

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					589.00		736.10			736.10
<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		
						% of Total	Amount			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
<b>TOTAL RECOMMENDATION</b>									<b>736.10</b>	





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CASE NO. 1109

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 8, 1948.

IN THE MATTER OF THE CLAIM OF  
SHEI MAKOTO OMURA

PROCEEDINGS AT HEARING

Original





1  
2 IN THE MATTER OF THE "INQUIRIES ACT",  
3 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

4 JAPANESE PROPERTY CLAIMS COMMISSION

5  
6 B E F O R E

7  
8 HIS HONOUR, JUDGE J. A. MCGIBBON, SUB-COMMISSIONER.

9  
10 Toronto, Ontario,  
11 October 8, 1948.

12  
13  
14 IN THE MATTER OF THE CLAIM OF

15 SHEI MAKOTO OMURA

16  
17 PROCEEDINGS AT HEARING

18 APPEARANCES:

19 K. A. CHRISTIE, ESQ., K.C. appearing for the  
20 Dominion Government.

21 R. A. BEST, ESQ. appearing for the  
22 claimant.

23  
24 A. SMITH, ESQ. Secretary.

25 G. N. R. UPTON, ESQ. Official Interpreter.

26 J. B. MCGREGOR, ESQ. Official Reporter.





S. M. Omura,  
In chf.

1

2

SHEI MAKOTO OMURA, the claimant herein, being first  
duly sworn, testified as  
follows:

3

4

DIRECT EXAMINATION BY MR. BEST:

5

Q. Is that your signature? A. Yes.

6

Q. Was that form prepared upon your instructions?

7

A. Yes.

8

(REAL ESTATE FARM LAND CLAIM FORM, MARKED  
EXHIBIT NO. 1)

9

10

Q. You were formerly a resident at Hammond,  
B.C. before you were evacuated? A. Yes.

11

12

Q. I see you have a service button on; were you  
in the Army? A. I was in the Canadian Intelligence  
Corps.

13

14

Q. You got in when? A. 1945.

15

16

Q. Did you serve overseas at all? A. Yes,  
I was in Singapore, in the Middle East Area.

17

18

Q. How long were you in the Army? A. I was  
discharged in 1947.

19

20

Q. You were in two years? A. Yes.

21

22

Q. Now, when were you evacuated from your home?

23

A. 1942.

24

25

Q. Do you remember the month? A. I am not so  
sure, I think it was in March.

26

27

Q. And you had a small farm of 5 acres, a fruit  
and vegetable farm there? A. Yes.

28

29

Q. Perhaps my friend can put in the Appraisal  
Form at this time.

30

31

MR. CHRISTIE: I tender as Exhibit 2 the Farm  
Appraisal Report.

32





S. M. Omura,  
In chf.

(FARM APPRAISAL REPORT MARKED EXHIBIT 2).

1  
2 MR. BEST: Now I notice that on your claim it  
3 is a 5 acre piece of property, in which one acre is  
4 uncleared, one acre is in raspberries, and two acres  
5 in strawberries and a half acre in asparagus and half an  
6 acre occupied by the buildings, or the immediate land  
7 around the buildings? A. Right.

8 Q. Now, that was the situation, was it, when  
9 you left in 1942; that is you had an acre in  
10 raspberries and two in strawberries and half an acre  
11 in asparagus? A. Yes.

12 Q. Now, I notice that according to your claim,  
13 in 1927, this property was purchased from J. Hill for  
14 \$2600. and I think I had better make it clear that  
15 \$2600. was for 10 acres? A. Yes.

16 Q. It was purchased by your father, who  
17 subsequently gave you five acres and your brother  
18 Frank, five acres? A. Yes.

19 Q. Now, can you tell us what was on the 10  
20 acres at the time your father purchased it in 1927?

21 A. To the best of my knowledge I can say that  
22 on the 5 acres I have been given there was just about  
23 half an acre cleared and nothing on it.

24 Q. 4½ acres of the 5 acres was bush at that time?

25 A. Yes.

26 Q. No buildings? A. No buildings at all.

27 Q. Now, this 700 feet of roadway which  
28 apparently was a continuous job, according to your  
29 claim, from the date of purchase, 1927, until 1940, and  
30 for which \$250. was expended. Was that roadway right  
on your land or abutting it? A. Half on my land and





S. M. Omura,  
In chf.

1 half on my brother's land.

2 Q. Perhaps we should clear that up. You have  
3 said there was 700 feet; do you mean that there was a  
4 total of 350 feet on your land, and 350 feet on your  
5 brother's land, or would there be a total of 700 feet  
6 on yours and 700 on your brother's? A. This roadway  
7 goes in the centre of the property.

8 Q. Referring to the sketch on the appraisal;  
9 this is the roadway here, and as I take it you have a  
10 long narrow lot here and your brother's is next door?

11 A. Yes, the roadway goes right here.

12 Q. Right along the lot line? A. Yes.

13 Q. And the ditching, was it running parallel  
14 with the road? A. There will be one main ditch,  
15 and arteries all over the field, and in an acre of  
16 property there would be one main and a few arteries going  
17 into this main.

18 Q. Did you personally have much to do with the  
19 clearing of the five acres that are now owned by you?

20 A. I had my labour put into it, but the actual  
21 work was done by the contractor.

22 Q. I notice again it was a continuous job from  
23 the time of your father's purchase of the property  
24 until the time of the evacuation, and the estimate is  
25 that \$1800. was put into material and labour for that  
26 work. When you say a contractor did the work do you  
27 mean on one specific occasion? A. Clearing so many  
28 acres, and I would hire him and the bull-dozer and the  
29 tractor. We had to put in the material for blasting  
30 stumps, the powders and so forth.





1 Q. Now this garage, 22 x 26 was apparently built  
2 about five years before you were evacuated?

3 A. Yes.

4 Q. What was this shed used for? A. That was  
5 used as a workshop and garage and part of it as living  
6 quarters.

7 Q. Let us understand one another; the garage  
8 as I understand it was a double garage, part of which  
9 was used as a work shop and a shed? A. Just for  
10 a wood shed.

11 Q. I am submitting a photograph here. Unfor-  
12 tunately it is a family photograph, which we are not  
13 concerned with, but it does show this garage. Is that  
14 the garage on your portion of the land? A. Yes.

15 (PHOTOGRAPH SHOWING GARAGE MARKED EXHIBIT 3)

16 Q. While we are submitting these here, I am  
17 showing you a photograph of what looks like a  
18 tremendous field of strawberries; is that your property?

19 A. Yes.

20 Q. When was that picture taken? A. In 1939.

21 (PHOTOGRAPH OF CLAIMANT'S LAND SHOWING  
22 STRAWBERRY PATCH, MARKED EXHIBIT 4.)

23 Q. How long had strawberries been grown on your  
24 property? A. Well, ever since we bought it we had  
25 been growing strawberries in rotation to the raspberries.

26 Q. And you would have one acre of strawberries  
27 one year and two the next? A. Yes, in rotation.

28 Q. How long would you leave the raspberry canes  
29 in? A. The raspberries were a permanent fixture, but  
30 we had to remove a portion.

Q. Perhaps I can ask my friend at this time to put





1 'in the assessment notice.

2 MR. CHRISTIE: I am submitting the Notice of  
3 Assessment.

4 (NOTICE OF ASSESSMENT MARKED EXHIBIT 5).

5 MR. CHRISTIE: I was telling my friend, your honour,  
6 I recognized this house in one of the other cases, and  
7 I was wondering if we were putting it in in two cases, but  
8 he tells me it is just the shed.

9 MR. BREWIN: Now, according to the appraiser  
10 your property has a frontage of about 200 feet, with  
11 a good gravel road at the south, and it lies about 200  
12 yards in from the Lougheed Highway. Is that a through  
13 highway? A. Yes, a highway between Chilliwack and  
14 Vancouver.

15 Q. And your property I understand is about 16  
16 miles from New Westminster? A. About 16 miles.

17 Q. So you are not very far out of Vancouver?

18 A. No.

19 Q. Your land in the appraisal is described as  
20 "Level or slight slope west, sandy or good clay loam,  
21 8 to 12 inches, sub soil sandy or clay".

22 A. Yes, that is true.

23 Q. Then with reference to the one acre which is  
24 not yet cleared, the remark is made again that it is sandy  
25 or clay loam 8 to 12 inches deep; that it is necessary  
26 to clear stumps and scrub bush," and the estimate is  
27 made that that reclamation can be done at a cost of  
28 \$150. per acre? A. If anyone could clear that acre  
for \$100. --

29 Q. \$150. What do you think it would take to  
30





S. M. Omura,  
In chf.

1  
2 clear it? A. I think the cost of putting in the  
3 powder would cost \$50. an acre, the powder alone would  
4 come to more than \$50. an acre; and the labour expended  
5 digging holes for blasting powder would cost another  
6 \$50. I think the material would cost you \$50. to  
7 remove the stumps and to remove the stumps by bull dozer  
8 would cost you \$175. and then you have to plow and replot  
9 before you put it into cultivated land.

10 Q. What you are saying is that it is more  
11 expensive to clear this land than this appraiser seems  
12 to think. He thinks this land as it stands now without any  
13 work done on it is only \$10. an acre. What do you say  
14 about that? A. To my knowledge he is being stupid  
15 when a person claims the land is worth \$10. an acre.

16 Q. He is obviously taking into account the  
17 fact that it is going to be an expensive proposition to  
18 clear it. Can you give us some reasonable idea of what  
19 you might sell that one acre for at the time you were  
20 evacuated, as it stood, uncleared, if a person was  
21 prepared to buy one acre of land only?

22 A. The portion you refer to is the portion not  
23 cleared?

24 Q. That is right.

25 THE SUB-COMMISSIONER: How much? A. I wouldn't  
26 actually say the price of it. I couldn't very well  
27 figure it because there is no roadway for just one acre  
28 there.

MR. BEST:

29 Q. Is this uncleared land at the rear of your  
30 premises? A. Yes.

Q. To get into it they would have to use your





S. M. Omura,  
In chf.

1 road? A. Yes.

2  
3 Q. Can you give us any idea at all, it  
4 doesn't have to be accurate? A. At the time that my  
5 father bought it it would be around about \$150. an  
6 acre, so the price wouldn't differ.

7 Q. You don't think it would differ between  
8 1927 and 1942 or thereabouts? You think it would be  
9 \$150.? A. Yes.

10 Q. Perhaps I might read into the record  
11 the remarks of the appraiser:

12 " This 5 acre parcel and that adjoining of  
13 " Shogo Omura was evidently left these two  
14 " brothers by their father when he died  
15 " about two years ago. The latter with  
16 " his family had developed it from bush in  
17 " the last 15 years, as a one unit farm and  
18 " had scarcely completed the fine house on  
19 " the E.5 acres before he died, and in which  
20 " his widow and family are still living."

21 He further says:

22 " Level land or sloping gently west from  
23 " a sandy loam ridge, and is a good clay  
24 " or chocolate loam on clay. 4 acres under  
25 " cultivation is fairly well underdrained  
26 " with cedar and tile."

27 Q. This ditching then was a wooden ditch?

28 A. It was tile with wood.

29 Q. It wasn't just an open ditch? A. No.

30 Q. I suppose that is the reason that it was  
as expensive as it was? A. Yes.





S. M. Omura,  
In chf.

1  
2 Q. Now, to conclude your claim that the  
3 land is worth \$2500. and the buildings, garage and  
4 woodshed combined, and this other shed are worth \$500.  
5 your total claim is \$3000. is that correct? A. Yes.

6 Q. Did you have any other employment apart  
7 from working this farm? A. Yes.

8 Q. What did you do for a living?

9 A. I was a mill hand.

10 Q. And you worked this farm part time?

11 A. Well, I worked it part time and had a person  
12 looking after it also.

13 Q. It was a member of the family?

14 A. It was a friend of ours.

15 Q. Was he employed full time? A. He was  
16 employed full time in the summer.

17 Q. On yours and your brothers farm?

18 A. Yes.

19 Q. Would it be fair to say he gave half his  
20 time to cultivating your farm? A. I think he gave  
21 more than half his time.

22 Q. Now, you said you were a millhand -- where  
23 did you work? A. The Hammond Cedar Company in  
24 Hammond.

25 Q. How far was that away from your home?

26 A. A mile away.

27 Q. So anyone who lived in this vicinity had a  
28 fairly good possibility of employment in the immediate  
29 neighbourhood? A. Yes, very good employment.  
30





S. M. Omura,  
-n chf.

1  
2 CROSS EXAMINATION BY MR. CHRISTIE:

3 Q. I produce the J. P. Form, which is dated  
4 9th May, 1942; is that your signature? A. Yes.

5 Q. I am filing the J. P. Form as Exhibit 6.  
6 (J. P. FORM MARKED EXHIBIT 6).

7 Q. I am tendering as exhibit 7 the Certificate  
8 of Encumbrance.

9 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 6)

10 Q. Now, on this certificate I notice your  
11 name is Shei; is that another name of yours?

12 A. It is registered, yes. It is pronounced  
13 S-h-a-y.

14 Q. Is that your name? A. Yes.

15 Q. Are you one and the same person as  
16 Makoto Omura? A. Yes, in the birth certificate it  
17 definitely says "She Makoto Omura".

18 Q. You have two names? A. Yes.

19 Q. There is a statutory declaration; that  
20 drew my attention to it. I think I should attach  
21 that to the certificate of encumbrance.

22 Q. Now, did you work the whole year as a mill  
23 hand? A. Yes, I did.

24 Q. Now, is an acre of strawberries more  
25 valuable than an acre of raspberries? A. From the  
26 point of cultivation and labour an acre of raspberries  
27 would be valued more.

28 Q. At what would you value an acre of straw-  
29 berries and an acre of raspberries -- how would you  
30 compare them? A. It is very hard for me to state.

THE SUB-COMMISSIONER: Just give an estimate.





S. M. Omura,  
cr. ex.

1  
2 Q. I would say an acre of raspberries would  
3 cost about \$600. an acre with wires and posts and  
4 everything.

5 MR. CHRISTIE: And what would an acre of  
6 strawberries would cost? A. I would say with  
7 fertilizer and planting -- about \$500 would be expended.

8 Q. What would you say an acre of asparagus  
9 would cost? A. I would say it would amount to about  
10 the same as strawberries, about \$500.

11 Q. What is your estimate of the net revenue  
12 from this fruit farm? A. From the operation we used  
13 to figure it out as the gross revenue for the whole  
14 farm.

15 Q. And did you keep any records of your income  
16 and expenses?

17 A. Oh yes, as compared to my brother's,  
18 because it was kept as a whole unit.

19 Q. Can you tell this Commission what your net  
20 income from your share was after paying all expenses  
21 for the whole years? A. I think from there in a year  
22 the net income for a year, after expenditure would  
23 give me about \$2500.

24 Q. About \$2500? A. Yes.

25 Q. And you worked all the time; you wouldn't  
26 have much time to put on that yourself if you were  
27 working all the time as a mill hand? A. There was  
28 certain years I spent in the mill, I never spent all  
29 my life in the mill.

30 Q. The year prior to your evacuation did you work





S. M. Omura,  
cr. ex.

1 full time as a mill hand?

2 A. Yes, just prior to the evacuation.

3 Q. Now, are these valuations your own valuations  
4 or were they arrived at by the assistance of anyone  
5 else? A. I took it as my own valuation.

6 Q. What kind of lumber was in this building?

7 A. It was frame, shiplap finishing, and a  
8 concrete floor. The whole area of the garage was  
9 oncrete.

10 Q. Was it on posts? A. It was not on posts  
11 at all.

12 RE EXAMINATION BY MR. BEST:

13 Q. When did your father actually hand over  
14 your half -- you say it was just before you were  
15 evacuated? A. The title was made out in 1942.

16 Q. And you have told us you were evacuated about  
17 March 1942? A. Yes.

18 Q. So it would be about when? A. About  
19 February.

20 Q. Up until that time the whole ten acres  
21 as you have told us was cultivated as one farm?

22 A. Yes.

23 MR. CHRISTIE: There is one further exhibit,  
24 the Real Property Summary, as Exhibit 8.

25 (REAL PROPERTY SUMMARY MARKED EXHIBIT 8)

26 MR. CHRISTIE: It is submitted your honour, the  
27 real property was sold at its fair market value.

28 (PROCEEDINGS ADJOURNED SINE DIE)





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

J. B. McGregor,  
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon,  
Deputy Commissioner.



DEC - 2 1947

Claims # 1109

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

*[Signature]*

8699  
Toronto

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim: B105704 C.Army

(1) NAME OMURA SHEI MAKOTO (RCMP) Reg. No. 14401  
(Print) Surname Given Name

(2) Pre-Evacuation Address HAMMOND, BRITISH COLUMBIA

(3) Present Address 859 SHAW STREET, TORONTO, ONTARIO

(4) REAL ESTATE

(a) Street Address (if any) Powerline Road Maple Ridge British Columbia  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
East half of Lot 2 of the South half of Lot 263.  
Group 1, Map 1051, District of New Westminster. C. of E. 50113

(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 - - - - - \$ 1500.00
- (ii) Buildings - - - - - \$ 500.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 1000.00
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3000.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 589.97
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2410.03

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation \_\_\_\_\_

(over)



(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

- |     |       |                    |       |
|-----|-------|--------------------|-------|
| 1.  | _____ | Estimated Value \$ | _____ |
| 2.  | _____ | Estimated Value \$ | _____ |
| 3.  | _____ | Estimated Value \$ | _____ |
| 4.  | _____ | Estimated Value \$ | _____ |
| 5.  | _____ | Estimated Value \$ | _____ |
| 6.  | _____ | Estimated Value \$ | _____ |
| 7.  | _____ | Estimated Value \$ | _____ |
| 8.  | _____ | Estimated Value \$ | _____ |
| 9.  | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2410.03

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no yes  
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

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,  
 of )  
 TO WIT: )

I, S.M. Omura of the city  
 of Toronto in the county of York

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 Toronto )  
 in the county of York )  
 this 24<sup>th</sup> day of November )  
 A.D. 1947. F.A. Brown )



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.



OMURA, SHEI

(Claimant's Name)

REAL ESTATE  
(Farm Land)

14401

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	1	1927	J. Hill	\$2600.00 <i>for 10 acres.</i>			
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Raspberry 1 acre					3/4 cleared	None	\$2500.00
Strawberry 2 "					Remainder		
Asparagus 1/2 acre					uncleared		
Building area planned 1/2 acre							
Total							

February, 1942 transferred to claimant from Chiyokichi Omura - father.

EXHIBIT No. 1109-1  
 DATE OCT 8 1948  
 FILLED BY R. A. Best

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

Description	When Made	Cost
Roadway 700 ft.	1927 - 40	\$250.00 Material & labour.
Tile ditching 4 1/4 acre	1927 - 39	\$900.00 Material & labour.
Clearing 3 1/2 & cultivating	1927 - 42	\$1800.00 Material & Labour.
Well 15 ft.	1935	\$200.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Garage		22' x 26'	Frame	1937	\$350.00	\$150.00	\$100.00	\$150.00	\$500.00
Shed		12' x 14'	Frame	1933	\$100.00		\$50.00	\$100.00	50.00

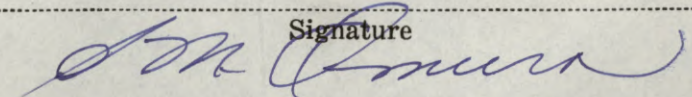
Comments re Appraiser's report not covered by above information:

Claimant feels shed was in fair condition at time of evacuation.

Summary

Estimated value	\$2500.00
Building	500.00
	<u>\$3000.00</u>

Original claim:	
Land	\$2500.00
Buildings	500.00
Total	<u>\$3000.00</u>
Sold by Custodian	589.00
Claim	<u>\$2411.00</u>

Signature  




# Farm Appraisal Report

EXHIBIT No. 1109-5 (Sheet 1)

DATE 031 8 1940

FILLED BY

File No. J.L.4

Land Description E<sup>1</sup>/<sub>2</sub> of Lot 2, G.1, D.L.263, Map 1051, Municipality of Maple Ridge

Containing 5 acres, more or less. Acres

Owner's Name Shei OMURA Post Office Address R. R. #1, HAMMOND, B.C.

Nearest Rail Point Hammond on C.P.R. Distance 1<sup>1</sup>/<sub>2</sub> miles

Market Town " 1<sup>1</sup>/<sub>2</sub> miles, or New Westminster 16 miles. Distance

Church (give denomination) All denominations Distance 1<sup>1</sup>/<sub>2</sub> miles

Nearest School Hammond 1<sup>1</sup>/<sub>2</sub> miles; Haney High School 3<sup>1</sup>/<sub>2</sub> miles Distance

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

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

Has approximately 200' frontage on good gravel road at South and lies in about 200 yds. from Lougheed Highway.

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

Employment opportunity Fairly good

Predominating Nationality and religion: British & Protestant but largely Japanese in the immediate neighbourhood.

Describe Fencing and its condition: 4 wire at north, otherwise unfenced. Value \$

Water supply: Adequate supply from a 15' well. Value \$

## BUILDINGS ON FARM

8699

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Garage and Workshop	22' X 26'	Lumber	14'	Shingles	5 yrs	cement floor	good	250.00
BARN	X							
Shed	12' X 14'	"	6'	"	10 "	Post	poor	-
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Total present day value \$ 250.00

Total Value Buildings add to farm \$ 190.00

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

habitable? No dwelling and this 5 acres has been farmed in conjunction with that of

Shogo Amura adjoining on which there is a good modern house. \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Unexposed

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4	Level or slight slope west	Sandy or good clay loam. 8" - 12"	Sandy or clay	2 acres strawberries (average) 1 acre rasps. (average)	\$100	\$ 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
1	Slight slope to S. & W.	Sandy or clay loam 8"-12"	Sandy or Clay	Clear stumps and scrub bush	\$150	\$10 10.00
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 \$ 410.00

Total added by buildings to value of farm \$ 190.00

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

Total value of farm \$ 600.00

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

Farm in good state of cultivation and been occupied by the Omura family for 15 years and developed by them from bush.

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

Noxious weeds: Land clean and fairly free from noxious weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Maple Ridge \$60.13 on 2 Lots recently subdivided. Approximately \$20.00.

Date: May 8th, 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 7th day of May 19 42.

Inspector's Signature "J. D. PATTERSON"

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



# Farm Appraisal Report

**Remarks:** This 5 acre parcel and that adjoining of Shogo Omura was evidently left these two brothers by their father when he died about 2 years ago. The latter with his family had developed it from bush in the last 15 years, as a one unit farm and had scarcely completed the fine house on the E.5 acres before he died, and in which his widow and family are still living.

### (FOR ORCHARD LANDS ONLY)

**REMARKS:** re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Level land or sloping gently west from a sandy loam ridge, and is a good clay or chocolate loam on clay. 4 acres under cultivation is fairly well under-drained with cedar and tile.

### 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.)

	<u>Present Value</u>
2 acres 1st and 2nd crop strawberries - good condition	\$
1 " raspberries fairly " "	\$
(included in land value)	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>Total</b>	<b>\$</b>

Amount fruit trees add to value of farm \$



Diagram of Property

Diagram insert  
to be attached

Following careful review of this appraisal report, it is my opinion that the present value is \$ 600.00

Date 13th May 1942.

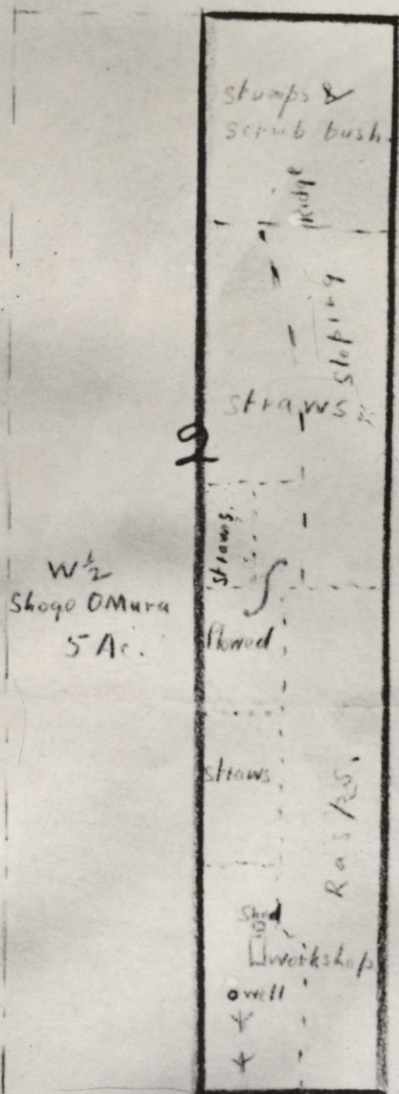
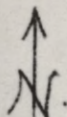
"I. T. BARNET"  
District Superintendent.



Shel O Mura

E 1/2 of Lot 2 G-1. D.L. 263, Map 1051. Municipality of Maple Ridge  
Containing 5 Acs, more or less.  
Scale 200' = 1 inch

D E HUNTER



Hunter Rd. - Good Gravel Rd.

This sheet to be inserted on Be/132-P Page 4







EXHIBIT NO. ~~1189~~ - W

DATE OCT 8 1948

FILED BY

R. A. NEAL







EXHIBIT NO. 1109-4  
DATE OCT 8 1948  
FILED BY B. A. Burt



# Notice of Assessment, 1943.

# Corporation of The District of Maple Ridge

8699

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land	
								Exclusive of Improvements Improved	Wild
1341	8 1/2 of 2		2 1/2 263.	9	1051	4.995	\$ 500 —	\$ 400 —	\$
							1109 —	—	
							<del>OCT 8 1948</del>		
							EXHIBIT No.		
							DATE	OCT 8	1948
							FILLED BY		
									10. A. G. Christie

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.



Shei Omura

% Custodian.

Hammond, Mo.



FRASER VALLEY

Hammond, B. C.  
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

1109 - 6

NAME: OMURA Makoto

EXHIBIT No. ....

Oct. 8 1948

HOME ADDRESS: Powerline Rd., R. R. #1., Hammond, B. C.

DATE FILED BY

K. A. Christie

REGISTRATION NUMBER 14401

SEX: Male

AGE: 24

OCCUPATION: Millhand

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Hammond Cedar Co., Hammond, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: None

"E<sub>2</sub> Lot 2 Grp. 1 D.L. 263"

"jointly with 8698 - brother"

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) none

"R"



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ..... none .....
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: ..... none .....
9. IF FARM LAND STATE CROPS SOWN ..... none .....

- FORM "JP"
4. INSURANCE C
5. MORTGAGES,  
OTHERS:

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: ..... Living with Mother at .....  
 ..... Powerline Rd., R. R. #1., Hammond, B. C. ....
2. LANDLORD'S NAME AND ADDRESS: ..... None .....
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: .....  
 ..... none .....
4. STATE WHEREABOUTS OF LEASE: ..... none .....
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) .....  
 ..... none .....
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: ..... none .....

6. MONEYS OWIN
7. BONDS, DEBE  
 ..... 40.00  
 ..... \$40100 War S
8. BANK ACCOUN
9. LIFE INSURAN  
 ..... Beneficiary .....
10. INTEREST IN A
11. SAFETY DEPO

**LIABILITIES:**

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
 EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....  
 ..... none .....
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.....  
 ..... none .....
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
 CLAIM ON ANY SUCH PROPERTY ..... none .....

1. PERSONAL DE
2. TRADE DEBTS

**I, the undersigne  
 tected area as set ou  
 tures, bonds or other**

I certify that th  
 every description in a  
 and indirect.

Dated this 9th

"F. T. Willia

FOR DEPARTMENT



4. INSURANCE CARRIED ON ABOVE PROPERTY: ..... none .....

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: ..... none .....

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) ..... none .....

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) ..... <sup>40.00</sup> ~~\$40100~~ War Savings Certificates, in declarant's possession. ....

8. BANK ACCOUNTS: ..... none .....

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00. Policy no. unknown Beneficiary mother. Safety Box, Bank of Montreal, Haney, B. C. ....

10. INTEREST IN ANY ESTATES OR TRUSTS ..... none .....

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney ~~NONE~~ .....

LIABILITIES:

1. PERSONAL DEBTS: ..... none .....

2. TRADE DEBTS: ..... none .....

**I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.**

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9th day of May, 1942.

"F. T. Williams" (Signature) "M. S. Omura"

Witness

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

FOR DEPARTMENTAL USE

Dec. 20, 1948

*C. McLaughlin*  
let



EXHIBIT No. 1109 - 7  
DATE Oct. 8 1948  
FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE  
LAND REGISTRY OFFICE

50113

Your File No. 8699

New Westminster, B. C.

-- minutes 10 o'clock 1st day of October, 1942.

I HEREBY CERTIFY that the following is the state of the title to -----  
the East Half of Lot 2 of the South half of Lot 263 Group 1 Map 1051 Municipality  
of Maple Ridge in the District of New Westminster.

Registered Owner: SHEI OMURA "Reg. 14401" "A" viz.©

Register to Indefeasible Fees Folio No. 148801E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24670

~~Applications for Registration: None~~

~~Receiving Order or authorized Assignment under the "Bankruptcy Act": None~~

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian

"E. S. Stokes"  
Registrar.

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

Dec. 20, 1948

*C. M. Clughan*  
M



DOMINION OF CANADA )  
PROVINCE OF BRITISH COLUMBIA ) IN THE MATTER OF  
To wit: ) "SHEI OMURA"

I, MAKOTO OMURA of the City of Toronto, in the Province of Ontario,

DO SOLEMNLY DECLARE THAT I am the SHEI OMURA whoes name appears on the Register of Indefeasible Fees Folio Number 148801-E in the Land Registry of the City of New Westminster in the Province of British Columbia, as owner of the East half (1/2) of ~~Lot~~ Lot two (2) of the South half (1/2) of Lot two hundred and sixty-three (263) Group one (1) map one thousand and fifty-one (1051) Municipality of Maple Ridge in the District of New Westminster, and that MAKOTO OMURA and SHEI OMURA are one and the same person.

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 )  
Toronto, Ontario in the )  
Province of ~~British Columbia~~ ) "Shei Omura"  
this 18th day of January )  
A. D. 1944 )

"Chas B; Lewis J. P. "  
A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia.

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

Dec. 20, 1948

*C. M. Hughes*  
164

GENOV BOND



GENOVA BOND

Application No. 10

GENOVA BOND

Dated 19

IN THE MATTER OF

"SHEI OMURA"

STATUTORY  
DECLARATION

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 Toronto Ontario in the Province of Ontario this 20th day of January A. D. 1948

"Shei Omura"

John E. Lewis J. J. A Commissioner for Canada situated within British Columbia

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

Dec. 20, 1948



Oct. 8 1948

FILED BY K. A. Christie

REAL PROPERTY SUMMARY

*C. Mc. Clough*

JAPANESE NAME: Makoto OMURA Reg. No. 14401 *File No. 8699*

CATALOGUE NO.: Sold by Special Arrangement, the Director, the Veterans' Land Act. BC)132-P First offer.

PROPERTY ADDRESS: R. R. No. 1, Hammond, B. C.

LEGAL DESCRIPTION: The East half of Lot 2 of the South half of Lot 263, Group 1, Map 1051, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Shei OMURA.  
Statutory Declaration on file dated January 18th, 1944, signed by Shei OMURA stating that Makoto OMURA and Shei OMURA are one and the same person.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 24670.

ASSESSED VALUES: Land \$400.00  
Improvements \$500.00 - \$900.00 Taxes - \$14.00

CLASSIFICATION: This was a small fruit farm with an area of 5 acres all under cultivation, planted to the following crops: Raspberries, fruit trees and a poor asparagus bed. There was a garage combined with a washroom with a living room upstairs.

HISTORY OF ADMINISTRATION: From the date of evacuation 27th May, 1942, until this property was sold to the Veterans' Land Act on January 1st, 1943, it appears to have remained vacant so there was nothing to administer.

SOLD: To the Director, the Veterans' Land Act for \$589.00 as at January 1st, 1943.  
Approval of Advisory Committee - June 1st, 1943.  
Funds released to the credit of Makoto OMURA as at June 5th, 1944, against which were the following charges: Registration Fees - \$3.00, Legal Fees - \$15.00 = \$18.00, leaving a net credit of \$571.00 from said transaction.

PROTEST: There is a letter on file dated July 17th, 1945, signed by "Pte OMURA S.M." protesting the sale of his property.  
Certificate of Title No. 171300-E in the name of the Director, the Veterans' Land Act.

This summary is certified to be in accordance with information on file.

December 4th, 1946.

"D. A. Cramer"

D. A. CRAMER

Dec. 20, 1948