

<u>REAL PROPERTY</u>										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% 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	
					565.		257.12			257.12
					880.		400.93			400.92
<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 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			
TOTAL RECOMMENDATION										658.05



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CASE NO. 1161

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 22, 1948.

IN THE MATTER OF THE CLAIM OF
ITOKU MURAKAMI

PROCEEDINGS AT HEARING.

Original



I. Murakami,
In chf.

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ITOKU MURAKAMI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions; that is the information that you gave? A. Yes.

Q. And do you swear that it is true?

A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

Q. Now, before the evacuation I understand that you had a small holding at Steveston, B.C., is that correct? A. Yes.

Q. And it is as a result of the sale of this property you are claiming? A. Yes.

MR. CHRISTIE: I am submitting the Farm Appraisal Report as Exhibit No. 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. BREWIN: Now, I understand that your property is really in two sections, is that right?

A. Yes.

Q. Part of it is known as Lot "A" and part of it is Lot 3? A. Yes.

MR. CHRISTIE: I tender as Exhibit 3 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 3)

MR. CHRISTIE: Then, as Exhibit 4 I tender two tax notices, one of Lot "A" and one of Lot 3. The tax notices are both for the year 1942, and the assessment is noted on each one.



I. Murakami,
In chf.

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(TWO TAX NOTICES MARKED EXHIBIT NO. 4)
MR. BEST:

Q. Now, I understand that you purchased Lot 3 in 1927, is that correct? A. Yes.

Q. And then you inherited Lot "A", the adjoining lot from your father in 1936? A. Yes.

Q. Now, you paid \$1750 for Lot 3 alone, did you?
A. Yes.

Q. And what was on it when you purchased it in 1927? A. There was nothing on it at all.

Q. Well, it shows about five acres, and lot "A" contains about 2½ acres; is that right? A. Yes.

Q. Do I understand correctly that you paid \$1750 for five acres of vacant land in 1927?

A. Yes.

Q. And this cabin that you built on the property in 1930, what was it used for?

A. That was built for putting in tools and going in while I was working.

Q. Did pickers use it to live in or was it just used for storage purposes? A. No, they didn't live there.

Q. Were these two small sheds, 8 x 10 and the larger shed 12 x 25, were they on lot 3 or were they on lot "A"? A. Lot "A" was the 12 x 21, and the 8 x 10 was on the property I bought at \$1750. There were three altogether. The cabin was on the 2½ acres and the rest were all on the five acre lot.

Q. Then according to the appraisal the cabin was on the five acre lot, and there is a memo that there are no buildings on the 2½ acre lot. Do you say



I. Murakami,
In chf.

1 that is a mistake? There is a sketch of the five acres;
2 is that the cabin in the very front of that parcel
3 of land? A. There were two houses here
4 for putting in boxes.

5 Q. And they were on the five acres too?

6 A. Yes.

7 Q. I take it that this 1400 feet of ditching
8 that you did was on both pieces of property, was it?

9 A. That was the total for the ditching on
10 both lots.

11 Q. Now, you say in your claim that in 1937
12 a neighbour offered you \$1250. for the 2½ acres of
13 this property. I take it that was Lot "A"?

14 A. Yes.

15 Q. And can you give us that man's name?

16 A. His name was Usamatsu Murakami.

17 Q. Is he a relative of yours? A. He is not
18 a relative of mine.

19 Q. Perhaps I should explain, your honour,
20 that the fishing vessel was not sold by the Custodian
21 but was sold by the J.F.V.D.C. and therefore by the
22 Terms of Reference the claim is debarred. We sometimes
23 did not know who sold the boat in the first instance.

24
25 **CROSS-EXAMINATION BY MR. CHRISTIE:**

26 Q. I am producing J.P. Form dated 2nd of April
27 1942; is that your signature? A. Yes.

28 (J.P. FORM MARKED EXHIBIT NO. 5)

29 Q. Did you have any other occupation besides
30 that of a farmer? A. I was fishing.



I. Murakami,
In chf.

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Q. Well, did you derive any income from this farm? A. Yes.

Q. What income did you derive? A. About \$2000.

Q. What was that from? A. Strawberries, raspberries, loganberries, cauliflower and cabbage.

Q. Was that the gross income? A. There was no wages but that was because I did the work myself. The Japanese do not pay themselves any salary. The \$2000. was exclusive of paying myself anything, but taking away fertilizer and things like that.

Q. In the Farm Appraisal Report it says the cabin was used by the hired help. Didn't you employ anybody on the farm? A. I sold my goods through the Association and I didn't pay myself any salary.

Q. What I want to know is did he pay any salary to these hired hands that are said to have occupied this cabin? A. He says they didn't occupy that cabin.

Q. What about pickers? A. About \$200. for pickers.

Q. Now, Lot 3 he rented to Mr. Christianson for \$50, a year, is that right? A. Yes.

Q. And the other part of the property he rented to Mr. Neal for \$20. a year? A. Yes. I am not certain, it may be about that.

Q. Now, the appraiser says he doubts if the strawberries are worth holding over. What does the claimant say about that? A. There is nothing of that sort at all. I don't agree with that.



I. Murikami,
Re-ex.

1
2 RE-EXAMINATION BY MR. BEST:

3 Q. How old were these strawberries?

4 A. Three-quarters were new plants and the
5 balance about a year.

6 Q. You on your claim said you had two acres
7 of loganberries? A. Yes.

8 Q. There is half an acre of loganberries
9 shown on lot 3 and on lot "A" it says it is just
10 fallow at present, to be planted in a late crop.
11 Loganberries last for some time don't they? A. Yes.

12 Q. And how much do you say you had in logan-
13 berries of your total of $7\frac{1}{2}$ acres? A. 2 acres.

14 Q. Was it all on Lot "A" or all on Lot 3?

15 A. All on Lot 3.

16 Q. Did you have any oats on Lot 3?

17 A. No.

18 Q. You didn't? A. No.

19 Q. Did you grow any oats on either of these
20 lots? A. No, I didn't have any oats at all.

21 Q. When did you leave this property?

22 A. April, 1942.

23 MR. CHRISTIE: I file as Exhibit 6 the
24 Real Property Summary.

25 (REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 6)

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

29 (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
J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner, appointed to hear a Commission 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
J. A. McGibbon,
Deputy Commissioner.

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]

661

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

Top row

(1) NAME *Murakami* *Itoku* (RCMP) Reg. No. *13417*
(Print) Surname Given Name

(2) Pre-Evacuation Address *Box 431 Stenaston, B.C.*

(3) Present Address *Box 155 Clarkson, Ontario*

(4) REAL ESTATE
(a) Street Address (if any) *Wexton St. No. 2 Rd. Richmond B.C.*
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

1. *Lot 3 Blk. Sec. 7 & 18 Blk 3 N Range 6 W*

Map 4N/85

2. *Lot 7, 10, 11 Block 3 North Range 7 West*
Map 4466 in the District of New Westminster

(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 - - - - - \$ *3500.00*

(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) - - - - - \$ *3500.00*

(v) Amount at which Custodian sold property and credited your account - - - \$ *1442.00*

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ *1058.00*

2058.00 ?

(5) PERSONAL PROPERTY

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

In the barn and cannery house

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

warehouse

(c) How stored or packed at time of evacuation *loosely*

(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")

To lessee and Custodian

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

- | | | |
|------------------------|--------------------|---------------|
| 1. <i>Fishing boat</i> | Estimated Value \$ | <i>550.00</i> |
| 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 \$ *290.00*

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) - - - - - \$ *1348.00*

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA;
 County of Peel;
 TO WIT;

I, *Istoku Murakami*
 of *Toronto*
 in the *County of Peel*

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 *Village*
 of *Port Credit*
 in the *County of Peel*
 this *13th* day of *December*
 A.D. 1947.

Istoku Murakami
 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.

MURAKAMI, Itoku
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1161-1
DATE OCT 22 1948

03417

FILLED BY

R. B. Moore
Cleared
Uncleared
or cultivated
at date of
Purchase

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	4 $\frac{1}{4}$	(i) Lot A-1936 (ii) Rest in 1927	Father Mr. Moore, 57 Avenue Rd., Vancouver	An inheritance \$1,750.00		
Loganberries	2				All cultivated but no crops	\$ 3,500.00
Raspberries	$\frac{1}{4}$					
Strawberries	1 $\frac{1}{2}$					
Total		7 $\frac{1}{2}$ acres				

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

Description	When Made	Cost
-- wire fencing of whole property (wire)	1927 and 1936	\$ 150.00
-- underground wooden ditching, 1400'	1937	70.00
-- planting of 11 fruit trees	1930	25.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
(1) Cabin	12x21	Frame	1930	\$50.00		\$ 50.00	\$ 40.00	\$ 60.00
(2) 2 Tool Sheds	8x10	"	"	50.00		30.00	50.00	30.00
(3) Shed	12x25	"	"	60.00		50.00	50.00	60.00

Summary

Estimated value at evacuation	\$ 3,500.00
Sold by Custodian	<u>1,442.00</u>
Amount of claim:	<u>\$ 2,058.00</u>

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

- (1) Tax assessment, 1942 (1) Lot A \$651.00 Land, \$1,076.00 - Improvements \$100.00
(2) Others 1176.00
\$1827.00

- (2) In 1940²⁷ a neighbour of Mr. Murakami offered claimant \$1,250.00 for 2 $\frac{1}{2}$ acres of this property.

Itoku Murakami

Signature

2

No. No. _____
 Estimated value at date of sale _____
 Improvements at date of purchase _____
 Cleared or cultivated at date of purchase _____
 Unimproved _____
 but no crops _____

REAL ESTATE (Farm Land)
 From Whom Purchased _____
 Date of Purchase _____
 Area _____
 (All Best in 1934)
 (1) Best in 1934 _____
 (2) Best in 1934 _____
 (3) Best in 1934 _____

(4) Best in 1934 _____
 (5) Best in 1934 _____
 (6) Best in 1934 _____
 (7) Best in 1934 _____
 (8) Best in 1934 _____
 (9) Best in 1934 _____
 (10) Best in 1934 _____

1161
 Estimated Value _____
 Allowance for Depreciation _____
 Value of Own Labor _____
 Paid for Labor _____

Value of Own Labor _____
 Paid for Labor _____
 Material _____
 Date Made _____
 When Made _____
 Cost _____

BUILDINGS
 Type _____
 Size _____
 Finish _____
 Date Made _____
 Material _____
 Cost _____
 Paid for Labor _____

(1) Best in 1934 _____
 (2) Best in 1934 _____
 (3) Best in 1934 _____
 (4) Best in 1934 _____
 (5) Best in 1934 _____
 (6) Best in 1934 _____
 (7) Best in 1934 _____
 (8) Best in 1934 _____
 (9) Best in 1934 _____
 (10) Best in 1934 _____

BEFT-1231 BOND
 Estimated Value _____
 Allowance for Depreciation _____
 Value of Own Labor _____
 Paid for Labor _____

BEFT-1231 BOND
 Estimated Value _____
 Allowance for Depreciation _____
 Value of Own Labor _____
 Paid for Labor _____

Amount of claim _____
 Total value of execution _____

Amount of claim _____
 Total value of execution _____

Signature

(1) In 1934's neighborhood, amount of claim \$1,000.00 for the crop of this property.

BC-448-P
BC-2479-B

Farm Appraisal Report

Land Description North part Lot 3 Block 1, Sec. 7/18 Blk. 3N, R. 6W, Sketch 6476.

No house number _____ Containing 4.98 Acres

Owner's Name MURAKAMI, Itoku. Post Office Address R.R., Steveston.

Nearest Rail Point Steveston, B.C.E. Railway Distance 1 1/4 mi.

Market Town (good local deliveries) Vancouver Distance 10 "

Church (give denomination) All denominations within - Distance 3 "

Nearest School Steveston Distance 1 1/4 "

State how property was identified: Post, roads and map check.

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

Yes. Fronts on No. 2 Road - hard-surfaced.

Is this district a good one? Yes, both large and small holdings.

Employment opportunity Varied; farms, canneries, fishing and industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: North and east line good, wire. Value \$ _____

Water supply: City water available. Value \$ _____

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Cabin	12 x 21	Frame	8	Shgle	10-15	Wood	Poor	\$40.00
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electric light available along frontage of property.
Total present day value \$ 40.00

Total Value Buildings add to farm \$ 25.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Owner lived elsewhere. Cabin was used by his hired help.

Useful as shed for storage. \$ _____

Describe the basement and chimneys: No basement; brick bracket chimney.

No. rooms downstairs? 2 Upstairs? - How finished Rough lumber.

Are buildings painted? No. Condition of paint _____

Distance from nearest bush All clear.

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
4.98	Flat	Silty clay loam, 1'	Good clay	Oats, strawberries, logans and raspberries.	\$175.	\$871.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 871.50

Total added by buildings to value of farm \$ 25.00

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

Total value of farm \$ 896.50

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

Strawberries now just about choked. Raspberries and logans good and fairly clean. Oats good.

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

Noxious weeds: A few thistles showing, but on the whole fairly clean.

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

Corporation of Township of Richmond.

\$27.76, plus water charge minimum \$24.00 per year.

Date: 18th 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 17th day of July 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

MURAKAMI, I.

Remarks: Mr. E.R.Christianson, adjoining farmer, is renting the farm for
\$50.00 per year plus taxes for 1942 and 1943.

It is a nice piece of land among good farms. The logans were not
cut out last year, but tenant has put new growth up fairly well. Much
cutting out of old growth will be necessary on the canes this winter.
I doubt very much if any strawberries will be worth holding over.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Subject to Lulu Island West Dyking Charge.

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

0.50 Logans.

\$

0.50 Raspberries.

\$

1.50 Oats.

\$

2.48 Strawberries.

\$

4.98

\$

\$

\$

\$

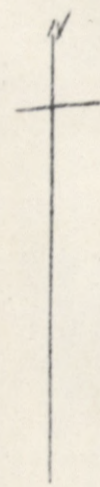
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\$

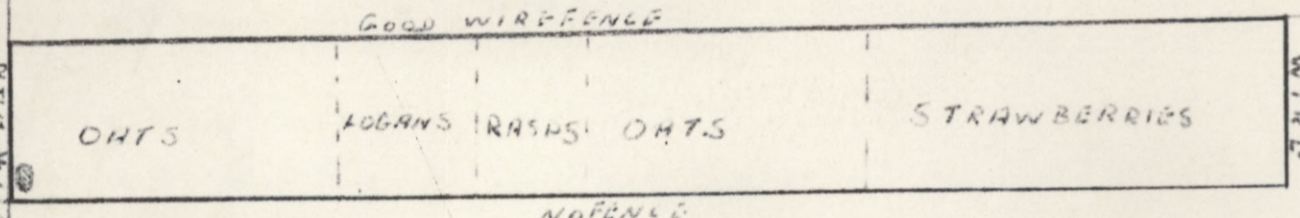
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



NO. 2. ROAD



Scale 200' = 1"

Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00.....

Date 23rd July 19 42

"I. T. BARNET"
District Superintendent.

Farm Appraisal Report

File No. JL-536

Land Description Lot "A" of Sub-Div. of Blk. 7, 10, & 11 of por. of Lot 8 of Sec. 11, Blk. 3, N., R. 7, W., Map 4466.

Containing 2.301 Acres

Owner's Name MUROKAMI, Itoku Post Office Address Steveston, B.C.

Nearest Rail Point Steveston - B.C. Electric Rly. Distance 1/2 mile

Market Town Vancouver-10 miles; New Westminister - Distance 10 "

Church (give denomination) Steveston - all denominations Distance 1/2 "

Nearest School Steveston, B.C. Distance 1/2 "

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

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

Has direct access to Moncton Road - paved road.

Is this district a good one? Quite good.

Employment opportunity Steveston fisheries; city industries-10 miles.

Predominating Nationality and religion: Orientals predominate.

Describe Fencing and its condition: No fences. Value \$

Water supply: Municipal system. Value \$

Electricity - power available - not used.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Total present day value \$ -

Total Value Buildings add to farm \$ -

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

Describe the basement and chimneys: -

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest 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
2.301	Level	Clay loam, 10" to 15"	Clay	Fallow - to be planted to late crop.	250.	575.25
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 575.25

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 575.25

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

Land being worked by lessee. Soil in clean condition and appears to be in a good state of fertility.

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

Suitable for truck farming or growing cane fruit.

Noxious weeds:

No serious weed situation.

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

Corporation of Richmond -
Assessed Land - \$601.00
Imp. - \$ 50.00 - Taxes, 1942, - \$15.15.
(Dyking & drainage taxes included in above).

Date: July 16, 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 15 day of July 1942

Inspector's Signature

"D. DODDING"

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

JL-536 - I. M. [redacted]

Farm Appraisal Report

Remarks:

This is a small holding; the land is in good condition and apparently in a good state of fertility.

There are no buildings on this holding.

This land is rented to J. Neill for \$20.00 plus taxes per year for the duration.

(FOR ~~ORCHARD~~ LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Land is low-lying and in the Richmond dyking and drainage area; drainage is assisted by a pumping system when necessary.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax; pumping charges fluctuate from 15¢ per acre.

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

Fallow at present - to be planted in late crop

\$

(2.301 acres)

\$

\$

\$

\$

\$

\$

\$

\$

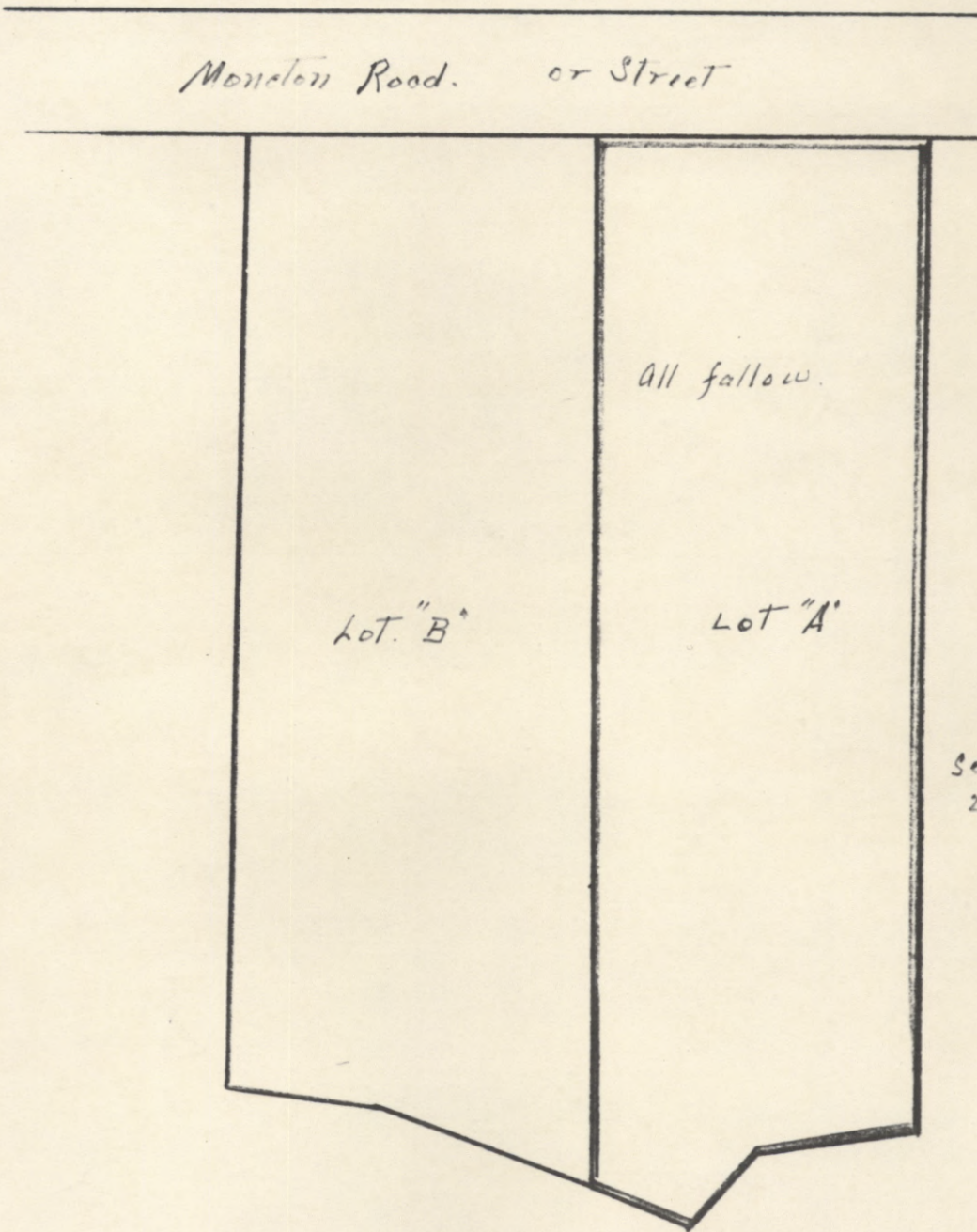
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot "A" of Sub-Div. of Blk 7, 10 & 11
of portion of lot 8 of Sec 11. B/k 3. N. R. 7. W. - Map. 4466. - 2.301 ac

Itoku Motokami.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 3050

Date 18th July 1942
[Signature]
District Superintendent.

File 661
Ito Murakami

Exhibit No. 1161-3

Date: Oct. 22/1948.

No. 50194
Your File 661.

Filled by: K.A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B.C.

--- minutes 10 o'clock 19th day of October 1942.

I HEREBY CERTIFY that the following is the state of the title to the Northerly 4.98 acres more or less of Lot 3 of Block 1 of Section 7, Block 3 North Range 6 West Map 4085 and as shown outlined in red colour on sketch No. 6476, Municipality of Richmond, in the District of New Westminster.

viz;

Registered Owner: ITOKU MURAKAMI

03417

A

Register of Indefeasible Fees Folio 91492E.

Registered Charges: Certificate of vesting in the Custodian filed No. ~~661~~ ^{R.A.Y.} 24695

Dyking charge

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

(Sgd.) E.S. STOKES

Registrar.

I certify that the foregoing is a true copy of the original whereof it purpats to be a copy.

3rd February 1949. B. Plummer

J.m.

Attached to 1161-3

1161-3 ctd.
EXHIBIT No. _____
DATE Oct. 22/1948.
FILED BY K.A. Christie

No. 50171

Your File No. 661

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

New Westminster, B.C.

----- minutes 10 o'clock 19th day of October 1942

I HEREBY CERTIFY that the following is the state of the title to
Lot "A" of Lots 7, 10 and 11 Block 8 of part of Section 11 Block 3 North
Range 7 West, Map 4466, Municipality of Richmond, in the District of New
Westminster.

REGISTERED OWNER: ITOKU MURAKAMI

03417

viz:

A

Register of Indefeasible Fees Folio 118844E.

Registered charges: Dyking Charge

Certificate of vesting in the Custodian filed No. 24660.

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

(Sgd.) E.S. STOKES

Registrar.

I certify that the foregoing is a true copy of
the original whereof it purports to be a copy.

3rd February 1949.

B. Phumey
E.L.

2

Cash Register Figures Below Constitute Official Receipt.

1-027.76 D11428

EXHIBIT No. 421161-4
DATE OCT 22 1948

Taxpayers' Copy

PAID—Corp. of Richmond, B.C. *K. A. Christie* File # 661 ✓

The Corporation of the Township of Richmond
Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1942

TO *Mr. and Mrs. Murakami*
90 ER Stevenson
RR Steveston

RECEIVED AT
CLERKS OFFICE
NOV 17 1942
TOWN HALL
BRIGHOUSE

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'mts	Taxable Value
6114	MTN 3	1	7/18	3	6	4085	1076	100	1126

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1942 Rates Bylaw.....	24	77		
DRAINING and DYKING BYLAWS				
Sea Island Dyke.....				
Sea Island Drainage.....				
Lulu Island Dyke.....				
No. 8 Road Drainage.....				
Amalgamated D. & D. Dist.	2	99		
Steveston Local Local Improvement District No.				
TOTAL for 1942...	27	76		
Penalty				
Arrears of Taxes for 1941..				
" Water for 1941..				
Interest				
Delinquent Taxes for 1940..				
" Water for 1940..				
Interest				
TOTAL				

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

2

Each Receiver Please Refer Below Constants Official Receipt
 057.16 11-158
 DATE
 FILLED BY
 Copy
 Taxpayers

PAID
 The Corporation of the Municipality of Richmond
 Richmond Town Hall, B.C.

RECEIVED AT
 CLERKS OFFICE
 1942

TAX NOTICE, 1942

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Block No.	Lot	Block	Rate	Value of Land	Value of Improvements	Taxable Value
			RATES BYLAW, 1942			
			Municipal Loans			11.3363 mills
			School Loans2497 "
			School General Purposes			10.4140 "
						<u>22.0000</u>

LOCAL IMPROVEMENT DISTRICT		
District No. 55 Schedule rates		
DRAINING AND DYKING DISTRICTS		
Sea Island Dyking Bylaw No. 185 and 226		
Loan	78c per acre	
Maintenance	30c " "	
Sea Island Drainage Bylaw No. 903	50c " "	
Lulu Island Dyking Bylaw No. 186		
Loan	69c " "	
No. 8 Road Drainage District Bylaw No. 272		
Loan	32c " "	
Lulu Island Drainage and Dyking Maintenance	60c " "	
Steveston Local Improvement Bylaw 1891 No. 27A		
Maintenance	full schedule	
		TOTAL

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 15th, 1942.
 INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when
 years and delinquent taxes are paid.
 R. C. PALMER, Collector.

Cash Register Figures Below Constitute Official Receipt.

1-015.15 D11427 NOV 16 42

Taxpayers' Copy

File # 661 ✓

PAID Corp. of Richmond, B.C.

The Corporation of the Township of Richmond

Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1942

TO Storu Murasami

Bev Stacey
Steveston

RECEIVED AT
CLERKS OFFICE

NOV 17 1942

TOWN HALL
BRIGHOUSE

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
5970	a	4/10/11	8	11	3	7-4466	601	50	626

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1942 Rates Bylaw.....	13	77		
DRAINING and DYKING BYLAWS				
Sea Island Dyke.....				
Sea Island Drainage.....				
Lulu Island Dyke.....				
No. 8 Road Drainage.....				
Amalgamated D. & D. Dist.	1	38		
Steveston Local				
Local Improvement District No.				
TOTAL for 1942...	15	15		
Penalty				
Arrears of Taxes for 1941..				
" Water for 1941..				
Interest				
Delinquent Taxes for 1940..				
" Water for 1940..				
Interest				
TOTAL...				

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

6

17

2291

PAID

TAX NOTICE, 1942

The Corporation of the Municipality of Richmond
Richmond Town Hall, Bighouse, B.C.

TO

TOWN HALL

Take notice that the following lands in the Municipality of Richmond for which you are liable for taxes for the year 1942 as follows:

RATES BYLAW, 1942

Block No.	Lot No.	Block	Sec. No.	Block	Dist. No.	Value of Improvements	Value of Land	Value of Taxable Value

LOCAL IMPROVEMENT DISTRICT

District No. 55 Schedule rates

DRAINING AND DYKING DISTRICTS

Sea Island Dyking Bylaw No. 185 and 226	
Loan	78c per acre
Maintenance	30c " "
Sea Island Drainage Bylaw No. 903	50c " " "
Lulu Island Dyking Bylaw No. 186	
Loan	69c " " "
No. 8 Road Drainage District Bylaw No. 272	
Loan	32c " "
Lulu Island Drainage and Dyking Maintenance	60c " "
Steveston Local Improvement Bylaw 1891 No. 27A	
Maintenance	full schedule

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 15th, 1942.
INTEREST at the rate of 6% per annum from December 31st in the year in which it is added when
paid and delinquent taxes are paid.
R. C. PALMER, Collector.

DATE OCT 22 1948FILLED BY K A Christie FILE No. 661

FORM "JP"

Steveston Branch

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

NAME: MURAKAMI ItokuHOME ADDRESS: P.O. Box 431 Steveston B.C.REGISTRATION NUMBER 03417 SEX: Male AGE: 47OCCUPATION: Fisherman

(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: A.B.C. Packers Steveston B.C.MARRIED? YesNAME OF WIFE OR HUSBAND: Yukimi ¹³³⁸ADDRESS OF WIFE OR HUSBAND: P.O. Box 431 Steveston B.C.NAMES OF ANY LIVING CHILDREN: Haruey (F) Misako (f) Matsuko (F)Shimako (F) Shigeo (M) Hirayuki (M)ADDRESS OF CHILDREN: P.O. Box 431 Steveston B.C.AGE OF CHILDREN: 14, 13, 11, 9, 5, 1.

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

1. LOCATION AND DESCRIPTION: No. 1, In the municipality of Richmond B.C.N. 4.98, Acres, lot 3, B.1, Sec. B.3, North Range 6, West Map 4085,Sketch 4676 New Westminster. B.C. Title No. 91492E. No. 2. In the Municip.of Richmond B.C. Lot A, of Lots 7, 10, and 11, B.8, Pt. Sec. 11, B.3,North Range 7, West Map, 4466, New Westminster B.C. Title No. 118844E.2. BUILDINGS AND OTHER IMPROVEMENTS: No. 1 3 Small Buildings, FarmSurrounded by fence. No. 2 1 Small Shed, 1 Acre planted to peas,No. 1 Planted to Logan Berries, Strawberries, ~~XXXXXX~~ rasp, Blackberries3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) No. 1. Taxes \$28.86, 1941 Paid at the townHall Brighthouse B.C. No. 2. Taxes \$15.15. 1941 Paid at the town Hall5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Brighthouse. B.C.none6. OCCUPANCY AND LEASES (If vacant so state) No. 1, Verbal Arrangement Mrs. WarksMoncton St. and Railway Ave., to pay \$15.00 rent per year and assumetaxes, No. 2. Lease dated March 23, 1942. for 2 years at \$50.00 per yearto Edger Christianson (Rancher) Steveston Post Office. B.C.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
- 9. IF FARM LAND STATE CROPS SOWN Logan Berries Strawberries

- 4. INSURANCE CAR
- 5. MORTGAGES, LI
- OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: No 3. Company House - Colonial Cannery
- 2. LANDLORD'S NAME AND ADDRESS: B.C. Packers Steveston B.C.
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
By arrangment of the B.C. Packers
- 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 OWING
none
- 7. BONDS, DEBENT
\$50.00 Victor
- 8. BANK ACCOUNT
- 9. LIFE INSURANC
No. 2,126,842
- 10. INTEREST IN AN
- 11. SAFETY DEPOS

LIABILITIES:

- 1. PERSONAL DEB
- 2. TRADE DEBTS:

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
4 Beds, 3 Stoves, 3 Tables, 1 Trunk with Clothing, all in custody of the B.C. Packers Steveston B.C. Farmers tools at farm in sheds. At Steveston B.C. Fishing Boat Length 29' Beam 7' " Easthope 7 " Vivian Gas Engine, 7 H.P. In custody of the Navy.
- 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

REMARKS:

I certify that the every description in a and indirect.

Dated this 2nd

Bruce

FOR DEPARTMENT

see 3/7/44

rs possession.
e
strawberries

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

Colonial Cannery

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

Steveston B.C.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$50.00 Victory Bond in declarants possession. 1951.

ID:

8. BANK ACCOUNTS: Royal Bank of Canada, Steveston B.C. \$3000.00

paid)

9. LIFE INSURANCE: Sun Life Assurance Co. \$1500.00 Beneficiary Wife. No. 2,126,842 Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

URNITURE, FIXTURES, PERSONAL EFFECTS:

g, all in custody of
tools at farm in sheds.
29' Beam 7'
custody of the Navy.

2. TRADE DEBTS: none

REMARKS: ~~Shack and Farm in Japan.~~

PETS

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 2nd day of April 1942.

(Signature) *Stoku Murakami*

B. McArthur
Witness

ANY INTEREST IN, OR

FOR DEPARTMENTAL USE

1161-6

EXHIBIT No. _____
DATE: Oct.22/1948.

FILED BY K.A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Itoku MURAKAMI, Registration No.03417, File No.661

CATALOGUE NO: Part of Director, The Veterans' Land Act, first offer

PROPERTY ADDRESS: Richmond, B.C.

LEGAL DESCRIPTION: Lot "A" of Lots 7, 10 and 11, Blk.8 of part of Section 11,
B3N, R7W, Map 4466, N.W.D.

CLASSIFICATION: Operated as a small farm.

ASSESSED VALUE:	<u>Land</u>	<u>Improvements</u>	<u>Taxes (Annual)</u>
	\$601.00	\$50.00	\$15.15

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No.24660 Date Nov.12, 1943.

HISTORY OF

ADMINISTRATION: In his declaration of April 2nd, 1942, MURAKAMI STATES THAT A verbal arrangement on March 31st, 1942 for 2 years with a Mrs. Warks, Moncton St. and Railway Ave., Steveston, was made. It was later discovered, however, that Mrs.Warks was not the tenant but a Mr.James Neill, and in a letter from Mr.C.C. Robinson, Custodian agent, Mr.Neill states he paid \$22.00 for the yearly rent direct to MURAKAMI in April, before evacuation. The Custodian's agent, J.D. Mather, states the buildings on this property are not worth insuring. Mr.Neill paid the 1943 rent for Lot "A" to the Custodian.

SOLD: The Director, Veterans' Land Act for \$565.00 as of January 1st 1943.

Statement of this transaction was sent to MURAKAMI on April 13th, 1944.

Funds were released to the credit of Itoku MURAKAMI January 21, 1944.

Title No.165795-E in the name of The Director, The Veterans' Land Act dated January 19, 1944.

The above summary is certified to be in accordance with the information on file.

(Sgd.) Geo.Peters

GEORGE PETERS
Administration Department

GP/ic

I certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
3rd February 1949. B. Phumner

June 11th, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Itoku MURAKAMI, Registration No.03417, File No.661
 CATALOGUE NO: Part of Director, The Veterans' Land Act, first offer
 PROPERTY ADDRESS: Richmond, B.C.
 LEGAL DESCRIPTION: Northerly, 4.98 acres, more or less of Lot 3 of Blk.1 of Sec.7, Blk.3 N Range 6 West, Map 4085, and as shown outlined in red colour on Sketch No.6476, District of New Westminster.

CLASSIFICATION: Operated as small farm

ASSESSED VALUE:	<u>Land</u>	<u>Improvements</u>	<u>Taxes (annual)</u>
	\$1076.00	\$100.00	\$27.76

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No.24695 Date September 14, 1942.

HISTORY OF
ADMINISTRATION:

The Custodian's representative, J.D. Mather, reported on April 20, 1942 that this property in conjunction with an adjoining property is owned by the same man (see other Real Property Summary. On the two properties there are 3 small sheds, one 12x18' and the other two 8x10'. The former is a tool shed and the latter two small buildings are used for storing fruit - not of much value. There is no house on the property. There are about 2 acres of property planted in strawberries, loganberries and raspberries, the balance is used for vegetables. He also states MURAKAMI entered into a lease, before evacuation, with one Edgar Christianson, a farmer at Steveston, for the sum of \$50.00 per year and taxes. Christianson paid \$50.00 to the Custodian and taxes amounting to \$29.32 paid to Mr.C.C. Robinson and receipted by this office on Nov. 16, 1942. The receipt on file states this rent to be from Oct. 1st 1942 to Sept.30, 1943. Mr.Mather also reported that these buildings are not worth insuring.

SOLD: The Director, Veterans' Land Act for \$880.00 as of January 1st 1943.

Statement of this transaction was sent to MURAKAMI on April 13, 1944.

Funds were released to the credit of Itoku MURAKAMI January 21st 1944.

Title No.16579E in the name of The Director, The Veterans' Land Act dated January 19, 1944.

The above summary is certified to be in accordance with the information on file.

(Sgd.) GEO.PETERS George Peters
Administration Department