KOHY and Mr. YOHEY KOHY
(Claimant's Name)

REAL ESTATE
(Farm Land)

13769 and 13816
Reg. No.

LAND	Acres	~~Date of Purchase~~	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								
Strawberries	.82	.41 acres buildings, lawn and shrubs	Oct.5/37	Mr. & Mrs. McAulay	$500.00	Uncleared	Cleared and cultivated with buildings as below	$3500.00
Raspberries	1.13							
Asparagus	.35							
Potatoes	.25							
Peas	.23							
Fallow	.27	.15 not cultivated.						
Hay Total	.95							
Rye	.14							

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

Description	When Made	Cost
Clearing and draining, tile and fence	own labour plus materials from year to year starting in 1935 when claimants had agreement to purchase	$625.00

BUILDINGS

Type	~~Size~~	~~Finish~~	~~Date Built~~	~~Cost Material~~	~~Paid for Labour~~	~~Value of Own Labour~~	~~Allowance for Depreciation~~	~~Estimated Value~~
40 fruit trees shrubs and flowers and grape vines					$345.00			
Asparagus ~~1.30~~ 1/3 acre					50.00			
2 acres in raspberries					250.00			
1 acre strawberries					150.00			

EXHIBIT No. 1007-1
DATE 5 May 1948
FILED BY R. A. Best

Comments re Appraiser's report not covered by above information:

Y Kohy
Signature

(2)

Mrs. Toyo KOHY and Mr. YOHEY KOHY
(Claimant's Name)

REAL ESTATE
(Farm Land)

13769 and 13816
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							
Total							

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

Description	When Made	Cost

BUILDINGS

	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1.	House	24 x 27 15 x 27	Frame	1936	$1200.00			$200.00	$1000.00
2.	Barn and packing shed.	18 x 32 15 x 32	Frame	1937	$ 400.00			50.00	350.00
3.	Chicken house	15 x 34	Frame	1937	$ 250.00			50.00	200.00
4.	Wood Shed	20 x 24	Frame	1937	$ 100.00			25.00	75.00
5.	2 Water Wells								65.00

Comments re Appraiser's report not covered by above information:

Offer was made in May of 1942 to Mr. Kohy for $3200.00. He refused the offer.
In 1942 the property was rented at $20.00 a month and taxes to be paid by tenants.
Value of crop approximately $100.00.
Claimant secured an income of $1100.00 a year and was able to save about $200.00 a year.

Y Kohy
Signature

BC/65-P
BC/251-B

Page 1

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

BC-65-P COPY
BC-251-B

Farm Appraisal Report

File No. J.L.279

Land Description Lot 17 of N.E.¼ of Sec.16, Tp.12, Map 1676, N.W.D.

Containing 4.70 acres Acres

Owner's Name Yohey & Toyo KOHY (~~Joint tenants~~) Post Office Address R.R.1, Haney, B.C.

Nearest Rail Point Haney, B.C. C.P.R. Distance 3 miles

Market Town New Westminster, B.C. Distance 23 "

Church (give denomination) All Denominations, Haney, B.C. Distance 2½ "

Nearest School Alexander Robinson Public School - - - " 200 yards
Haney High School - - - - Distance 2½ miles

State how property was identified: All corners located; map and road check.

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

Property fronts on 17th Avenue; paved road, and has access to No.19 Road, gravelled.

Is this district a good one? Fair; mostly small holdings.

Employment opportunity Strictly limited at Haney and Hammond.

Predominating Nationality and religion: British; Protestant, with Japanese numerous in area.

Describe Fencing and its condition: East & North line fenced with 4 & 3 barb wires. Value $ included

Water supply: Two dug wells 20' - 22'; seepage wells in clay Value $ in land value.

BUILDINGS ON FARM

8673 - 8304

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 27	Frame	8'6"	Shgle.	6 yrs.	Cement	good	$ 1200.00
Leanto addn.	15 x 27	"	8'	"	"	blocks		
	x							
BARN & Packing	18 x 32	Pole & Shake	12'	Shake	"	Mud	fair)	
Shed, and	15 x 32	& Rough Bds.	8'	"	"	Sills	")	
Woodshed	20 x 24	" "	10'	"	"	"	")	200.00
Henhouse	15 x 34	Frame	8'	Shgle.	"	Cedar Blks.	"	100.00
	x							
Brooderhouse	9 x 12	"	6"	Shake	"	Skids	-	Nil
	x							
	x							
	x							

Electric light installed to house, barn and henhouse.

Total present day value $ 1500.00

Total Value Buildings add to farm House, barn, packing shed & henhouse $ 1100.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? House is very neat and well kept & painted white with ornamental trees & lawn in front. $

Describe the basement and chimneys: No basement; 1 brick to ground.

No. rooms downstairs? 5 Upstairs? Nil How finished Lumber and papered.

Are buildings painted? House only Condition of paint Good

Distance from nearst bush Unexposed

EXHIBIT NO. 1007-2
DATE 5 May 1948
FILED BY J. W. G. Hunter

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
4.55	Level	10" clay loam	Clay	Strawberries;raspberries; asparagus and garden,etc.	$100	$ 455.00

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	
.15	Level	10" clay loam	Clay	Partly cleared. The odd stump and lt.bush.	$75	$20	3.00

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 $ 458.00

Total added by buildings to value of farm $ 1100.00

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

Total value of farm $ 1558.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property leased to Mr.& Mrs.Thompson at $20 a month from 1st June for 18 months, and tenant in addition pay 1943 taxes. Property is in a very good state of cultivation. Owner seen living on adjoining property who stated he figured 1942 crop worth $800.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and poultry with outside work.

Noxious weeds:
Some Canadian thistles well under control.

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

Municipality of Maple Ridge, Haney, B.C.
Land assessed at - $450.00
Improvements assessed at - $950.00 - 1942 taxes $25.42
$1400.00

Date: 15th June, 1942
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of June 1942.

Inspector's Signature "L. B. PLUMBLY"

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

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

Farm Appraisal Report

Remarks: This property shown on Municipal Roll as 5 acres. No acreage shown on registered plan and I can only make it come to 4.70 acres by measurement given on registered sketch.

Property is well located facing on 17th Avenue (Baker Road)paved; also has access to No.19 Road. Electric light installed to house, barn and henhouse. Owner living on adjoining property and has leased his own holding to a Mr.& Mrs.Thompson for $20 a month from 1st June for 18 months; tenant to pay 1943 taxes in addition to rent.

(FOR ORCHARD LANDS ONLY)

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

40 bearing fruit trees and grape vines.

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
.82 Ac.	strawberries - 1st, 2nd and 3rd year plants	$
1.13 "	raspberries - some 1st year plants	$
.35 "	asparagus	$
.25 "	spuds	$
.23 "	peas	$
.27 "	fallow	$
.95 "	hay	$
.14 "	rye	$
4.14		
.41 "	buildings, lawn & shrubs.	$
.15 "	to clear	Total $
4.70 Acres		

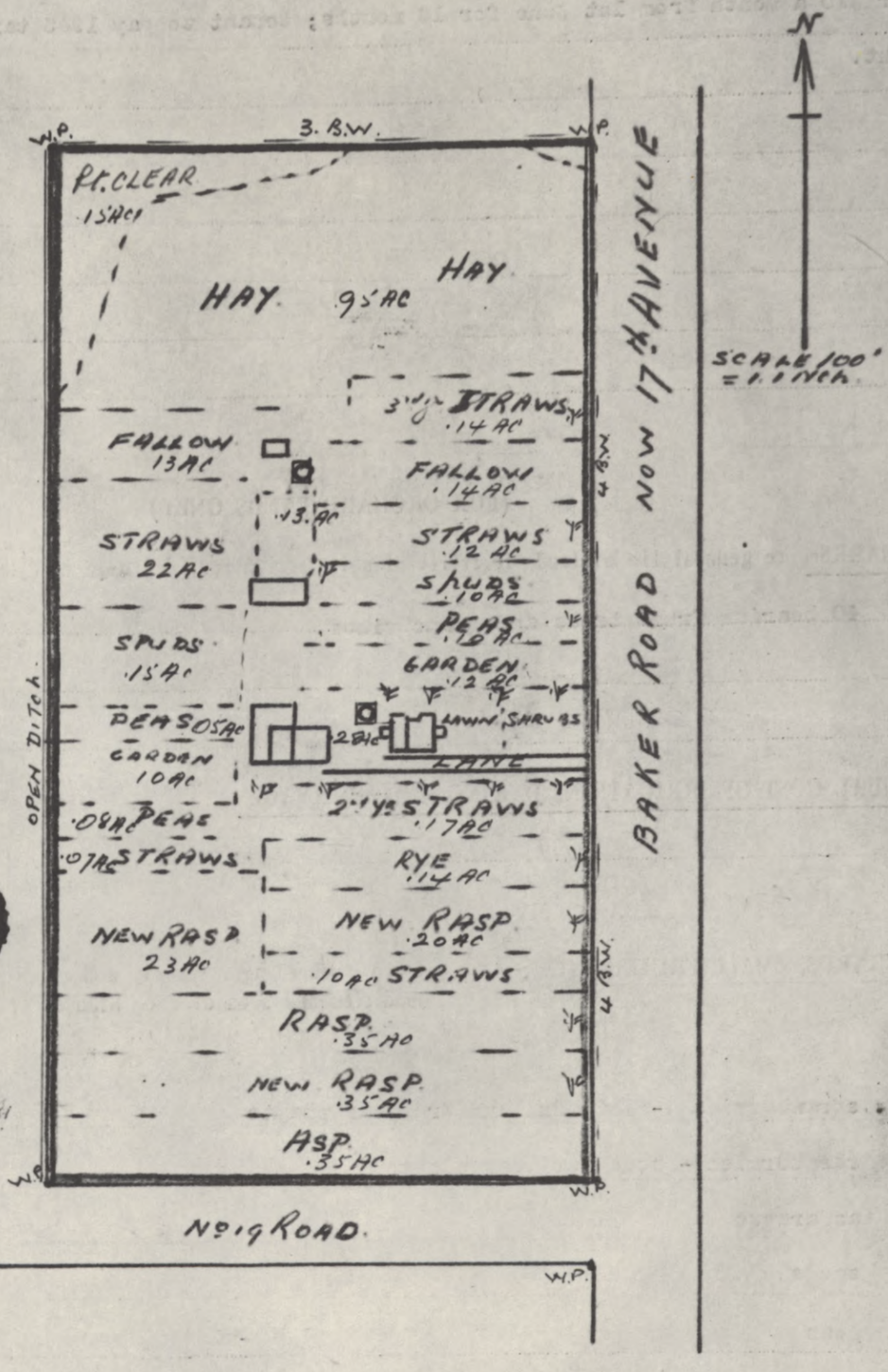
Amount fruit trees add to value of farm $

Diagram of Property

YOHEY & TOYO. KOHY.

LOT 17. of N.E. 1/4 of SEC 16. Tp 12. MAP 1676. N.W.D.

4.70 ACRES.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

Date 16th June 19 42.

"I.T.BARNET"

District Superintendent.