

2864

**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 INFORMATIONNAME: FUKAMI, KatsubeHOME ADDRESS: Ferndale Rd. R.R. #1, Mission City.REGISTRATION NUMBER 13927 SEX: Male AGE: 53OCCUPATION: Farmer

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: AsaADDRESS OF WIFE OR HUSBAND R.R. #1, Ferndale Rd., Mission CityNAMES OF ANY LIVING CHILDREN: Katsumi (M), Marie (F), Tom.ADDRESS OF CHILDREN: RR #1, Ferndale Rd. Mission CityAGE OF CHILDREN 22, 19, 14.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION TITLE #92565 E. Mun. Mission Lot 8 S.E. Quarter Sec. 33 T. 17
Map 2149, Dis. of New Westminster. (situated on Ferndale Rd., Mission) ALSO
TITLE # 49483 E. Mun. Mission. Part 18.7 acres of N.E. Quarter of S.E. Qrt.
Sec. 33 Township 17 in Dis. New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey frame house with basement,
5 rooms. 3 Hot-houses, 2 Packing sheds, 1 stable, 1 barn, 1 garage.

3. INSURANCE (Give particulars; state where policies are) Royal Ins. Co. Ltd., Pol. #695742.
Amt. \$2,000 (House \$1,500; furniture \$500). Paid to 21st. Dec. 1944.
Agent; F.S. Taylor, Mission City.

4. TAXES (Amount and where payable) \$45.03. Payable at Mission. Paid 1940.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

9. IF FARM LAND STATE CROPS SOWN Hops 5 acres; strawberries 1 1/2; asparagus 1 acre; rhubarb 1/2 acre; loganberries 1/2 acre; brambleberries 1/2; raspberries 1/2 acre; blackberries 1/2 acre. Also about 800 fruit trees - apple, pears, cherry, plums.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of owner.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None.

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.

Elec. Water Pump System, Power Sprayer, 2 hand saws, 1 duster, Elec. Washer, 2 cultivators, 2 dug harrows, 1 springtooth harrow, 3 plows, 6 hoes, 5 forks, 8 soybeans, 2 bamboo baskets, 30 hop baskets, 1 hop-pole, home, 10 stoves, 1 sink, I woodburn, I cream can, 6 tables, 15 chairs, I sofa, ladder, 2 rugs, I dresser, carpet, 4 beds, I cabinet, gramophone & records, 15 frames, 1 1942 1/2 ton Ford Exp. Box, 2 crowbars, 1 stump hole digger, 1 bee-hive and super, I wheelbarrow, cart. The above goods to be left on property H. H. I. Ferndale Rd., Mission, in event of evacuation. Key to be left in care of local police.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. None.

4. INSURANCE CARRIED ON ABOVE PROPERTY: As stated on Page 1 & 3

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

War Savings Cert. 1 @ \$50; 2 @ \$10, 1 @ \$5.
37 shares Western Hop Co-op (\$10 each); 49 shares maxa in Pacific Co-op Union,
Hatzic, B.C. 3 shares Pacific Fraser Co-op Un. Mission. All papers in owner's
(possession.)

8. BANK ACCOUNTS: a/c Bank of Commerce, Mission.

9. LIFE INSURANCE: FUKAMI, Chieye. \$1,000. Pol. # 477508-Manufacturers Life Ins.
Van. Agency. Sun Life Ass. Van. \$1,000. Pol. # 643944. Sun Life Ass. Van.
\$1,000. Pol. # 2217266. All Policies in possession of FUKAMI, Katsuba.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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 7th. day of April 1942.

(Signature)

Katsuba Fukami

Asmcorhus
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date June 24/43

Our File No. 2864

Full Name Fukami, Katsube
(Surname in Block Letters)

Registration No. 13927

☒ Male - Female
(check)

Age Oct 21/1888

Former Address Ferndale Road, Mission City, B.C.

Date Evacuated Apr. 11/42 Naturalized - Canadian-Born - National
(check)

Present Address 610 Califter Bvd, Coalhurst Alberta

☒ Married - Single
(check)

Name of Wife (Kinoshita) Asa-13926

Name of Husband

Name of Mother ^(nee) (Kinoshita) Chiyo (dec'd) Name of Father Tamara (dec'd)

Names of Children under 16 Tamara (m)

Requested by P. Hunter

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer (strawberries & hops)

24 acres of land 3/4 ton truck (on lease)
91682

Name of Claimant

FUKAMI, Katsube

Case

480

Custodian File

2864

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					221.00	176.53			176.53	
					1574.00	790.33			790.33	
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 CHATELS										
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			
267.00	53.75		46%	132.00						
		16.12			60.72		76.84			
TOTAL RECOMMENDATION										1043.70

REAL PROPERTY SUMMARY

File 2864.

V.L.A. B.C. 224-P

JAPANESE NAME: Katsube FUKAMI - - Reg. No. 13927

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

PROPERTY ADDRESS: Ferndale Road, Mission, B. C.

LEGAL DESCRIPTION: Part (18.7 acres more or less) of North East Quarter of South East Quarter Section 33 Township 17 as shown outlined Red on Sketch deposited No. 5224, Municipality of Mission in the District of New Westminster.

Lot 8 South East quarter Section 33 Township 17 Map 2149 Municipality of Mission in the District of New Westminster.

TITLE: In name of Katsubie FUKAMI.

ENCUMBRANCE: Vesting in Custodian No. 24505, August 6th, 1942.

ASSESSED VALUE: 1943 - 24.32 acres.
Land \$876.00
Improvements \$1450.00 Total \$2326.00, Taxes \$45.39.

CLASSIFICATION: The two parcels above are dealt with as one property. There is on file a report dated July 20th, 1942, by the Custodian's inspector as to Lot 8, on which, it is said, the only building is a packing house in poor condition, 4 acres of hops, $\frac{1}{2}$ acre rhubarb and $\frac{1}{2}$ acre loganberries. The owner declared, as on the two parcels, a 2 storey 5 room frame house with basement, 3 hothouses, 2 packing sheds, a stable, barn and garage. He also declared 5 acres hops, $1\frac{1}{2}$ acres strawberries, 1 acre asparagus, $1\frac{1}{2}$ acres rhubarb, $\frac{1}{2}$ acre loganberries, $\frac{1}{2}$ acre brambleberries, 1 acre raspberries, $\frac{1}{2}$ acre blackberries and about 200 fruit trees. This gives a total area of $11\frac{1}{4}$ acres in berries and vegetables on the combined parcels - $4\frac{3}{4}$ on Lot 8 and $6\frac{1}{2}$ on Lot "D".

HISTORY OF
ADMINISTRATION:

Two leases in respect to this property were granted by the Custodian in 1942. (1) Lease of both parcels and basement of dwelling, dated 6th April 1942, 10 months from 1st April to Eli H. Merrill on one-third of crop basis as rental, from which the Custodian received \$67.32. (2) Lease of house, basement excepted, to I. Christopherson from 1st April to 31st December 1942 for \$72.00, on which \$32.00 was paid. It does not appear from file whether the balance of \$40.00 was paid or the lease terminated before expiration of its term.

The lease held in 1942 by E.H. Merrill was renewed by the Custodian as from January 31st to September 30th 1943, at a rental of \$40.00, received by the Custodian and allowed The Director, The Veterans' Land Act. Lease assigned to The Director, The Veterans' Land Act 21st July 1943. Insurance policy transferred to The Director, The Veterans' Land Act.

*Plus 42.53 received
from the Western Canada
Hops Corp for sale of
hops in 1944*

1374
2296
1576

SOLD: To The Director, The Veterans' Land Act as two parcels
(1) Lot 8 for \$221.00 and (2) Lot "D" for \$1374.00, as
at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Katsube Fukami - Sale Price of
the two parcels, \$1595.00, plus refund of insurance allowed
\$23.62, cash from 1/3 crop rental \$87.53, rental from house
Christopherson, \$32.00, Merrill lease of 1943, \$40.00, total
\$1778.15; less Taxes \$106.83, 2 Certificates of Encumbrance
\$2.00, 2 registration fees \$6.00, 2 legal fees \$30.00, allowed
The Director, The Veterans' Land Act on 1943 rental \$72.00
total debits, \$216.83. Net amount released \$1561.32.

TITLE: Included in C. of T. 165608-E and 165609-E, and payment made
to Custodian by cheque dated 22nd November 1943.

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

Daniel A. Phipps

DATED November 16th, 1945.

IM:ML

PERSONAL PROPERTY SUMMARY

File No. 2864

Re: Katsube FUKAMI - Reg. No. 13927

30th April, 1947.

CHATELS: The above Japanese registered with this office on the 7th April, 1942, and at that time declared leaving farm implements, household furniture and electric water pump on his property at Mission. The property was inventoried by our fieldmen on the 20th July, 1942. A number of chattels declared by FUKAMI were stored with a neighbour, E.H. Merrill, and these included the electric water pump. Mr. Merrill wrote to this office on the 3rd August, 1942, giving details of what he had. A copy of our inventory was sent to FUKAMI on the 18th November, 1942, which he signed as correct and returned to this office on the 25th Nov. 1942. He made mention at that time that some articles were missing from the pump house, and later in answer to our enquiry, stated this was the electric pump and pipes. This pump was returned to the property in April, 1943, and was sold with the property as a fixture.

NO See Western Can. Hop Co. op.
A small power spray was stored with the John I. Haas Hop Company. They offered to sell this for \$60.00 on the 25th February, 1944, and although FUKAMI stated that he did not wish it sold, under the Canadian Government's policy of liquidation at that time, it was sold by them on the 19th April, 1944 for \$60.00. No collection of this amount was made however, as the purchaser died. After much correspondence with the Hop Company, this sum was received in May, 1946.

All saleable articles left on the property were removed and sold by public auction on the 17th January, 1945 for the net sum of \$34.35. Some goods were found to be missing and had been missing when the tenant took over the property in 1943. A few chattels were not worth the expense of handling and were abandoned on the property. The chattels sold included those stored with Mr. Merrill.

LIVESTOCK: FUKAMI declared no livestock, but when Mr. Merrill wrote to this office on the 3rd August, 1942, he mentioned having the use of a horse. No other reference appears on this file in connection with a horse and it is assumed that FUKAMI had given the horse to Merrill.

SPECIFIED ARTICLES: FUKAMI released his 1941 Ford truck to the Pacific Co-operative Union for sale. This truck was appraised by McDermott Motors, and was sold by the Co-operative for the sum of \$889.52, from which \$337.75 was paid to the Finance Company and \$50.00 deducted by the Pacific Co-operative Union in settlement of FUKAMI's account with them.

ACCOUNTS RECEIVABLE: The John I. Haas Hop Company paid in to this office the sum of \$42.53 being hop returns for 1942, on the 3rd March, 1943.

The B.C. Electric Railway Co. refunded the sum of \$5.00 on his light security deposit.

LIFE INSURANCE: When registering with this office, FUKAMI declared owning several life insurance policies and at his request the following premiums were paid:

#477,508	24th June, 1943	Manufacturers Life Ins.	Arrears of premium	\$349.20
			Premium	46.85
#2,091,013	24th June, 1943	Sun Life Insurance Pol.	premium & arrears	207.42
#2,217,266			Premium	68.01
#2,091,013	18th Nov. 1943	Sun Life Insurance Pol.	premium	36.09
#2,217,266			premium	21.62

PERSONAL PROPERTY SUMMARY (Cont'd)

File No. 2864

30th April, 1947.

#477,508 25th October, 1944, Manufacturers Life Ins. premium \$46.85

FUKAMI's file reveals that he was also the holder of Pacific Mutual Aid fund policy, and a notice of annual dues was sent to him through this office on the 11th March, 1944, but as we received no reply from him in this connection, we presume that it was either paid by him direct, or the policy allowed to lapse.

BONDS & INVESTMENTS: When registering FUKAMI declared having some War Savings Certificates but these were not brought under control by the Custodian.

He also declared 37 shares in the Western Canada Hop Co-operative. This was a Japanese Association, and no liquidation has been made as yet.

He declared 3 Pacific Fraser shares but these are of no value at the present time and were not brought under control by the Custodian.

He also declared a shareholding in the Pacific Co-operative Union. This consisted of 75 non redeemable shares and the following redeemable shares which have all been redeemed at par with the exception of 8 shares issued in 1942 which should be redeemed early in 1948:-

7 shares issued in 1937	\$70.00
5 shares issued in 1938	50.00
9 shares issued in 1939	90.00
4 shares issued in 1940	40.00
12 shares issued in 1941	120.00
8 shares issued in 1942	

Accrued interest on this shareholding in the amount of \$23.65 has been credited to his account from time to time.

Although FUKAMI did not declare so, he was the holder of 1 United Farmers' Co-operative Exchange share. This was redeemed for \$65.00 and this sum credited to his account.

Katsube FUKAMI was a member of the Mission Japanese Farmers Association, and upon liquidation of the Association, FUKAMI's share of the distribution was sent to him, amounting to \$55.89.

BANK ACCOUNT: FUKAMI declared having a bank account at the Bank of Commerce, Mission, but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

W. E. Carson
.....

REG.
NO.

13927

NAME

FUKAMI, Katsube

FILE
NO.

2364

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Royal Ins. Company

12/695742

\$2000.

Dec. 21 1944

Blag transferred to J.I.B.
can't find it
S.E. 1/4 of Sec. 17 Twp. 17 Lot
D. S. side of Perdue Rd.
E. of D. S. side of Perdue Rd.

LIABILITY SUMMARY

File No. 2664

30th April, 1947.

Re: Katsuba FUKAMI - Reg. No. 11927

The above Japanese declared no debts when registering with the Custodian, but two were filed against him:-

W.J. Wladshank, Mission.	\$1.00
Etsui KAMIMURA	23.04

No acknowledgment was received of these claims until we contacted him through the Department of Labour. He acknowledged that they were correct on 11th February, 1947, and payment was made in full of both on the 28th February, 1947.

This file reveals no other liabilities.

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

HA

W.E. Chamberlain

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION.

Date: July 20, 1942.

NAME: FUKAMI, Katsube

REGISTRATION NO. 13927.

ADDRESS: No # Ferndale Rd., Mission, B.C. (adjoining No. # property)

PROPERTY: # 1.

ACREAGE: 5.32 All cleared.

KIND OF CROPS: Hops. Rhubarb. Loganberries.

APPROXIMATE ACREAGE OF EACH: 4. $\frac{1}{2}$. $\frac{1}{4}$.

HOUSE: None. VACANT: OCCUPIED

DESCRIPTION ROOF:

SIZE: NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: Packing shed. (poor)

NAME OF LESSEE OR RENTOR: E.H. Merrell, 358 Dewdney Trunk Rd., Mission, B.C.

TERMS: Same as on #2 property.

WATER: None. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Quantity of Hop baskets, homemade, are in poor condition.

Signed:

J. Morrison
H. Logan

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R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 2864

MUNICIPALITY: MISSION.

Date: July 20, 1942.

NAME: FUKAMI, Katsube

REGISTRATION NO. 13927.

ADDRESS: No # Ferndale Rd., Mission, B.C.

PROPERTY: # 2.

ACREAGE: 19. Practically all cleared.

KIND OF CROPS: Hops. Fr. Tree Straws. Asparagus. Rhubarb. Brambleberries.
2. 200(mix)

APPROXIMATE ACREAGE OF EACH: 1. $\frac{3}{4}$. $\frac{3}{4}$. $\frac{1}{4}$.

HOUSE: 1 $\frac{1}{2}$ Storeys. VACANT: Yes. OCCUPIED

DESCRIPTION Frame, cement basement. ROOF: Shingle.

SIZE: 22 x 32 . NO. OF ROOMS 6.

CONDITION: Fair outside, good inside.

OTHER BUILDINGS: small barn. garage. rhubarb hse. 72' x 14'. sml. chicken hse.
Pickers house (poor). 2 woodsheds (poor). 2 barns (poor).
storage shed & small chicken house combined (poor). sml. packing shed (old)

NAME OF LESSEE OR RENTOR: E.H. Merrell, 358 Dewdney Trunk Rd., Mission B.C.

TERMS: Pays owner 1/3 of crop & pays expenses, from May, 1942 until Feb. 1/43.

WATER: Electric pump. ON: OFF:
(put in storage.)

LIGHT: Yes. ON: OFF:

REMARKS: Rooms downstairs well finished (papered & V joint). The curtains
& rods mentioned below are in the front room, dining room & kitchen. The
electric pump was situated in a ravine near the house but has been taken
out (leaving only the tank) & Mr. Merrell is taking care of it at his home.

INVENTORY OF CHATTELS LEFT ON PROPERTY House is locked & boarded.

In house Upstairs.

Chest of drawers.
Desk.
Kitchen chair. (old)
3 Beds.
Table.
Bee hive & super.

In the Basement.
Homemade cement furnace.
Electric washing machine.
Small churn. (wooden)
1 doz. Honey frames.

In Pickers house.

Bedstead.
Roll of tar paper.
8' cross cut saw. (old)

In Woodsheds.

3 Cords of wood. (split)

In the Barn.

New Ford Express body.

2 Baskets.
Plow.
2 Sections of drag harrow.

In Storage shed.

Plow.
3 Cross cut saws. (old)
Harrow.
Duster.

In locked room Downstairs.

Kitchen sink. (loose) Kitchen utensils. (few)
5 Dining chairs. Lge. Encyclopedia.
1 Rocking chair.
6 Kitchen chairs.

Rug.
Club bag. (leather)
Straw suitcase.
Magazine table.
Buffet.
Table lamp.
Bed.
2 Milk cans

Signed:

J. Morphyson.
H. Logan

FUKAMI, Katsube.
No # Ferndale Rd., Mission, B.C.

Mr . E.H . Merrell has some of the aboves chattels at his own home
a t 358 Dewdney Trunk Rd., Mission. B.C.

2 Handsprayers.

2 Cultivators.

Spring tooth harrow.

Plow.

2 Scythes.

3 sml. Cook stoves.(old)

Ladder.

Wheelbarrow.

Horse cart.(sml.)

The following chattels are mentioned on the JP, but of which nothing
can be found, & Mr. Merrell has not seen them.

6 Hoes.

5 Forks.

Hop pole.

2 Crow bars.

Mr. Merrell says that the Haas Hop Company has the power sprayer as
it had not been paid for.

J. Mayson.
H. Logan

2864

30th July, 1942.

Mr. Eli H. Merrill,
258 Dewdney Trunk Rd.,
Mission, B.C.

Dear Sir:

re: Katsube FUKAMI.

We have a copy of lease between yourself and the above Japanese, and note that it specifies the use of certain farm implements. We would appreciate receiving a list of these chattels and any other articles that you are responsible for.

Thanking you in anticipation of an early reply, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

FILE NO. 2864

Richardson

Merion City, B.C.
Aug 3/42

Dear Sir,

Here is a list of what appears on
an agreement of chattel.

One 2 section drag harrow

One cultivator

One plow

One spring tooth harrow

One hand tank sprayer

One hand duster

One (not two) long handled fruit
tree pruner

Another tank sprayer and an electric
water pump are stored at our place.

One power sprayer turned over to Haas
Hog Co. for this I hold receipt.

I have the use of horse and harness, also
two-wheeled cart

Other things left on the place are

Two plows (in shed) 1-8" and 1-12"

Three camp stoves (outside)

One shovel (outside)

One washing machine (without motor)
has been put in basement

One spike tooth cultivator without
handles

One tiller cultivator

Yours truly,
E. H. Merrill.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 5 1942

2364

5th August, 1942.

Pacific Co-operative Union,
Mission City, B.C.

Attention Mr. J.B. Shimek.

Dear Sirs:

re: Katsube FUKAMI.

According to the terms of the lease between Katsube Fukami and Eli H. Merrill, Fukami was to receive one-third share of the gross proceeds from the crop. The crop was to be delivered to you and Fukami's share was to be credited by you on his behalf.

We ask that any monies accruing to Fukami under this lease be remitted direct to this office, supported by a statement of account.

Thanking you in advance for your co-operation in this matter, we are,

Yours truly,

Manager,
Farm Department.

RDR:GF

November 25 1942.
% Clifton Bros.
Coalhurst Alta.

OFFICE OF THE ATTORNEY
JAPANESE SECTION
RECEIVED
NOV 30 1942

Office of Secretary of State
Office of the Custodian
Japanese Evacuation Section
Dear Sir.

Receive your statement of the inventory
of ~~my~~ chattels on my property.
I would like to notify you of an
omission of articles in the pump house.
below the bank. north east of the house.
I think it was omitted in our list prior
to our departure from the castle area.
Otherwise the list is complete.

Yours very truly:

Katsuhiko Fukami
Leg no. 13927.

HA
MP

PS. File no. 2884.

File No. 2864
Name: Katsube FUKAMI
Reg. No. 13927
Address: Ferndale Rd., Mission, B. C.

November 18, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 30 1942

INVENTORY OF CHATTELS FOUND ON PROPERTY

In House Upstairs

Chest of drawers
~~Desk~~
Kitchen chair (old)
3 beds, table
~~Bee hive and super.~~ M

In House Downstairs

8 Prs. curtains & rods
Couch
Cupboard (front room) cont. books
8 Pictures (framed)
~~Dining table~~ S
2 Linoleum rugs
~~Gramophone & records~~ S (parts missing)
~~H~~
Kitchen table
cabinet
Two drawers & cupboard (built in kitchen wall)
~~Kitchen cupboard~~ S
" range
3 Table leaves

In Locked Room Downstairs

~~Kitchen sink (loose)~~ S
5 ~~Dining chairs~~ S
1 Rocking chair
6 ~~Kitchen chairs and rug~~ S
~~Club bag (leather)~~ M
~~Straw suitcase~~ M
~~Marble table and buffet~~ M
~~Table lamp~~ S bed
2 ~~Milk cans~~
Kitchen utensils (few)
Lge. ~~Encyclopedia~~ M

In the Basement

Homemade cement furnace
~~Electric washing machine~~ S
~~Small churn (wooden)~~ S
1 ~~doz. Honey frames~~ M

In Pickers House

Bedstead, roll of tar paper
8' cross cut saw (old)

In Woodsheds

3 cords of wood (split)

In the Barn

New Ford Express body
2 baskets, plow
~~2 sections of drag harrow~~ S

This represents all my chattels remaining in any protected area of British Columbia.

Witnessed:

25th day of November 1942. Signed Katsube Fukami.
We sign and return one copy to the Custodian.

In Storage Shed

~~Plow~~ S
~~3 cross cut saws (old)~~ S
Harrow, Duster.

In Care of Mr. E. H. Merrell

~~2 Handprayers~~ S
~~2 Cultivators~~ S
~~Spring tooth harrow~~ S
~~Plow~~ S
~~2 Scythes~~ M
3 Small Cook stoves (old)
~~Ladder~~ M
~~Wheelbarrow~~ M
Horse cart (small)

Sold by auction 17/1/45
Mission B.C.

1 missing

EVACUATION SECTION	
Rec'd	FEB 1 1943
File No.	3991
Ans.	
Referred	

January 25 1943.
 Cochrane Alberta.
 C. Clifton Burr.

Asst. Secretary of State
 Office of the Custodian
 Japanese Evacuation Section.

Dear Sir,

Received your letter of Jan 6th.
 Articles left in Pump house are.
 Galvanneal Pressure Water tank and fittings
 and about 200 to 250 feet of piping in the
 ground leading from pump house to dwelling house.
 Thanking you I remain

Yours very truly,
 W. H. Hearn

Reg no. 13927.

File no. by your letter 2864.

2664

April 9th, 1943.

Mr. Eli H. Merrill,
Mission, B. C.

Dear Sir:

Re: Katsuko FUJIMORI

Will you please deliver to Mr. Ingvar Christopherson
the electric water-pump, and any necessary fittings, belonging
to subject Japanese and stored in your care. Mr. Christopherson
will be calling for these on the 12th instant or thereabouts.

Thanking you for your co-operation, we are

Yours truly,

R. D. Richardson,
Pass Department.

BJ1/SM

c c to Mr. Ingvar Christopherson

.2864

May 15, 1943.

Mr. Katsube FUKAMI,
Registration No. 13927,
c/o Messrs. Clifton Bros.,
Coalhurst, Alberta.

Dear Sir:

Re: Your Truck and
The Pacific Co-operative Union

The purpose of this letter is to advise you that according to information supplied to this office by the Pacific Co-operative Union they have effected sale on your behalf for the sum of \$889.52 of the 1941 Ford truck you left with them.

Before effecting sale, the Pacific Co-operative Union referred the matter to this office and on your behalf we insisted upon an appraisal of the truck being made. The appraisal was made by McDermott Motors, Ltd. who valued your truck at \$889.52. From this sum of \$889.52 the Pacific Co-operative Union tell us that they paid to the Finance Company the sum of \$337.75 and they have also withheld the sum of \$50.00 in settlement of your open account with them. The balance of \$501.77 has been forwarded to this office by the Pacific Co-operative Union and has been placed by the Custodian to your credit with us.

Yours truly,

cc Mr. W. S. Ure

R. P. Alexander,
Manager.

RPA:MA

BC-224-P
BC-2019-A

BC/224-P
BC/2019-A

Farm Appraisal Report

PAGE 1 S.S. Form No. 43
(Sheet 1) ✓

File No. JL 116

Land Description Lot 8 of S&T Sec. 33, Tp. 17, Map 2149

Containing 5.32 Acres

Owner's Name FUKAMI, K. Post Office Address R.R., Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 miles

Church (give denomination) All denominations Distance 3 miles

Nearest School Cedar Valley Distance 1 mile

State how property was identified: By map and roads

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

On Dewdney Trunk Road at intersection of Ferndale Road, gravel, good.

Is this district a good one? Fair

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant, number of Jap holdings in district.

Describe Fencing and its condition: No fencing Value \$

Water supply: No water, well could be dug. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
Shed	14 x 20	frame	7'	shks	old	on posts	poor	no value
	6 x 14							
	X							

Total present day value \$ -

Total Value Buildings add to farm \$ -

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? No dwelling on property

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/224-P
BC/2019-A

PAGE 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.5	sloping and partly steep and rolling <i>4.5 acres</i>	ady. loam & ady. clay loam 6"-8"	clay, sand & gravel	hops, blackberries, rhubarb, some trees, fair to good	50.00	225.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, 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	
.82	steep side hill and bush <i>.82 acres</i>		-		-	

Total value of Land \$ 225.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 225.00

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

In good state of cultivation, apparently rented but tenant not seen.

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

Small fruits.

Noxious weeds:

Ordinary weeds.

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

Taxes, \$12.01

Mission Municipality.

Date: May 22nd, 1942.

Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 20th day of May 1942.

Inspector's Signature

"R.W. BROWN"

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

Hops are good, blackberries fair, and logans poor; rhubarb is fair and the few plum trees and clover are good.

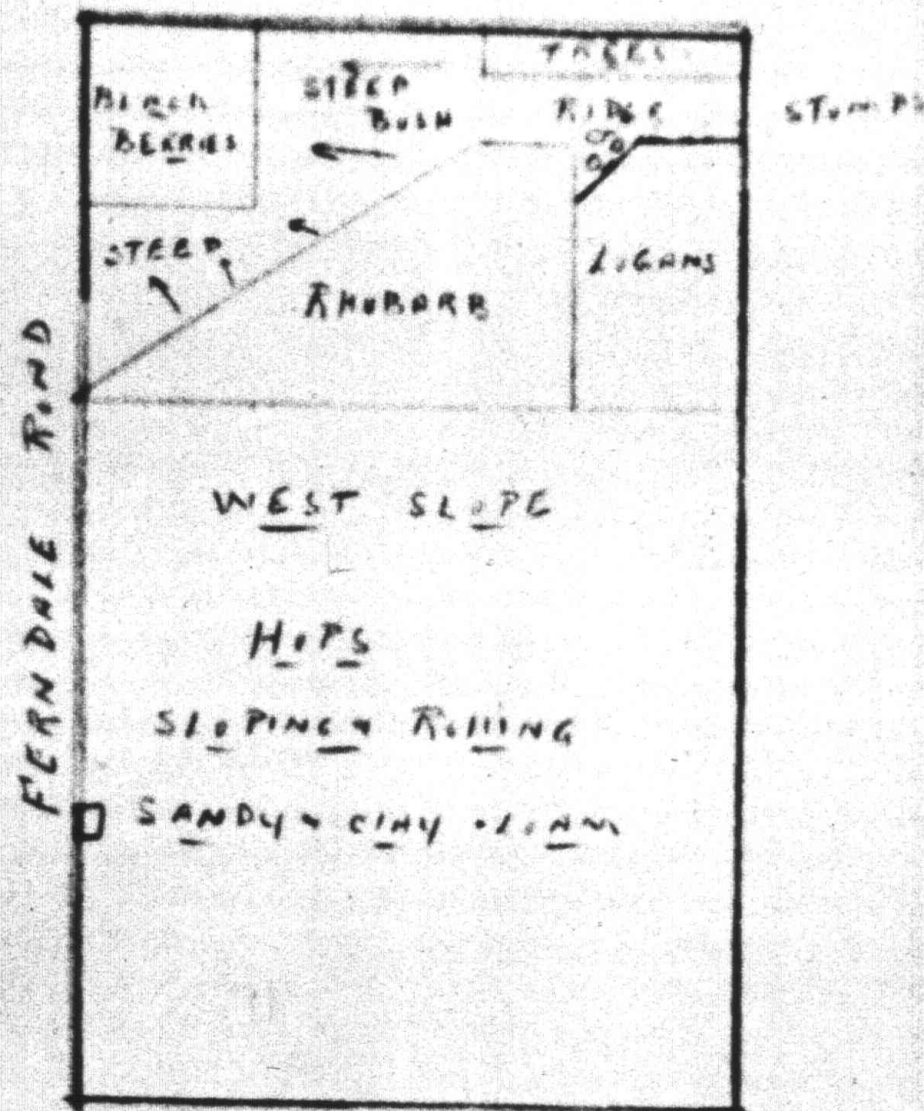
REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

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

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



DEWDNEY TRUNK ROAD

1.00 AC SE/4 SEC 31, T17, N1/2, S1/2 - 5.00 AC
A. F. KAMI

T. W. BROWN

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

value is \$ 250.00

Date 23rd May, 1942

"I. T. BARNET"

District Superintendent.

Farm Appraisal Report

PAGES

File No. JL 116Land Description Pt. 18.7 acs. of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec.33, Tp.17, lettered "D".Containing 18.7 AcresOwner's Name FUKAMI, K. Post Office Address H.R., MissionNearest Rail Point Mission Distance 3 milesMarket Town Mission Distance 3 milesChurch (give denomination) All denominations Distance 3 milesNearest School Cedar Valley Distance 1 mileState how property was identified: By roads and map.

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

Property is on the Ferndale Road, gravel, good.Is this district a good one? Fair.Employment opportunity Seasonal.Predominating Nationality and religion: British, Protestant, a number of Jap farms in the district.Describe Fencing and its condition: North and south boundaries fenced - poor Value \$Water supply: Creek runs through property, old well about 50' deep Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24x26	frame	9'	shgl.	25 y.	concrete	fair	700.00
Lean-to 6'	on two sides							
BARN	14x20	"	7'	shgl.	5	cedar posts	fair	25.00
Imp. shed	20x38	"	7'	shk.	old	on logs	poor	"
Old shed	20x20	"	7'	shk.	"	on posts	"	"
GRANARY	x	"						
Rhubarb hse.	24x68	"	2'	shk.	"	concrete	"	"
Shack	14x24	"	9'	shgl.	"	on posts	"	"
Woodshed	10x20	"	8'	shk.	"	cedar posts	"	"
Garage	10x20	"	7'	shgl.	"	posts	fair	25.00

Total present day value \$ 750.00\$ 630.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Habitable.

\$

Describe the basement and chimneys: Concrete basement, brick chimney on bracket.No. rooms downstairs? 5 Upstairs? 1 How finished Boarded.Are buildings painted? No Condition of paint -Distance from nearest bush 25 yards.

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

Cultivated Land

BC/224-P
BC/2019-A

PAGE 6

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
11.4	level & sloping. 11.4	clay & sdy. loam 8"	clay & gravel	small fruits & mixed crops, fair	50.00	570.00
3.1	steep slope 3.1	sd. loam 6" to 8"	gravel	clover, pasture, some trees, fair.	40.00	124.00
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
3.8	level & sloping 3.8	clay & sdy. loam 8"	clay & gravel	clearing of bush, stumps, etc., some heavy, some light clearing	100.00	20.00
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	
.4	creek channel, steep ravine, etc. 15.7		--		--	

Total value of Land \$ 770.00

Total added by buildings to value of farm \$ 630.00

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

Total value of farm \$ 1400.00

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

Farm in fair state of cultivation. Property apparently rented but tenant was not around.

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

Small fruits and some mixed farming.

Noxious weeds:

Couch grass, thistles and common weeds.

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

Taxes: \$33.38

Mission Municipality.

Date: May 22nd, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 19th May of May, 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

PAGE 7

Remarks: Property is located on the Farndale Road about 3 miles from Mission and in this area farming varies from small fruits to some mixed farming. Soil on this farm is fairly light and about 3 acres under cultivation is fairly steep side hill seeded to clover and partly in trees, and would be difficult to work. Cultivated area is somewhat broken up.

Dwelling is in fair condition but most of the rest of the buildings are old and in poor shape. Fencing is negligible and there is a small creek running through the place. There is also an old, deep, wood-cribbed well at the back of the house. There is electric light in the house.

(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.

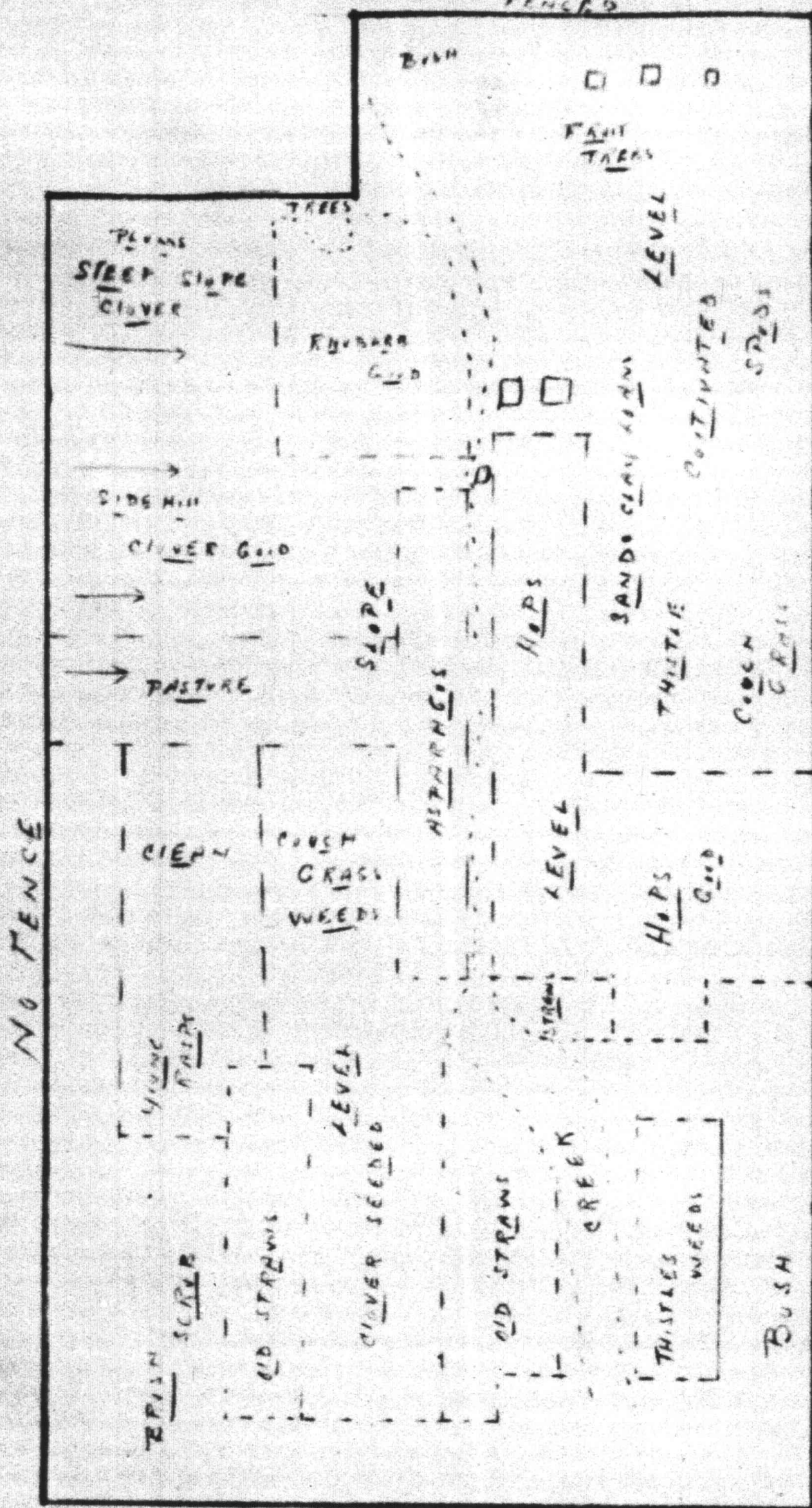
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

<u>Acres in small fruits:</u>	\$
1.5 ac. hops	\$
1.3 ac. strawberries, old plants	\$
1 ac. asparagus, good	\$
.7 ac. rhubarb	\$
Some fruit trees, some new seeding and some old clover, and some potatoes planted.	\$
	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

1946



TWBR:WN

PT 197 PC NE 1/4 Sec 33 T17S R17E - LETTERED D
NO FENCE

✓ FOKANI

PAGE WIRE

Date 23rd May, 1942

"I.T. BARNET"

District Superintendent.

2864

May 26th, 1943.

Pacific Co-operative Union,
Mission City, B.C.

Dear Sirs:

re: Katsube FUKAMI

In our letter to you dated May 15th we asked you to let us have a statement of Katsube FUKAMI's account with you.

We later received a statement from you dated May 19th which definitely is out of date. One copy of the statement is attached.

Will you please let us have by return an up-to-date statement in duplicate.

Yours truly,

R.P. Alexander,
Manager.

RPA:DE

Encl.

cc: Mr. W.S. Ure

The Manufacturers Life Insurance Co.

Head Office, Toronto, Canada.

Branch Office, Dominion Bank Building
Calgary, Alta.

C. SHELTON BUCKLES, C.L.U.
BRANCH MANAGER

TELEPHONE
M 7 988

June 18th, 1943.

EVACUATION SECTION	
Rec'd	JUN 21 1943
File No.	3864
Ans.	10/23/43
Referred	Shaw

Custodian of Enemy Property,
Japanese Evacuation Branch,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re Policy #477,508 - Chieye Fukami #415
Absolute Owner & Beneficiary - Katsubei Fukami

Mr. Katsubei Fukami, the owner and absolute beneficiary of this policy, whose present address is c/o R. Clifton, Coalhurst, Alberta was evacuated from Vancouver to that point. The records of the policy were transferred to our Branch and on checking up the premium arrears I find that the amount outstanding with interest to July 1st comes to \$349.20. Mr. Fukami wrote on June 14th as follows:

"Re Policy #477,508 of Miss Chieye Fukami. Please collect back premiums payable to you on this policy from the Custodian of Japanese property. Whereas my former means of income has been nullified by our evacuation from our former place of residence and whereas from the income received from our present occupation is insufficient to make any payments on future premiums, please declare a moratorium on premiums on this policy. Am enclosing a note to be forwarded to the custodian permitting him to make such payments on back payments as required."

Find attached a letter addressed to the Custodian's office, authorizing payment of the arrears. We would appreciate hearing from you. I might say that it would be desirable not to surrender this policy for a paid-up Endowment at the present time. It would be desirable to pay the further premium falling due on the 1st of September next of \$46.85 and so continue the policy until the 1st of September, 1944 when the third quinquennial dividend will be declared. This would increase the cash value of the policy considerably. You might let us have your comments in this connection when replying.

C. S. B. 12-6-43 Yours truly,

\$ 794.05

349.20
46.85
\$ 396.05

[Signature]
Branch Secretary.

DWC/JP.

File 2864 Fukami, Katana

Lessee: E. H. Merrill.

Amount: \$40.00

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

Paid 16/12/43
FUKAMI, Katana

File No. 2864

To *Pacific Coop Union*

Address *Mississauga, Ont.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *40.00*

Forty/100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the

proceeds of:- *Fruit & Vegetable shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *19* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *R. M. Anderson, E. H. Merrill*
Address:

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

File #2864

MCDERMOTT MOTORS APPRAISAL.

K. FUKAMI - T-189	\$877.50
Less repairs	50.00
	\$827.50

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Katsube Fukami

File No. 2864

*% Whifton Brothers
Calhoun, Alta*

Reg. No. 13927

Company Sun Life

Agency Vancouver Agency

Policy No. 2217266

Premium - \$24.55

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month August Day 1

REMARKS:

Letter sent 10/9/43

October 1st 1943.

% Clifton Bros.

Calhoun Alaska

Department of the Secretary of the State

Office of the Customs

Japanese Exemption Section

RECEIVED	
Rec'd	OCT 5 1943
File	28661, 2851
Ans.	10/5/43
Referred	

Dear Sir,

Sum Life Ins. # 2217266 Jom Jom
2091013 Katsune Fukami

Re - form letter # 118 file no 2866
and form letter # 118 file no. 2851.

Whereas the income that we at present receive is barely sufficient for our bodily maintenance and whereas we would have great difficulty in making payments on premiums of the policies in question; therefore please give us assistance on this matter by making available to the insurance companies in question, the amounts necessary to cover said premiums from my account with you.

Yours very truly,
/s/ Katsune Fukami

Reg no. 13927
in bal
\$ 182.57



JOHN I. HAAS HOP CO. (CANADA) LTD.

"GOLDING FARM"

GROWERS OF CHOICE HOPS

SARDIS, B. C., CANADA

PHONES: CHILLIWACK

MANAGER'S RESIDENCE AND OFFICE 5421
FOREMAN'S HOUSE 5002

February 25, 1944.

EVACUATION SECTION	
Rec'd	FEB 28 1944
File No.	2864
Ans.	
Referred	Anderson

The Department of Secretary of State,
Office of the Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

With reference to our letter to
you dated January 31st. last: We will appreciate an early
reply.

We now have a further offer of
\$60.00 for the small sprayer owned by K. Fukami, Reg. No.
13927. Would you please consider this and advise us as soon
as possible.

Yours truly,

JOHN I. HAAS HOP CO. (CANADA) LTD.

(A. B. Hinde)

A. B. Hinde, Manager.

H/H

Diamond City Alta.
March 24, 1944

506 Royal Bank Bldg.
Hastings and Granville
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAR 30 1944
File No.	2864
Ans.	
Referred	Ederson

sent to you

Dear Sir,

In answer to your letter of March 2
we wish to inform you that we do not
want to have our small sprayers sold.

Yours truly
K. Fukami

Canada

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

JAPANESE EVACUATION SECTION

File No. 2864

Reg. No. 13927

506 Royal Bank Building,
Vancouver, B. C.

Mr. Katsuo FUKAMI,
c/o Clifton Bros.,
Coalmuret, Alberta.

APR 13 1944

Dear Sir:

Re: Ferndale Road, Mission, B. C.
Lot 8 of South East quarter Section 33
Township 17, Map 2149, Dis. of New Westminster,
B.C. of Mission, C. of E. 30589.

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	\$ 221.00
Add:	
Unexpired insurance premium as at January 1st, 1943	221.00
Less:	
Tax arrears to December 31st, 1942	\$ 28.27
Registration fee	3.00
Encumbrance—Principal	
—Interest	31.27
Net proceeds of sale	\$ 189.73

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.

1943	Debit	Credit	Balance
Jan. 1		Balance brought forward	\$ 108.96
		Credit re sale of property	189.73
		Ditto	1316.06
	\$ 2.00	Land Registry Office O/E	
Nov. 3		Western Canada Hop Co-operative	42.53
30		P. C. U. Shares redeemed	70.00
Apr. 10		P. C. U. Balance re Truck	501.77
	4.00	Hagermet Motors Ltd. charges re Truck	
June 1		P. C. U. Funeral dues paid	1.00
	20.80	P. C. U. Interest on Shares	
	44.99	P. C. U. Crop returns	
26	275.43	San Life Assurance Co. premium.	
	396.05	Wfres. Life Insurance Co.	
Nov. 22	57.71	San Life	
1944			
Nov. 8		P. C. U. Interest on Shares	9.75
		United Farmers Co-op.	.80

Canada

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

JAPANESE EVACUATION SECTION

File No. 2854

Reg. No. 13927

506 Royal Bank Building,
Vancouver, B. C.

Mr. Katsube FUKAMI,
c/o Clifton Bros.,
Coalmurst, Alberta.

APR 13 1944

Dear Sir:

Re: Ferndale Road, Mission, B. C.
Part (18.7 acres more or less) of
N.E. quarter of S.E. quarter Sec. 33,
Twp. 17, as shown outlined red on
sketch deposited No. 5224, Dis. of New
Westminster, C. of B. 50590.

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.

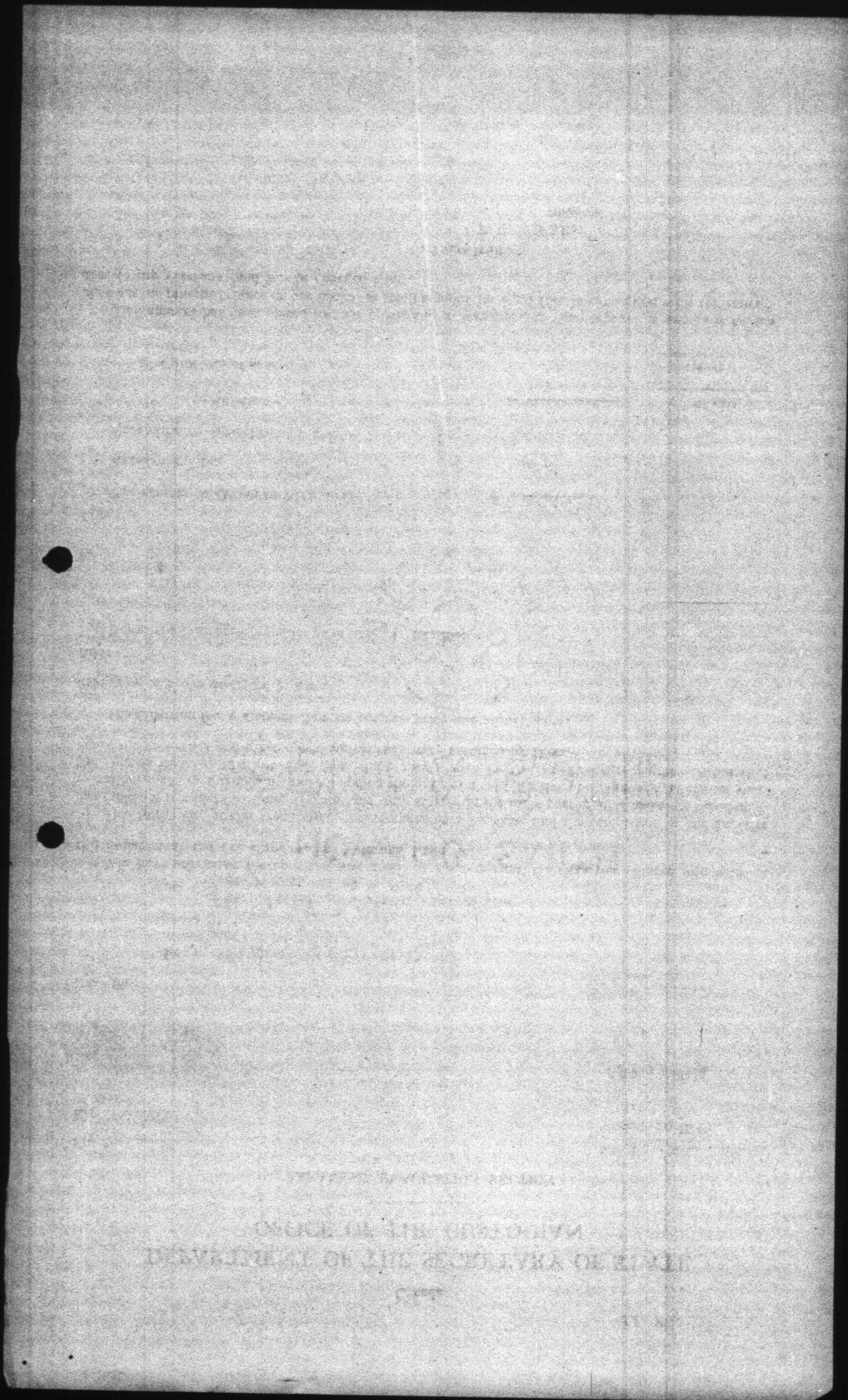
The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1374.00
Add:	
Unexpired insurance premium as at January 1st, 1943	23.62
	<u>1397.62</u>
Less:	
Tax arrears to December 31st, 1942	\$ 78.56
Registration fee	3.00
Encumbrance—Principal	
—Interest	<u>81.56</u>
Net proceeds of sale	<u>\$ 1316.06</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.



MEMORANDUM

To: Mr. R.H. Anderson
From: Mr. W.J. Iverson

October 17th, 1944

Re: FUKAMI, Katsuko,
Fernside Road, Mission
CHATTANOOGA

Effects of this Japanese have not been liquidated yet and a list of same is attached.

The following variations are noted:

The first lessee of the property H. Merrill admitted use and care of the following:

- 1 2 Section drag Harrow
- 1 Cultivator
- 1 Plow
- 1 Spring Tooth Harrow
- 1 Hand tank sprayer
- 1 Hand duster
- 1 (not two) long handle fruit tree pruner

He also states that he has the use of the horse and harness and a two wheeler cart.

Pump, pressure tank, pipe and fitting are no doubt left for the use of J.L.H.

A sprayer was sold by John I. Haas Hop Co. to Percy Evans but there is no evidence of payment yet.

REFERENCES: Letter R.H. Merrill - Aug. 3/42
Re effects in lease etc.
Mr. Green's use re pipe - Feb. 12/43
Inventory Nov 18/42
Letter J.I. Haas Hop Co. re sprayer sold Apr. 19/44

WJIV

NAME FUKAMI, Katsubo

REGISTRATION NO. 13927

FILE NO. 266A

The following chattels were sold by public
 auction at Mission, B. C. on January 17, 1945

- Chairs	\$ 1.10
- 5 Dining chairs	5.00
- Dining table	3.00
- 1 Box of sundries	0.30
- 1 Lamp	0.25
- 1 Kettle and iron board	0.25
- 1 Kettle and pot of sundries	0.25
- 1 Boiler	0.25
- 1 Broken gramophone	1.00
- 1 Meat chopper (broken)	0.25
- 1 Chest drawers	2.00
- 1 Tray	0.10
- 1 Cupboard	3.00
- 1 Sprayer	1.75
- 1 Washing machine (old)	4.00
- 1 Saw	1.00
- 1 Saw	0.50
- 1 Plow	2.00
- 1 Churn	3.00
- 1 Cream can	0.50
- 1 Cultivator	3.00
- 2 Section harrows	7.00
- 1 Spring tooth harrow	7.25
- 1 Spring tooth cultivator	6.00
- 1 Plow	1.00

Total	\$ 55.37	\$ 55.37
Less Expenses: (Auctioneer's Fee)	5.37	21.75
(Advertising)	0.54	
(Moving)	13.49	19.40
Net Proceeds Credited:		\$ 34.35

Members of Custodian Staff Present. Mr. W.E. Anderson

Extracted from Auctioneering List No. Mission 14.

Remarks.

2864

August 17, 1945.

Mr. A. B. Hinds, Manager,
John I. Haas Hop Co. (Canada) Ltd.,
Sardis, B. C.

Dear Sir:

Re: Katsube FUKAMI, Reg. No. 13927

With reference to your letter of December 1st, last, in which you informed us that the engine from spray outfit belonging to the above-named man had been stolen, would you please advise us if the police have had any success in recovering this motor?

In any case, as the sale of this unit through your company is most logical, we would appreciate your informing us of your ideas as to how much you could sell this machine for and when it could be sold.

Yours truly,

WEA/FM

W. E. Anderson,
Administration Department.



JOHN I. HAAS HOP CO. (CANADA) LTD.

"GOLDING FARM"

GROWERS OF CHOICE HOPS

SARDIS, B. C., CANADA

PHONES: CHILLIWACK

MANAGER'S RESIDENCE AND OFFICE 5481
FOREMAN'S HOUSE 5003

August 21, 1945

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd. AUG 22 1945	
File No.	
Ans.	
Referred	<i>[Signature]</i>

Dear Sirs:

Your Ref. No. 8679/2865-

With reference to your letter of the 17th. instant and enclosed cheque: We are herewith returning the latter and the writer regrets his omission.

Your File No. 2864: Re: Kataube Fukami
Reg. No. 11927.

The Police have had no success whatsoever in locating the engine from the spray outfit owned by this man. This machine as it now stands would not be worth more than ten or fifteen dollars but if another motor were installed this machine would probably make from forty to fifty dollars. Some time ago we could have picked up a secondhand motor for approximately twenty dollars; and we would be quite willing to try to locate a suitable motor and install. We would not advise attempting to sell this machine until late Fall or early Spring. Would you kindly instruct us.

Your File No. 8921: Re: Morizo Morishige
Reg. No. 13562.

We will refer to this in the course of a few days.

Very truly yours,

JOHN I. HAAS HOP CO. (CANADA) LTD.

CHISHING

A. B. Hinds, Manager.

H/K
Enc. (1)

8679
MORI KUNIZO
1200 24
[Signature]

2064/8877

September 1, 1945.

John I. Haas Hop Co. (Canada) Ltd.,
Sardis, B. C.

Dear Sirs: Attention: Mr. A. B. Hinds

Attached you will find our receipt in the amount of \$65.00 covering purchase price of the power spray formerly owned by Kuniso MORI.

The Custodian is desirous of disposing of the spray outfit owned by Katsube FUKAMI. This is the machine from which the motor was stolen. If it would facilitate the disposition of this spray, a used motor may be installed in this machine, as you recommended. You are in a better position to judge in this regard than we are. We would appreciate your keeping in touch with us in regard to this.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/YM
Enclosure

4th March, 1946.

A.B. Hinds, Esq.,
Manager,
John I Haas Hop Co. (Canada) Limited,
Cardis, B.C.

Dear Sir: Re: Katsube FURAMI - Reg. No. 13927

In your letter of the 21st August, 1945, you advised that the spray outfit of the above Japanese, from which the motor was stolen could be sold to the best advantage about this time of year. Please advise if you have made any progress in disposing of the outfit.

The Custodian is desirous of cleaning this matter up as soon as possible and we would therefore, appreciate hearing from you regarding it.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Diamond City Alberta.

February 28 1948

Department of Secretary of the State
Office of the Custodian
Japanese Evacuation Section
Hearings

RECEIVED SECTION	
MAR 1 1948	
2864	
Ans.	Anderson
Referred	out to you

I received a letter from you, dated February 1st, file no. 2864, re - United Farmers Cooperative Union Share.

Soon after receiving the above letter, I sent the above mentioned share certificate and other certificates of the Pacific Coop Union that have come due in answer to your mentioned letter.

To date have not received a reply nor cheque from you for above mentioned share or shares.

Please give this matter as prompt attention as I would expect.

Yours very truly.

K Fukumori

remitted 200.00

2864

23rd April, 1946.

John I. Haas Hop Co. (Canada) Ltd.,
"Golding Farm",
Sardis, B.C.

Attention J.J. Coolan, Manager.

Dear Sirs:

Re: Katsube FUKAMI - Reg. No. 13927

We wish to acknowledge your letter of the 20th April, regarding the spray owned by the above Japanese left in the care of your Company.

The spray outfit was left in the care of your Company by the owner prior to his evacuation, and for consideration of its use, the machine was to be looked after. On the 25th February, 1944, we received an offer from your Company for \$60.00 for the spray outfit. However no funds were forwarded in payment, although we supposed payment was not sent in view of the fact that Mr. Hinds advised us that Mr. Percy Evans, to whom he had sold the spray, was ill in hospital.

On the 1st December, 1944, Mr. Hinds advised us that the motor from this outfit had been stolen and later advised us that it would not be good business to sell the machine until late fall or early Spring, and by that time a second hand motor could probably be picked up. Spring is now here, and as the Custodian is desirous of having this matter cleaned up, would appreciate your advising us in the matter.

Yours truly,

W.E. Anderson,
Administration Department.

WE:HA



JOHN I. HAAS HOP CO. (CANADA) LTD.

"GOLDING FARM"

GROWERS OF CHOICE HOPS

SARDIS, B. C., CANADA

PHONES: CHILLIWACK

MANAGER'S RESIDENCE AND OFFICE 5421
FOREMAN'S HOUSE 5083

EVACUATION SECTION	
Rec'd	APR 23 1946
File No.	2864
Ans.	
Referred	Anderson

April 20, 1946.

Department of the Secretary of State,
Office of the Custodian, Japanese Evacuation Section,
506 Royal Bank Bldg., Hastings and Granville,
Vancouver, B. C.

Dear Sirs,

Re: Katsube Fukami - Reg. No. 13927

Since the original negotiation in reference to selling of sprayer, there has been a change of management and we have nothing in our records showing prices asked.

If you would inform us as to the sales price we will make an effort to sell it.

Yours truly,

John I. Haas Hop Co. (Canada) Ltd.

Julius Coplan

J. J. Coplan, Manager.

JJC /agn

Q. H.

NOV 14 1946

13th November 1946

FROM: WELFARE DEPT., 360 Homer St., Vancouver, B. C.
TO : Mr. W. E. Everson, Principal Clerk, LETHBRIDGE, Alta.

Re: Katsube FUKAMI
Reg. No. 13927

We enclose herewith copy of a letter received from the Office of the Custodian regarding two claims lodged against the above-named man.

We shall feel obliged if you will contact Mr. FUKAMI and endeavour to have him state whether or not these claims are correct. You might inform him that until the Custodian is advised by him regarding the correctness or otherwise of these debts they will not be in a position to remit to him the balance of his funds in their hands.

M. Scoby

M. Scoby,
Welfare.

MMS/GM
Enc.

Feb. 11/47

*The claims of J. Windelank for 1st and
K. Kamimura for 23rd are correct
K. Fukami*

2864

30th April, 1947.

REGISTERED

Mr. Katsube FUKAMI,
Registration No. 13927,
R.R. No. 1,
Nobleford, Alta.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$1648.16, which sum represents your full remaining credit balance at this office at the present time. For your information we are also enclosing a statement of your account showing entries made in it since the one sent to you 13th April, 1944, with details of your property sale.

We note you will have the Title documents of these properties in your possession and we would request that you forward them to this office as soon as possible as they have been cancelled at the Land Registry office.

We wish to acknowledge receipt of your letter of the 26th April, enclosing Certificate No. 1480 for 12 Pacific So-operative Union 1941 shares, and you will notice that this sum plus accrued interest of \$5.55 was credited to your account on the 24th January. You are still the holder of 8 shares issued in 1942. These should be redeemed early in 1948 and at that time, you will be notified and the funds sent to you.

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,

W.E. Anderson,
Office of the Custodian.

HA
Encls.3 (Cheque)

Hobbsford Alta
Sept 8, 1944

Office of Custodian
506 Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	SEP 11 1944
File	2864
By	
Referring	A. Allen

Dear Sir:

Re: File number 2864.

We do not consider ^{the} account closed until the Federal Claims Commission has completed its investigation of the losses claimed.

● We are holding the cheque until the Commission has completed its survey.

Yours truly
K. Fukami
Katsuo Fukami

EXHIBIT 460 - 3

DATE 22 Mar 1948

FILED BY

A.G. Virtue

CANADIAN - JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Katsube Fukami
 Registration No. 13927
2. President residence. NOBLEFORD, Alta.
3. Residence at date of evacuation. MISSION CITY, B.C.
4. How long had you lived on property from which you were evacuated? 25 years.

REAL ESTATE

1. When did you buy property in question?
 (a) 1916 - 18.7 acres
 (b) 1930 - 5.3 "
2. What price did you pay?
 (a) 18.7 acres - \$600.00
 5.3 " 450.00 \$1050.00
3. What was the exact condition of the property then?
 (a) The land itself. Bush
 (b) The buildings. None
4. What improvements did you make upon the property in question?
Give full particulars with the value of each and give the value of your own work separately from the money you paid out of your own pocket.

(a) Buildings. See Sheet 4(a)

4 (a) BUILDINGS

Living house - built 1929			
Main building	24' x 26'	full basement	
West addition	6' x 26'		
South addition	6' x 26"		
North porch	6' x 14'		
Material -	\$1500.	Labour \$1000.	\$2500.00
Bunk House - built 1927 - 22' x 22' full basement			
Material -	\$250.	Labour - \$250.	\$ 500.00
Garage - built 1926 - 10' x 20'			
Material -	\$30.00	Labour - \$20.	\$ 50.00
Bath house - built 1926 - 12' x 16'			
Material -	\$20.00	Labour - \$15.	\$ 35.00
Root house - built 1939 - 24' x 68' concrete walls			
Material -	\$250.	Labour - \$250.	\$ 500.00
Combination work and Store shed; fairly large - 1925			
Material -	\$25.00	Labour - \$25.00	\$ 50.00
Combination root house and store shed			
built 1923 -	20' x 40'		
Material -	\$150.00	Labour - \$150.	\$ 300.00
Stable - built 1940 - 12' x 16' concrete below floor			
for liquid manure run-off.			
Material -	\$50.00	Labour - \$50.	\$ 100.00
Store shed on 1(b) (refer to real estate) 12' x 20'			
Material -	\$25.00	Labour - \$20.00	\$ 45.00
Wood shed - 12' x 20'			
Material and Labour	-----		\$ 15.00
Pump House - 6' x 6'			
Material and Labour	-----		\$ 5.00
Packing Shed -			
Material and Labour	-----		\$ 10.00

(over

4(e) CLEARING

22.7 acres at - -

10 boxes blasting powder and fuse per acre	\$ 50.
Labour (including equipment expense)	<u>150.</u>
	\$200. per acre

22.7 acres at \$200. per acre - - - - - \$4540.00

4(g) PLANTING

Hops - 5 acres

Expense per acre

Posts 18 ft long, 7800 per acre at 50¢ each	\$39.00
Plants \$25.00 worth	25.00
Labour - 60 man days per acre	120.00
Wire - 1000 lbs per acre	<u>50.00</u>
Total expense per acre	\$234.00

5 acres at \$234. per acre - - - - - 1170.00

Raspberries, Blackberries and Loganberries - 2½ acres

Expense per acre

Posts - 250 at 10¢ each	\$25.00
Wire - 200 lbs	12.00
Plants	13.00
Total labour expenses	<u>150.00</u>
Total expenses	\$200.00

2½ acres at \$200. per acre - - - - - \$ 450.00

Strawberries - 2 acres

Expense per acre

Plants	\$35.00
Complete labour expense	<u>150.00</u>
Total expense per acre	185.00

2 acres at \$185. per acre - - - - - \$ 370.00

Asparagus - 1 acre

Expense

Plants	\$15.00
Labour	<u>185.00</u>
	\$200.00

Total Expense - - - - - \$ 200.00

Fruit trees

200 trees at \$2.00

- - - - - \$ 400.00

Rhubarb - ¾ acre

Expense per acre

Plants	\$40.00
Labour	<u>120.00</u>

Total expense per acre \$160.00

¾ acre at \$160. per acre - - - - - \$120.00

- (b) Fencing \$40.00
- (c) Tillage
- (d) Drainage
- (e) Clearing. Refer to sheet 4(e)
- (f) Weed eradication.
- (g) Planting. Refer to sheet 4 (g)
- (h)
- (i)

5. Have you the assessed value at date of evacuation? If possible bring your assessment notice.

6. What is your age? 59 years.

7. Did you make a living on the above property?

Yes.

8. Did you make a profit from your work on the above property?

If so about how much over and above your living?

\$200. (\$5000. in 25 years)

10. What was the fair market value of this property at the date of your evacuation?

\$12450.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

\$12450.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?

(a) \$1374.00

(b) \$ 221.00

15. Did you receive a cheque and if so, for how much?

\$1648.16

16. What did you do with the cheque?

Am holding.

17. What actual loss do you consider you suffered by sale of your property?

\$12450.00.

18. Bring in any correspondence you have had with the Custodian.

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

Yes

3. What became of the property

Sold by Auction.

4. Where was the property actually left when you were evacuated?

In living house and store sheds.

5. If it was left in charge of anyone give the name and circumstances.

Some was left in care of Mr E.H.Merrill and have been in the list under the care of the Custodian.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.

No.

7. Did you receive a cheque from the Custodian?

Cheque of \$1648.16 includes payment for all personal and real estate from Custodian.

8. For how much?

9. What did you do with the cheque?

Am holding.

10. Any correspondence? If so, produce it.

Yes

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is expected to give.

1. Name. Malcolm Katsumi Fukami
2. Address R.R. #1 NOBLEFORD, Alta.
3. Evidence expected.

1. Name.
2. Address.
3. Evidence expected.

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).

10

Lethbridge, Alberta,
March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
KATSUNE FUKAMI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A.G. VIRTUE, Esq., K.C., appearing for the
Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

K. Fukami,
In Chief.
Discussion.

THE COMMISSIONER: All right, Mr. Virtue.

MR. VIRTUE: Call Katsube Fukami.

THE COMMISSIONER: Is this No. 5, Mr. Virtue?

MR. VIRTUE: Yes, sir, Katsube Fukami.

THE COMMISSIONER: What is the claim number, Mr. Secretary?

THE SECRETARY: This case is No. 460, Katsube Fukami.

KATSUBE FUKAMI, the claimant herein, being
first duly sworn, testified through
the interpreter as follows:

10 DIRECT EXAMINATION BY MR. VIRTUE:

Q Did you prepare this statement of your claim regarding
your land and buildings with the help of your
Interpreter?

A Yes.

Q Is that a true statement (indicating)?

A Yes.

Q You bought this land as bush?

A Yes.

Q And then put on all these improvements?

20 A Yes.

MR. VIRTUE: I will offer that as the first exhibit,
sir.

(STATEMENT MARKED EXHIBIT NO. 1).

3 THE COMMISSIONER: Does that statement relate to both
parcels?

MR. VIRTUE: Yes, sir, the smaller parcel is almost
unimproved.

Q Now, this is a statement relating to your personal
chattels. Did you prepare that in the same way?

30 A Yes.

Q And is that true? A: Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: And this is a brief statement or summary of the evidence. Did you prepare that statement with the help of your interpreter?

A Yes.

Q That is a true statement? A: Yes.

Q It shows the condition of the land when you got it, and what you did to improve it?

10

A Yes.

MR. VIRTUE: I will offer this as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

THE COMMISSIONER: I take it the buildings are all on the larger parcel, are they, Mr. Virtue?

MR. VIRTUE: I just want to look at this statement for a moment here, sir. I think I will have to ask about that. It should be cleared up, but I might say we did a better job of some of the subsequent claims than we did of the earlier ones because we had more time and more experience.

20

THE COMMISSIONER: Well that is the experience of all of us, I think.

MR. VIRTUE: Q: These buildings that are on this list there, 4 (a), are they on the 18 acre piece or on the 5 acre piece?

A There is one building on the 5 acre piece.

Q Which building is on the 5 acre piece?

A The 5 acre piece of ground is in hops, so that it was for his tools and there was a small warehouse

30

there.

Q There was only a small warehouse on that?

A Yes.

Q All the other buildings are on the 18 acre parcel?

A Yes.

Q All right.

MR. HUNTER: I wonder if my learned friend will agree to
file the Soldiers Settlement Board appraisal.

I think it will show the buildings.

10 MR. VIRTUE: What is that, Mr. Hunter?

MR. HUNTER: I wonder if my learned friend would care to
file the Soldiers Settlement Board's appraisal.

I think it will show the buildings on the two sepa-
rate parcels.

MR. VIRTUE: That is correct, sir, that the only building
on the 5 acre parcel is a frame building. In other
words, a shed just as he said. All the others are
on the 18 acre parcel.

20 THE COMMISSIONER: You are putting in the Soldiers
Settlement appraisal just the same as in the other
cases?

MR. VIRTUE: Yes.

THE COMMISSIONER: You might as well put it in now as an
exhibit.

MR. VIRTUE: I might what?

THE COMMISSIONER: You might as well put it in as an
exhibit now on the same footing, that it was done
in the other cases. You are not bound by it, but
it is informative.

30 MR. VIRTUE: I will put that in because it will help to

K. Fukami,
In Chief.
Discussion.

clear up the situation a little bit.

(APPRAISAL MARKED EXHIBIT NO. 4).

MR. VIRTUE: I will also ask the counsel for the Crown
to admit that the assessed value in this case was
\$2302.00.

MR. HUNTER: That is correct, my lord.

THE COMMISSIONER: That is the 1942 assessment, is it?

MR. VIRTUE: Yes.

THE COMMISSIONER: \$2342.00?

10 MR. VIRTUE: \$2302.00, sir,

THE COMMISSIONER: \$2302.00?

MR. VIRTUE: Yes, as against the selling price of
\$1595.00. I also want to call attention to one
thing in the personal property claim. We claim
for a pump, an electric pump, and we find now that
that was sold with the land as a fixture, and we
admit that that is correct, and, therefore, the claim
for the electric pump will not apply.

MR. HUNTER: That is item 55 of the claim, Mr. Virtue?

20 MR. VIRTUE: Yes.

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value and
that the personal property was sold for its fair
market value. It is submitted that that personal
property which was abandoned was valueless and that
the amounts claimed for property lost, destroyed or
stolen are excessive.

I file an analysis of personal property claim
as Exhibit 5.

30

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUNTER: I find it a little difficult, my lord, from my learned friend's statement of real estate where he refers to the amounts of cash, which I presume is in this so-called summary of evidence, to ascertain the method by which he arrived at his figures. I do not know exactly what he is claiming. The amounts seem to be fairly definite, but whether he is claiming in the form of an increased value of land or as a separate thing, I am not too sure as to that.

10 MR. VIRTUE: I think I can make that clear to my friend.
✓ What we say is that the land was bought as bush with nothing on it and then we went to work and put all these buildings on it that are listed in 4(a) except the one shed and then we cleared the 22.7 acres, we planted the various crops shown on that second page, and so on, and by adding those up together we simply get the total value of the property as \$12,450.00.

20 THE COMMISSIONER: Your \$12,450.00 is a cost figure, is it?

MR. VIRTUE: Yes.

THE COMMISSIONER: You say the land had that value by virtue of the improvements you put on it and the expenditure you made on it?

30 MR. VIRTUE: Rather, we would arrive at it in this way: We say this man claims that the property was worth \$12,450.00 and in order to support the claim or his opinion that it was that, he says "I paid for the land raw \$1050.00; it was then bush. It cost me \$200.00 an acre to clear away the bush which

would be a matter of \$4540.00 and then it cost me this much to improve it and make it ready to bear crops."

THE COMMISSIONER: So that you justify your valuation in that way?

MR. VIRTUE: Yes.

THE COMMISSIONER: Is that clear to you, Mr. Hunter?

MR. HUNTER: Yes.

10 MR. VIRTUE: I might say that we value it throughout in that way, except in one or two cases as indicated this morning where the total amount of expenditure is really greater than the land and then we cut it down.

MR. HUNTER: Then, in every case, subject to it being specifically stated, I am to assume that you claim the fair market value as identical with the cost of the property.

20 MR. VIRTUE: It works out that way, yes, except that if you will recall in one case this morning our costs ran up to, I think, \$9400.00 or something like that, and we said, "Notwithstanding that we are claiming that the property is worth \$1800.00".

MR. HUNTER: I think, my lord, that that will save a lot of trouble now that it is clarified.

THE COMMISSIONER: Yes.

30 MR. VIRTUE: I was going to suggest this. I think that perhaps at some stage in the proceedings, I am not sure whether you wish that done in Vancouver, but I think sooner or later we would like to bring before you a qualified expert as to the cost of

K. Fukami,
Discussed on.

clearing land. I think, perhaps, that would be of some value to the Commission.

THE COMMISSIONER: That, perhaps, can better be done when other evidence of the same character is being led in Vancouver.

MR. VIRTUE: Then I will say at this stage that we do intend to do that.

10 THE COMMISSIONER: There is this about it, Mr. Virtue, it may be that you have such evidence available here and, under the circumstances, if you prefer to lead that evidence here rather than wait until Vancouver, I see no objection to it.

MR. VIRTUE: I think, perhaps, in view of the fact that that would be of a general nature, all I need to say definitely is that we intend at some stage in the proceedings to lead evidence as to the costs depending on the nature of the timber, and that sort of thing, and it costs somewhere between \$200.00 and \$500.00 an acre to clear this bush land.

20

THE COMMISSIONER: Very well.

MR. HUNTER: In order that my friend might not be taken by surprise when he produces that expert witness, my lord, we are prepared to produce witnesses to show that it costs from \$200.00 to \$250.00 to clear land up in the Fraser Valley.

THE COMMISSIONER: And when you are all through clearing it, that doesn't follow at all that the amount of money you have spent on it bears any relation to the value of the land.

30

MR. HUNTER: Correct, my lord.

THE COMMISSIONER: You see, Mr. Virtue, God gave you this country down here all ready made to plant. The country at the Coast does not follow the same situation.

MR. VIRTUE: No. I think your Lordship will be well aware that we have, and intend to have, something to say on that point.

THE COMMISSIONER: Oh, yes, that is expected.

10 MR. HUNTER: I think possibly, my lord, it is interesting to observe from the claim made here, including the buildings, that the average price per acre is over \$360.00, and, similarly, the assessed value is
✓ \$32.22 per acre, and the appraised value \$40.62. ✓
If your Lordship will refer to Exhibit 5, it will be observed that while there were a considerable number of items sold by auction, there were a considerable number abandoned as worthless and a considerable number lost, destroyed or stolen, and
20 at the bottom a summary of that has been made, items for which the claimant claims \$256.00 that sold for \$53.75, an electric water system for which \$100.00 is claimed for was sold with the property as a fixture, and my learned friend has dropped that claim. It is written in ink at the bottom, my lord.

THE COMMISSIONER: I see.

MR. HUNTER: Items for which he claims of \$106.50 were abandoned as worthless and items for which he
30 claims \$25.50, it is claimed have been lost,

destroyed or stolen.

THE COMMISSIONER: Was there a breaking into of these premises?

MR. HUNTER: I have no record of that, my lord. I don't think it was. The items which have been lost are either things that are fairly small or would be likely to have been used by the tenant and probably actually just were out and disappeared.

10 THE COMMISSIONER: Did this tenant let the property himself, or was the lease one made by the Custodian?

MR. HUNTER: Just one moment, my lord. No, the lease was made by the Custodian.

THE COMMISSIONER: Well that is a matter that can be explained later then.

MR. HUNTER: The real property is entirely a question of valuation, and the personal property similarly, my lord, so that there are no questions.

THE COMMISSIONER: Anything further, Mr. Virtue?

20 MR. VIRTUE: I just want to ask a question at random here, sir, about one of these chattel items.

Q You claim for an electric washing machine which you say was worth \$75.00; do you remember that?

A Yes.

Q What make was that machine?

A My wife used it so that I don't remember the make.

Q Was it in working order when you left?

A Yes.

MR. HUNTER: I am sorry, I can't hear the questions and answers at all.

30 THE COMMISSIONER: If you will speak out a little louder,

K. Fukami,
Discussed on.

both the counsel and the interpreter.

MR. VIRTUE: I am sorry. He says it was working when he left. It was in working order.

Q Did it work by electricity? A: Yes.

Q There was a motor with it, an electric motor?

A Yes.

Q What was that machine worth?

A It cost \$150.00 when I bought it.

Q And about what was it worth when you left there?

10 A Well I used it for about six years and I estimated it about \$70.00, \$70.00 or \$75.00.

Q About \$70.00? A: Yes.

Q Did you know that it sold for \$4.00 at auction?

MR. HUNTER: My lord, again I do not wish to be technical, but if this is re-examination, I don't quite follow it.

THE COMMISSIONER: Well, it arises, Mr. Hunter, from your statement questioning the valuations. Let me see just what was your comment.

20 MR. VIRTUE: My learned friend puts this statement in.

THE COMMISSIONER: Well I am not stopping you, Mr. Virtue, you can proceed.

MR. VIRTUE: All right, that is all. Thank you.

THE COMMISSIONER: Q: Tell me, did you buy this washing machine new when you first got it?

A Yes.

Q And when did you buy it?

A I am not quite sure when I bought it, but we used it for six years by the time I left.

30 Q Where did you buy it?

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A In Vancouver City, I don't know which store.

THE COMMISSIONER: Any further cross-examination, Mr. Hunter?

MR. HUNTER: Seeing as we raised this washing machine, I might as well find out everything about it, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q How big is your family?

A Six persons altogether.

10 Q Yourself, your wife, and four children?

A Yes.

Q Any relatives living with you?

A No.

Q And this washing machine was used to wash the clothing of six people for six years; is that correct?

A: Yes.

Q That is all.

MR. VIRTUE: That is all, thank you. That is all in this case, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. E. Howard
"S. E. HOWARD"
Official Reporter.