Name of Claimant FUKUSHIMA, Torazo Case 515

Custodian File 6893

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1092		1116.50				1116.50

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
119.75	62.25	18.67	51.87%	297.15	154.13	6.00	.72	173.52

TOTAL RECOMMENDATION	1290.02

CASE No. 515

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
TORAZO FUKUSHIMA.

PROCEEDINGS AT HEARING.

Original

CASE No. 515

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER)

Lethbridge, Alberta,

August 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

TORAZO FUKUSHIMA.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 515, Torazo Fukushima.

TORAZO FUKUSHIMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Fukushima, you have a claim with respect to farm land?

A Yes.

Q And that land is in the Municipality of Surrey?

A Yes.

Q And it is the West Half of Lot 2, in the South-west of 32, Township 2; is that correct?

A Pardon?

Q Ask him if that description in there (indicating) is correct of the land that he is claiming?

A Yes, that is correct.

Q Now, has that form been prepared under your instructions (indicating)? Will you take a look at it and answer me?

A Yes.

Q If it is correct, will you sign it, please?

A (Witness complies).

Q Now you have seen that form and according to the best of your information it is true and correct, is that right?

A Yes.

MR. HUCKVALE: I will tender that as Exhibit 1, sir.

(REAL ESTATE FORM MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now, Mr. Fukushima, you bought that land in October, 1930?

A Yes.

Q And you agreed to pay $500.00 for it?

A Yes.

Q Is that correct? A: Yes.

MR. HUCKVALE: I have here, sir, the original agreement for sale. I think Mr. Justice Bird's practice was for me to exhibit it to the other side and if admitted, it would not be put in as he did not want to encumber the record with too many exhibits.

THE SUB-COMMISSIONER: All right.

MR. HUCKVALE: That is the agreement proving the purchase price of this land to be $500.00. I take it part of the idea was to avoid future search to check these things.

MR. RICE: Did he obtain title?

MR. HUCKVALE: Yes, here is the deed.

THE SUB-COMMISSIONER: All you want him to agree to is that the original payment agreed to was $500.00.

MR. HUCKVALE: Yes, and I wish to ask him to admit it was paid or I can get it from the witness.

MR. RICE: He agreed to buy it but there is no evidence that he paid it.

THE SUB-COMMISSIONER: You dispense with the filing of the agreement, Mr. Rice?

MR. RICE: Oh yes.

MR. HUCKVALE: Q: Did you finish paying for that land?

A Yes.

Q And you paid the full $500.00 and some interest, I take it? A: Yes.

Q Mr. Fukushima, now I show you a picture. Can you

tell me what that is a picture of?

A That is my strawberry farm, part of it.

Q What is the building that is shown in that picture?

A The building in the centre is my house.

Q And when was that picture taken?

A This was taken in 1938 or '39, I am not sure.

MR. HUCKVALE: I will file that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: I show you another picture. Can you tell me what it is a picture of?

A This is also a part of my strawberry farm with the pickers working, and in the top left hand corner the front house is the bunkhouse for the pickers and the building at the rear is the forcing house for early rhubarb.

Q And those are all on your land?

A Yes.

Q Can you tell me what year that picture was taken?

A The same year that the other picture was taken, 1938 or '39.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

THE SUB-COMMISSIONER: This first picture, Exhibit 2, what is that?

MR. HUCKVALE: That is the dwelling house.

THE SUB-COMMISSIONER: His residence?

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: All right.

MR. HUCKVALE: I would ask my friend at this time to file

the appraisal, sir.

MR. RICE: Here is the farm appraisal.

(APPRAISAL MARKED EXHIBIT No. 4).

THE SUB-COMMISSIONER: Who is that made by?

MR. HUCKVALE: They are all made by the Soldiers Settlement Board, the appraisals, they are all made by the Soldiers Settlement Board.

THE SUB-COMMISSIONER: By the Soldiers Settlement Board?

MR. HUCKVALE: Yes. That is true of all these photostatic ones, sir.

Q Now, did you sell your crop through a Co-Operative?

A No, I sold it privately.

Q Did you insure your buildings?

A No, the person who bought the crop took out insurance on the buildings.

Q That was after you left?

A Yes.

MR. HUCKVALE: Now with respect to the real property, sir, the only other point I wish to bring out is the assessed value for the year 1942, and the assessment there is, which my friend unquestionably has, improvements $800.00, land $500.00.

THE SUB-COMMISSIONER: Do you want to file that?

MR. HUCKVALE: I don't think it will be necessary.

THE SUB-COMMISSIONER: What do you say, Mr. Rice? Are you admitting those assessed values?

MR. HUCKVALE: He will have it on his files, sir.

MR. RICE: Yes, somewhere.

MR. HUCKVALE: I will file it, if he likes, but I simply don't want to get too much on the record.

THE SUB-COMMISSIONER: I think possibly you want to get the values on the record.

MR. HUCKVALE: Yes.

MR. RICE: That is only a statement there.

MR. HUCKVALE: You can check it from your own file. You will find it on your own file, the statement of assessed values.

MR. RICE: Yes, that is right. That was '43.

MR. HUCKVALE: And the same thing for '42, $800.00, and $500.00. I take it my learned friend admits that is correct.

MR. RICE: I admit that this statement of the Municipality has an assessment like that but I am not saying that is the real value of the property, sir.

MR. HUCKVALE: Very well, sir. I will file this as an exhibit now.

THE SUB-COMMISSIONER: The assessment notice received by him?

MR. HUCKVALE: Yes, for the year 1942.

THE SUB-COMMISSIONER: From the Municipality of Surrey?

MR. HUCKVALE: That is correct, sir.

THE SUB-COMMISSIONER: That will be Exhibit 5.

(ASSESSMENT NOTICES MARKED EXHIBIT No. 5).

MR. HUCKVALE: Q: Now you have also made a claim with reference to personal chattels?

A Yes.

Q And will you look at that (indicating) and tell me if that is a list of the chattels for which you are claiming?

A Yes.

Q And would you ask him if he will sign that, please?

A (Witness complies).

Q And that statement has been prepared under your instructions, has it?

A Yes.

Q And is it true and correct, according to your best knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will file that.

(STATEMENT MARKED EXHIBIT No. 6).

MR. HUCKVALE: Q: Was your furniture insured?

A It wasn't insured until I left, but the Custodian insured it after I came away.

Q How much did the Custodian insure your furniture for? A: I received a communication from the Custodian suggesting that it be insured, and I requested that it be insured for $500.00.

MR. HUCKVALE: I refer, sir, if my learned friend wants it, to the Custodian's letter, of December 18th, 1942, in which he suggests that $500.00 be placed on the furniture.

THE SUB-COMMISSIONER: The Custodian?

MR. HUCKVALE: The Custodian, sir. The letter is signed "S.M. Gibson, insurance department".

THE SUB-COMMISSIONER: Do you wish that to go into the record of the document itself?

MR. HUCKVALE: No, my learned friend will have it on his files.

THE SUB-COMMISSIONER: He will have a copy of it?

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: As long as there is no question raised, that is all.

MR. HUCKVALE: Q: Thank you, Mr. Fukushima. Will you answer my learned friend, please?

MR. RICE: On behalf of the Crown, your Honour, it is submitted that the land was sold for its fair market value, and with respect to the chattels it is submitted that they were sold at their fair cash value. The ones that were lost, destroyed or abandoned were considered either worthless and of no value and the claim filed for the same is exorbitant.

THE SUB-COMMISSIONER: Was the land sold?

MR. HUCKVALE: What was it sold for, is that the question, your Honour?

THE SUB-COMMISSIONER: I say was the land sold?

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: And certain chattels were sold, were they?

MR. HUCKVALE: Yes, sir. Perhaps it might assist you, sir, if I point out that in all these claims where there is a photostatic valuation they were all appraised by the Soldiers Settlement Board officials and the land subsequently purchased by the Department of Veterans Affairs. That is true in every instance where that happened.

THE SUB-COMMISSIONER: Oh, I see.

MR. RICE: I tender as an exhibit the analysis of the

personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

CROSS-EXAMINATION BY MR. RICE:

Q Who did you turn over your household chattels to?

A To the Custodian.

Q And you gave a key to the Canada Packers, did you?

A I handed it to the Canada Packers and the Custodian.

THE SUB-COMMISSIONER: Q: That is the key?

A I handed the pass key to the house to the Canada Packers.

MR. RICE: Q: And then after that you gave a key to the Custodian? A: Yes.

THE SUB-COMMISSIONER: Just what do I understand by that? He gave the key to the house to the Canada Packers; that is what he says.

A The pass key.

THE SUB-COMMISSIONER: Q: And then another key to the Canada Packers?

A He handed the pass key to the Canada Packers and then afterwards gave another key to the Custodian.

Q Oh, I see.

MR. RICE: That is all.

MR. HUCKVALE: Just one point, your Honour.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Q: I take it you are combining in this chattel claim not only your own chattels but any that your wife left behind as well?

A Yes.

Q That is right, is it? A: Yes.

Q I think that will just avoid any confusion that there might be. That is all, thank you, Mr. Fukushima.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"

OFFICIAL REPORTER.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

NOV 27 1947

Case No. 515

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

6893

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

(1) NAME Fukushima (Print) Surname Torazo Given Name (RCMP) Reg. No. 12418

(2) Pre-Evacuation Address R.R. # 4, New Westminster, B.C.

(3) Present Address Stirling, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Surrey City or Municipality, B.C. Province

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

W. ½ block 2 S.W. quarter section 32 township 2
Map 3270

(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 - - - - - - - - - - - - - - - - - $ 3550.00

(ii) Buildings - - - - - - - - - - - - - - - $ 2800.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6350.00

(v) Amount at which Custodian sold property and credited your account - - $ 1092.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5258.00

(5) PERSONAL PROPERTY

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

on the farm

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

in house, garage and bunkhouse

(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") in care of the Custodian

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

1.	Furniture	Estimated Value $ 500.00
2.	Crates, implements & stock	Estimated Value $ 150.00
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 $ 650.00

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) - $ 5908.00

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

(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)
Province of Alberta)
TO WIT:)

I, Torazo Fukushima of the village
of Stirling in the province of Alberta

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 Lethbridge)
in the Province of Alberta)
this 24th day of November) T. Fukushima
A.D. 1947. T.E. Macleod) 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.

SUPPLEMENT MR. T FUKUSHIMA

LAND

Bush:	I acre @ 75.00	75.00	
Cleared:			
(no crop)	I acre @ 250.00	250.00	
In crop:	7½ acres @ 430.00	3225.00	
		3550.00	3550.00

Details of crops planted:

Strawberries:	6¼	acres
Currants:	½	"
Rhubarb:	¼	"

BUILDINGS:

Dwelling	24x38'	I500.00	
Bunkhouse	I4x40'	350.00	
Root cellar	20x50'	800.00	
Garage		I50.00	
		2800.00	2800.00

CHATTELS :

Furniture insured for $500.00 by Custodian.		500.00

Implements:

In Garage:	Cultivator	2.50
	Potato fork	I.50x I.50
	Hoe	.80
	Shovel	I.50
		6.30
530 berry crates		94.40
200 berry hallock trays		20.00
I two burner hole camp stove		I5.00
I rubber tired wheelbarrow		I5.00
I Planet Junior type cultivator		I0.00
5 garden hoes		I.50&
		I55.90.

Total for implements: I62.20

Loss Claim: I62.20, less I2.20 depreciation I50.00

FUKUSHIMA T. — 12418

(Claimant's Name) — Reg. No.

REAL ESTATE
(Farm Land)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted							
Cultivated and not in crop							
List Crops							
6½ acres strawberries	10	1930	C. H. Grandeir	$500.00	All bush	Nil	
½ " black currants							
½ " Rhubarb							
½ " Buildings							
Approx. 30 fruit trees							
Total							

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

Description	When Made	Cost
8 acres cleared and cultivated	1932-41	$250. per acre - $2000.00
Crops	1941	$2000.00
Drainage ditches	1932-41	$1200.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	
Dwelling house	24 x 28	Fir Siding	1933	$1500.00	?	$1000.00	$1000.00	$1500.00)	
Bunk house	14 x 40	"	1934	170.00		250.00	70.00	350.00)	Insured
Forcing Root House	20 x 50	Cedar "	1940	400.00		200.00	nil	600.00)	for
Garage)	14 x 18	" "	1941	100.00		75.00	25.00	150.00)	$2000.
Lean to)	7 x 16	" "	1941	25.00		25.00	nil	50.00)	

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

Electric light in all buildings.
Running water in house in kitchen.
House finished in V Joint.
6 people lived in house. One upstairs room was finished.
Crop sold for $600. to Pacific Packers in 1942.
Photographs of house and crop will be produced. It is noted appraiser says farm is in good shape. He neglects however to mention my fruit trees, which were of considerable value.

In 1941 cleared $2500.00
Of this $2000. strawberries
500. rhubarb

EXHIBIT No. 515 - 1
DATE Aug. 2/48
FILLED BY W. R. Hutchvale

T. Fukushima
Signature



1940

EXHIBIT NO. 615-2
DATE Aug 2/48
FILLED BY W. R. Huckvale



EXHIBIT No. 515 - 3

DATE Aug 2/46

FILLED BY W. R. Hackmale

Farm Appraisal Report

File No. J.L.485

Land Description W½ Lot 2 of SW¼ Sec.32 Tp.2 Map 3270

398 Sandell Road Containing 9.6 Acres

Owner's Name FUKUSHIMA, Torazo Post Office Address R.R.4, New Westminster

Nearest Rail Point Kennedy, B.C.E.R. Distance 1½ mi.

Market Town New Westminster Distance 6 "

Church (give denomination) Newton Presbyterian Distance 3 "

Nearest School Queen Elizabeth and Simon Cunningham Distance 1½ "

State how property was identified: By survey posts, map and roads.

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

On corner of Sandell and Kennedy Roads, gravel, good; one mile from highway.

Is this district a good one? Not good as a district but some fairly good small farms in vicinity. Season on farms, mainly berry-picking. Work

Employment opportunity in industries along Fraser River such as sawmills, etc. about 6 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Unfenced. Value $

Water supply: Water piped under pressure to property from farm up the Kennedy Road (A.Sato). Value $

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BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame	9'	Shgle.	10	Cedar posts.	Good	$600.00
Lean-to	10 x 24		8'					
Veranda	7 x 24							
BARN	x							
Garage	14 x 18	Frame	8'	Shgle	new	Posts	"	50.00
BARN	8 x 18							
	x							
GRANARY	x							
Bunk-house	14 x 40	Frame	8'	Shks.	15	Ced.posts	Poor	50.00
	12 x 14							
Rhubarb Hse.	20 x 50	"	8'	Shgls.	2	Conc.	Good	250.00
Packing shed	16 x 24	Posts & Shks	7'	Shks.	10	Posts	Poor	-

Electric light in the buildings.

Total present day value $ 950.00

Total Value Buildings add to farm $ 600.00

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

$

Describe the basement and chimneys: No basement; brick chimney from ground.

No. rooms downstairs? 5 Upstairs? Unfinished. How finished Boards.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 100 yards.

EXHIBIT No. 515-A DATE Aug. 2/48 FILED BY W.S.A. Rice

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
7.35	Level (drained)	Sandy loam 8-24"	Hardpan some sand.	Straws, good, also rhubarb, oats, etc.	$65.	$477.75

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	
1.25	Level	Sdy loam 8-18"	Hard-pan.	Clearing of stumps, etc.,	$100.	$20.	25.00
1.00	"	"	"	Clearing of 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 $ 512.75

Total added by buildings to value of farm $ 600.00

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

Total value of farm $ 1112.75

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
In good state of cultivation, crops in good shape.

Rented to Pacific Coast Packers but I was unable to learn the amount of rental

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

Noxious weeds: Some thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes $29.75.
Surrey Municipality.

Date: June 26th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 23rd day of June 19 42.

Inspector's Signature "R. W. BROWN"

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

Farm Appraisal Report

FUKUSHIMA, T.

Remarks: Property is located at 398 Sandell Road, at the intersection of the Sandell and Kennedy Roads one mile from highway. The soil is a sandy loam of fair depth with hardpan underneath about 2' down. Crops are in good shape and property appears to have been well farmed. Buildings are in fair to good shape, the dwelling being unfinished upstairs. There are no fences and the water is piped to property under pressure from a property further west on the Kennedy Road (A.Sato).

There is electric light in the buildings.

About 1½ acres partly cleared with some stumps and brush to be removed, and one acre bush, fairly heavy clearing.

There are certain industries along the Fraser River about 5 miles distant such as sawmills, etc., where a number of men are employed and work would be available.

(FOR ORCHARD LANDS ONLY)

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

Quite a good property in good state of cultivation. Water is piped from another Jap farm about ¼ mile west apparently under a mutual arrangement as the Japs are related. Unable to learn of any existing agreement re water: values placed assuming water supply satisfactory.

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.)

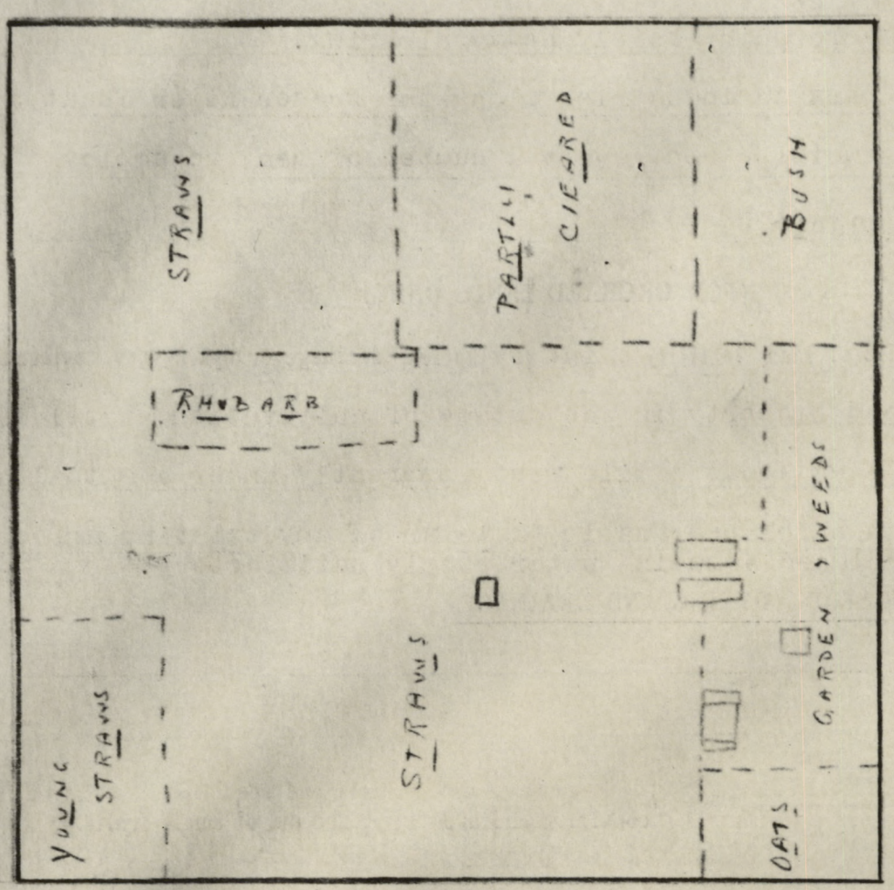
	Present Value
Approximate acreages in small fruits.	$
5.7 acs. bearing straws.	$
.5 " new plants.	$
.3 " rhubarb.	$
Also 0.25 acs. oats, 0.6 acs. garden, mostly weeds.	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

SCALE 2 CH = 1"

T.W. BROWN



Following careful review of this appraisal report, it is my opinion that the present value is $ 1100

Date 13th July 1942

D. E. Barnett

District Superintendent.

MUNICIPAL HALL
CLOVERDALE, B. C.
P. O. Drawer 210
Phone: Cloverdale 25

CORPORATION OF THE DISTRICT OF SURREY
TAX NOTICE, 1942

15th July, 1942

M Dorays Fukushima
~~[illegible]~~
~~New Westminster B.C.~~

DETAILS OF TAXATION

School Tax	13.0	Mills
General Tax	19.5	"
	32.5	"

Taxes are Levied on Assessed Values of Land and 50% of Improvements

ONE DOLLAR IS THE MINIMUM TAX UPON ANY PARCEL OF LAND

EXHIBIT NO. 515 - 5
DATE Aug 2/48
FILLED BY O. R. Hackvale

WARD 2

ROLL No.	DESCRIPTION OF LAND All Lands are Classified as "Improved" Lot	Block	Re-Sub Division	Quarter	Sec.	Township	Blk. 5N R. W.	D.L. Gp. 2	Map	Assessed Value Improvements	Land	General Tax	School Tax	SPECIAL TAXES Library	Street Lights	Garbage	Fire Prot'n	Special Survey	Total Tax (Without Penalty) 1942	Arrears 1941	Delinquent Taxes 1940 and Prior
7330	W½	2		SW	32	2			3270	800	500	17 55	11 70	50					29 75		

SUMMARY		
1942 Taxes (without penalty)	29	75
Arrears, 1941		
Interest		
Delinquent, 1940 and prior		
Interest		
TOTAL 15th October	29	75
Add Penalty on 1942 Taxes after 15th Oct.	2	98
Further Interest		
TOTAL PAID		

NOTE: 10 per cent. penalty added to 1942 Taxes after October 15th. Interest at 6% per annum is payable on Arrears and Delinquent Taxes.

Please return this statement in duplicate with remittance as it becomes your receipt when stamped "paid" "Municipality of Surrey."
All cheques must be certified and payable at par at Cloverdale, B. C., otherwise receipt will not be issued until cheque is cleared by Bank.

JOHN G. FARMER, Collector.

TAXPAYER'S RECEIPT
DO NOT DETACH

MUNICIPAL HALL
CLOVERDALE, B. C.
P. O. Drawer 210
Phone: Cloverdale 25

15th July, 1942

M Dorazo Tukushima
R 4
New Westminster BC.

CORPORATION OF THE DISTRICT OF SURREY

TAX NOTICE, 1942

DETAILS OF TAXATION

School Tax	13.0	Mills
General Tax	19.5	"
	32.5	"

Taxes are Levied on Assessed Values of Land and 50% of Improvements

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WARD 2	DESCRIPTION OF LAND All Lands are Classified as "Improved"									Assessed Value		General Tax		School Tax		SPECIAL TAXES					Total Tax (Without Penalty) 1942	Arrears 1941	Delinquent Taxes 1940 and Prior
ROLL No.	Lot	Block	Re-Sub Division	Quarter	Sec.	Township	Blk. 5N R. W.	D.L. Gp. 2	Map	Improvements	Land					Library	Street Lights	Garbage	Fire Prot'n	Special Survey			
7330	W½	2		SW	32	2			3270	800	500	17	55	11	70	50					29 75		

SUMMARY		
1942 Taxes (without penalty)	29	75
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Interest		
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Interest		
TOTAL 15th October	29	75
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Further Interest		
TOTAL PAID		

POSTED

NOTE: 10 per cent. penalty added to 1942 Taxes after October 15th. Interest at 6% per annum is payable on Arrears and Delinquent Taxes.

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JOHN G. FARMER, Collector.

OFFICE COPY
DO NOT DETACH

Washing machine (Eureka)	Sept. 1941	New	$125.00	Like new	$120.00
Range	1941	Used	70.00	good	65.00
Heater	Jan. 1942	New	17.00	New	17.00
9 Chairs	1939 & 40	"	19.50	Good	15.75
Buffet	Dec. 1941	"	25.00	"	20.00
Bed (inc.spring)	1940	"	28.00	"	25.00
Bed spring	1940	"	9.50	"	8.50
Mattresses (3) s.	1937	"	21.00	"	13.00
" (4) s.	1938	"	28.00	"	20.00
" 1.s. 1 d.	1939	"	16.00	"	12.80
" (2) d.	1940	"	18.00	"	16.00
" (6)s. 2.d.	1941	"	60.00	"	59.00
Phonograph & records	1941	Used	20.00	"	20.00
1 gal floor varnish	1941	New	4.00	New	4.00
electric iron	1940	"	4.50	Good	4.00
iron (large)	1939	Used	1.00	"	1.00
6 tables	home made			"	12.00
scale (140 lbs)		Used	12.50	"	12.00
scale (25 lbs)		New	3.25	"	2.00
electric wires & switches	1940	New	12.00	New	12.00
3 cords wood (chopped)					20.00
22 wooden beds	home made				44.00
Hot plate	1941	"	12.50	Good	12.00
Toaster	1941	"	1.50	"	1.50
Door	1941	"	3.00	New	3.00
Floor mat	1941	"	1.25	Good	1.00
Floor mop	1941	"	1.25	"	1.00
1 roll paper	1941	"	2.00	New	2.00
logging chain	1939	"	2.00	Good	1.50
nail puller	1942	Used	1.50	"	1.50
1 pulley	1941	New	6.00	"	5.00
1 pulley	1941	Used	6.00	"	5.00
Fruit tray	1939	New	12.00	"	10.00
Tea tray	1939	"	4.00	"	3.50
Cast iron pot	1935	"	10.00	"	5.00
Cast iron pot	1941	"	15.00	"	10.00
10 dishes	1940	"	2.50	"	2.50
mix bowls (2)	1938	"	2.50	"	2.25
1 large china plate	1939	"	1.50	"	1.20
5 Doz. saucers		"	4.20	"	4.20
Tea pot	1941	"	1.00	"	.85
Rice bowls (1 doz.)	1941	"	2.00	"	1.80
1 Kettle	1941	"	2.00	"	1.50
Frying pan	1941	"	2.25	"	2.00
pot					
cups					
frying pan					

FUKUSHIMA T.
(Claimant's Name)

PERSONAL CHATTELS

12418
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
As per list attached					

Description of Storage of Goods:

Chattels left in house. House locked. One key given to Custodian.
One key given to Pacific Packers. Pacific Packers had no right to use of house.

EXHIBIT No. 515 - 6
DATE Aug 2/48
FILED BY W. R. Hackwell

General Statement as to Chattels not Described above:

Additional Comments, if any:

Clothes were insured by Custodian for $500.00.

T. Fukushima
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 6893 EXHIBIT No.

NAME FUKUSHIMA, Torazo (Mr.)

REG. No. 12418

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration Apr.29/42.	Taken by			Auction	Tender &c		
Evacuation June 2/42.	Date						
Household furniture including 4 beds buffet gramophone records heater chinaware kitchen utensils electric iron carpenter tools in the house on Sandell Road. Key will be left in care of Custodian.		Cultivator	2.50				
		Potato fork	1.50				
		Hoe	.80				
		Shovel	1.50				
		530 berry crates	94.40				
		200 berry hallock trays	20.00				
		1 two hole camp stove	15.00		10.00		
		1 rubber tired wheelbarrow	15.00				
		1 Planet Junior type cultivator	10.00				
		5 garden hoes	1.50				
		Furniture	500.00	*			
		Sold by Auction:					
		Coil springs		(	4.50		
		Phonograph		(	5.00		
		Hot plate		(	12.00		
		Buffet		(	15.00		
		Bedspring & mattress		(	12.00		
		2 tables		(	.50		
		2 tables		*(	.50		
		1 Box stove		(	5.50		
		Table		(	.50		
		Phonograph		(	4.50		
		Table		(	1.25		
		Bed & Springs		(	.50		
		chairs (3)		(	.50		
		Sold by Tender,etc.:					
		7 kitchen chairs		*(	6.00		
			662.20		72.25		6.00

RECAP OF CLAIM:

$515.00	-(Sold at Auction	$ 72.25
	(" " Tender,etc.	6.00
52.80	- No Account, Theft etc.	
94.40	- Sold direct see Extract of Lease.	
$662.20	CREDIT	$ 78.25

o 6893 EXHIBIT No. CASE No.

lo. 12418 VENUE LETHBRIDGE.

SALES N	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
						2.50			
						1.50			
						.80			
						1.50			
									Sold $106.00- See Extract from Lease between Torazo FUKUSHIMA and Pacific Coast Packers Ltd.
						20.00			
.00									
						15.00			
						10.00			
						1.50			
.50									
.00									
.00									
.00									
.00									
.50									
.50									
.50									
.50									
.50									
.25									
.50									
.50									
.50									
	6.00								
.25	6.00					52.80			

EXHIBIT No. 515-7.
DATE Aug 2/46
FILLED BY G. R. A. Price

J. Spratt.