Name of Claimant FUJIKAWA, Suyekichi Case 77

Custodian File 5989

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	
					1232.		888.16				888.16

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price

TOTAL RECOMMENDATION	888.16

CASE NO: 77.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B. C.,

12th February, 1948.

IN THE MATTER OF THE CLAIM OF

SUYEKICHI FUJIKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 77.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Kamloops, B. C.,

12th February, 1948.

IN THE MATTER OF THE CLAIM OF

SUYEKICHI FUJIKAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

SUYEKICHI FUJIKAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is that your signature on this claim form, and did you swear that declaration?

A Yes.

MR. McMASTER: My friend has asked me to file the Soldiers Settlement Board appraisal, my lord, Exhibit 1.

(APPRAISAL MARKED EXHIBIT NO. 1)

Q Did you instruct Mr. Leckie to draw this statement with regard to your real property, with respect towhich you are claiming?

A Yes.

Q Would you be good enough to sign that, please? Are the statements contained in that form true to the best ofyour knowledge and recollection?

A Yes.

MR. McMASTER: I file that as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: My lord, this property is about three and a half miles from Abbotsford, B.C. The claim is that there were approximately 38 acres with about five acres of that in crop. He acquired it from his father in 1934 by assuming his father's agreement. He cleared the land and put certain buildings on it which appear here. I would draw attention to the fact that the estimated value at the date of sale doesn't appear in the upper right hand corner of the form and

would explain the reason for it was the claimant had certain information about the sale of certain property which he considered a comparable property and wanted confirmation of it before proceeding with the amount shown in the claim form. In view of the information which he received about it, I will endeavour to call evidence in Vancouver. He is standing by the claim he made in his claim form.

THE COMMISSIONER: Being $4218.00?

MR. McMASTER: Yes, my lord. I don't know how he arrived at the $18.00. I think possibly by adding the original cost price to something else.

Now he draws attention in his comments concerning the appraiser's report that he had eight acres cultivated whereas the appraiser says he only had 3.66 acres and there were uncleared about 30 acres which, of course, shows differently on the appraiser's report.

He estimated from some logging experience he had that there was at a conservative estimate 120,000 feet of merchantable alder and maple, about 30% alder and 70% maple in the bush and about 300 cords of firewood in addition from the smaller trees. The appraiser put no value on the timber and he suggests that the minimum value of the standing timber would be $100.00 on a stumpage basis and $300.00 for the standing firewood on a stumpage basis. In 1935 he sold a portion of the land which originally had been

acquired at $30.00 per acre uncleared. I am sorry, my lord, I would like to clear up one point.

Q Witness, was it 120,000 feet of merchantable alder and maple that you state that you had on the property, or 20,000? A: 20,000Q

MR. McMASTER: That is a mistake on the form then.

THE COMMISSIONER: The form I have shows 20,000 feet.

MR. HUNTER: Mine shows 120,000, my lord.

MR. McMASTER: Very well. If you will be good enough to change it then, Mr. Hunter.

THE COMMISSIONER: Perhaps I got the wrong copy.

MR. McMASTER: Q: Now, witness, have you recently had any information about the sale of land near your premises which in your opinion is comparable to your premises? A: Yes, he has.

Q Would you be good enough to tell my lord where the premises that you have heard have been sold are situated and who the owner of them was?

A Mr. Jaego, as far as he knows the spelling of, on the Gladwin Road.

THE COMMISSIONER: Q: On what road?

A The Gladwin Road.

MR. McMASTER: Q: And about how far away from your place? A: Half a mile.

Q And about how many acres did Mr. Jaego have?

A Forty acres.

Q Did you know his premises?

A Yes, he knew them well.

Q How much of his premises were cleared?

A Vegetables on one acre and sheep raising -- sheep pasture 20 acres. Apart from that that was all that was cleared. The rest was bush.

Q When was the last time you saw his property?

A 1942, in May.

Q Have you any information as to whether he has done any further clearing or cultivating since that time? A: He works in a shingle mill so he thinks probably he hasn't made any further clearing.

Q What sort of buildings are there on that property?

A One building, 18 x 26, and a small chicken house.

Q Yes. Now that was the situation in 1942 when he last saw the property? A: Yes, there were no barns.

Q Have you any advice as to whether any other buildings have since been added?

A No, he hasn't heard.

Q Now how would the age and condition of those buildings that were on that property compare with the buildings on his own land?

A He thinks the other property, that is Mr. Jaego's property, would probably depreciate quicker because it is built directly on the ground without any foundations.

Q And what would he have to say as to a comparison between Jaego's property and his own farmland?

A For one thing it is quite hilly and bumpy ground -- Jaego's ground is bumpy and hilly and there is a wide creek that runs through the place and it isn't

cultivatable.

Q How does he compare that with his land, as to whether it is good or bad farmland?

A He thinks his own land is much better.

Q Has he been advised as to whether or not Jaego's land has been sold? A: Yes, he has heard that it has been sold.

Q And did he hear how much it sold for?

MR. HUNTER: My lord, I don't like to be technical about this, but it seems to me it would be so much easier to establish it by proper evidence rather than by hearsay.

MR. McMASTER: As far as the value is concerned, I could show that is the price. I did want to establish the man' s opinion as to the comparison.

THE COMMISSIONER: We will take it for what it is worth.

MR. McMASTER: Perhaps I needn't draw it out of the witness' evidence for all it is worth.

THE COMMISSIONER: It is not worth very much.

MR. McMASTER: Perhaps my friend would like to know, however, what is alleged. We have this information from his former neighbour down there that he interviewed Jaego and confirmed the sale of his 40-acre farm to a man named Newfeldt for $4900.00, and an expression of opinion by the neighbour as to the quality. That is a matter that we will have to call evidence on.

THE COMMISSIONER: The sale was made when?

MR. McMASTER: My information doesn't say, my lord. I gather it is fairly recently.

Q Witness, do you know when this Jaego sale took place? A: He thinks in 1944.

THE COMMISSIONER: It is a bit too vague for me to pay any too much attention to. In any event, it will put Mr. Hunter in a position to have to check on it.

MR. HUNTER: Oh, I think we will check it, my lord.

MR. McMASTER: My lord, with regard to the chattel claim, I would ask for leave to abandon it. It is just a small chattel claim.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It will be alleged, my lord, that the real property was sold for its fair market value. For your Lordship's information I would point out that the appraisal report indicates 37.91 acres whereas the claimant is claiming for 30 acres.

THE COMMISSIONER:38, is it not?

MR. HUNTER: 37.91, according to the first page of the farm appraisal report, my lord.

THE COMMISSIONER: Yes, but they claim 38.

MR. HUNTER: Oh, I see, I thought it was about 30 acres. I am sorry, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Fujikawa, the appraiser in his report states that instead of three acres of strawberries you had one and three-quarter acres. Do you say the appraiser is wrong?

A Would you repeat the figures again, please?

Q The claimant has stated that he had three acres in

strawberries, the appraiser states there are one and three-quarter acres.

A He says that is a mistake on the appraiser's part.

Q You still say, Mr. Fujikawa, when I tell you that the appraiser measured this -- you still say he is wrong? A: Yes. He says he still maintains he is wrong.

Q And similarly in raspberries he says you have half an acre and you say an acre. Again you say he is wrong, is that right? A: He maintains that is a mistake on the appraiser's part.

MR. HUNTER: It doesn't show the year, my lord, here, but it shows an assessed value of $1569.00, that is a thousand dollars for improvements and $569.00 on the land. The taxes were $28.86. Any insurance on this place, Mr. McMaster?

MR. McMASTER: Not that I know of.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. McMASTER: Yes, my lord.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you have some exchange of correspondence with the Custodian with respect to the matter of acreage? A: Yes.

MR. McMASTER: I would ask my learned friend to produce the original of the letter addressed to Mr. R.P. Alexander, office of the Custodian, dated August 20, 1943, from this claimant.

Q Witness, I produce to you a letter dated August 20,

1943, addressed to Mr. R.P. Alexander. Is that your signature on that letter?

A Yes.

Q And did you write that letter to the Custodian explaining in this exchange of correspondence the difference in the acreage?

A Yes.

MR. MacMASTER: I have referred to the date of the letter, my lord. The second paragraph. It apparently arises out of certain troubles with the tenants of the premises, and it states in the second paragraph (reading), and it proceeds to express his views on how he arrives at the five acres.

(LETTER MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Thank you, Mr. Fujikawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE).

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 77

NOV 26 1947

NOTIFIED

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

5989

Kamloops

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

(1) NAME MR FUJIKAWA- Suyekichi (RCMP) Reg. No. 13326
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1, Matsqui, B. C.

(3) Present Address Notch Hill, B. C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
952 Gladwin Road, Matsqui, B. C.
Lot 1 of Lot 49, Group 2, Map 5071, Save and Except Part 30 acres as shown on Sketch 8164 District of New Westminster, C. of E. 50183.

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

(i) Farm
(ii) ~~Residence~~ Type of business Small fruits
(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 - - - - - - - - - - - - - - - - - $ _____
(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) - $ 4218.00
(v) Amount at which Custodian sold property and credited your account - - $ 1232.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2986.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
R. R. 1, Matsqui, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In house, barn, packing shed and other places at R.R. 1, Matsqui, B. C.

(c) How stored or packed at time of evacuation

(over)

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

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

1.	~~Gramaphone~~	Sold for	Estimated Value $ 20.00
2.	~~Home-made Kitchen Cabinet~~	$ 10.40	Estimated Value $ 15.00
3.	Kitchen Table		Estimated Value $ 2.00
4.			Estimated Value $
5.			Estimated Value $
6.			Estimated Value $
7.			Estimated Value $
8.			Estimated Value $
9.			Estimated Value $
10.			Estimated Value $

a housekeeper
H&B
Feby 12 48

TOTAL CLAIM FOR PROPERTY LOSS $ 26.60

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) - $ ~~3012.60~~

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

(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 British)
Columbia, TO WIT:)

I, FUJIKAWA, SUYEKICHI of the
of Notch Hill, in the Province of British Columbia

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 Salmon Arm, in the Province of British Columbia, this 24th day of November, A.D. 1947.

Suyekichi, Fujikawa.

A Commissioner &c.

A Commissioner for taking Affidavits within British Columbia

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.

_____
_____
_____
_____

BC-358-P
BC-2956-A.

BC/358-P
BC/2956-A

Page 1

S.S. Form No. 43 (Sheet 1) 5989

Farm Appraisal Report

File No. JL-227

Land Description Lot 1 of Lot 49, Gp. 2, Map 5071, N.W.D.
Transferred 30 acs. Sk. 8164.

Containing 37.91 Acres

Owner's Name Suyekichi FUJIKAWA Post Office Address Abbotsford, B. C.

Nearest Rail Point Abbotsford, B. C. Distance 3½ miles

Market Town Abbotsford Distance " "

Church (give denomination) All denominations, Abbotsford. Distance " "

Nearest School Abbotsford. (Bus nearby). Distance " "

State how property was identified: Map, roads, surveyors assistant.

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

200 yards from good subsidiary road, on cross road newly opened to this property.

Is this district a good one? Fair.

Employment opportunity Seasonal farm and berry work, hop-picking. No industry.

Predominating Nationality and religion: British, Protestant. Clump of Jap holdings here.

Describe Fencing and its condition: None. Value $

Water supply: Well. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1½ st.	16x24x16 x Roof	Shgled. all over shows slight sag.	12' eave	Shgl.	8	W.Posts	Fair	200.00
Stable & Fencing H.	16x32x14 x	Frame "	10' eave	Shake	3	W. "	Good	)
Leanto BARN	10x32x8 x Pickers room in above.	"	6' "	"	3	" "	Good	) 150.00
Pack & Wood Shed	12x24x10	Frame	7' eave	"	8	" "	Fair)	15.00
Leanto Bath house GRANARY	6x12x7		6' "		8	" "	only)	
Pack. Shed	14x26x14	Frame	12' "	"	2	" "	Good	40.00
This is well built and has a floor up 10'. No walls. Could be converted to henhouse or even small barn.								

No electric light available.

Total present day value $ 405.00

Total Value Buildings add to farm $ 300.00

Is dwelling habitable without repairs? - Yes.

Describe repairs needed to make buildings serviceable and give approximate cost of same.

Roof in centre of 1 side shows slight sag. Lined with T. & G.

$

Describe the basement and chimneys: No basement. Metal chimney.

No. rooms downstairs? 1 Upstairs? 2 How finished T. & G. lumber.

Are buildings painted? No Condition of paint

Distance from nearst bush 30'

EXHIBIT No. 77-1
DATE 17 Feb 1948
FILED BY R.J. McMaster

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.66	Level Lovely soil.	4-12" light clay Just a few	Medium heavy clay feet above	Mixed berries. Excellent. dyked area.	75.00	274.50

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
34.25	Level & roll	Mostly fair clay, small amount of peaty soil and possibly 5 acs. of lighter soil at back.		Firewood and some cedar available.		20.00	680.50

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 $ 955.00

Total added by buildings to value of farm $ 300.00

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

Total value of farm $ 1255.00

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

Taken up about 8 years ago and continuously occupied since. Well tilled, in good heart.

~~What is the average yield per acre of this farm?~~

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

Mixed, when cleared. Small fruit till then.

Noxious weeds: Possibly a little couch but generally nice and clean.

~~State type of family recommended for this property.~~

~~How soon can a settler be reasonably expected to begin paying full annual instalments.~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Matsqui Municipality - $26.31.

Date: June 6, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 4th day of June 1942.

Inspector's Signature "R. L. RAMSAY"

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

JL-227 - S. FUJIKAWA

Farm Appraisal Report

Remarks: This is not too well located at present but as cross road to Gladwin road improves it will be fairly good.

The soil on cleared area is very fine being after the type of bottom land and yet not too heavy. The place is just a few feet above dyked lands though adjacent to them. It has advantages of these with no dyke taxes. The bush is on the heavy side and there is a northern exposure with bush gradually getting higher for most part. There is also a small gully which would counteract its disadvantage by having water in it. There is firewood and some cedar available, a little merchantable timber. There has been ½-¾ ac. cleared in bush but which is going back and as it is not connected with cleared land nor in cultivation for over 2 years I have classed it with bush.

House is a cheap type shingled all over without much in way of partitions. Downstairs is one room. The forcing house combined with a pickers room in leanto is in very fair shape and useable for stable or convertible to henhouse. New packing shed in field is a start on a very fair henhouse or other building.

Acreage of fruit, Straws. 1¾, rasps. ½ acre, asp. just under 1 ac. Tenant was told he had 3 acs. straws, 1 rasps. 1 asp. but says he knows now he hasn't got this.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

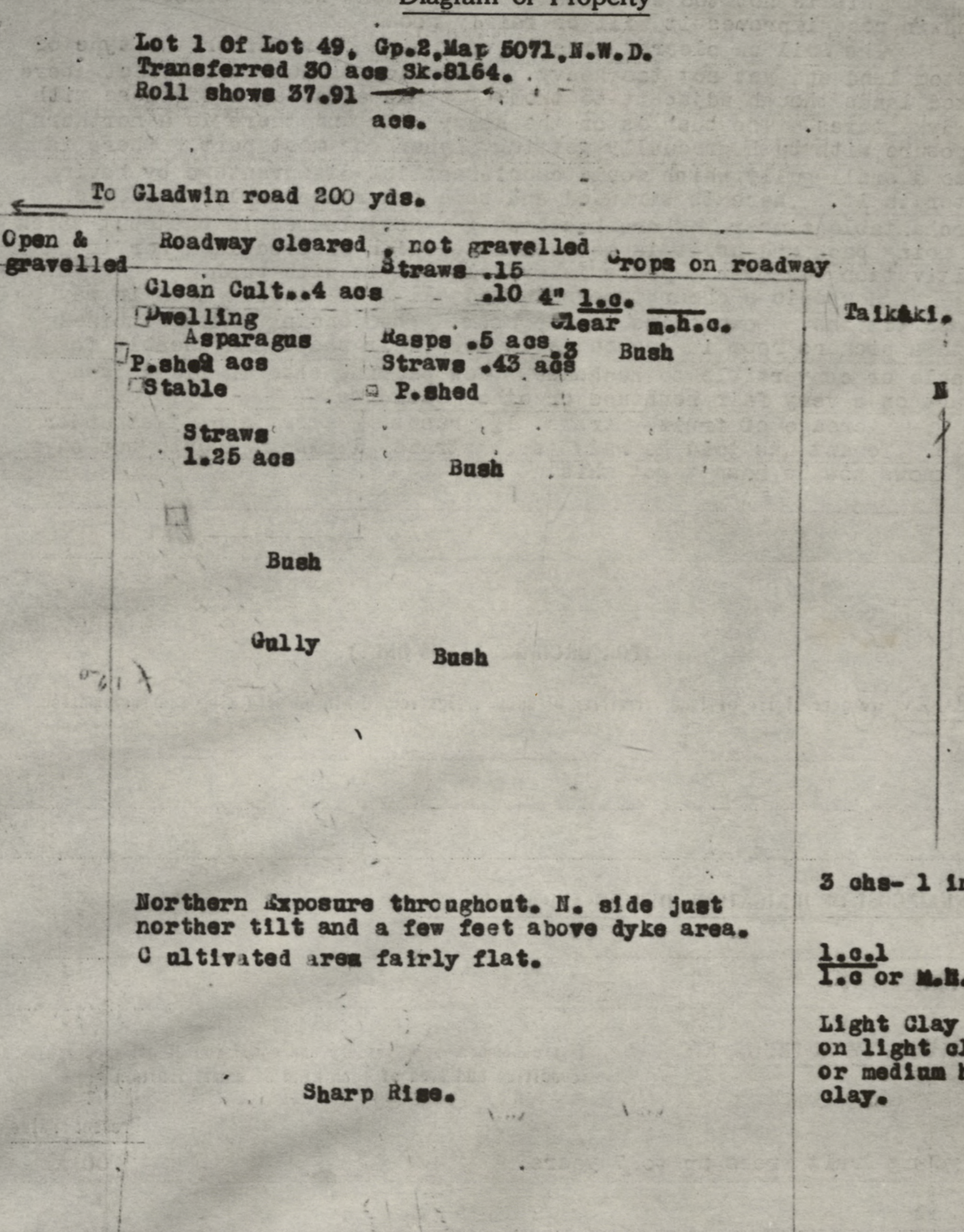
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
7 young fruit trees up to 7 years.	$ 7.00
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $ Nil

Diagram of Property

Lot 1 Of Lot 49, Gp.2, Map 5071, N.W.D.
Transferred 30 acs Sk.8164.
Roll shows 37.91 acs.



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

Date 9th June 1942.

"I.T. BARNET"
District Superintendent.

Sanpekichi Fujikawa
(Claimant's Name)

REAL ESTATE
(Farm Land)

— 13326 —
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 30 ac Cultivated not planted 5 ac Cultivated and not in crop 3 ac List Crops strawberries — 3 ac rasp " — 1 ac asparagus — 1 ac in crop Total 5 ac.	appx 38 ac	Nov 6/36 by father. Nov 34 assumed my fathers agreement of purchase and made balance of payments.	Alex Anikshank	$418	all uncleared	none	$200

EXHIBIT No. 77-2
DATE 12 Dec. 1948
FILED BY
R. J. McMaster

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

Description	When Made	Cost
cleared 8 acres — Planted 12 fruit trees	own perso[illegible] 1932-40 - did all of clearing myself - dibbing out stumps etc) and if the latter had been hired the cost, at a conservative estimate would have been at least $200 per acre (in all appx $1600 — cost $1500	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (1 story & attic)	12x24x16	Shingle sides & roof — V joint (inside)	Frame in 1932 - but - ished 1935	about $250	—	(appx) 50 days @ 3.00 = 150.00		$300.00
Barn & hat house	14x32	frame	dec 1935	about $150	—	(appx) 60 days @ 3.50 = 210.00		250.00
& Pressing room	10x24							
Woodshed, bath garage (one bldg)	12x30	"	oct 1934	about $40.00		(appx) 15 days @ 3.50 & 50.00 Say =		45.00
Packing shed.	16x28	"	may 1939	about $50.00		(appx) 15 days @ 4.00 = 60.00		80.00
						Value bldgs		$575.00

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

Had 8 acres cultivated (appraiser gives only 3.66 ac) ; uncleared about 30 acres (not 34¼ ac as stated by appraiser). I estimated, from my logging experience, that there was, at a conservative estimate 20,000 feet of merchantable alder & maple (30% alder; 70% maple) in bush - and about 300 cords suitable for fire-wood (in addition) from smaller trees in bush. - No cedar in bush as stated by appraiser. - appraisal has placed no value on timber. This should be worth at minimum estimate $100.00 for standing timber (Stumpage) and $300.00 for the standing firewood (Stumpage). There were 12 fruit trees appraiser notes but there were 30 ac of bush land adjoining this land for which I paid $30 per acre in Oct 1935 I sold

S. Fujikawa.
SIGNATURE

EXHIBIT No. 77-3
DATE 17 Dec. 1948
FILED BY R. J. McMaster.

406 4th Avenue,
Tashme, B. C.,
August 20, 1943.

EVACUATION SECTION
Rec'd AUG 23 1943
File No. 5989
Ans.
Referred Alexander

Mr. R. P. Alexander, Manager,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Your unexpected letter came as a surprise to me, and I find Messrs. Cliff C. Gropp and Mervin Terris' dissatisfaction hardly credible, and am unable to understand how they measured the acreage. I wish that you had at least notified me as soon as the claim came in.

According to your letter dated July 15th, File No. 5989, received July 18th, you state "the difference in acreage has been established by actual measurements." May I ask just how and from what point to point these measurements covered? My estimated five acres include all the 12ft. strips both ends and in the centre of the land, which are necessary for the production of crops; that is to say, the space needed for the cultivator to pass and turn, in order to till the soil. As you may know, no farmer, when quoting acres, would measure just the rows of cultivated crops without including the necessary working space in between, be it the cultivator passing through or the pickers. When Mrs. Fujikawa, my wife, visited the farm on July 14th, 1942, last year, approximately three months after these gentlemen took over, there was no complaint whatsoever about acreage shortage. In my opinion, if there should have been any reasons for complaints, it would have been said then, or, at least before over a year has gone by, do you not agree? Moreover, Mrs. Fujikawa states that at the time of her visit, the majority of the cultivated strawberry patches actually had been ploughed up. Hitherto, after the berry season was over, we had been weeding the mentioned patches and getting them ready for next year. With the strawberries ploughed up, I would like to again question in detail exactly how and from where the measurements of, as you mention in your letter, "the actual acreage under cultivation" took place. And again, whether these gentlemen had any right in ploughing up the afore-mentioned patches when it states definitely in the lease that the tenants will properly look after the crops.

Before I came to any agreement with these gentlemen, Messrs. Gropp and Terris, they came to the farm four to five times or even more, and were quite satisfied with the acreage. Moreover, I loaned free of charge the cultivated hay fields, the open fields, which would

yield them extra income in any of the produce they would wish to raise, and also the farm equipments. These gentlemen have had more than their share of the bargain, and I cannot understand their grounds for any discontent. If anyone should have a claim, I think it should be I.

Another point I would like to ask you is why the rental worth $600.00 (six hundred dollars) last year, should only be worth $50.00 (fifty dollars) this year? Am I to understand that this is all the rent I am going to receive for the lease this year, as your letter is not very clear on this subject. If so, is it not a drastic cut? I can only reason that these people have been very negligent in taking care of the crops, have been careless in their work, have reduced the crops' output, and, in general, let the farm degenerate.

In your capacity as a Custodian, safeguarding the interests of both parties, would you please investigate these questions fully, and let me know at your earliest convenience. If necessary, please file a claim for damages. Also, kindly forward me a copy of the 1943 lease, as I would like to know the contents concerning this year. Your immediate attention and prompt reply will be appreciated.

Respectfully yours,

#13326

S. Fujikawa,

Sujekichi