

4652

FORM
REAL ESTATE
FOASER VALLEY

BUREAU HASTINGS PARK

FILE NO. 4652

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: MACHIDA, Masumi

HOME ADDRESS: Now at Hastings Park, Vancouver, B. C.
From Whonnock, B. C.

REGISTRATION NUMBER 15628 SEX: male AGE: 16

OCCUPATION: Farmer's help

(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: Father

MARRIED? NO

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: Lot 25, of Lot 432, Group 1,
Map 1208. In the District of New Westminster, at Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: House--10 room, 2 storey,
wooden frame dwelling.

Garage--double

3 chicken houses, 2 brooder houses, woodshed, stable, bathhouse
3 sheds

3. INSURANCE (Give particulars; state where policies are) _____

4. TAXES (Amount and where payable) Amount unknown. 1942 paid.
No water rates.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) _____

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Mother Kiyoko, Hastings Park, Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN. 4 acres asparagus, 1/2 acre fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now at Hastings Park, Vancouver, B. C.
From Whonnock, B. C.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid):
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS. _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 5th day of September 1942.

[Signature]
Witness

(Signature) *Masumi Matbara*

FOR DEPARTMENTAL USE _____

4652 ✓

INFORMATION FROM H.C.M.P.

Date Apr. 8/43.

Our File No. 4652

Full Name MAEHARA Masumi
(Surname in Block Letters)

Registration No. 15628

Male - Female
(check)

Age July 10, 1926.

Former Address Shannon B.C.

Date Evacuated Sept. 26/42.

Naturalized - Canadian-Born - National
(check)

Present Address Slocan Extension, B.C.
Miss. Mrs. Aiea

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother (nee WATANABE) Kiyoko

Name of Father Jiro # 13576

Names of Children under 16 # 13578

Requested by E.P.

Registered with Custodian _____

(Yes or No)

Additional Information Farmers help

REAL PROPERTY SUMMARY

File 4652

V.L.A. B.C. 74-P

JAPANESE NAME: Masumi MAEHARA - - Reg. No. 15628.

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

PROPERTY ADDRESS: 263 - 25th Road, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 25 of Lot 432 Group 1 Map 1208 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the name of Masumi MAEHARA.

ENCUMBRANCE: Vesting 24514 - 20th August 1942.

ASSESSED VALUE: 1943 - 9.67 acres.
Land \$700.00
Improvements \$1300.00 Total \$2000.00 Taxes \$37.17.

CLASSIFICATION: Fruit and stock farm. Inspector reported October 9th, 1942, farm all cleared with 5 plum trees, 6 cherry trees, 38 pear trees, 10 apple trees 4 acres asparagus, 1½ acres clover and 3 in pasture. House, 1½ storey frame 26 x 42, 10 rooms, fair condition, log root-house 18 x 18, poor, 2 packing sheds 10 x 12, poor, 2 storey chicken house & root-house combined 18 x 30, poor, tool shed 14 x 16, good, garage 18 x 18, poor, machine shed 12 x 26, poor, small bath-house, fair, barn 30 x 30, good, woodshed 28 x 28, good, 2 storey barn 18 x 50, fair, chicken house and packing shed 20 x 88, fair, 2 brooder houses 10 x 14 and 10 x 12, fair. All buildings except the house are roofed with shake.

HISTORY OF ADMINISTRATION: The owner was not evacuated until September 26th, 1942. This farm was leased by the Secretary of State on the 1st September to the 31st August 1943 to George A. Rempel for \$250.00 with storage space for chattels reserved. \$100.00 of the rental was paid to the Custodian and was allowed as accrued rental to the Director The Veterans' Land Act on the 9th August 1943.

SOLD: To The Director The Veterans' Land Act for \$1090.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Masumi MAEHARA, sale price \$1090.00, less insurance \$30.15, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$49.15. Net amount released \$1040.85, plus refund of insurance \$28.73, \$1069.

TITLE: Included in C. of T. 169792-E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED April 30th, 1946.

IM:ML



NOTE:

Masumi MAEHARA, the owner of this property was born July 10th, 1926 and is therefor a minor. His interest in the property was vested in accordance with opinion given by Mr. G.A. Sheppard. His mother refused consent of the sale.

James Sheppard

IN:ML

PERSONAL PROPERTY SUMMARY

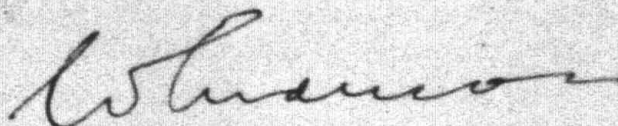
File No. 4652

Re: MAEHARA, Masumi - Reg.No.15628

This file reveals no interest in any Personal Property assets. He was only 16 years of age when he was evacuated. Chattels, etc. were declared by his mother and administered under her file, #9588.

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

WEA:EH
May 2, 1946



File No. 4652

December 13th, 1944

CLAIMS DEPARTMENT

Masumi MAEHARA - Reg. No 1562B

CREDITORS:-

NO CLAIMS ON FILE.

/ND

File 465 ✓
Locke, Lane, Guild & Sheppard,
Barristers & Solicitors,
703 Rogers Building,
Vancouver, B.C.

COPY

October 1st, 1942.

Office of the Custodian,
912 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Wright

Dear Sir:-

Re - Japanese property

We have your enquiry of the 30th ultimo as to the jurisdiction of the Custodian in respect to property of a Japanese infant. Your instructions state that the father transferred this land to the infant by way of gift, notwithstanding that, a conveyance would be effective in vesting the land in the infant (17 Halsbury, page 620) and although the infant may repudiate the gift on reaching maturity yet the gift remains effective in the meantime. Therefore, the intervention of the Custodian must be on the basis that these lands are the lawful property of the infant. We are of the opinion that the infancy of one of the Japanese race is immaterial. The definition of a person of the Japanese race P.C. 2483 includes:-

- (1) Any person of that race, and
- (2) Who is required to leave the protected area of the Province of British Columbia.

The infant is of that race and has been required to leave by the B.C. Security Commission therefore he comes within this definition. By reason of the infant coming within that definition Regulation 12, P.C. 2483 applies and you have the same jurisdiction as if the infant were an adult. We can see no reason whatsoever for appointing a guardian. A guardian is required where it is necessary to exercise powers or to enforce rights vested in an infant, but that is not the case here for the reason that under Regulation 12 (P.C. 2483) the property and control and management are vested in the Custodian not in the infant upon the Japanese infant being evacuated. It, therefore, follows that you would proceed with the control and management of this property to the same extent as if he were an infant sui juris.

Yours truly,
LOCKE, LANE, GUILD & SHEPPARD,

FAS/EB.

Per "F.A.S."

COPY.

376
Evacuee #9434

912 Royal Bank Building,
Vancouver, B. C.
October 3rd, 1942.

Camp Commandant,
Angler Internment Camp,
Angler, Ontario.

Dear Sir:

Re: MAEHARA, Jiro
Police Registration # 13576.

Would you be kind enough to parade the above named and advise that we have instructed Mr. Ralph George, of Whinock, B. C. to temporarily cease further sales of his farming equipment and furnishings which he requested the latter to do as per authorization dated September 3rd, 1942, addressed to Mr. George.

On checking over our files, we note that in his declaration to the Custodian, dated May 18, 1942, he does not claim to be the owner of any property or furnishings in the protected area of British Columbia, whereas his wife, Mrs. Jiro (Kiyoko) Maehara, Reg. No. 13578, claims in her declaration to this office to be the owner of Real Estate and also lists chattels and farming equipment on her "JP" form which is signed by him on behalf of K. Maehara.

We found on searching the title of the property that there are two separate properties, Lot 25 of Lot 432, Group 1, Map 1208, District of New Westminster, which is in the name of Masumi Maehara, and the second property, described as Lot 24, of Lot 432, Group 1 and of the N $\frac{1}{2}$ of Section 2, Tp. 12, Map 1208, District of New Westminster, registered in the name of K. Maehara.

We would like to know by return if the internee has any interests in the chattels and farming equipment, and furnish us with a list of the articles he claims to own.

We would advise further that a representative from this office contacted his wife at the time of her departure from Hastings Park to Slocan, B. C. but she refused to be interviewed.

Yours truly,

K. W. Wright,
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

COPY.

LOCKE, LANE, GUILD & SHEPPARD,

703 Rogers Building,

Vancouver, B.C.

October 1st, 1942.

Office of the Custodian,
912 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Attention Mr. Bright.

Re: Japanese Property.

We have your enquiry of the 30th ult. as to the jurisdiction of the Custodian in respect to property of a Japanese infant. Your instructions state that the father transferred this land to the infant by way of gift, notwithstanding that, a conveyance could be effective in vesting the land in the infant (17 Halsbury, page 620) and although the infant may repudiate the gift on reaching maturity yet the gift remains effective in the meanwhile. Therefore, the intervention of the Custodian must be on the basis that these lands are the lawful property of the infant. We are of the opinion that the infancy of one of the Japanese race is immaterial. The definition of a person of the Japanese race P.C. 2483 includes:-

- (1) Any person of that race, and
- (2) Who is required to leave the protected area of the Province of British Columbia.

The infant is of that race and has been required to leave by the B. C. Security Commission therefore he comes within this definition. By reason of the infant coming within that definition Regulation 12, P.C. 2483 applies and you have the same jurisdiction as if the infant were an adult. We can see no reason whatsoever for appointing a guardian. A guardian is required where it is necessary to exercise powers or to enforce rights vested in an infant, but that is not the case here for the reason that under Regulation 12(P.C.2483) the property and control and management are vested in the Custodian not in the infant upon the Japanese infant being evacuated. It, therefore, follows that you would proceed with the control and management of this property to the same extent as if he were an infant sui juris.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per: FAS

FAS/EB

Files #9484, 9588, & 4652.

Oct. 5, 1942.

MEMORANDUM FOR THE FILE.

Re: Jiro WASHARA,
Kiyoko WASHARA,
Masumi WASHARA.

This man on the 15th of May, 1942, declared he had nothing. On the 19th of May, the next day, he declared for his wife, certain lands and chattels. The chattels, he stated, belonged to her, while certain of the land belonged to her and another part to his son Masumi.

Search verifies that these lands belonged as stated.

Therefore, Jiro had no real or chattel assets.

There was originally a claim against Jiro by Maple Ridge Co-op. This appears to have been settled. There also appears a claim of Dr. Morse and a claim for taxes which Maple Ridge were told to withhold from a remittance due to Jiro. (See letter of 27th of August.) Inasmuch as the lands are the property of Kiyoko or Masumi it is not clear why Jiro's money should be devoted to paying taxes.

Concerning Jiro's instructions to George, there appears no reason that they should be given any attention. The chattels in question fell into custody on declaration. If Kiyoko wants to make any suggestions they could be considered but there does not appear any status in Jiro to consent or condemn. If he wants to do this he should show a power of attorney.

The administration of Masumi's land should be removed from both of these files and assigned to a file for him. (Does one exist? If not one should be opened.)

Land & chattel papers should be removed from Jiro's file and assigned to Kiyoko's file or Masumi's file, leaving Jiro's file blank except for matters relating to claims for or against him. I understand that Maple Ridge Co-op. is being taken over by the Custodian.


F. H. Bassell.

FHB:AS

Papers transferred 5/10/42
Mil

OFFICE OF THE COMMISSIONER
LANDS SECTION
RECEIVED
NOV 25 1942

MEMORANDUM

Anderson
Lucien
12/1

Mission, B.C.,
Nov. 24, 1942

TO: Mr. R.D. Richardson
FROM: W.S. Ure

#452

MASUMI

RE: Mr. Masahara, Whonnock

Sample

Mr. Sample, who is a tenant on this farm, called on me yesterday with the request to purchase.

At the present time, he would like to buy the ten acres with the buildings on it and makes an offer of \$1200.00 cash.

I don't know what the policy of the Custodian is with regard to selling any of these Japanese properties so am just sending this in to you for your comment.

William S. Ure

#452

9588, 4652

December 16th, 1942.

Mr. W. Hartley,
Supervisor,
B. C. Security Commission,
Slocan, B. C.

Dear Sir:

Re: Mrs. Jiro & Masumi MAEHARA. #s 15628, 13578

We have written both the above Japanese numerous letters and to date have not been successful in receiving any replies. We are, therefore, taking the liberty of asking you to kindly parade these individuals to bring the following matter to their attention.

We have recently received an offer from a Mr. George A. Rempel, present tenant on Mr. Masumi Maehara's property, to purchase the 10 acres and buildings for the sum of \$1200.00, cash. As Masumi is only 16 years of age, and being a minor, it would be necessary to have his Mother authorize the sale of same providing these terms were satisfactory. The Father, Jiro Maehara, has been interned and, if necessary to communicate with him, we shall do so but would appreciate having the comments of the above Japanese in this connection first.

We would greatly appreciate your co-operation in this respect, for which please accept our thanks in advance.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

9588
4652

May 19, 1943.

Mr. George A. Rempel,
R. R. #1,
Whonnock, B. C.

Dear Sir:

Re: K. & M. Maehara

We have for acknowledgment your letter of the 9th of May and note that you have been unable so far, to meet the terms of your lease agreement.

According to our records, you voluntarily signed an offer of \$300.00 to lease Lots 24 and 25 for one year as from September 1st, 1942 to August 31st, 1943. The basis of payment was to have been \$150.00 on the 31st of March 1943, and the balance at the end of August this year. You have had the use of the house for yourself and family for eight months, and regardless of the fact that you have incurred a liability with the Pacific Co-operative Union to the extent of \$190.00, we desire at this time to point out to you that you cannot expect the Government of Canada to provide you with the use of this Japanese holding unless you are prepared to live up to the terms of the agreement that you entered into. We will look forward therefore to an early remittance toward the reduction of the amount that is now past due.

Yours truly,


G. J. McKay,
Farm Department.

GTR/MFP

Whonock, B. C.
May 22nd, 1943.

CORRESPONDENCE SECTION	
Rec'd	MAY 25 1943
File No.	
Ans.	
Referred	

Mr. F. G. Shears,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Shears:

I understand that you are the head of the Custodian's office in Vancouver, therefore, I am writing to you.

I am enclosing a copy of a letter that I have received from Mr. McKay and the language that is used in this letter is not very flattering. On the 9th of May I wrote to Mr. McKay placing before him the difficulty that I have run into on this farm. He states in his letter that I voluntarily paid \$300.00. I agreed to pay the \$300.00 because there was nothing else for me to do. I did not know in what condition the place was in and also I had no other place for my family and myself to live. Mr. McKay stated that the amount of the lease is \$300.00 and I agreed to pay. When I took over the lease I understood that there were four acres of Asparagus on this farm which constitutes the main crop. When the Asparagus season came around this spring, although I manured the patch well and fertilized it well, the Asparagus did not appear. I was alarmed and went to the neighbours to find out if they could give me any information why this asparagus would not grow. I was told that Mr. Maehara picked asparagus last summer three weeks after the general order went out to the growers to cease picking. The reason why this order went out was that anyone picking after that date would endanger the asparagus plantation for the next crop. This is exactly what happened on this farm. Mr. Maehara, knowing that he would not be on this farm this season no doubt deliberately kept on picking in order to obtain as much revenue as possible. I am the unfortunate victim of this action of Mr. Maehara's. I based my expectations mainly on this asparagus crop since there is very little of anything else on this place and since it is now quite evident that I will not get 25% of a normal crop it is plain that I am not in a position to pay the \$300.00 rent.

I have also planted over $\frac{1}{2}$ acre of new Strawberries which should also be taken into consideration. When Mr. McKay speaks of the \$190.00 owing to the Pacific Co-op. this amount represents fertilizer which I had to put on the farm in order to make it produce.

I would like you and Mr. McKay to come out and live for one month in the house that I am compelled to live in. I am quite sure that neither of you would live in it for one month even if somebody paid you \$300.00 per month. The Public Health Nurse was here and looked over this premises and notified me that the Public health department could not permit my family and myself

over

to live in this house in the condition that it is in now and Mr. McKay talks about the benefit that I have derived from living in this terrible excuse of a house.

All I am looking for is fair treatment and fair consideration and I am assured that you, Mr. Shears, will see that I will get it for which I thank you and remain

Yours very truly,

Geo. Rumpel

4652, 9588

May 31st, 1943.

Mr. George Rempal,
Whonnock, B. C.

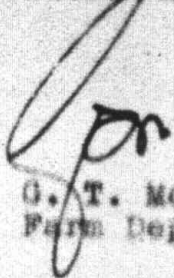
Dear Sir:

Re: K. & M. MAEHARA

Your letter of May 22nd addressed to Mr. Shears has been passed to me for attention.

As soon as it is possible for me to do so, I intend to call on you at the farm but in the meantime I must tell you that payment toward the reduction of your rent is necessary and we will look forward to receiving a remittance at an early date.

Yours truly,



G. T. McKay,
Farm Department.

GTM/EM

To: Mrs. McArthur

From: F. Matheson

MEMORANDUM, Files 4652, 9588 & Int. 376

July 17, 1945.

Re: Masumi MAEHARA, Reg. 15628 (Minor)

This man is the eldest of six children of Jiro and Kiyoko MAEHARA.

Jiro MAEHARA, Japanese National, is interned. This man had a credit with the Maple Ridge Co-operative of \$461.78, from this taxes of \$59.70 (on real property owned by son and wife) and claim of Dr. Morse for \$45.00 were paid, and the balance of \$451.78 was paid to Jiro MAEHARA before his internment. The only assets of this man to come under the control of the Custodian was a truck, sold for \$50.00, less expenses of \$26.98. The balance of \$23.02 was credited to his account, but from this there was paid to Locke, Lane, Guild & Sheppard a fee of \$10.00 for an opinion in regard to the handling of the minor son's property. It would seem that this \$10.00 should have been paid from the son's funds. There is a claim from the Royal Columbian Hospital of \$18.32 still unpaid. H.C.

Kiyoko MAEHARA, Reg. 13578, File 9588, Japanese National, is at Slocan, probably all six children are with her. There is a statement of assets on this file. It is possible that the family are on maintenance. No remittances have been sent to this woman. Her credit balance is \$658.76. There is a claim from the B.C. Electric Railway Co. for \$5.40. Credit was derived from sale of real property and chattels. There may be some small sums coming in later to this account. B.C.S.C.
200
M. Matheson
and J. J. J. J.
C. L. J. J.
J. J. J. J.
J. J. J. J.

The property of the MAEHARA Family was owned by the mother and son; the mother's section being purchased for \$491.00 by the V.L.A., while that of the son was purchased for \$1,090.00. At time of sale the property was clear of encumbrances, and taxes for 1942 had been paid by Jiro MAEHARA, as stated. The files give no indication of why the more valuable portion of the property was in the name of the minor son.

The legal opinion given in regard to the property of this minor was as follows:

enforce
"By reason of the infant coming within that definition (person of Japanese race) Regulation 12, P.C.2483 applies and you have the same jurisdiction as if the infant were an adult. We can see no reason whatsoever for appointing a guardian. A guardian is required where it is necessary to exercise powers or to rights vested in an infant, but that is not the case here for the reason that under Regulation 12(P.C.2483) the property and control and management are vested in the Custodian not in the infant upon the Japanese infant being evacuated. It, therefore, follows that you would proceed with the control and management of this property to the same extent as if he were an infant sui Juris."

This particular infant, being mentally and physically retarded, as stated in letter of B.C.S.C. Jan.16, 1945, perhaps comes under some other classification.

The parents are Nationals. The father is interned. It is possible that this family will be repatriated.

F. Matheson
Please continue to monthly remittances for the present and bring the file forward again in September - W.M.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 5131
PLEASE REFER TO
FILE NO. 4652

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

8th July, 1947.

REGISTERED

Mr. Masumi MAEHARA,
Registration No. 15628,
Barnwell, Alta.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$394.58, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you 7th June, 1944, with details of your property sale.

We note that the Title document of this property was in your mother's possession at the time you were evacuated, and we would request that you forward it to this office as soon as possible as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

H. Allan

Office of the Custodian.

HA

Type of balance notified

Farm Appraisal Report

File No. JL-162

Land Description Lot 25 of D.L.432, Sec.2, Map 1208, N.W.D.

Containing 9.67 Acres
 Owner's Name Masumi MAEHARA Post Office Address R.R.#1, Whonnook, B.C.
 Nearest Rail Point Whonnook, B.C.-C.P.R. Distance 2 1/2 miles
 Market Town Mission Co-op. Fruit Assn., New Westminster. Distance 27 "
 Church (give denomination) Protestant - Whonnook, B.C. Distance 2 1/2 "
 Nearest School Public School - Whonnook, B.C. Distance 2 1/2 "
 Haney High School by bus

State how property was identified: 2 Corner posts located and road and map check.

Roads: State whether property has access to main road, the kind of road and its condition.
 Property has access to 25th Avenue and No. 6 Roads, gravelled, fair.

Is this district a good one? No.

Employment opportunity Poor. None in vicinity.

Predominating Nationality and religion: British, Protestant, with Japanese and Finns predominating.

Describe Fencing and its condition: 30 chains of 3 B.W. Fencing

Value \$ Included in

Water supply: 2 - 20' dug wells at house; one goes dry.

Value \$ Land Value

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 35	Frame	1 1/2 st	Shke.	20 & 10	Posts & pt. cement blks.	Fair	500.00
BARN	(20 x 30)	"	12'	"	4	Cedar posts	Good	150.00
Lean-to	(15 x 30)	"	9'	"	20	Cedar posts	Poor	
with feed shed	20 x 50	"	9'	"				50.00
GRANARY	12 x 20	"	9'	"	20	Cedar posts	Poor	nil
Implement shed	14 x 30	"	9'	"	20	Log	"	"
Forcing shed	20 x 35	Log	10'	"	20	"	"	"
Addition - -	20 x 24	"	9'	"	20	Sills on rock	"	"
Garage - - -	12 x 18	Frame	10'	"	15			"
Numerous other outbuildings of little or no value.								

Electric light installed to house & barn.

Total present day value \$ 700.00

House and outbuildings - \$ 525.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? House has been added to within the last 10 years and new portion not too bad - older portion should be torn down.

Describe the basement and chimneys: 1 Brick to ground; 1 on bracket & 2 stove pipe chimneys.

No. rooms downstairs? 6 Upstairs? 2 How finished Lumber

Are buildings painted? No. Condition of paint -

Distance from nearest bush 80' to nearest bush.

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

Cultivated Land

BC/74-P
BC/2027-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.60	Undulating with slope to South.	10" to 12" ft. clay to grav. loam	Clay	Asparagus, raspbs, clover and oats.	75.00	345.00
3.25	Undulating with deep gully.	10" light grav. loam	Clay	Pasture	60.00	195.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
1.82	Undulating with gully running through it.			Cleared and used as building site.	25.00	45.50

Total value of Land \$ 585.50

Total added by buildings to value of farm \$ 525.00

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

Total value of farm \$ 1110.50

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

Owner still in occupation and land is well cared for and in good tilth; only cash crop this year is from asparagus and small patch of raspberries; owner keeps 2 cows and 2 horses.

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

Small fruit and poultry.

Noxious weeds:

Some Canadian thistles.

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

Maple Ridge Municipality - Haney, B.C.
Land assessed at \$700.00
Improvements at 1300.00
\$2000.00
1942 Tax - \$37.17.

Date: 27th May 1942.
Place: New Westminster, B.C.

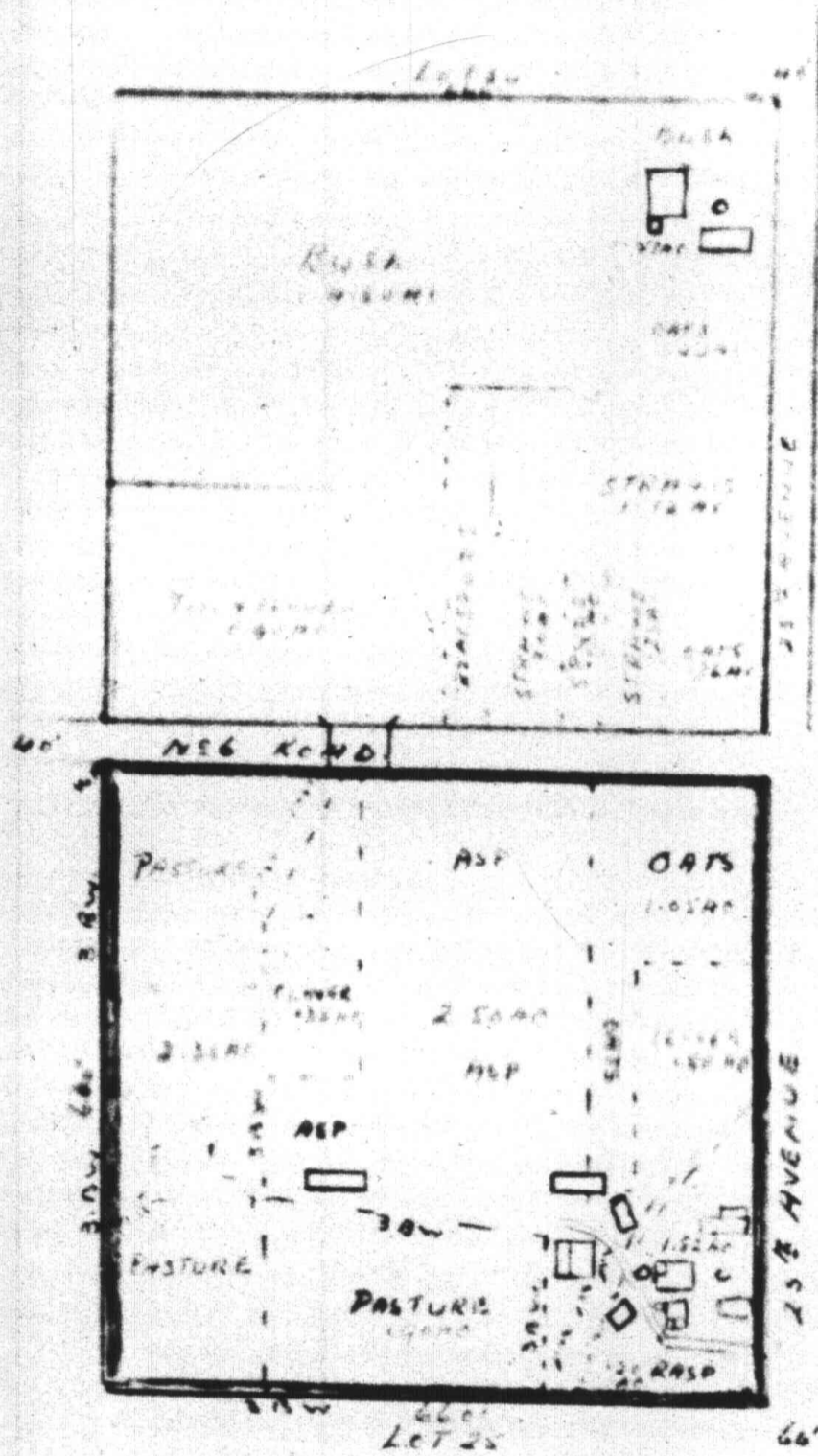
I certify that the above report is based on a personal examination of the whole farm made on the 22 day of May 19 42.

Inspector's Signature

"L.B. PLUMBLY"

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

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1000.00

Date 1st June 19 42.

"I. T. BARNET"
District Superintendent.

4652
15628

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/74P
File No. (JL-162)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

MAEHARA, Masami

Dear Sir:-

Re: Lot 25 of Lot 432, Gp.1, Map 1208.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169792-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 23,927.10, in favour of The Secretary of State, forwarded to you and dated March 22nd, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 1,090.00 ✓
Less arrears of taxes to January 1st, 1943,	- 0 -
Amount paid to Secretary of State	----- 1,090.00 ✓

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate herof and return it to me.

Yours truly,

W.K. Chandler
W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

MAY - 4 1944
Date

Solicitor for
The Secretary of State

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4652

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 15628

JUN 7 - 1944

Mr. Masumi MAEHARA,
Slocan Extension, B. C.

Dear Sir:

Re: Municipality of Maple Ridge.
Lot 25 of Lot 432, Group 1, Map 1208, District
of New Westminster, C. of E. 52450.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1090.00
Add:	
Unexpired insurance premium as at January 1st, 1943	26.73
	<u>\$ 1116.73</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	_____
—Interest	_____
	<u>\$ 3.00</u>
Net proceeds of sale	<u><u>\$ 1113.73</u></u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R