4939

FORM "JP"

STRAWBERRY HILL

FILE No. #939.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: FUKUTANI Chojaro

HOME ADDRESS: 1373 Horrel Rd. New Westminster B.C.

REGISTRATION NUMBER 12627 SEX: Male AGE: 55

OCCUPATION: 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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hanayo

ADDRESS OF WIFE OR HUSBAND: 1373 Horrel Rd., New Westminster B.C.

NAMES OF ANY LIVING CHILDREN: Misako (F) Minoru (M) Isamu (M) Yoshio (M) Akira (M) Yutaka(M) Tokiko (F)

ADDRESS OF CHILDREN: 1373 Horrel Rd., New Westminster B.C.

AGE OF CHILDREN: 20, 18, 15, 11, 7, 5, 2,

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

1. LOCATION AND DESCRIPTION: Lots 22, and 23, N.E.¼ of Section 36. Township 4, Municipality of Delta.

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 Chicken houses. 8 2 Storey wooden frame dwelling house, 8 Rooms. Wood Shed, Bath house Barn. Pump House.

3. INSURANCE (Give particulars; state where policies are) North West Fire insuranceCo. $1000.00.

4. TAXES (Amount and where payable) Taxes for 1941 $16. 04. Payable at Ladner B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mr Fast, 575 E. 49th Ave., Vancouver B.C. Leased for duration.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possesion

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN Strawberries, Gooseberries, Currants, Fruits, Rhubarb Asparagus, Peas.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See Page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Farm implements. and Tools, Gramaphone, Chairs, Kitchen Heater, Electric Range; 1 Cupboard, Drum Stove, 2 Dresser, 2 Tables, Electric Pump & 3 Electric Brooders, 1 Vacuum Cleaner. Kitchen Utensils.

All to be left in house. and to be taken over by Mr Fast. 575 E. 49th Ave., Vancouver B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

2 Dogs,

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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) $50.00 Victory Bond, In declarants possession.

8. BANK ACCOUNTS: Bank of Montreal New Westminster B.C.

9. LIFE INSURANCE: New York Life Insurance. $1000.00 and Monarch Life Insurance Co. $1000.00 Policy number unknown. Policy in declarants possession. for Akira. (Son)

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 18th day of April 1942.

(Signature) S Furuta

F. M. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Dec. 11th/42

Our File No. 4939

Full Name FURUTANI, Chojiro
(Surname in Block Letters)

Registration No. 12627 Male ✓ - Female (check) Age July 20, 1886.

Former Address 1373 Hornet Rd., R.R. #1, New Westminster, B.C.

Date Evacuated 2/6/42. Naturalized ✓ - Canadian-Born - National (check)

Present Address c/o E. Gauthier, Lorette, Man.

Married ✓ - Single (check)

Name of Wife nee (KANAI) Hanayo d 1957

Name of Husband —

Name of Mother TOMAHARA Tsuru (Dec'd) Name of Father Jitsutaro - Dec'd

Names of Children under 16 Hoamru (M) 20/4/26 Yoshio (M) 6/7/
Akira (M) 27/9/33. Donald Yukiko (M) 24/5/36
Clara Tokiko (F) 23/2/40.

Requested by Olga. Registered with Custodian (Yes or No)

Additional Information Farmer. Owner of 10 acres and one house.

REAL PROPERTY SUMMARY

File 4939

V.L.A. B.C. 620-P

JAPANESE NAME: Chojuro FURUTANI -- Reg. No. 12627

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

PROPERTY ADDRESS: No. 1373 Norrel Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lots 22 and 23 of part of the North East Quarter of Section 36 Township 4 Map 1186 Municipality of Delta in the District of New Westminster.

TITLE: In name of Chojuro FURUTANI.

ENCUMBRANCE: Vesting in Custodian No. 24884, 3rd November 1942.

ASSESSED VALUE: 1942 -
Land $487.00
Improvements $1600.00 Total $2087.00, Taxes $20.91.

CLASSIFICATION: Berry and chicken farm with dwelling. Custodian's inspector reported 30th June 1942 - Acreage 8.12 of which 4 acres were cleared and remainder bush. Of the 3 acres cultivated land ½ acre was in rhubarb, 1/3 acre mixed fruit, 1 acre in strawberries, ½ acre in asparagus and ½ acre in gooseberries and currants. The buildings were a 1½ storey frame house 30 x 34 of 6 rooms in fair condition, three 2 storey chicken house, one 135 x 20 and the others 34 and 40 long, four chicken houses 42, 78, 60 and 64 ft. in length. Small feed shed, woodshed and 5 colony houses and 3 wells with an electric pump.

HISTORY OF ADMINISTRATION: The property was leased by the owner to D.W. and E.H. Fast on 20th April 1942 for the duration at $10.00 per month, which lease was reported to the Custodian. Concurrently with this lease, however, there was an agreement not reported, and apparently it was not intended that it should be reported. By this collateral agreement the rental was fixed at $20.00 per month, one half to be reserved for the owner and to be paid at some future date on his return or at his order. On this lease there was due at $20.00 per month from 20th April to 20th October $120.00, of which $75.00 was paid to the Custodian, leaving $45.00 to the owner. The owner was not evacuated until 2nd June during which time the rental was reduced to $10.00 per month, a credit of $25.00, and leaving a balance of $20.00 of which there is no evidence on file as to payment beyond a statement by Furutani that the first month's rent (amount not stated) had been paid to him direct.

Replacing the above a new lease was given by the Custodian to the same parties on 20th October 1942 for a per of 1 year at $15.00 per month. Eleven months rental wa

HISTORY OF ADMINISTRATION: rental was paid to the Custodian $165.00, of which $127.50 was allowed to The Director, The Veterans' Land Act. Some chattels were included in lease, and storage space reserved for other.

SOLD: To The Director, The Veterans' Land Act for $1880.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Chojuro Furutani - Sale price $1880.00 plus rental $240.00 plus refund of insurance $6.27, total $2126.27; less taxes $20.91, allowed rent to The Director, The Veterans' Land Act $127.50, Certificate of Encumbrance $1.00, registration fee $3.00, legal fee $15.00, total debit $167.41. Net amount released $1958.86.

TITLE: Included in C. of T. 168960-E and payment to Custodian made by cheque dated 7th March 1944.

PROTEST: Under date of 2nd October 1944 Mr. Furutani wrote the Custodian protesting sale without his consent and stating the the 130 - 2 storey chicken house cost him $1500.00.

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

Ian Macpherson

DATED November 8th, 1945.

IM:ML.

12627

NAME

FURUTANI, Chojiro

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4939

COMPANY	POLICY NO	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
North West Fire Insurance Co.	Bldg Furniture & V.Z.A 205323	$1000.	Aug.	1	1944	Lt.22, NE¼ Sec.36, Twp.4S Rge. of Dak., S.D.

$700 - Bldg
300 - Hsld
1000

File No. 4939 December 7th, 1944

CLAIMS DEPARTMENT

Chojuro FURUTANI - Reg. No. 12627

CREDITORS:-

1. B. C. Electric Railway Co. Ltd. ..... $ 4.86

NO CLAIMS ON WIFE'S FILE - 5168.

Cr. Bal. $1536.86

AMcA:MD

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Furutani Chojuro File No. 4939

c/o C. Gaither Reg. No. 12627

Laurie Miss

Company New York Life Agency

Policy No. 7 940 173 S7

Premium - $ 32.60

Payable: Annually, Semi-annually or monthly

Month July Day 28

REMARKS:

Letter Sent 12/9/43

Extract from Lease.

Lease No. 131.
File No. 4939.

Lessor: Chojiro FURUTANI.

Lessee: Ernest FAST and Daniel W. FAST.

Date: 9th March, 1943.

Term: 1 year from 20th October, 1942 to 19th October, 1943.

Consideration: $180.00, payable $15.00 monthly on 20th day of every month commencing 20th October, 1942. No Taxes.

Property:

Land: Lots 22 & 23 of part of N.E.¼ of Section 36, Tp.4, Map 1186, C. of T. 56303 E. (1373 Horrel Rd.) Municipality of Delta.

Buildings: Included. Space reserved for storing chattels.

Chattels: Water Troughs (excepting new ones)
2 Hoes
1 Hay Fork
19 Egg Crates
2 Brooders (Electric Grandview Junior)
3 Potato Forks
1 Rake
2 Square Shovels
1 Manure Fork
1 Electric Fan
2 Brooder Stoves in Chicken House

Lease handed S.S.B. 29/7/43.

Extract from Lease.

File #4939.

Lessor: Chojuro FURUTANI.

Lessee: Daniel W. FAST, & Ernest Helmut FAST.

Date: 20th April, 1942.

Term: Duration and for not less than 12 months from 20th April, 1942.

Consideration: $60.00 due and payable on 20th October, 1942, and subsequently on 20th days of April and October of every year. Lessor to pay Taxes.

Property:

Land: Lots 22 & 23 of N.E.¼ of Section 36 Township 4, District of New Westminster, known as 1373 Horrel Rd. Municipality of Delta.

House: Included. no schedule of chattels attached to Lease

Replaced by Lease No 131 - see extract of same

Lease handed to S.S. 45-27/7/43.

Form No. 3. HOUSE LEASE. 5-41. The Clarke & Stuart Co. Limited, Law Printers and Stationers, Vancouver, B.C.

1

This Indenture

9

made in duplicate the Twentieth day of April in the year of our Lord one thousand nine hundred and forty -two.

#4939

COPY

In Pursuance of the "Short Forms of Leases Act"

Between CHOJURO FURUTANI, Farmer, of Rural Route No. 1, New Westminster, Province of British Columbia.

Insert full Name, Street Address and Occupation of each Party.

hereinafter called the "lessor" of the FIRST PART; and

DANIEL W. FAST, Farmer, and ERNEST HALMUT FAST, Farmer, both of 575 East Forty-Ninth Avenue, in the City of Vancouver, Province aforesaid. (Also farming at Beaver Flat, Sask.)

hereinafter called the "lessee" of the SECOND PART;

WITNESSETH, that the said lessor doth demise unto the said lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Delta in the Province of British Columbia, more particularly known and described as follows:—

"Lots Twenty-Two (22) and Twenty-Three (23), of the North East Quarter (N. E. ¼) of Section Thirty-Six (36), Township Four (4), in the District of New Westminster. Also known as 1373 Horel Road."

This lease cancelled and replaced by Lease #131 to Daniel Fast

From the Twentieth day of April
one thousand nine hundred and forty-two for the term of the duration of the war and for not less than twelve (12) months from the above date.

YIELDING therefor during the said term the rent of

Sixty ($60.00) and 00/100 (For each 6 month period) dollars ($60.00)
of lawful money of Canada, payable on the following days and times, that is to say:

$60.00 is due and payable on the 20th. days of October and April in each and every year during the continuance of this lease.

It is understood and agreed that the taxes are to be paid by the Lessor when due.

THAT the said lessee covenants with the said lessor to pay rent; **AND** to pay rates for [redacted] electric light, [redacted]
AND to repair; **AND** to keep up fences; **AND** not to cut down timber; except for their own domestic use.
AND the said lessor may enter and view state of repair, **AND** that the said lessee will repair according to notice.
THAT the said lessee will not use premises as a shop.
AND will not assign without leave. And will not sub-let without leave.
AND that he will leave premises in good repair.
AND that he will not carry on any business that shall be deemed a nuisance on the premises.

E.F. L.E.F. E.F.

PROVISO for re-entry by the said lessor on non-payment of rent, or non-performance of covenants.
PROVISO for re-entry on seizure or forfeiture of the said term.
THE said lessor covenants with the said lessee for quiet enjoyment.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the lessor have been rebuilt or made fit for the purpose of the lessee.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the said lessee shall hold over after the expiration of the term hereby granted and the lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties hereto have hereunder set their Hands and Seals.

SIGNED, SEALED AND DELIVERED
In the presence of

Signature of Witness J. D. Cooper.
Street Address 1158 Columbia St.
City or Town New Westminster, B.C.
Occupation of Witness Real Estate Agent
As to all signatures.

C Fraser Tait
Daniel D. Ford.
Ernest H Ford.

General 193

Richardson

UNITED STATES FIDELITY AND GUARANTY COMPANY

INTER-OFFICE CORRESPONDENCE

V

To: Mr. MacPherson, Custodian Japanese Farms.

From: Daniel Fast
R.R. 1, New Westminster B.C.

Date: May 6th /42

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 7 1942

Subject Re Rent of farm.

Dear Sir:- Allow me to notify you, that Mr. K. Furutani's 10 acre farm was rented to me verbally by me from D. W. Fast and Ernest H. Fast, on the 20th of April. The farm is situated on Horne Rd, R.R. 1 Delta Municipality.
The Rent Agreement was made out only in two copies.
The rental money $10.00 a month to be paid halfyearly.

Yours truly
Daniel Fast
R. R. 1, Horne Rd.
New Westminster

V

Department of the Secretary of
State, office of the Custodika.
Ex. & Executive Section.

File: 4939

New Westminster, 1373 Hovel Rd.
June 10th/42.

Dear Sir:- It must be a misunderstanding. The agreement states: "For each six months period," not in advance. The agreement starts with the 20th of April and may terminate on the 20th of April if the advance returns. That's the way it was originally meant & understood, i.e. the 20th of October 1942 & the 20th of April 1943, & during the following years as long as the war lasts. We worked in & on the property the 27th of April. There have been paid to Mr. Furutani one months rent or $10.00 for which I am holding a receipt. I hope this is satisfactory.

Yours truly
Daniel Fast.

$50.00 due Oct 20th/42

Taxes due Nov 16/42

Richards

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6121

PLEASE REFER TO
FILE NO. 4939

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

9th June, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 15 1942

Messrs. D.W. & E.H. Fast,
1373 Horrel Road,
R.R. #1,
New Westminster, B.C.

Dear Sirs:

re: C. Furutani.

According to the terms of your lease covering C. Furutani's property, the payment of $60.00 was to have been made on April 20th. Kindly advise us at your early convenience whether or not you hold a receipt covering this payment.

Thanking you in advance,

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA:GF

Agreement, concerning
the equipment + household goods left
on the farm of 10 acres by Mr. C. Furutani
at 1073 Hovel Rd, R.R. No 1, New Westminster, B.C.
between him + Mr. Dan. W. Fast + Ernest
Fast, + their father included, on the
10th of May 1942. These are the points:
(1.) Sold him 1165 laying hens at 75 cents
apiece, for which the seller acknolegen
receipt.
(2.) The equipment to be left with the
farm, except a few things that can
be taken along to their new home.
(3.) All + everything left behind will
be taken care of as much as possible
+ for the use of the buildings + equip-
ment a rent of $20.00 a month is
promised by the renter.
(4.) Everything growing on the farm is
included in the rent.
(5.) Of the rent, of $20.00 a month, half of it
or $10.00 a month is reserved to be
paid the owner when he comes back
or to whom Mr. Furutani wants it
to be paid, monthly or quarterly.
(6.) As long as Mr. Furutani's family
is occupying the house + premises
only ~~half of the~~ rent is demanded of Mr. Furut.
except the first month which is ~~not~~ paid for.
Therefore the rent starts the 20th of May, 1942
C. Furutani. Dan W Fast. Ernest Fast.

Continued from former page.

P.S.:-

(7.) Equipment on the farm to be returned:

3 pulleys, 1 one wooden one.
1 pick, 1 shovel, 1 crow bar,
76 tile, one hand cultivator, a water hose, 31 jam crates 3 wooden barrels, 10 water troughs, 2 brooders, 2 rolls of tar paper 128 bundles of shingles, 3 potato hooks, 2 hoes, 2 rakes, 2 hay hooks or forks, 2 square shovels 2 scrapers, 2 log hooks, 2 incubators, 1 neighbors hoarder, 1 pine bedroom suite, 7 beds, 8 bed springs, 19 eggs crates, 3 stoves 1 drum stove, 2 coal hod or stoves 1 lounge, 1 table, 2 square 2 drawer of pipes 80 feet of 1 iron board & step ladder, 1 spring bed.

Re fire insurance. The Fire Insurance Policy held by Fire Mr. Fast will keep the Bank Book with a deposit of $20.00 in it (The Bank of Montreal New Westminster No. 5536.

8.) The house rent of 10 dollars a month beginning the 20th of May we agree to pay every two months (i.e. $20.00 every two months) to be sent to C. Fauteux in Manitoba, if possible.

(9.) The stove in the kitchen (Fawcett) we agree to pay $60.00 for, two dollars a month until paid and the rent money with the stove money to be paid to the Bank or personally to Mr. C. Fauteux.

D. W. Fast, C. Fauteux
Ernest Fast.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 4939

Date: June 30, 1942.

MUNICIPALITY: Delta.

REGISTRATION NO. 12627.

NAME: FURUTANI, Chojuro

ADDRESS: 1373 Horrel Rd., New Westminster, B.C.

PROPERTY:

ACREAGE: 8.12 4 acres cleared rest bush.

KIND OF CROPS: Rhubarb. Fr. Tree Straws. Asparagus. Gooseberries, Blk & Red Curr.

APPROXIMATE ACREAGE OF EACH: ½. 1/3 mixed. 1. ½. -------½ acre mixed.-------

HOUSE: 1½ Storey. VACANT: OCCUPIED Yes.

DESCRIPTION Frame. ROOF: Shingle.

SIZE: 30 x 34 NO. OF ROOMS 6.

CONDITION: Fair. 2 Storey chick. hse. 40' chicken house 42' long.
chicken house 64'. chicken house 78' long
chicken house 60' long

OTHER BUILDINGS: chicken house (new) 2 Storey 135 x 20, storeroom, small feed shed, woodshed, chicken house (2 storey), 5 Colony houses

NAME OF LESSEE OR RENTOR: D.W. Fast, & E. Fast (brothers) (34')

TERMS: $10.00 per month for house and crops, for the duration. Taxes to be paid by Lessees, chickens bought by Lessees, and father.

WATER: 3 Wells. Electric Pump. ON: OFF:

LIGHT: Yes. ON: Yes. OFF:

REMARKS: Copy of lease supposed to have been given to Custodian by FURUTANI. 2 dogs being looked a fter by Lessees. Upstairs of house poorly finished, wooden floored basement, inside boarded with V joint. Kitchen is painted.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

Heater.
Couch.
Dresser.
Table.
Wash stand.
8 Kitchen chairs.
3 Beds.
Chest of drawers.
Mantle clock.
Ironing board. (collapsible.)
Guitar & case.
Iron.
Bur eau.
2 Linoleum rugs on floors.

Upstairs.

5 Beds. (2 belong to married daughter) file 5998
2 Kitchen chairs.
Several boxes & ctns. stored in upstairs closet.
Quantity of dishes & kitchen utensils.
6 Gal. stone crock.
Gramaphone.
Dressing table & stool.
Chiffaneer.

Basement.

5' Step ladder.
Auto tire & tube.
2 Pr. rubber boots.
2 incubators. (Charters)
Electric range.
heater.
Cook stove. (old)
2 Rolls Raspberry wire.

In chicken houses.

136 Bdle of shingles. (wood)
3 Brooders (electric) Grandview Jr.
Bed couch.
Rocking chair.
8 rolls 6' chicken wire netting.
2 rolls 3' " " "
heater.
Kitchen chair.
Chest of drawers. (sliding doors)
Electric fan.

Signed: J. Morgan
W. H. Hogan

ADDITIONAL CHATTELS LEFT ON PROPERTY
OF
FURUTANI, Chojuro #12627.
1373 Horrel Road, New Westminster, B.C.

Child's wagon.(poor)

2Blocks.(steel)

Tricycle.

1 Block.(wooden)

1 Pick.

1 Shovel.

1 Crowbar.

76 Tile.

5 Lge. Milk cans.

2 Peaveys.

Hand sprayer.

Hand cultivator.

50' Water hose.

31 Jam crates.

3 Wooden barrels.

10 Water troughs.

2 Rolls of tar paper.

~~3 Potato forks.~~ S.T.

~~2 Hoes.~~ S.T.

1 Rake.

1 Hay hook.

2 Square shovels.
2 Chicken floor scrapers.
19 Egg crates.
~~2 Coal brooder stoves.~~ S.T.
60' ¾" Water pipe.
Manure fork.

In the basement.

2 Homemade tables.

Drum stove.

Cook Stove.(old)

Heater.

3 Fish nets.

Signed J. Morytow.
H Kofuru

Bell

File #4939

August 18, 1942

Name: FUNUTANI, Chojiro

Reg. No: 12627

LIST OF CHATTELS LEFT AT 1373 HORREL RD., NEW WESTMINSTER, B. C.

In House

heater X
couch X
dresser X
table X
wash stand
8 kitchen chairs X
3 beds
chest of drawers X
mantle clock X
ironing board(collapsible)
guitar & case
bureau
2 linoleum rugs on floors X
iron

Upstairs

5 beds(2 belong to married daughter)
2 kitchen chairs
several boxes & ctns. stored in upstairs closet
quantity dishes & kitchen utensils
6 gal. stone crock
gramaphone X
dressing table & stool(belonging to married daughter)

Basement

5' step ladder X
auto tire & tube
2 pr. rubber boots
2 incubators (Charters)
electric range IN BASEMENT
heater X
cook stove (old)
2 rolls raspberry wire
2 homemade tables
drum stove X
cook stove (old)
heater X
3 fish nets

child's wagon (poor)
2 blocks (steel)
tricycle
1 block (wooden)
1 pick
1 shovel
1 crowbar
76 tile
5 lge. milk cans
2 peaveys
hand sprayer
hand cultivator
50' water hose
31 jam crates
3 wooden barrels
10 water troughs
2 rolls of tar paper
3 potato forks X
2 hoes
1 rake X
1 hay hook
2 square shovels X
2 chicken floor scrapers
19 egg crates
2 coal brooder stoves X
60' ¾" water pipe
manure fork

Vacuum Cleaner

X Electric Brooder and Brooder Fan

X Were to be included in lease to Jack.

This represents all of my chattels remaining in any protected area of British Columbia. Please sign and return one copy to the Custodian.

Confirmed:

DATE: _____ SIGNED: _____

File No: 4939 October 30, 1942

Name: Mr. Chojiro FURUTANI,

Reg. No: 12627

NOV 13 1942

Inventory of Chattels Remaining at 1373 Horrel Road, Delta, B.C.

10	Water troughs	3	Potatoe forks
2	Hoes	1	Rake
1	Hay Fork	2	Square shovels
19	Egg crates	1	Manure fork
2	Table(HM)	1	Drum(stove)
1	Heater(Fawcett)	1	Heater in basement
1	Couch	1	Dresser
1	Small table	1	Wash stand
6	Kitchen chairs	1	Bed & spring
1	Chest of drawers	1	Mantel clock
1	Ironing board	2	Linoleum rugs on floor
1	Gramaphone(Columbia)	1	5' ship ladder
2	Brooders(Electric Grandview Jr.)	1	Rocking chair
1	Bed Couch	2	Brooder stoves in chicken house.
1	Chest of drawers with sliding doors	1	Electric fan.

1 brooders not ours.
Daughter's (Mrs. Gray) Bedroom suite upstairs not for rent.

This gives my consent to have these chattels included in the lease As applied for.

Confirmed:

Date: Nov 5th/42 Signed: C Furutani

Please sign and return one copy to the Custodian.

4939

29th August, 1942.

Messrs. D. W. and E. H. Fast,
1373 Norral Road,
R. R. No. 1,
New Westminster, B. C.

Dear Sirs:

Re: Chojiro FURUTANI

Reference is made to your lease dated April 20th, 1942 with Mr. Chojiro FURUTANI.

From information supplied, which may or may not be correct, we are led to believe that you have a second or supplementary agreement with Mr. Furutani covering the same property and that this second agreement was signed by you at the same time you signed the first agreement, of which you provided us with a copy.

We ask that you forward to us by return mail a copy of the second agreement or your assurance that no such second agreement is in existence.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Alexander.

Sept. 7th 1942.
1373 Harvey Rd, New Westminster B.C.

Dept. of the Secretary of State,
Office of the Custodian.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 10 1942

V

Dear Sirs:- With reference to yours of the 29th August, 1942.

First of all I wish to explain the circumstances that led to this entirely personal paper signed by Mr. C. Furutani and my sons D. W. Jack & Ernest Fox. It was made out about a month or a month and a half later than the original official lease contract. When we intended to leave the farm I was at the office of the Custodian & a lady in charge told me I was entirely free to deal with Mr. Furutani & all they wanted was a note from me to inform the Government to whom the farm had been rented.

Mr. Furutani & his sons were very happy & amicable in their dealings, and, being one of the first to rent a Japanese place, they did not seem to know the price they wanted, afterwards they got wise. So only $10.00 of monthly rent was demanded at the time when the official agreement was made in town, on the 20th of April. After a while they talked it over with their people, who had rented at a higher price,

(over)

started to make higher demands & began to value every detail, every little thing in the place. They made out a statement of their property and charged it from time to time. Bought 1865 old hens & being entitled to the use of these hens I wanted to sell my eggs. This they had not foreseen & they demanded the eggs as long as they figured to stay. This put me in a awkward position, and, in spite of my right to sell the produce of my hens, which I had paid for, I let them use my hens for over two weeks, which amounted to over 200 dollars.

After this they approached us with higher demands & I at last yielded & we made out a simple statement & we put in at present twice as high, 200.00 instead of 70.00. I know it is too much, considering the work and the income we have had this year as everything was neglected & under weeds. Even we had 10 per cent than half the crop, we could have expected. It was mostly Strawberries, Asparagus & Rhubarb. The rhubarb could not be sold at all, asparagus was too late & the berries were the poor. There was no intention from my side to make a secret agreement & if I could not avoid this. We bought a stove on monthly payments, bought all the rest was paid for in cash. I am sending you the original paper, which you may examine & return if possible, & I'd ask you to ignore this paper as you are ignoring the Salaries already asked. I would have done it personally but am too busy & practically alone with all the work.

Yours truly
Daniel Dart

C
O
P
Y

Sept. 7th, 1942.
1373 Horel Rd.,
New Westminster, B. C.

Dept. of the Secr. of State,
Office of the Custodian.

Dear Sir:- With reference to yours of the 29th August, 1942.

First of all I wish to explain the circumstances that led to this entirely personal paper signed by Mr. C. Furutani and my sons D. W. Fast and Ernest Fast. It was made out about a month ~~or-a-month-and-a-half~~ later than the original official lease contract. When we intended to lease the farm I was at the office of the Custodian and a lady in charge told me I was entirely free to deal with Mr. Furutani and all they wanted was a note from me to inform the Government to whom the farm had been rented.

Mr. Furutani and his sons were very hazy and ambiguous in their dealings, and, being one of the first to rent a Japanese place, they did not seem to know the price they wanted, afterwards they got wise. So only $10.00 a month rent was demanded at the time when the official agreement was made in town, on the 20th of April. After a while they talked it over with their people, who had rented at a higher price, and started to make higher demands and began to value every detail, every little thing on the place. They made out a statement of their property and changed it from time to time. Bought 1165 old hens and being entitled to the use of these hens, I wanted to sell my eggs. This they had not foreseen and they demanded the eggs as long as they figured to stay. This put us in an awkward position, and, in spite of my right to sell the produce of my hens, which I had paid for, I let them use my hens for over two weeks, which amounted to over $200.00.

After this they approached us with higher demands and I at last yielded and we made out a simple statement and we put in a rent twice as high, $20.00 instead of $10.00. I know it is too much, considering the work and the income we have had this year, as everything was neglected and under weeds. I know we had less than half the crop, we could have expected. It was mostly strawberries, Asparagus and Rhubarb. The rhubarb could not be sold at all, asparagus was too late and the berries were too poor. There was no intention from my side to make a secret agreement and yet I could not avoid this. We bought a stove on monthly payments, but all the rest was paid for in cash. I am sending you the original paper, which you may examine and return if possible and I'd ask you to ignore this paper as you are ignoring the Japanese all together. I would have come in personally but am too busy and practically alone with all the work.

Yours truly,

"Daniel Fast"

Agreement concerning

the equipment and household goods left on the farm of 10 acres by Mr. C. Furutani at 1373 Horel Rd., R. R. No. 1, New Westminster between him and Mr. Dan. W. Fast and Ernest Fast and their father included, on the 14th of May 1942. These are the points:

(1). Sold him 1165 laying hens at 75 cents a piece, for which the seller acknowledges receipt.

(2.) The equipment to be left with the farm, except a few things that can be taken along to their new home.

(3.) All and everything left behind will be taken care of as much as possible and for the use of the buildings and equipment a rent of $20.00 a month is promised by the renter.

(4.) Everything growing on the farm is included in the rent.

(5.) Of the rent of $20.00 a month, half of it or $10.00 a month is reserved to be paid the owner when he comes back or to whom Mr. Furutani wants it to be paid, monthly or quarterly.

(6.) As long as Mr. Furutani's family is occupying the house and premises only half of the rent is demanded of Mr. Fast except the first month which is paid for. Therefore the rent starts the 20th of May, 1942.

(Signed) "C. Furutani" "Dan. W. Fast" "Ernest Fast"

Continued from former page

P. S.

(7.) Equipment on the farm to be returned:

3 steel pulleys, and one wooden one.
1 pick, 1 shovel, 1 crow bar
76 tile, one hand cultivator, a water hose, 31 jam crates, 3 wooden barrels, 10 water troughs, 2 brooders, 2 rolls of tar paper, 128 bundles of shingles, 2 potato hooks, 3 hoes, 2 rakes, 2 hay hooks or forks, 2 square shovels, 2 scrapers, 2 log hooks, 2 incubators, 1 neighbor's brooder, 4 piece bedroom suite, 7 beds, 8 bed springs, 19 eggs crates, 3 stoves, 1 drum stove, 2 coal brooder stoves, 1 lounge, 1 table, 2 bureaus, 1 drawer of pipes, 80 feet of ¾ in., 1 iron board and step ladder, 1 spring bed.

Re fire insurance. The Fire Insurance Policy "North West Fire" Mr. Fast will keep and Bank Book with a deposit of $20.00 in it (The Bank of Montreal) New Westminster with 5536.

(8.) The house rent of 10 dollars a month beginning the 20th of May we agree to pay every two months (i.e. $20.00 every two months) to be sent to C. Furutani in Manitoba, if possible.

(9.) The stove in the kitchen (Fawcett) we agree to pay $60.00 Returned for, two dollars a month until paid and the rent money with the stove money to be paid to the Bank or personally to Mr. C. Furutani.

"D. W. Fast"

"Ernest Fast" "C. Furutani"

% E. Gauthier
Lobitte Man.

Mr. H. J. Green
306 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir,

Checking the July 29th list with the Aug. 19th list we find number of actual missing, such as:- In upstairs list: one chiffonier and In Chicken house 136 bales of shingles (wood)
3 brooders (electric) Grandviews Jr.
1 bed couch
1 rocking chair.
8 rolls 6' chicken wire netting
2 rolls 3' chicken wire netting
heater
kitchen chair
chest of drawers (~~electric~~ wood)
electric fan.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 9

He would gladly sign as soon you put this list in.

Thank You

Yours truly
E Gauthier

4939

September 11th, 1942.

Mr. Daniel Fast,
1373 Horrel Road,
R. R. #1,
New Westminster, B. C.

Dear Sir: RE: Choliro FURUTANI

Your letter dated September 7th enclosing copy of supplementary agreement dated May 20th between Mr. Furutani and your sons has been received.

Your first Agreement, which is now superseded and which was dated April 20th, we have on file.

I am requesting the manager of our Farm Department to have drafted and prepared for signature an Agreement by Mr. Furutani on the one part and by your two sons on the other part. The Agreement which will be prepared will cover the case upon the basis of the information we have on file, and you may expect to hear from us in this connection shortly.

In the meantime I am sending to you a typewritten copy we have made of your letter to us dated September 7th and of the Agreement which was attached to it, retaining the original signed Agreement under authority to do so contained in the Consolidated Regulations Respecting Trading with the Enemy (1939).

I also ask that you inform us by return mail of the exact particulars of payments you may already have made to Mr. Furutani, of the amounts due Mr. Furutani, at the rate of $20.00 per month as from May 20th, and of the amounts due under your Agreement to urchase Mr. Furutani's stove, and I would also ask that your detailed statement be accompanied by a cheque for the full amount due, payable to the order of G. M. McPherson, Deputy Custodian.

This office has been somewhat disturbed to learn of the existence of the private Agreement attached to your letter dated September 7th, and should your duties permit you at sometime in the reasonably near future to come in to Vancouver, the undersigned would appreciate the opportunity of discussing the matter with you.

Yours truly,

R. P. Alexander
Manager

RPA:MF
Enc.

BC/620-P
BC/2812-A

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

Farm Appraisal Report

File No. J.L. 887

Land Description Lots 22 and 23 of S/Div. of N.E.,36, Tp4, Map 1186.
#1275 Marsh Road

Containing 8.004 Acres

Owner's Name Gholam [redacted] Post Office Address R.R.#4 New Westminster, B.C.

Nearest Rail Point Kennedy Distance ½ mile

Market Town New Westminster Distance 5½ "

Church (give denomination) United Distance ½ "

Nearest School Kennedy Distance ½ "

State how property was identified: L.R.O.Sketch - Map and surveyed roads

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

No.1275 Marsh Road - gravelled ½ mile to Scott Road - hard surfaced.

In this district a good one? Yes

Employment opportunity Full industrial at New Westminster, and in adjacent peat bogs.

Predominating Nationality and religion: British - none predominating

Describe Fencing and its condition: Chicken runs fenced with woven wire Value $ incl. in land.

Water supply: 2 linked-up wells, and pressure pump. Claimed to provide adequate supply for all purposes. Value $ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	(20 x 30	Lumber	9	Shingle	Old	pt.posts	very old	$ 700.00
	(12 x 16	"	8	"	"	" Concrt	"	
[redacted]	20 x 32	"	16	"	2 yrs.	Posts	Fair	660.00
[redacted]	22 x 40	"	14	"	4 yrs.	Cement	Good	350.00 (cement fo
[redacted]	20 x 24	"	6	"	Old	Posts	Fair	170.00
"	20 x 20	"	9	"	"	"	Poor	90.00
"	20 x 44	"	6	Shakes	"	"	"	65.00
"	16 x 32	"	6	"	"	"	"	40.00
[redacted]	20 x 20	"	12	Shingle	Vy.old	"	"	30.00
"	20 x 36	"	8	"	"	"	"	30.00
Feed shed	12 x 16	Logs & Lbr.	8	Shakes	" "	Logs	"	20.00
Pump & warehouse	12 x 24	Lumber	7	Shingle	10 yrs.	"	Fair	40.00
4 Celery Houses	scattered in chicken run		-	-	-	-	-	40.00
Blacksmith	20 x 20	Lumber	8	Shingle	Old	blocks	Fair	50.00

(Electricity fully established in all buildings)

Total present day value $ 2265.00

Total Value Buildings add to farm $ 1500.00

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

Describe the basement and chimneys: 2 basement rooms, pt.cement wall and pt.posts lined with lumber; brick chimney from ground.

No. rooms downstairs? 4 Upstairs? Nonc How finished Unfinished V Joint
2 basement rooms

Are buildings painted? Yes Condition of paint Good

Distance from nearest bush 150 yards

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

BC/620-P
BC/2812-A

374-2

DATE Sept 7/48

FILED BY

4939

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.5	Undulating	Mainly from light loam on gr adv.loam	clay to gr adv.clay on gravel in right of fields	Strawberries, currants, asparagus, rhubarb and gooseberries.	$70	$311.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
3.796	Rolling	gr adv. loam	sand & gravel	Average clearing	$60	$25	94.88

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 $ 395.88

Total added by buildings to value of farm $ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 20.00

Total value of farm $ 1915.88

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Fully occupied; lessee is Mr.Daniel Fast who is paying rent of $10.00 per month under a lease now in charge of the Official Custodian. He states that he is paying a further $10 per month for certain articles he bought from Furutani, plus possibly some excess rent. Could not see lease to check this.

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

Noxious weeds:
Canada Thistles

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Municipal and school - $20.91
Delta Municipality
Ledger - B.C.

Date: 22nd July, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 21st day of July 19 42.

Inspector's Signature "B. C. WORKMAN"

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

Farm Appraisal Report

Remarks: This place is one of a number of poultry farms in a group on the Horel Road. Doubtless some of the old buildings would require extensive cleaning and fumigating, and indeed some of these ought to be torn down. I consider that the values I have shown are the true replacement values by I have not added that value to the farm for the reason that the place is overbuilt in this respect, and would not appeal to a buyer.

The house is rather old, though serviceable for some years yet.

The acreage cultivated is what may be considered as the best soil on the place, the remainder being more gravelly, and more suited t chicken houses and field runs for hens, as it is now being used for th most part.

The location is good as to marketing facilities, and also wit regard to availability of industrial employment.

(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
Fruit trees are -10 apple-6 cherry-3 plum and 1 pear.		20.00
		$
Other crops at this time are:-		
Strawberries	0.65 ac	$
Asparagus	0.4 ac	
Currants	0.62 ac	$
Gooseberries	0.34 ac.	
Rhubarb	0.2 ac.	$
		$
		$
		$
		$
		Total $

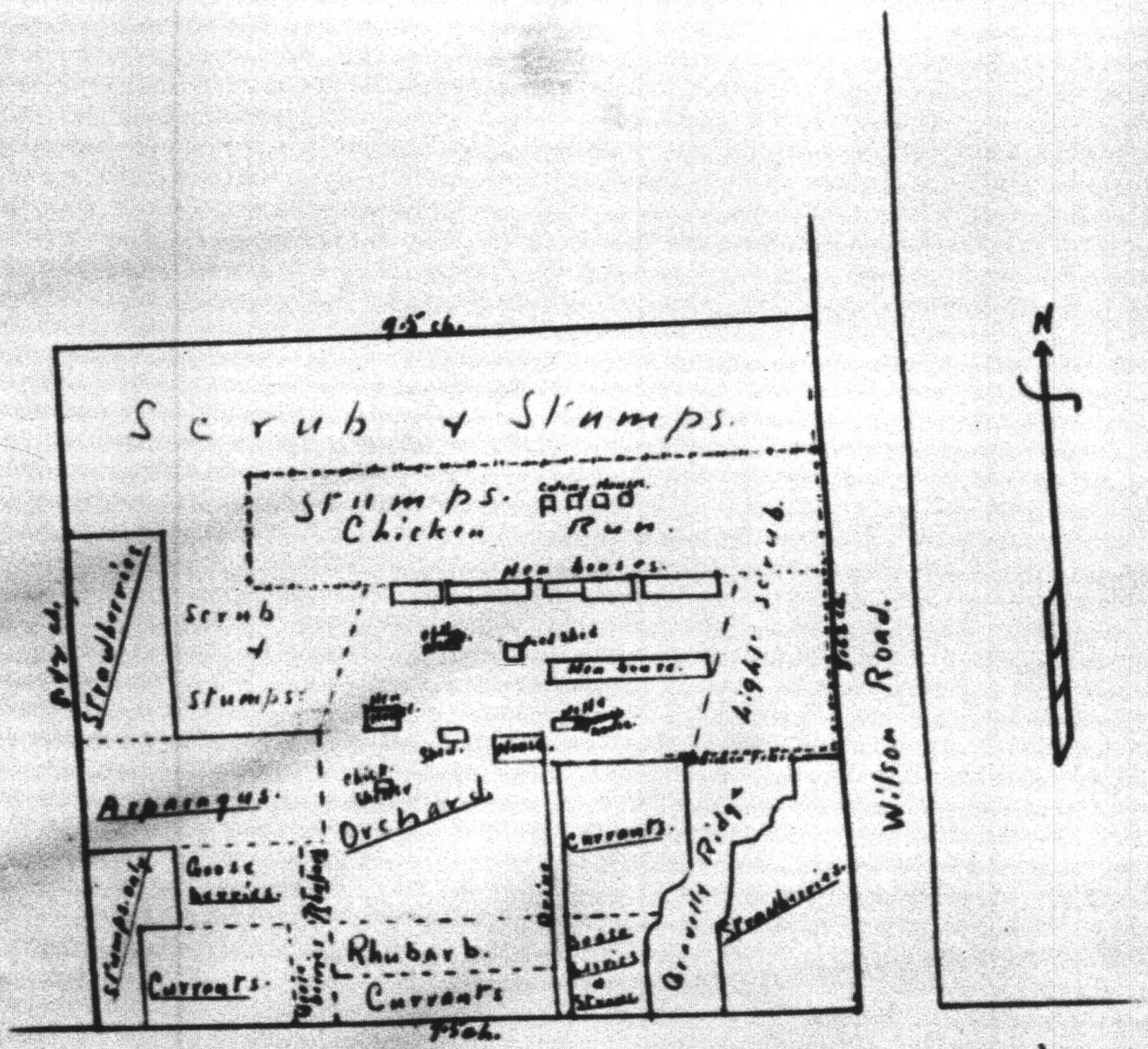
Amount fruit trees add to value of farm $

Diagram of Property

Chojuro FURUTANI

Lots 22 & 23 of S/Div. of N.E. 36-Tp. 4. Map. 1186.

8.094-acres.



Horel Road. (Gravelled To Scott Rd. 400 yds.)

Scale 2 chains.

Following careful review of this appraisal report, it is my opinion that the present value is $ 2000

Date 26th July 19 42.

"I. F. BAILEY"

District Superintendent.

4939

October 13, 1944.

Mr. Chojuro FURUTANI,
Registration No. 12627,
Lorette, Manitoba.

Dear Sir:

We are in receipt of your letters of October 2, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government and the prices obtained were on the basis of appraised valuations.

Your letters have been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

The following is a statement of your account prior to that shown on the back of your property sale statement, breaking down the balance of $62.09 brought forward to January 1, 1943:

Credit			
Rents, 4 months including Sept. 1942	$80.00		
Less pay't made to Mrs. Yagi	25.00		$55.00
Payment on Stove			8.00
October rent			20.00
November rent			15.00
December rent			15.00
Debit			
Remittance to you Sept. 19, 1942		$30.00	
1942 Taxes		21.91	
Credit Balance Carried F'wd to Statement		62.09	
		$113.00	$113.00

We trust you will find this satisfactory.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

4939

February 15th, 1945.

Mr. Chojuro FURUTANI,
Registration No. 12627,
Middlechurch, Man.

Dear Sir:

We have for acknowledgment your letter of the 23rd of January, 1945 dealing with the claim of $4.86 lodged against you by the B. C. Electric Railway Co. Ltd. As suggested by you we took the matter up with Mr. Fast who was your tenant at the time and we told him what you said about the bAill being against him as he had the chickens. Mr. Fast, on receipt of our letter, wrote to the B. C. Electric Railway Co. Ltd. as follows:-

"The Japanese used the hens for a considerable time even after we moved here, and even after they sold their 1165 leghorns to us claiming they had no income from any other source, and now they are claiming even the light bill! Funny!"

They in turn forwarded his remarks to us which we are forwarding to you. If the statement made by Fast is correct that you still owned the hens the account would appear to be against you and, if this is so, we would like you to authorize us to settle same on your behalf from the considerable funds which you have in this office.

With regard to the last paragraph of your letter under reply, in which you suggest that the B. C. Electric Company take the meter, which is worth according to you $5.00, in settlement of their claim. We would just point out to you that the meter already belongs to the B. C. Electric Railway Co. Ltd. and not to you.

Please give the matter of a reply to this letter your early attention.

Yours truly,

AMcA:ND

A. McAlister,
Claims Department.

File No. 4939 April 23rd, 1945.

RE: Chojuro FURAYANI,
Horal Road #12627

In accordance with instructions received from the Custodian's office, Vancouver, B.C., we have appraised and sold to Mr. D. Fast the following goods at the price indicated below:

Kitchen table, Home made	$ 1.00
Dresser	10.00
Rocking chair	2.00
2 W.E. beds & springs	5.00
8 Kitchen chairs	8.00
Heater	14.00
2 Old couches	7.00
Iron board	1.00
Chest of drawers, H.M.	4.00
Bed and spring	12.00
2 Electric brooders	40.00
2 Coal brooder stoves only	10.00
Dishes and crockery	5.00
Hoe and 2 forks	4.00
	$123.00
Less 10% appraisal fee	12.30
NET PROCEEDS	$110.70

I certify that the foregoing is a true and fair appraisal.

TRAPP MOTORS LTD.

SIGNED: [signature]
TRAPP MOTORS LTD.

C.S.
F.

WITNESS: [signature]
Custodian representative

SUBMITTED TO THE RURAL ADVISORY COMMITTEE June 15, 1945

R E P O R T

File No. 4939 May 1, 1945.

TO: The File

FROM: Mr. R. M. Anderson

RE: Chojiro FURUTANI

On examining the undermentioned articles I found them valueless and ~~think~~ consider they should be abandoned:

2 Rolls raspberry wire (in use)
2 Linoleum rugs (in use)
3 Cartons paper, etc.
Step ladder
Old cook stove
2 Home made tables
3 Fish nets (used)
15' Water hose (patched repeatedly)
Quantity of jam crates
3 Barrels
Quantity of wooden water troughs
60' Water pipe (in use)
2 Rolls tar paper (used)
Several garden tools minus handles.

RMA:

OK [illegible]

R. M. Anderson

(Disposal Slip Ltd Jan 1/46

NAME FURUTANI, Chojuro

REGISTRATION NO. 12627 FILE NO. 4939

The following chattels were sold by public auction at Surrey, B. C. on May 2, 1945.

Saddles. Shingles —	$ 65.00
Brooder Elec.	26.00
64 Tile pipe	6.50
Steriliser	1.00
— Phonograph	5.50
Lantern	1.25
Boots and hose	1.00
Bed frames	0.50
— Clock	1.25
— Wire	0.25
Wagon	4.75
Tricycle	17.00
— Uke	2.75
Box toys	1.00
Spray pump and tank	2.00
Pans	0.75
Dishes	4.00
— Cupboard	3.00
— Chest drawers ~	5.50

Total			$ 149.00
Less Expenses:	(Auctioneer's Fee:	$ 14.90	
	(Advertising:	5.50	
	(Moving:	14.00	$ 34.40
Net Proceeds Credited:			$ 114.60

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 12.

Remarks.

Copy sent 2nd Dec 1946

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 4939

NAME: Chojuro FURAYANI

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: $123.00

PURCHASE PRICE: $123.00

COMMITTEE'S APPROVAL: June 15, 1945

PURCHASER'S FULL NAME: Mr. D. Fast

ADDRESS: Surrey, B.C.

OCCUPATION: Farmer

BILL OF SALE REQUIRED: YES NO
(state if purchase price already paid or arrangements made) Paid in full.

ENCUMBRANCES, IF ANY: Nil

LIST OF CHATTELS SOLD:

Kitchen table Home made	$1.00
Dresser	10.00
Rocking chair	2.00
2 W. E. beds & springs	5.00
8 Kitchen chairs	8.00
Heater	14.00
2 Old couches	7.00
Ironing board	1.00
Chest of drawers H.M.	4.00
Bed & spring	12.00
2 Electric brooders	40.00
2 Coal brooder stoves only	10.00
Dishes & crockery	5.00
Hoe & two forks	4.00
	$123.00

Please file 4939

21b.a

MEMORANDUM

File 5228
4939

May 25th, 1946.

TO: The File
FROM: W. J. Iverson

Mrs. Tsuneye (Mrs. Mitsuo) YAGI, Reg. 00221

There is a statement on this file dated September 19th, 1942 relative to a bedroom suite. The ownership of this is not determined on the memo, but information on an inventory signed by Chotaro FURUTANI, File 4939, states that it belongs to his daughter, Tsuneye YAGI. However, our inquiries to both these people as to what bedroom suite consisted of did not bring any reply and it must be assumed that the bedroom furniture removed from 1373 Horel Road includes this suite, all proceeds being credited to Chotaro FURUTANI.

Tsuneye YAGI declared that she had no chattels and this file can be closed in this respect.

WJI:BP

MEMORANDUM

File No. 4939

19th June, 1946.

Re: Choiuro FURATANI - Registration No. 12627

TO: W.E. Anderson

FROM: W.J. Iverson

I visited 1373 Horrel Road, Municipality of Delta, today and saw Daniel Fast, the tenant, who states that he has a Jamesway brooder and a Grandview Brooder in his possession. He is not inclined to buy these at the price we offered, namely $18.00 for the former and $10.00 for the latter. These are the prices that Trapp Motors Company fixed on brooders of a similar nature. Fast is afraid, moreover, that he may have to move on 30 days notice and does not want to add to his effects under these circumstances.

The Jamesway Brooder belongs to S. Otsuki, File 8982, and also on the property are two Charters Incubators. I would suggest that these be picked up along with the other goods for the next Hanay Auction.

WJI:A

NAME FURUTANI, Chojuro (original file 2nd Dec/46)

REGISTRATION NO. 12627 FILE NO. 4939

Filed 28/10/46. C.S.

The following chattels were sold by public auction at Haney, B.C. on July 6th. 1946.

Electric brooder	Transferred for file 5591 28/10/46. C.S.	$ 3.00
Electrid brooder		2.50

Total			$
Less Expenses:	(Auctioneer's Fee:	$0.55	5.50
	(Advertising;	$0.28	$ 1.10
	(Moving:	$0.27	
			4.40
Net Proceeds Credited:			$

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

Extracted from Auctioneering List No. Haney 20.

Remarks.

MEMORANDUM

File Nos. 5591 & 4939 — 28th October, 1946.

TO: Miss C. Girard

FROM: W.H. Anderson

Re: Masajiro NAGAMORI - Reg. No. 12424

Two electric brooders were sold at Haney Auction No. 20, for the net sum of $4.40, on the 6th July, 1946, and credited to the above account in error.

Please transfer the proceeds from this sale to the account of CHojiro FURUTANI, File No. 4939, Registration No. 12627, as the brooders belonged to him.

WHA:HA

W.H. Anderson

Accounting Department:

Charge to File 5591, NAGAMORI, Masajiro - and credit File 4939 FURUTANI, Chojuro:

Realized: $5.50 — Less Expenses: $1.10 — Credited: $4.40

Transferred, October 28, 1946.

C. Girard

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

Loretle Man
Nov 16th 1946

EVACUATION SECTION
NOV 20 1946
Rec'd
File No. 4939
Ans
Referred Anderson

Dear Sir,

Your statement of Oct. 29th, you have credited us $229.70 for our chattels left at New Westminster. I would be obliged if you would send me the list which made up the $329.70.

He had two photo-frame of our grand parents which we like to have sent up to us at Loretle. 1st A rectangle (about 8 in. by 12 in.) photo of our grand father. 2nd A oval shape colour photo of our grand parent. He had it put away upstair at 1373 Hamel road, New Westminster, B.C.

Should you please advise us it it is possible.

Yours truly
C Fontana

File N. 4939.

Lorette, Manitoba.
January 23, 1947.

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

JAN 31 1947
4939

Anderson

Dear Sirs:

In reference to Mr C. Furutani, file no. 4939, we have recieved your letter and checked the list of chattels. We think some of these goods have been sold very cheaply. As we compare this list to the list recieved earlier (1942) we have found the absence of many goods. For example, the two Chester incubators, the hard wood table (probably made from oak) and the wood-shingles listed as #2 bundles in the latest list but 136 one hundred and thirty six bundles in your earlier list are missing. What happened to these chattels? and others?

We thank you for the information regarding the pictures we had wished sent to us.

Yours truly,
C Furutani
per Y. Furutani

4939

3rd February, 1947.

Mr. Chojuro FURATANI,
Registration No. 12627,
Lorette, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 23rd January, relative to missing chattels.

On checking over the actual auction sheets, we find that a typographical error was made regarding the bundles of shingles, and that 94 bundles should show instead of 42. I have been in touch with the fieldman operating in that area at the time of the auction and he states that according to his memory, Mr. Fast told him that the missing shingles had been used on the property shortly after his taking possession.

The Custodian is not able to control the actual prices obtained for the sale of chattels by auction. The auction sales were widely advertised and we have found as a whole that goods sold by public auction derived a higher price than could be obtained by any other means of sale and was the fairest way all round. As to the quality of goods being sold, I am not in a position to consider any alternative at this time. However your letter of disapproval of the price of the chattels is being placed on your file where it will be available at any time.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

File No. 4939
Reg. No. 12627

Chojuro FURUTANI

	Date	Particulars	Debit	Credit	Balance
1942	September 19	Cheque to you	$ 30.00	$	
		Sale of stove		8.00	
	November 13	Taxes	20.91		
	November 21	Rents collected		105.00	
1943	January 1	Credit re sale of property		1,883.27	
		Land Registry Office - Certificate of Encumbrance	1.00		
	February 13	Rent - Dec 19 - 31/42		7.50	
	December 29	Cheques to you - Apr & Dec - 2 @ $50.00 each	100.00		
1944	December 20	Cheques to you - May to Dec - 8 @ $45.00	360.00		
1945	April 23	Legal fees re sale of property	15.00		
	June 6	Sale of goods to tenant		110.70	
	June 7	Proceeds Auction Sale		114.60	
	August 27	Cheques to you - Jan to Aug - 8 @ $45.00	360.00		
	September 14	Cheque to you	200.00		
1946	June 4	Cheque to you	100.00		
	October 28	Proceeds Auction Sale		4.40	
	November 1	Cheque to you	1,046.56		
			$2,233.47	$2,233.47	
					NIL

Accounting Department
June 22nd, 1948

4939.

April 1st, 1949.

Mr. Ghojuro FUKUTANI,
Registration No. 12627,
291 Berkley Road,
Charleswood, Manitoba.

Dear Sir:

Personal goods now in Custodian storage include one framed photo (broken).

If this item belongs to you and you wish to receive it, please inform the Custodian on or before the 15th day of May, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in this item and will dispose of it at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, photographs and other articles, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/P.
Encl.

MEMORANDUM

October 28th, 1949.

TO: Mr. D. T. Braidwood

FROM: Mr. J. Cuming

Re: Case No. 874 - Chojuro FURUTANI
(File No. 4979)

Perusal of your Award Sheet notes that you have placed the value of a "pump" at $150.00 and are prepared to pay an award on same.

Page 1 of Exhibit No. 2 (V.L.A. Appraisal) notes the existence of a pressure pump, and very definitely states that the value of same has been included in the land.

By including the pump in the land value, does not the Commissioner's award on the land also cover this? Why should this pump be paid twice for the same article and others once?

Your remarks are invited please.

JC/RR

II

File No. 4937 June 23, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Chojuro FURUTANI
Registration No. 12627

Veterans' Land Act transaction.

One Real Property only included, being:

Lots 22 and 23 of part of the North East quarter of Section 36, Township 4, Map 1186, Municipality of Delta in the District of New Westminster.

Assessment: (1943) 8.12 acres. Taxes: $20.91.

Land - Lots 22 and 23....$ 487.00
Improvements - Lot 22.... 1600.00
TOTAL - $2087.00

Soldier Settlement Board Valuation:

Land.....$ 395.85
Buildings..... 1500.00
Fruit Trees..... 20.00
TOTAL - $1915.85

Claimant's Valuation:

Land.....$1500.00
Buildings..... 3900.00
TOTAL - $5400.00

Sold to the Director, Veterans' Land Act for $1,880.00.

Relative documents attached to Claim File.

NOTE: Municipality of Delta assess the value of the above-mentioned property at $60.00 per acre, whereas the Claimant's valuation is on a basis of $184.72 per acre.

WJJ/HMS

W.J. Johnston

CASE NO. 274

IN THE MATTER OF THE "INQUIRIES ACT"

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

(THE HONOURABLE MR. JUSTICE A.C. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.
September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SHOJORU YURUTANI

APPEARANCES:

F.M.FERG, Esq., Appearing for the Dominion Government.

S.M.CHERNIAK, Esq., Appearing for the Claimant

- - - - - - -

SHIGNU HIRAYAMA, Esq. Official Interpreter.

MARK H. FRANCK, Esq., Official Reporter.

SHIGEONI FURUTANI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Furutani, I show you a typewritten statement referring to real estate, was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

Q I tender this as Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT , EXHIBIT 1.)

BY MR. CHERNIAK: And on behalf of my learned friend I will tender the S.S.B.Appraisal as Exhibit 2.

(S.S.B.APPRAISAL, EXHIBIT 2.)

MR. CHERNIAK: In Exhibit 1 the claimant sets out that 5½ acres of his land was uncleared and he shows the crop and cleared portion of the land totalling about 5½ acres. This, as Your Honour will note, is not in agreement with the appraiser's statement, and the comment at the foot of Exhibit 1 sets out that the Claimant is quite sure that there was about 5½ acres cleared and not 4.5 acres as stated in the appraisal. The Claimant sets out that in 1921 he purchased this property from S. Stockton for $600.00. I am not filing it but I am showing it to my learned friend the certificate of Selenn Stockton to the Claimant for this land for $600.00. This is only a copy

G.Furutani
In Chief.

Your Honour. I would also like to put in the record that I have in my possession a certificate of title from B.C., dated June 11th, 1944 for this land in the name of the claimant. The Claimant sets out, Your Honour, that at the time this property was purchased it was all bush and that there were no buildings on it. He cleared 5½ acres and erected 1500 feet of chicken wire fencing and constructed about 3500 feet of cedar covered ditching and about 500 feet of tile ditching. He dug three wells and connected with pressure pump in 1937, the cost of the pump alone was $150.00. He planted about 25 mixed fruit trees and they were all bearing fruit at the date of evacuation. The appraiser in Exhibit 2 refers to this water supply as being 3 linked-up wells, with a pressure pump and claimed to provide adequate supply for all purposes. He also states that he is including the value of this in the value of the land. I assume he will be able to confirm that when he is cross-examined. As I have already said the Claimant says that he planted about 35 mixed fruit trees and all were fruit bearing at date of evacuation. The appraiser confirms this and shows a value of $20.00 for these. He only shows 20 fruit trees however and not 35 as the Claimant states he had. Coming now to the buildings, Your Honour will note that they are fully set out on a page attached to the form itself. There are a large number of buildings

showing the size, type of construction, date built and the estimated cost of material and own and hired labour.

Q Mr. Furutani, I show you a photograph on the back of which is marked 'Furutani(s House, June, 1940, what is that property?

A Strawberries.

Q Yes, but there is a building in the centre of that picture, what building is that, this large building in the very centre behind that post, what building is that?

A My house.

Q And in front of that and to the left you say is a strawberry patch? A Yes.

MR. CHERNIAK: I tender this photograph as Exhibit 3 Your Honour.

(PHOTOGRAPH, EXHIBIT 3.)

Q That is the house and the additions as shown in your statement, is that right?

A Yes, the whole house.

Q Now I show you a photograph of what appears to be a two story hen house with a boy and a dog in the foreground; is this the hen house that was built in 1938 or the one which was built in 1941, or the one built in 1928?

A That was built in 1941.

Q When was this photograph taken, do you know?

A Just after the building was finished.

MR. CHERNIAK: I tender this photograph as Exhibit 4 Your Honour.

(PHOTOGRAPH, EXHIBIT 4.)

MR. CHERNIAK:

Q I show you another photograph in which your house appears on the extreme left and the chicken house appears on the right, is that the same chicken house for which we have another picture, or is that one of the other chicken houses? A Yes, that is the same chicken house but behind that is quite a few more.

Q But this is the same chicken house as was shown before? A Yes.

MR. CHERNIAK: I tender that photograph as Exhibit 5, Your Honour.

(PHOTOGRAPH, EXHIBIT 5.)

MR. CHERNIAK: Your Honour will note from Exhibit 2 that the total value of the buildings as appraised by the S.S.B.Appraisal is $2,265.00 and he has only added $1,500.00 to the value of the land. In that connection also Your Honour will note that his estimate of the total value of the farm is $1,915.85 but that the District Superintendent Mr. Barnet gives his opinion at $2,000.00. That is $85.00 more than the appraiser shows. The land itself was sold for $1,880.00. The Claimant sets out in Exhibit 1 that all the buildings were equipped with electricity and all hen houses and the main house had running water supplied. His Comment at the foot of Exhibit 1 sets out that the soil was excellent for berries and he states he

G.Furutani.
In Chief.

used to take off over 500 crates of strawberries per acre in one season. He also states that this was an excellent berry and poultry farm, that the buildings were always kept in good shape and were not too many for them. He has had as many as 3000 chickens at a time and managed them easily with his wife and three children who at the same time attended school. He believes that the valuation by the appraiser was too low and that the fair market value at date of sale was at least $5,400.00. I would just like to mention the location of this property as it appears on the S.S.E.Appraisal as being a quarter of a mile from Kennedy, three and a half milesfrom New Westminster on Harel Road and gravelled a quarter of a mile to Scott Road which is hard surfaced. I omitted also, Your Honour, to mention that the appraiser appears to have omitted the chicken runs.

CROSS EXAMINED BY MR. FERG:

MR. FERG: It is submitted Your Honour, that this property sold for its fair market value.

Q Did you ever actually measure the amount of land that you had cleared? A No.

Q Did you ever get an offer for your property?

A There was an offer just before I left of $4,500.00

Q From a private person? A It was a private person, but this person bought the next door neighbors.

Q This party bought the property next door?

G.Furutani
Cr-Exam.
Re-Exam.

A Yes.

Q Was this offer made in writing?

A He bought the next door property but the chattels was not included when the sale was made.

Q Now you leased this property, didn't you?

A Yes.

Q You rented it? A Yes.

Q And you rented it to Daniel W. Fast and Ernest H. Fast? A Yes.

Q Andyou made the lease yourself in April 20th, 1942? A Yes.

Q And you rented the property for how much money, $60.00 a year? A $20.00 a month. I had the lease made out for $20.00 a month but Mr. Fast said it was too high so I cut the price down to $10.00 a month.

Q You were satisfied with that? A No, I wasn't satisfied. I never got the money for the crop.

Q It was cash rent? A Yes.

MR. FENGL Alright.

RE-EXAMINED BY MR. CHERNIAK:

Q Mr. Furutani, when you say that you had two acres of strawberries, you told my learned friend that you didn't actually measure that?

A No, I never measured it actually but when I plant strawberries I plant them two feet apart and three and a half feet the other way, and there is about 4000 plants in one acre.

Q So that you base your acreage on the number of

plants that you put into it?

A Yes.

Q And you say in Exhibit 1 that you took off about 500 crates of strawberries per acre in one season?

A Yes.

Q Then should we suppose that you had less than one acre in strawberries, is it right to say that you took of more than 1000 crates per acre - I will put it another way - we would suppose that there was only two thirds of an acre of strawberries, then can we say that he took off one thousand crates of strawberries from that two thirds of an acre? A Therewould be more than 500 crates.

Q On his estimation of what is an acre, is that right? A Yes, on my own estimation. My land was very suited for strawberry growing.

Q Now this man that offered you $4,500.00 for your farm and who bought the farm next door to you, did he buy it from a Japanese person who had been ordered to leave or did he buy it from someone else? A Yes, he bought it off a Japanese, M.O.Kamura.

Q Was this offer made through an agent or was it direct?

A An agent.

Q Who was the Agent? A I can't remember his name.

Q Where did he carry on business?

C.Furtani
Re-Exam.

A. Vancouver.

Q A Vancouver Agent? A Yes.

Q And he came down all the way to your farm?

A Yes, he came all the way down to my farm.

Q Do you knowif he went to other farms in the neighborhood? A No, I don't think so. The Japanese had to move out of the Coast so quick that they didn't have any time to make any deals.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

(MARK H. PEARCE)
OFFICIAL REPORTER

I, The undersigned Sub-Commissioner hereby certify that the foregoing 9 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

(SUB COMMISSIONER)

Defence Brief

Chojoru FURUTANI

File No. 4939

Case No. 874

WINNIPEG
7 Sept. 46
V.L.A.

REAL PROPERTY CLAIM

1. Real property claim	Appraised at	Sold for
$5400.00	$1915.85	$1880.00

Witness: B.C. Wormworth, Appraiser.

Submission: Sold for its fair market value.

4939

October 13th, 1950.

Mr. Chojuro FURUTANI,
291 Bulkley Road,
Charleswood, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 874

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $1,280.90.

Cheque in your favour is enclosed for $1,206.81

and we have paid the Co-Operative Committee .. $ 74.09

for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director

Name of Claimant FURUTANI, Chojuro Case 874

Custodian File 4939

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	
					1000.00		1211.90				68.00 1211.90

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	1280.90

1540