

5401

RECEIVED

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: FUJISHIGE Takeo

HOME ADDRESS: 2nd Ave., Port Hammond, B.C.

REGISTRATION NUMBER 14355 SEX: male AGE: 34

OCCUPATION: Millhand - 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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Wukiko

ADDRESS OF WIFE OR HUSBAND: 2nd Ave., Port Hammond, B.C.

NAMES OF ANY LIVING CHILDREN: Emiko (F), Helen (F).

ADDRESS OF CHILDREN: 2nd Ave., Port Hammond, B.C.

AGE OF CHILDREN: 6, 5.

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

1. LOCATION AND DESCRIPTION: 5 acres - Lot 22 - S $\frac{1}{2}$ N.E. quarter
section 25 - Township 4 Corporation of Delta. Title No. unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room house (frame construction).

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$4.52 paid to the municipality of Delta,
B.C. Ladner.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New West-
Minister, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION 2nd Ave., 4 room house - Port Hammond, B.C.
2. LANDLORD'S NAME AND ADDRESS: Sawayama, Port Hammond, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$6.00 per month paid to the 10th of May, 1942.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Will be left at Hellings Rd., Delta, B.C. Will - in declarant's home
kitchen stove, household furnishings, 2 cross cut saws, 1 sprayer,
1 cultivator, jam jars, 2 heaters, sledgehammer, 4 sythes, 2 wedges, 3
mattocks, 20lbs of nails, 2 potatoe diggers, 20 strawberry trays,
wood - and miscellaneous atticles.
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: _____

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) _____

\$60.00 War Saving Certificates - in owner's possession.

1 \$50.00 Victory Bond - 1942 loan - in owner's possession.

8. BANK ACCOUNTS. Bank of Montreal, Haney, B.C. - \$10.00 -

9. LIFE INSURANCE. Sun Life Assurance Co., for \$1,000.00 - 25 year end.

Ben. - wife - Yukiko - Policy no. unknown. - Premium \$41.50 yearly.

wife - Prudential Life Insurance Co., for \$500.00 - No. unknown. make policy

10. INTEREST IN ANY ESTATES OR TRUSTS. for Prudential - \$250.00 Ben. father.
taken.

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 23rd day of April 1942.

(Signature)

*J. Fujisaki**J. Wilkins*

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Dec 14/42

Our File No. 5401

Full Name FUJISHIGE, Takao
(Surname in Block Letters)

Registration No. 14355 Male - Female ☒ (check) Age 33

Former Address 12 Fernwood Rd. East,
Box 93, Port Hammond, B.C.
St. Vital, Man.

Date Evacuated 25/6/42 Naturalized - Canadian-Born - National ☒ (check)

Present Address 627 Mac Millan Ave., Winnipeg, Man.

Married - Single ☒ (check)

Name of Wife ^{niece} (ENTH) Yukoiko - #14171

Name of Mother ^{niece} (FUTITA) Shige (Japan) Name of Husband _____
Name of Father Ikentaro Reid

Names of Children under 16 Emiko (F) Nov. 26, 1935.
Helen (F) May 10, 1937

Requested by Marrick Registered with Custodian _____ (Yes or No)

Additional Information Millhand
Owner of Oldsmobile 1936 - 10 acres & bldg.

EXHIBIT No. 873 - 5

DATE Sept. 7/48
FILED BY

Claimant

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 5401

MUNICIPALITY: Delta.

Date: July 8th, 1942.

NAME: Fujishige, Takeo

REGISTRATION NO. 14355

ADDRESS: No 4 Hellings Rd., New Westminster, B. C.

PROPERTY: Property at above address, but lives at 2nd. Ave. Hammond, B. C.

ACREAGE: 4.83 2 1/2 acres cleared, rest bush

KIND OF CROPS: None

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey VACANT: Yes. OCCUPIED

DESCRIPTION Frame. shingled. ROOF: Shingle.

SIZE: 24 x 18 NO. OF ROOMS 3

CONDITION: Fair. unfinished inside.

OTHER BUILDINGS: None

NAME OF LESSEE OR RENTOR: None

TERMS:

WATER: None ON: OFF:

LIGHT: None ON: OFF:

REMARKS: House is new, rough inside, not finished.
Windows are boarded & doors locked.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

Kitchen stove.

2 " cabinets

2 Bble. shingles.

Rubber boots. (1 pair)

Wooden cabinet.

3 Kitchen chairs.

High Chair

4 Beds

Heater

Baby's chair

Signed: "J. Moryson"
"H. J. Logan"

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.

Nov. 2, 1948

md
Wm. C. Chapman

CHattel SUMMARY

File No. 5401

Sept. 14/45

RE: Takeo FUJISHIGE

Registered April 23/42. Evacuated June 25/42

This Japanese declared the following left in the house on Happings Road, Delta, B.C.:

Kitchen stove	Sledge hammer
Household furnishings	4 Scythes
2 Cross cut saws	2 Wedges
1 Sprayer	3 Mattocks
1 Cultivator	20 lbs nails
Jam jars	2 Potato diggers
2 Heaters	20 strawberry trays and miscellaneous articles

acknowledged
He signed an inventory dated November 16th listing the following effects:

1 Kitchen stove	3 Kitchen chairs
2 Kitchen cabinets	1 High chair
2 Bundles shingles	4 Beds
1 Pair rubber boots	1 Heater
1 wooden cabinet	1 Baby chair

I visited the property on Sept. 12/45 and found the foregoing items with the exception of 2 bundles of shingles and a pair of rubber boots.

None of the articles remaining are saleable. *why?*

Mr. FUJISHIGE was asked on July 15th, 1942 as to the disposal of his farm tools, etc. but as we received no reply it is assumed that he disposed of them himself.

No further action is indicated with respect to chattels.

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

Sept. 14/45

WJI:LEM

W. J. Iverson
W. J. Iverson

CHATTEL SUMMARY

File No. 5401

26th October, 1945.

Re: Takeo FUJISHIGE

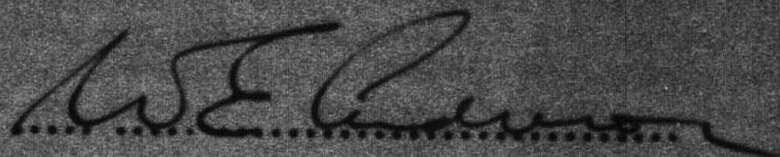
This Japanese registered with the Custodian on the 23rd April, 1942, declaring at that time an itemised list of household furniture and farm tools to be left in his house on Hallings Road, Delta, B.C.

He was evacuated on the 25th June, 1942, and it would appear that he disposed of his farm tools between the time of registering and being evacuated. Shortly after his evacuation our field men visited the property and took an inventory of the chattels on the property. This inventory did not show any farm tools. The above Japanese, however, on the 16th November, 1942, acknowledged the inventory as being all the personal property left in the Protected Area.

On the 12th September, 1945, the property was visited by W.J. Iverson as our representative, with a view to removing the chattels to Auction, but found that they were of very low value. As the expense of moving same was likely to exceed the proceeds from the sale of them, they were abandoned on the property.

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

Dated: 26th October, 1945.
WJA:HA



SPECIFIED ARTICLES SUMMARY

MEMORANDUM: File 5401

April 10, 1945.

Re: Takeo FUJISHIGE, Reg. 14355

From: F. Matheson

There is no record of a motor-vehicle belonging to this man having been surrendered.

He has not declared ownership of such a vehicle. It can be assumed that he disposed of the car mentioned on RCMP sheet before he registered with this office.

F. Matheson

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

This file reveals no interest in any restricted specified articles.

Dated: 16/10/45
WEA:EH

L. E. Anderson

LIABILITY SUMMARY

File No. 5401

3 October, 1945

Re: FUJISHIGE, Takeo - Reg. No. 14355

No liabilities were declared on registering
but the following were filed against him:

Isamu UJIMOTO	\$ 1.65	(Denied)
The Gazette	3.00	(Denied)
Royal Columbia Hospital	20.46	(Paid)

These were referred to FUJISHIGE and in his
letter of March 10, 1944, he denies owing the first two
but acknowledged the third which was paid.

The Creditors of the denied accounts were
notified and advised that no further action would be
taken.

Certified Correct

Dated: 3/10/45

W.E. Hanson

[illegible]

The above fire insurance policy was transferred to the V.L.A. and although according to the statement of sale sent to the Japanese 4th April, 1944, showed the insurance rebate to be \$3.50, an additional \$5.25 was refunded on the 12th October, 1945 making a 100% refund of the premium.

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

Dated: 12th October, 1945

WEA:HA

WE Anderson

LIFE INSURANCE SUMMARY

File No. 5401

August 18, 1945.

Name: FUJISHIGE, Takeo

Reg. No. 14355

Sun Life Assurance Co.

Policy for \$1,000.00 - 25 year end.
Beneficiary - Wife (Yukiko)
Policy No. 2207836.
Premium \$41.50 yearly.

Prudential Life Insurance Co.

Policy for \$500.00 (Wife)
Number unknown

Policy for \$250.00 (Daughter - Baiko)
Beneficiary - Father (Takeo)

Not administered by office.

Certified Correct

Date:

W. E. Hanson
.....

fern
(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Takeo Fujishige

File No. 5401

*2140 1/2 Lake
Clinton B.C.*

Reg. No.

14355

Company Sun Life

Agency Vancouver Agency

Policy No. 2207836

Premium - \$ 41.30

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

Month May Day 1

REMARKS:

31

Letter sent 18/1/43

PERSONAL PROPERTY SUMMARY

File No. 5401

16 October, 1945.

Re: FUJISHIGE, Takeo - Reg.No.14355

CHATELS: See Supplementary Summary attached.

SPECIFIED ARTICLES: See Supplementary Summary attached.

BONDS & INVESTMENTS: The above Japanese declared ownership to \$60.00 War Savings Certificates and a 1942 \$50.00 Victory Bond said to be in his possession.

These were not brought under control by the Custodian.

BANK ACCOUNT: The above Japanese declared a bank account of \$10.00 at the Bank of Montreal at Haney, B. C. This was not brought under control by the Custodian.

LIFE INSURANCE: The above Japanese declared a Sun Life 25 Year Endowment policy for \$1,000.00 with his wife as beneficiary, and a Prudential Life policy for \$500.00. He also declared a \$250.00 Prudential Life policy on his six year old daughter, Emiko. These policies were not brought under control or administration in any way by the Custodian.

This file reveals no other Personal Property Interest.

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

Dated: 16/10/45
WEA:EH

W.E. Cameron

ABANDONMENT LIST

File No. 5401

Sept. 14/45

RE: Takeo FUJISHIGE

On the 12th of Sept. 1945, I examined the undermentioned articles and I am convinced that they are valueless and should be abandoned.

1 Kitchen stove ✓	1 High chair
2 Kitchen cabinets	4 Beds
1 Wooden cabinet	1 Heater ✓
3 Kitchen chairs ✓	1 Baby chair

The following goods were missing:

2 Bundles of shingles
1 Pair rubber boots.


W. J. Iverson

WJI:LBM

File No. 5401

SUMMARY RELATIVE TO CLAIM OF
Takeo FUJISHIGE - Regn. No. 14355

18th June, 1948.

REAL PROPERTY: Municipality of Delta, Lot 22 of S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 25, Tp. 4,
Map 1133, D.N.W., C. of E. 50684.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Lands:	\$ 500.00	\$146.60		\$450.00	4.83 acres
Improvements:	1500.00	400.00		650.00	
	\$2000.00	\$546.60	\$536.00	\$1100.00	
			Less sale price	536.00	
			Amount of Claim	<u>\$564.00</u>	

Claimant values land at \$90.00 per acre.

MS

NOV 28 1947

1263
PC 619P 1701A

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

5401 Nov. 26

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

- (1) NAME FUDISHIGE Takao (RCMP) Reg. No. 14385
(Print) Surname Given Name
- (2) Pre-Evacuation Address Box 93 Port Hammond, B.C.
- (3) Present Address 18 Fernwood E., St. Vital, Manitoba
- (4) REAL ESTATE
- (a) Street Address (if any) Hallings Road, Delta, Manitoba
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Municipality of Delta,
Lot 22 of the S $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Sec. 25, Tp. 4, Rng 1133, D. of N.W., Co. of E.
50594
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Industrial~~ Type of business
(iii) ~~Commercial~~
(iv) ~~Any other type of property~~ (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- | | | |
|---|----|-----------------|
| (i) Land | \$ | <u>450.00</u> |
| (ii) Buildings | \$ | <u>650.00</u> |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$ | |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | \$ | <u>1,100.00</u> |
| (v) Amount at which Custodian sold property and credited your account | \$ | <u>536.00</u> |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ | <u>564.00</u> |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation In the House
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation
Put in the house and boarded up.

(over)

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

In care of Custodian

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

1. 1 kitchen stove	Estimated Value \$ 20.00
2. 2 kitchen cabinets	Estimated Value \$ 10.00
3. 3 bundles shingles	Estimated Value \$ 1.00
4. 1 pr. rubber boots	Estimated Value \$ 2.00
5. 1 wooden cabinet	Estimated Value \$ 3.00
6. 3 kitchen chairs	Estimated Value \$ 3.00
7. 1 high chair	Estimated Value \$ 2.50
8. 4 beds	Estimated Value \$ 80.00
9. 1 heater	Estimated Value \$ 3.00
10. 1 baby chair	Estimated Value \$ 2.50

TOTAL CLAIM FOR PROPERTY LOSS \$ 77.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 61.00)

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

(b) Do you require the services of an interpreter
at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
Province of Manitoba)
TO WIT:)

I, Takeso Fujishige of the Municipality
of St. Vital in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City
of Winnipeg

in the Province of Manitoba

this 15th day of November

A.D. 1947.

[Signature]
A MEMBER BY LAW ENTITLED TO PRACTISE

[Signature]
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

REAL PROPERTY SUMMARY

Catalogue No.: V.L.A. (their file J.L.63)

File No. 5401

(Mr.) Takeo FUJISHIGE

Reg. NO. 14355

Civic Address: Hellings Road, R.R. #1, New Westminster, B.C.

Legal Description: Lot 22 of the South half of the North East quarter of Section 25, Township 4, Map 1133, Municipality of Delta in the District of New Westminster.

Classification: Small Holding - 4.83 acres about half cleared. Three room frame shingled house, fair condition, unfinished inside.

REGISTERED OWNER: Takeo FUJISHIGE

State of Title: Clear.

Administration & Revenue: No arrangements were made by the owner to obtain a tenant for the property, and it was not until the 15th Nov. 1942 that the Custodian found a tenant who entered into an arrangement to pay \$5.00 per month. \$7.50 only remitted to credit of above Japanese as the property was sold to V.L.A. as of 1st January, 1943.

Sold to The Director, Veterans' Land Act for \$536.00 (CASH) as at 1st January, 1943.

Title delivered March 1944.

Payment received April 4, 1944 and credited to account on April 17, 1944 the net amount of \$536.50 after paying L.R.O. fee of \$3.00 and receiving insurance refund. This insurance refund was found to be incorrect later and an additional \$5.25 was refunded on October 12, 1945. Legal fees amounting to \$15.00 were later charged to the account.

Chattels: not included in sale.

Insurance: transferred to V.L.A. 100%.

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

DATED: 13th October, 1945.

WEA:HA

WE
.....

Canada

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

JAPANESE EVACUATION SECTION

File No. 5401

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 14358

Mr. Takao FUJIMORI,
627 MacMillan Ave.,
Winnipeg, Manitoba.

MAY - 9 1944

Dear Sir:

Re: Municipality of Delta, Lot 22 of the S. 1/2 of the N.E. 1/4 of
Sec. 25, Twp. 4, Map 1133, B. of N.W., C. of E. 30624.

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	\$ 536.00
Add:	
Unexpired insurance premium as at January 1st, 1943	3.50
	<u>539.50</u>

Less:

Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	<u>3.00</u>
Net proceeds of sale	<u><u>536.50</u></u>

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

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Balance brought forward

Debit

Credit

Balance

\$ 8.40

\$ 8.40 CR

Credit re Sale of Property

536.90

Land Registry Office G/E

\$1.00

Apr. 10

Fire Insurance Premium

8.75

89.75

8544.90

CR8535.15

BC-619-P
BC-1701-A

BC/619-P
BC/1701-A

Page 1

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

Farm Appraisal Report

File No. JL-63

Land Description Lot 22 of plan of S/Div. Lot 440, SE.36 & pt. of Sec. 25,
Tp. 4, Map 1133.

Containing 4.83 Acres

Owner's Name FUJISHIGE, Takeo Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point Kennedy Distance 1/2 mile

Market Town New Westminster Distance 5 "

Church (give denomination) Evang. R.C. & United Distance 1/2 to 1 1/2 miles

Nearest School Kennedy Distance 1/2 mile

State how property was identified: Map, L.R.O. sketch and surveyed roads.

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

Not numbered. On Hellings Road opp. J.C. Murley farm. Gravelled to Scott Rd

Is this district a good one? Yes.

Employment opportunity On edge of industrial area. Full opportunity.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: None. Value \$

Water supply: Not developed. Available at reasonable cost. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 20	Shingled	9'	Shgl.	new	Posts	Unfin.	400.00
ADD'N.	10 x 20	walls	6'					
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

(No electricity installed, but domestic power passes property).

Total present day value \$ 400.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Locked and windows boarded, and could only peek through a crack, but appears to require some finishing inside. \$

Describe the basement and chimneys: No basement. No chimney, using roof jacks.

No. rooms downstairs? 3 Upstairs? none. How finished Partly finished with matched lumber.

Are buildings painted? No. Condition of paint

Distance from nearest bush 50 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.25	Undulating	Varying depths, coarse gravelly loam, with stones-over hardpan.		Cleared by bulldozer, partly cultivated, but one windrow of roots to burn.	60.	75.00
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
3.58	Undulating	same as above		Medium clearing	60.00	20.00
Area Unsuited 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 \$ 146.60

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 546.60

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
Newly bulldozed, and levelled down. Not tenanted now.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Farm home for industrial worker. Small fruits and chickens.

Noxious weeds:
None.

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

Municipal and school - \$4.73.

Corporation of Delta, Ladner, B.C.

Date: 29th 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 29 day of July 19 42.

Inspector's Signature

"B.C. WORTH"_____

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

Farm Appraisal Report

Remarks:

Though the soil on this place is gravelly and stony, it is cultivable for small fruits. Limited acreage prevents the classification of the place as suitable for anyone other than an industrial worker, who requires a farm home. Neighbors have developed enough water at reasonable depths. A start was made at digging a well, but only about 2 feet accomplished. Ceased at hardpan.

(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.)

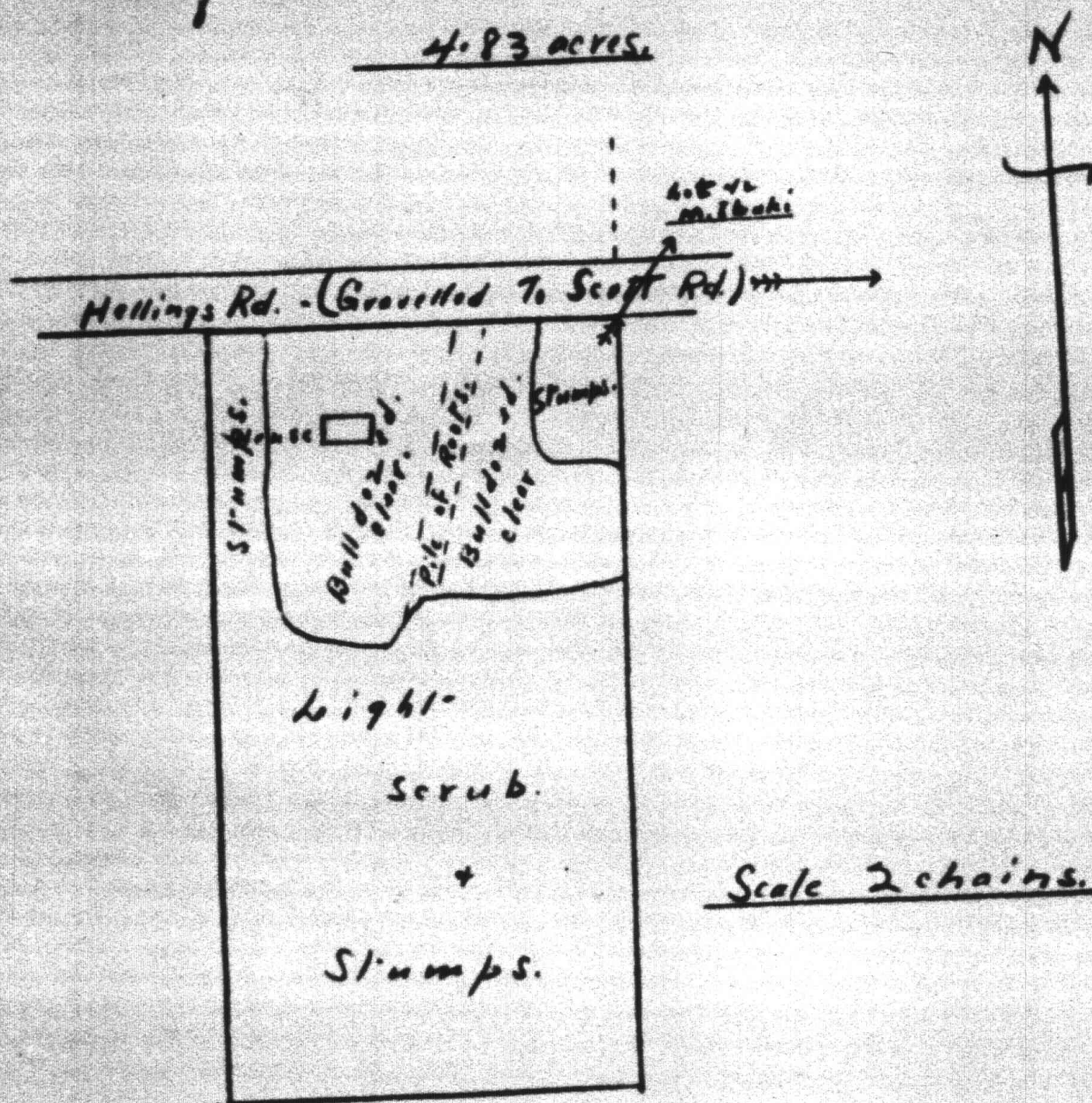
Present Value

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

Taken FUJISHIGE
Lot 22 - of plan of S/D Lot 440 - SE 36.
4 p. 1. 1. Sec 25 - Tp. 4. Map. 1133.
4.83 acres.



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

value is \$ 500.00

Date 30th July 19 42

"I. T. Barnet"
District Superintendent.

FURNITURE, ETC.

(Claimant's Name)

PERSONAL CHATTLES

14585

Reg. No.

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid

Condition when
Evacuated

Estimated value
at Date of Evacuation

Kitchen stove	about 1930	new	75.00	fairly good	20.00
2 kitchen cabinets (given to me by father-in-law)	about 1935	"	25.00	"	10.00
2 benches of mahogany	about 1935	"	1.00	"	1.00
1 pair rubber boots	1941	"	5.00	"	2.00
1 wooden cabinet painted (5 drawers)	"	"	"	"	"
2 kitchen chairs	1937	made by me	4.50	"	2.00
1 high chair	1939	new	7.00	"	5.00
4 beds (steel)	1937	"	60.00	"	2.50
1 heater	1938	"	5.00	"	5.00
1 baby chair	1941	"	4.50	"	2.50
	1939	"		"	

77.00

Description of Storage of Goods:

Left at my home at Rolling's road, New Westminister.

General Statement as to Chattels not Described above:

all not not above.

Additional Comments, if any:

These goods were all in quite good condition and were valuable. I have made what I consider to be the true market value at date of evacuation after depreciating for age and use.

EXHIBIT NO. 873-3
DATE Sept 7/48
FILED BY Blumstein

Signature

RETURN, Taxes

(Claimant's Name)

LAND

Uncleared
Cultivated not planted
Cultivated and not in crop
Timber

Acres
2.5 acres
2 acres

Date of
Purchase

Fall of 1940

**REAL ESTATE
(Farm Land)**

From Whom

Cost Price

Tax sale
through agent
Seedhouse

\$100.00

Cleared
Uncleared
or cultivated
at date of
Purchase

all trees

Improvements
at date of
Purchase

Estimated
value at
Date of Sale

Ref. No.

Land & building
\$1100.00

Total

4.5 Acres

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

Description

cleared about 2 acres

1941

paid for building \$20.00 plus my labour and that of a few helpers

When Made

Cost

\$250
\$160
\$150
\$99

BUILDINGS

Type

Size

Finish

Date Built

Cost

Paid for
Labour

Value of
Own Labour and

Allowance for
Depreciation

Estimated
Value

20 x 24

cedar shingle
on posts

Oct. 1941

\$450.00

\$60.00

that of father-in-law
and 2 brothers
\$200.00

unfitted

and addition

20 x 10

EXHIBIT No. 893-1

DATE: April 24/48

FILED BY: Claimant

Comments re Appraiser's report not covered by above information: This property was bought cheaply in tax sale. I had just started to develop it and the house had only been lived in for about 3 months. On the basis of the cost value, my labour on it, the location and the rising value of real estate, I believe that the fair market value of the land and buildings at the date of sale was at least \$1100.00.

Signature

I HEREBY CERTIFY that the paper
writing hereto annexed is a true copy
of an original document deposited and
now in my custody in the Land Registry
Office, in the City of New Westminster,
B.C.

DATED this 30th day of November, 1948.

R. F. Marshall
Deputy Registrar.



1034

This Indenture

Made the 20th day of January in the year of our Lord one thousand nine hundred and forty-two

In Pursuance of the "Short Form of Deeds Act"

Between DEAN KINNEY
and
SELINA KINNEY
"Joint Tenants"

Of the town of Port Hammond, in the province of British Columbia, Farmer and Wife.

(hereinafter called the "Grantor")

AND

WILLIAM EVERET SMITH

Of the Municipality of Pitt Meadows, in the province of British Columbia, Farmer and Wife.

and

ELSIE LOUISE SMITH
"Joint Tenants"

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration ofFifteen Hundred Dollars.....
.....\$1,500.00.....

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor Doth Grant unto the said Grantee, his heirs and assigns FOREVER

No. 148447E registered the 26
day of Jan 1942 on Certificate
of Title No. 148447E
on application received the
day of Jan 42
at the hour of 2:52 PM
E. J. Stokes
Registrar

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, Province of British Columbia, and more particularly known and described as Lot Two (2) of District Lot Two Hundred and Forty-one (241), Group One (1) Map Two Thousand Nine Hundred and Ninety-eight (2998), in the District of New Westminster

TOGETHER with all buildings, fixtures, commons, ways, profit, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever, Subject Nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown. and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals ~~unto the first of the above mentioned~~.

SIGNED, SEALED AND DELIVERED
In The Presence of

Signature of Witness "Halbert Menzies"
Street Address _____
City or Town Haney BC.
Occupation of Witness Notary Public

"Dean Kinney"

"Selina Kinney"

DEPOSITED
No. 14847E

Dated January 20, 1942

DEAN KINNEY

-and-

SELINA KINNEY

TO "Joint Tenants"

WILLIAM EVERET SMITH

-and-

ELSIE LOUISE SMITH

"Joint Tenants"

Deed of Land

Burr Office Supplies & Blue Printing Co., Ltd.
New Westminster, B. C.

Hal Menzies,
Haney, B. C.

244930

I HEREBY CERTIFY that on the
day of
1942 in the Province of British Columbia
has been proved by the evidence on oath of
personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name
of
to the annexed instrument as the maker thereof, that the said
instrument, and subscribed the name of the said
as the free act and deed of the said
attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office
at
British Columbia, this
day of
in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.

Note—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR MAKER (Including Married Woman)
I HEREBY CERTIFY that on the
day of
January, 1942, at
Dean Kinney and Selina Kinney
they are
the persons mentioned in the annexed instrument as
the makers thereof, and whose names
contents thereof, and that they executed the same voluntarily, and is
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office
at Haney
British Columbia, this
day of January, 1942, in the year of our Lord one thousand nine hundred and forty-two.

Halbert Menzies
Notary Public
British Columbia

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.

Note—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS
To Whom:
Province of British Columbia
of
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by
the part
2. The said instrument was executed at
3. I know the said part
4. I am the subscribing witness to the said instrument and am of the full age of twenty-one years
Sworn before me at
in the Province of British Columbia, this
day of
1942

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 8401

PLEASE QUOTE

1231 Haro Street,
Vancouver, B.C.
December 1, 1948.

Mr. J.W.G. Hunter,
Crown Counsel,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: Takeo FUJISHIGE - J.L. 53

Attached please find Comparable Sales sheet completed
by Mr. Sinclair in connection with the above mentioned private
sale.

Yours truly,

/GW
Encl.

G.E. Watson
For G.T. McKay

Cust. File 5401

BRIEF TO COUNSEL

Appraiser: H.L. Sinclair

J.L. 63

Report on Takeo FUJISHIGE

Vancouver, B.C.
Oct. 15, 1948.

Legal Description: Lot 1, of Lot 241 - Gp. 1, Map 2998. 5.645 acres.

This is one of the cases in the analysis of the 69 properties withdrawn from the Veterans Land Act office. This analysis shows that property was sold by Japanese owner in June 1942 at 36.7% in excess of V.L.A. offer.

Particulars of this sale under Title No. 150688-E examined by me at the Land Registry Office, New Westminster, B.C. on October 13th, 1948 disclosed the following:

Tanejuo Hayastida and Takeo Fujishige, sold to Giovanni Brait and Assunta Brait, as joint tenants, Lot 1, of Lot 241, Gp. 1, Map 2998, for a consideration of \$1425.00 (net) application to register, June 11th, 1942 Title registered June 15th, 1942.

Sale price of property according to Title	\$1425.00	
Appraised value of farm, May 8th, 1942	1155.00	\$270.00
Sale price being 23.3% in excess to appraised value not 36.7% as shown on analysis.		

In common with other properties owned by Japanese the above described property was appraised as farm land.

On account of the limited acreage of land cleared, state of cultivation and type of soil, the property was not considered a good farm unit. Due to location its suitability for residential purposes was not mentioned under "Remarks" in appraisal report and residential value was not reflected in value shown.

The appraised value was arrived at as follows:

Land

1.80 acres, Asparagus, fair condition	
.15 " Peas " "	
2.65 " fallow land, weedy, with 60 prune and 18 apple trees not commercially productive, value of same included in land value.	
4.60 acres at \$75.00 per acre	\$345.00
1.04 " of bush to be cleared at \$10.00	10.40
	<u>\$355.40</u>

Buildings

House 28x38x17 mean height - 18,108 cubic feet at 8¢ - \$1448 less 2% depreciation for 15 years	\$1000.00
Foundation on cedar posts, no basement, outside finish siding mill ends, Inside finish 1st floor wood lined. Second floor unfinished, Brick chimney on bracket. Packing shed 21x32x12 Pole and shake construction, poor condition - normal value	50.00

Statement of Takeo Fujishige - J.I. 63

Total value of land	\$355.40
Garage 12x15x7 Shiplap over 2x4 frame	
Good foundation, shingle roof, old, poor condition, nominal value	\$20.00
	<u>\$1070.00</u>

The two old outbuildings were written off and on account of unfinished condition of house a further 20% was deducted as building value to farm.

Building value to farm	800.00
Total value of farm	<u>\$1155.40</u>

I endeavoured to contact Giovanni Brait, in connection with purchase but he resides at Woodfibre, B.C., where he is employed at the pulp and Paper Mill.

I interviewed Mr. J. Farussimi, who owns and operates a farm property adjacent to the Brait purchase, and is a close friend to the Brait family, whom he has known for a number of years. Mr. Farussimi gave the following information with reference to Brait purchase.

Brait had saved money and wished to purchase a farm for retirement purposes, he had journeyed to Haney, and contacted Mr. H. Menzies, Real Estate Agent and arranged to purchase the Takeo Fujishige property. Shortly after purchase Brait leased the property to H. Sthol, who was employed at the Hammond Mills. Brait returned to Woodfibre, B.C. Brait took up residence on the property in 1943 and obtained employment at the Hammond Mills and also at Hammond Brick Yards.

Information obtained from Mr. H. Menzies, Real Estate Agent of Haney B.C. Brait purchased the T. Fujishige property in June 1942. Leased the property to H. Sthol from December 1942 to August 15th, 1943 at a rental of \$15.00 per month. Owner to be responsible for taxes. In August 1943, the Brait family took possession and resided on property until October 1944 when he disposed of the property to Henry and Mary Klassen, purchase price \$3000.00.

I contend that the following factors have a decided bearing on the Brait purchase.

Purchasing direct from owners he was in a position to obtain vacant possession.

Brait, obtained 1.95 acres in growing crops with a further 2.65 acres of fallow land available for cropping to roots in 1942. As Brait had had no farming experience in Canada, he was an uninformed purchaser.

After purchase in June, as Brait did not wish to live on property he

Claimed Takeo Fujishige J.L. 63

was able, owing to the housing shortage, to rent property and obtain interest on his investment.

The Brait family occupied the property from August 1943 to October 1944 and during this period discovered that the property was not suitable for their requirements; either as a farm or a home, and disposed of the property to the Klassen's, and returned to Woodfibre, B.C.

J.H. Klassen

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Field Supervisor's Check Report
(Private Sale by Japanese Owner in June 1942)

Name: FUJIMIDE, Takeo

Ref.No. J.L.63

District: Maple Ridge

Address: Hammond, B.C.

Appraisal Date: 8th May '42

General Description. Lot 1 of Lot 241, Sp.1, Map 2998 - 5.645 acres.

In common with other properties owned by Japanese the above described property was appraised as farm land.

On account of the limited acreage of cleared land, state of cultivation, and type of soil, the property was not considered a good farm unit. Due to location its suitability for residential purposes was not mentioned under "Remarks" in appraisal report, and residential value was not reflected in values shown.

The appraisal value was arrived at as follows:

<u>Land</u>	1.80 acres Asparagus - fair condition		
	.15 acres peas		
	2.65 acres fallow land, weedy, with 60 prunes and 18 apple trees, not commercially productive, value of same included in land value.		
	4.60 acres @ \$75.00 per acre	\$345.00	
	1.04 acres bush to be cleared @ \$10.00	10.40	\$355.40
<u>Buildings</u>			
	House, 28 x 38 x 17 mean height - 18,108 cubic feet @ \$4 - \$1448. less 25% depreciation for 15 years		1000.00
	Packing Shed, 21 x 32 x 12 pole and shake construction, old, poor condition - nominal value		50.00
	Garage 12 x 15 x 7, Ship lap over 2 x 4 frame, wood foundation, shingle roof, old, poor, nominal value		20.00
	Total value of buildings		\$1070.00

The two old outbuildings were written off and on account of unfinished condition of house a further 25% was deducted as the building value to farm.

Basis of value.

In 1941, private sales of farm properties in Maple Ridge Municipality totalled 201 parcels comprising 2591.11 acres at a declared value of \$230,649.00 or an average of \$89.77 per acre. This value includes cleared and bush land, together with all improvements. On the same basis this property was valued at \$204 per acre. Therefore, using the average per acre value of land sold in the Municipality, in the year preceding its appraisal, as a basis of value, this property was valued at \$115.00 per acre higher than the average Municipal sales.

Purchase

The present owners of property, Henry and Mary Klassen, were interviewed recently and stated that they had purchased the property in October 1944 for \$3000 from Brait Giovanni, who had purchased direct from the Japanese. Giovanni, according to reports, purchased with speculative intent, constructed poultry house, remodelled the well and installed an electric pump, prior to sale.

Present owners complained of the poor condition and structure of dwelling and stated that they had expended over \$1000 in repairs, doing the work themselves and considered it would cost a further \$1000 for further work and to modernise dwelling.

"E.L. SINCLAIR"

Vancouver, B.C. May 11th 1948.

Mr. H.L. Sinclair,
Field Supervisor,
Penttiston, B.C.

Re: Takeo Fujishige

I have looked at your further check report on this particular property which the Director did not obtain title to, but which you appraised on the 8th of May 1942, at \$1155.40. Apparently it was sold later that year for \$1550.00.

The discrepancy here does not concern me greatly as you did not look on the soil in the first place as being of the best and I think you are quite justified in making your valuation on the buildings. We do not know what improvements, if any, Mr. Dratt Giovanni put on the place before selling in October 1944 to the present owners, Henry and Mary Klassen. We can only assume from the remarks made by these people to you that their inspection of the property they did not examine closely enough the type of construction of these buildings and therefore it is quite possible, in the light of information they have to-day, that they would not have paid the price they did for it, seeing they have already expended \$1000 on the house and they estimate they will have to spend another \$1000 before it is fully completed and modernised.

This is the type of evidence, in my opinion, that justifies the action you took in putting on your valuations in the first place. The mere fact that some less experienced person thinks a building can be reconditioned for much less than it actually costs often leads them to pay too much for a property, but there is no justification for your to change your opinion as to the property valuation of the property. I suggest that if you are ever called to justify your valuation on this holding you should further develop the evidence as to what it cost to condition these buildings. So far as this case is concerned I do not think the evidence as to what the average price on all other lands sold privately averaged compared with what you put on this place is of a great deal of value. If you got down to one or two good cases in the immediate vicinity that were comparable, then I think you would have something worth while.

The American census of Farm Land Values for the whole of the United States in 1941 was \$85.00 per acre and in 1942, \$91.00 an acre. This ties in fairly closely as it happens, to the figure of \$89.00 for Maple Ridge Municipality in 1941. These figures show quite clearly and conclusively that prices for land were not going up rapidly at that time and it was not until 1946 that the United States Census showed values up to \$147.00 an acre. I would fully expect individual purchasers selecting properties here and there to pay more than our appraisers valued the properties at for no other reason than that they could estimate what they might get immediately from the crop on the property if cultivated and handled to advantage, which sometimes in my opinion would make up the difference.

ITB/W

I.T. BARNET
District Superintendent

CONF

JL 63

February 29, 1944.

Mr. Godfrey, Regional Supervisor, New Westminster, B.C.

Re: Takeo Fujishige - Maple Ridge Munic.
Lot 1 of Lot 241, Co. 1, Map 2998, N.W.D.

According to available information it would appear that the above described property was sold by the Japanese owners. However this has not been confirmed on file but there would appear to be some doubt as to the Director acquiring title, and the same should be noted in your records pending clarification of the situation.

Supervisor Office Services Division

Copy

District: Vancouver, B.C.

FIELD REPORT - Soldier Settlement and General
Land Settlement

Re: Takio FUJISHIGE

File No. JL.63

Attached hereto please find Appraisal report covering
the above named property.

Due to type of soil and present state of cultivation, I
consider this property should only be considered for settlement purposes
by a party with pension or allowance income.

May 9th 1942.

H.L. SINCLAIR

"Suitable for settlement"
I.T. BARNET

FARM APPRAISAL REPORT

File No. JL.63

Description: Lot 1 of lot 241 Sp.1, Map 2998 Containing 5.645 acres
 Owner's Name: FUJISHIGE, Takeo Post office address: Hammond, B.C.
 Nearest Rail Point: Hammond Distance: 1 1/2 miles
 Market Town: New Westminster Distance: 16 miles
 Church (give denomination) Hammond - all denominations Distance: 1 1/2 miles
 Nearest School: Hammond 1 1/2 miles; Haney High School by bus Distance 3 1/2 miles
 State how property was identified: Map location and corner posts.
 Roads: State whether property has access to main road, the kind of road and its condition: Direct access to 21st Road on North and from Power line Road on South. Secondary gravel road, fair condition.
 Is this district a good one? Yes.
 Employment opportunity: Two sawmills and brick yard.
 Predominating nationality and religion: British, Protestant, Japanese predominating immediate area.
 Describe fencing and its condition: Barb wire, north and east, poor.
 Water supply: Well for domestic purposes - good supply. Electric light in house.

BUILDINGS ON FARM

Buildings	Dimensions	Material	Height	Roof	Age	Foundation	Repair	Valuation
House	28 x 38	Frame	1 1/2 st.	Shgl.	15 yr.	Woodposts	Fair	1000.00
Pa-shed	21 x 32	Pole and shakes	12'	Shake	old	Wood	Poor	50.00
Garage	12 x 15	Frame	7'	Shgl.	"	"	"	20.00
Total present day value								1070.00
Total value buildings add to farm								800.00

Is dwelling habitable without repairs? Yes. Describe the basement and chimneys: No basement, brick chimney on bracket. No rooms downstairs: 5, Upstairs? Unfinished.
 How finished: Paper over wood. Are buildings painted? Stained. Condition of paint: Poor. Distance from nearest bush: 300 ft.

CULTIVATED LAND

Acres	Level, undulating rolling or hilly	Soil (state depth)	Sub-soil	Kind and quality of crop	Value per acre	Total
2.60	Level	Sandy loam 2'	Sand on clay	Asparagus 1.75 ac. Fruit trees, peas Bal: fallow & bldgs.	75.00	345.00

AREA UNSUITABLE FOR CULTIVATION

Acres	Character of land, e.g. hilly, swampy, rocky	Nature of timber if any and whether marketable	Value of land per acre	Total
1.04	Bush and swamp	None marketable	10.	10.40
Total value of land				\$375.40
Total added by buildings to value of farm				800.00
Total value of farm				\$1155.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied. Property operated by Japanese tenant, T. Hayashida. Only acreage in asparagus, and small plot of peas, being cultivated, balance of arable land lying fallow and weedy. State most suitable type of agriculture for farm bearing in mind the district's limitations, if any: Small fruits and poultry.

Noxious weeds: Mare's tail.

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

District of Maple Ridge - 1942 - \$33.04

Date
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942.

Inspector's Signature: "H.L. SINCLAIR"

REMARKS: This property at present is being rented by Japanese, T. Hayashida, from owner Takeo Fujishige. Only the area in asparagus and a small plot in peas is being worked, balance of land fallow. There is a small acreage planted to fruit trees, prunes and apples. Trees are young and not commercially productive and value of same included in land value. The dwelling is on cedar posts. No basement. First floor finished, second story unfinished. Electric light installed in dwelling. The soil is a coarse sandy loam over sand and clay, not retentive to moisture. With the limited acreage and in its present state of cultivation, I consider this is a mediocre place. The property is certainly not being worked to best advantage and fallow land is weedy.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE No irrigation or dyking - open ditch drainage.

ORCHARDS, SMALL FRUITS ETC.

1.30 acs. asparagus - only fair condition
.15 " peas
about 60 prune trees - 18 apple trees.

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

Date: 18th May 1942.

"I.T. BARNET" District Superintendent

NO
1

22475

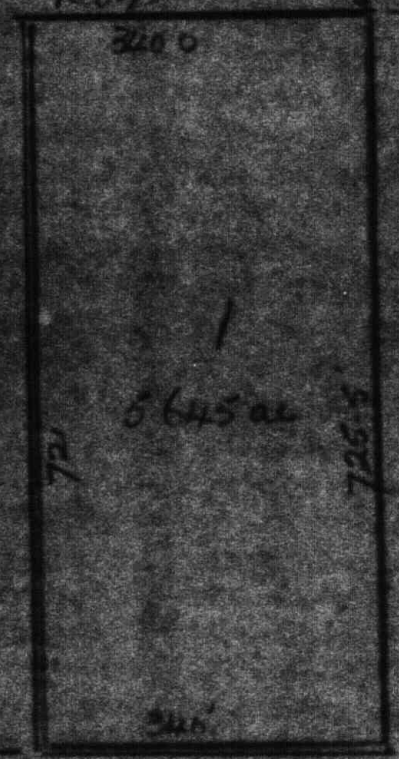
To Geo. Thompson
dtd 12/2/24, Sp. 1
Map 2998 NW 1/4

Map 2998

Scale 200:1

NW 1/4

HAMILTON ROAD



2

1

5645 ac

725'

725'

340'

3

4

5

6th St

Room 306,
Royal Bank Building,
Vancouver, B.C.

8th November 1942.

Mr. G.F. McKay,
Appraiser,
Veterans' Land Act,
D.V.L.,
1231 Burr Street,
Vancouver, B.C.

Dear Mr. McKay,

Re: Taken FUJIMORI
V.L.A. Ref. J.L.63

We have now reviewed Mr. Sinclair's brief in the above case, which is one of the 12 sales made in 1942. Mr. Sinclair seems to have taken considerable trouble over this brief and has obtained a lot of information.

There does not appear, however, to be any reason why the Braits, the purchasers, would have given more for this property than for any other property. The mere fact that he was an uninformed buyer has little or no significance because a large percentage of buyers are uninformed.

Mr. Sinclair mentions that the next door neighbour, Parussini, is a close friend of the Brait family, whom he has known for a number of years. He does not pursue this any further, but it would be extremely significant if they had been friends prior to the purchase of the farm as that might well indicate a special reason why the Braits would wish to purchase this farm rather than any other farm. Judging from the Christian names of the Braits they would appear to be of Italian ancestry and the name of the next door neighbour, Parussini, indicates that he might well be of the same ancestry.

Sinclair

Dr. J. J. Kelley

8.11.48

We feel that this matter should be investigated further as it is the only thing in the brief which gives us a lead to believe there may have been some special reason why this property was purchased.

yours very truly,

XXXXXXXXXXXX
XXXXXXXXXX
Room 306,
Royal Bank Building,
Vancouver, B.C.

25th November 1948.

Mr. G.T. McLeay,
Appraiser,
Veterans' Land Act,
D.V.A.,
1231 Main Street,
Vancouver, B.C.

Dear Mr. McLeay,

Re: Takeo Fujishige
File No. 5401, V.L.A. Ref. JL 63

Mr. Sinclair has advised us that there is no significance in the fact that the Braits purchased the property next door to the Parissinis, since the latter people purchased subsequent to the Braits' purchase. However, in his original appraisal he states that there was 1.80 acres of asparagus in fair condition and .15 acres of peas in fair condition. The purchase was made on the 15th June 1942 which would be prior to the harvesting of these two crops.

It is suggested that Mr. Sinclair should be prepared to give evidence as to the value of these two crops as it might explain part at least of the difference between his appraisal of \$1155.00 and the sale price of \$1425.00.

Yours very truly,

W. G. [Signature]

Fujishige

25th November 1948.

Mr. Macdonald interviewed J. Parissimi at Hammond, B.C. He cannot give helpful evidence and will not be called as a witness.

property Sold
since March 26, 1942

File No. 5401

Owner: Takeo Fujishigi

Legal
Description: Lot 1 of Lot 241, Gp. 1, Map 2998, N.W.D. ✓

Acreage: 10 acres

Improvements: 5 room house, garage, woodshed

Crop: 2 A. asparagus, 125 young trees.

Price: \$1,550.00

Terms: Cash

Extract: Hal Menzies, June 15, 1942

REAL PROPERTY SUMMARY

Catalogue No.: V.L.A.(their file J.L.63)

File No.5401

(Mr.) Takeo FUJISHIGE

Reg.No.14355

Civic Address: Hellings Road, R.R.#1, New Westminster, B. C.

Legal Description: Lot 22 of the South half of the North East quarter of Section 25, Township 4, Map 1133, Municipality of Delta in the District of New Westminster.

Classification: Small Holding - 4.83 acres about half cleared. Three room frame shingled house, fair condition, unfinished inside.

Registered Owner: Takeo FUJISHIGE

State of Title: Clear

Administration & Revenue: Leased by Custodian Nov.15/42 to Nov.14/43 for \$60.00. Revenue accrued to V.L.A. purchaser as of January 1, 1943.

Sold to The Director, Veterans' Land Act for \$536.00 (CASH) as at January 1, 1943.

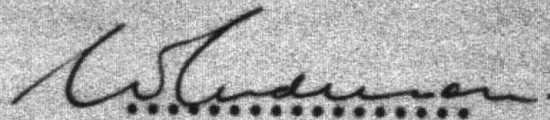
Title delivered March 1944.

Payment received April 4, 1944 and credited to account on April 17/44 the net amount of \$536.50

Chattels: not included in sale.

Insurance: transferred to V.L.A.

Certified Correct


.....

Catalogue Nos V. L. A. (their file J.L. 63)

File No. 5401

(Mr) Takeo FUJISHIGE

Reg. No. 14355

Civic Address: Hellings Road, R. R. No. 1, New Westminster.

Legal Description: Lot 22 of the South half of the North East quarter of Section 25 Township 4, Map 1133, Municipality of Delta in the District of New Westminster.

Classification: Small Holding.

"Sold V.L.A."

.....

Registered in the name of: Takeo FUJISHIGE

State of Title: Clear

Sold to Director, Veterans' Land Act for \$536.00 (cash) as at January 1, 1943.

Title delivered March 1944.

Payment received April 4, 1944.

5401

July 15, 1942.

Mr. Takao FUJISHIGE, #14355.
Taylor Lake, B.C.

Dear Sir:

Re: Your chattels, Hellings Rd.,
New Westminster, B.C.

We enclose herewith list in duplicate of chattels found by our agent when he investigated the above property. There are some discrepancies between this list and the goods declared by you to the Custodian on the 23rd day of April.

However, if this is correct, kindly confirm by signing your name where indicated on one copy and return same to us in the envelope also enclosed. Would you at the same time please advise us as to what you did with:

- 1 sprayer.
- 1 cultivator,
- 2 cross cut saws.
- tools.
- 20 lbs. nails.
- 2 potato diggers.
- 1 sledge hammer
- 4 scythes.
- 2 wedges.
- 3 mattocks.

20 strawberry trays, and
firewood, which you declared to the Custodian on the
23rd of April.

We have received from "The Gazette", Commercial Printers
and Publishers, Naney, B.C. a claim against you dated December, 1941
for three years subscription in the sum of \$3.00. If this is correct

File No. 5401
Takes Fujishige,
Reg. No. 14355
Lone Butte P.O.
Taylor Lake Bb
Via P. & C.
Dec 31st/42

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver Bb.

RECEPTION SECTION	
JAN 9 1943	
No.	5401
Referred	117-42 noted - [initials]

Dear Sirs:

Enclosed find the form you sent which
I have signed.

Your letter of the 16th Nov. just reached
me three days ago. If you find need to write
again kindly put on the address I have
written above.

Yours truly,
Takes Fujishige.

3405
5431 ✓

19th August, 1943.

Mrs. Blanche Pook,
233-32nd Avenue,
Buskin, B.C.

Dear Madam

re: K. TINKER & T. YAKASHIRO.

We enclose herewith receipt for £37.50 covering rent
from May to July.

In reply to your letter of August 10th regarding the
electric light pole on subject Japanese property which has
fallen down, we would appreciate your advising us if you are
in a position to have this fixed, and if so kindly obtain the
price for same.

Yours truly,

R. D. Richardson,
Parks Department.

RECEIVED

Recd:

James

The Custodian's Office 1055, River Road.
Dept. of the Secretary of State New Westminster, B.C.
506 Royal Bank Bldg. Jan 19th / 44 -
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 22 1944
File No.	5401
Ans.	WVA
Referred	Cluder

Dear Sir,

K. Takao, Fojishigo
No 5401.

I am writing you regarding a
baby's high chair and stool, having been
the property of the above party, located on
lot 22-7 the South half of the S.E. $\frac{1}{4}$ of section (25)
Township (4) Hellingers Road. New Westminster
Having examined same, and if they are
for sale, I will pay \$100 for them, on
receipt of your reply -

Yours truly -
Wm. S. Miller

5401

February 1, 1944.

Mr. William S. Miller,
1055 River Road,
R. R. No. 1,
New Westminster, B. C.

Dear Sir:

Re: Takeo FUJISHIGE.

In reply to your letter of January 19,
1944, we regret that we are unable to sell
chattels of the category you wish to purchase,
by other means than public auction and we ask
that you govern yourself accordingly.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

627 Macmillan Ave.

Winnipeg Man.

March 10th 1944

Office of the Custodian

Japanese Evacuation Section.
Dear Sir:

EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	5401
Ans.	
Referred	Mr. M. J. M.

I received your letter to ~~day concerning~~
my debt. I Upinoto I do not owe him anything

"I the Gazette of Honey I refused the
paper many years before I left Honey but they
kept on sending it. Later I moved to Lashner. //
The Royal Columbian Hospital I owe them \$20.46
and I will pay as soon as I can. I have been having
sickness and so full am not making very much.
just get along paying rent and food and fuel & clothing
for me and my wife & two children. Will pay as
soon as I can.

Thank you

Yours Truly
L. Lajish

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: 627 McMillan Avenue,
Winnipeg, Manitoba.

Date: July 18th, 1944.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, James FUJISHIGE, Police Registration No. 14588
hereby request you to release to me the under-noted articles stored at

in possession of

and I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

\$535.15 proceeds from sale of land less deductions for outstanding accounts.

Original Address: Taylor Lake, British Columbia

Date Evacuated to Present Address: July 8th, 1943.

Total Number in Family: 4

CHARGES:

I agree to pay all charges as required by the British
Columbia Security Commission.

Deposit received: none

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per James Fujishige

J. Fujishige
(Claimant Signs Here)

595 Martin Ave.,

Winnipeg Man.

July 24 1945

B. C. Security Commission

Office of Custodian

Dear Sir,

EVACUATION SECTION	
Rec'd	JUL 27 1945
File No.	5401
	429.2
	300m

I am writing to you Re. File No.

5401 about my property in Delta B.C..

This land was sold last year and after
paying Insurance and other expence there was
a bal. of \$535.15 . Of this amount there
was a bill to the Royal Columbian Hospital
of \$20.46 wich I agreed to pay.

So that left \$515.69. You sent me \$450.00
so there is a bal. of \$65.69 so will you
please send me this money.

Thank you.

Yours Truly,

Lakes Inishige

C-4969

File No. 5401

July 30, 1945.

MEMORANDUM

TO: Mr. W. J. Iverson

FROM: Mr. W. E. Anderson

Re: Japanese Chattels
Takeo FUJISHIGE

The small quantity of chattels as listed were inventoried on subject Japanese property, Hellings Road near Strawberry Hill. Please arrange for their liquidation as quickly as possible as it is desirable to close this account completely.

W. E. Anderson

WEA/HMS

Copy of inventory is attached for your convenience.

*Check
What known
Knowledge of*

November 16th, 1942.

File No.: 5401
Name: Takeo FUJISHIGE
Reg. No.: 14355

VACUATION SECTION	
JAN 9 1943	
File No.	11-1-43
Ans.	
Referred	

CHATELS

- ✓ 1 kitchen stove
- ✓ 2 kitchen cabinets
- 2 bds. shingles missing, probably used by tenant
- 1 pr. rubber boots
- ✓ 1 wooden cabinet
- ✓ 3 kitchen chairs
- ✓ 1 high chair
- ✓ 4 beds
- ✓ 1 heater
- ✓ 1 baby's chair

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

Date... Dec. 31st 1942 ... Signed... Takeo Fujishige
Please sign and return one copy. Reg. No. 14355

Winipeg Man.
Nov. 15/45

Office of the Custodian,
Vancouver B.C.

EVACUATION SECTION	
NOV 19 1945	
Rec'd	
File No.	5401
Ass.	
Referred	Anderson

Dear Sir:-

Received cheque for \$5.25, ^{sent to you}

You have accounted for all my
property left in the Protected Area with
the exception of the chattels.

Yours truly,
Lester Lapointe

5401

January 29th, 1948

Mr. Takeo FUJISHIGE,
Registration No. 14355,
595 Martin Ave.,
Winnipeg, Man.

Dear Sir:

We have received a sum of money for the redemption of Maple Ridge Co-Operative Produce Exchange shares in the name of S. or I. Fujishige, whose former address was Box 98, Hammond, B. C.

We noticed that your address prior to your leaving the coastal area was Box 93, Hammond, B. C. and we would like you to advise us if you know the above mentioned Fujishige or if these Maple Ridge shares belong to you or a member of your family. If you are the holder of the Maple Ridge certificates please forward them to us at your earliest convenience to enable us to dispose of the funds received from the redemption.

A stamped, addressed envelope is attached hereto for your convenience.

Yours truly,



C. H. Reed
Office of the Custodian

CHRBK
Encl.

EVACUATION SECTION	
Rec'd	FEB 20 1948
File	5401
Ass.	
Returned	By <i>Brown</i>

12 Fernwood Ave. E.
St. Vital Man.
Feb 16/48

Office of the Custodian
Vancouver B.C.

Dear Sir: — Re file No 5401

In reply to your letter of Jan 29/48
I wish to state that I am the son of Iwah
Fujishiro, both deceased and that I took
over the farm in Hammond B.C. and
operated it until evacuation.

All the shares in the Maple Ridge
Co-operative Exchange belong to me, but
I have not got the certificates with me.
If you must have the certificate before
you can make payment to me please
get in touch with Mr Y. Yamaga
who was manager of the Co-operative
until ~~the~~ all our people had to
leave the coastal area.

Yours truly,
Takeo Fujishiro

6660

5401
6660

December 10th, 1948.

Mr. Yasutaro YAMAGA,
Reg. No. 14018,
Box 874,
Hope, B. C.

Dear Sir:

We are enclosing, herewith, copy of letter dated February 16th, 1948, which we received from Mr. Takeo Fujishige, relative to shares in the Maple Ridge Co-operative Produce Exchange and we would ask you to please forward these Share Certificates to this office at your early convenience, as they have been redeemed and the proceeds are presently in the hands of the Custodian.

Mr. Takeo FUJISHIGE states he is the owner of these shares and, if such is the case, the funds held by us in this connection will be forwarded to him.

The particulars regarding these shares are as follows:

Cert. No. 47 - 36 Shares	Cert. No. 482 - 21 Shares
Cert. No. 199 - 20 Shares	Cert. No. 604 - 13 Shares
Cert. No. 296 - 18 Shares	Cert. No. 708 - 6 Shares

Your early attention to this matter will be appreciated.

Yours truly,

W. J. Johnston
Office of the Custodian

WJJ:NB

Encl. 1

5401

REGISTERED

12th October, 1945.

Mr. Takeo Fujishige,
Registration No. 14355,
595 Martin Avenue,
Winnipeg, Manitoba.

Dear Sir:

From time to time you have been advised in regard to the administration of your affairs, and this, now being completed, it is felt that you would appreciate being supplied with a brief summary.

You signed a declaration to the Custodian 23rd April, 1942, in which you stated that you were the owner of property in Delta Municipality, and you also stated that no arrangement had been made by yourself to make it revenue producing. The Custodian was unable to find a tenant for your property until the 15th November, 1942, at which time the Custodian leased the property at the rate of \$5.00 per month rental. As a policy of liquidation was decided upon by the Canadian Government, your property was sold as of 1st January, 1943; one and a half months rental, namely \$7.50 is all that accrued to your benefit.

Full details of your property sale were forwarded to you 4th April, 1944, upon the back of which was endorsed a statement of your account at this office. This property sale statement showed an insurance rebate of \$3.50 to your credit. In reviewing your file however, it was found that an error had been made in this connection and your account has now been credited with an additional \$5.25 making the refund of insurance premium to be 100%.

In your declaration with the Custodian you declared certain personal effects. These were checked by our field staff and our inventory was acknowledged by yourself on the 16th November, 1942, as being all the chattels left by you in the Protected Area. Upon these goods being examined by our representative for removal to auction, it was found that they were of very low re-sale value and as the expenses of moving were likely to exceed the returns from sale, they were abandoned on the property.

Three claims were filed against you at this office. These were referred to you for confirmation, and the Royal Columbian Hospital account, which you stated was correct, was paid from the funds to your credit here. The other two claims:

The Gazette	\$3.00
Isamu UJIMOTO.....	1.65

were denied by you. The creditors have therefore been notified that this office would take no further action in assisting settlement.

You declared three life insurance policies; two on your own life and one on your daughter's life. No administration was handled by this office, how-

Mr. Takeo FUJISHIGE

- 2 -

12th October, 1945.

ever, and we assume that you have dealt with these direct yourself.

According to the Royal Canadian Mounted Police records, you were the owner of a 1936 Oldsmobile car. This vehicle was not, however, turned over to the Custodian, and we assume that you sold it prior to the date set forth in the Order in Council.

Attached is a statement of your account from the date of the last statement sent to you, and as requested we enclose a cheque for \$5.25, which represents your full credit balance as at this date.

It would appear that we have accounted for all the property left in the Protected Area which vested in the Custodian, with the exception of the chattels. 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,
Administration Department.

WEAMA
Enclosures (3)

Ph file 5401

Attention, Mr. W. J. Johnston. P. O. 70 mile house, B. C.
Office of Custodian, Dec 30th, 1948.
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 6 1949
File No.	5401
Ass.	
Revised	

Dear Sir;

Re- Maple Ridge Co-op Share
for Takeo, Fujishige.

In reply to your letter dated 10th, inst,
I wish to say that the contents of the letter from
Mr, Takeo Fujishige addressed to you is true.

After his father passed away in Hammond, Mr
Takeo succeeded his father's estates and the Co-op
treated Mr, Takeo as his father's successor relating
to the membership.

The writer recollect that some of share certifi-
cates have been deposited with the Co-op office as
security which no doubt the Custodian must have found
them in the Co-op safe, however, he does not remember
whereabout of those certificates Mr, Fujishige claims.

When I evacuate from Haney so little time was
allowed that I could carry nothing of any records in
connection with the Co-op and left the office as it
was in care of Mr, Briggs the Copop accountant who
managed the co-op untill its disposal.

Since the mother of Takeo has passed away and
no other dependant on the fund I presume Takeo is
entitled to claim this share money.

Hoping this will clear my position,
yours very truly,

Y. Yamaga
Y. Yamaga

P. S. I moved from Hope latter part of November and
settled in the Cariboo woods, therefore please alter
my present address as P. O. 70 mile House, B. C.

Y.Y.

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

PHONE PACIFIC 8181
PLEASE REFER TO
FILE NO. 5401

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

December 17, 1948.

Mr. Takeo FUJISHIGE,
Reg. No. 14355,
12 Fernwood Road East,
St. Vital, Manitoba.

RECEIVED	SECTION
DATE	JAN 4 1949
FILE NO.	5401
ACK.	✓
RECEIVED	Johnston

Re: Cert. No. 47 - 36 Shares	Cert. No. 482 - 21 Shares
Cert. No. 199 - 20 Shares	Cert. No. 604 - 13 Shares
Cert. No. 296 - 18 Shares	Cert. No. 708 - 6 Shares

Dear Sir:

With further reference to the above-mentioned, we wish to advise you that we recently wrote to Mr. Yasutaro YAMAGA at Hope, B. C. but we have not heard from him as yet. We are, nevertheless forwarding to you, herewith, our cheque for the sum of \$145.64, which represents the Redemption Value of said Shares.

Please sign the enclosed copy of this letter in view of the fact that you do not have the shares in your possession, as stated in your letter of February 16, 1948.

We are enclosing a stamped, addressed envelope for your convenience.

Yours truly,

W. J. Johnston
Office of the Custodian

WJJ:NB

Encl. (cheque)

As owner of the above-mentioned I am entitled to receive the enclosed cheque:

T. Fujishige

CASE NO: 873

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

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

Winnipeg, Manitoba

September 7th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKEO FUJISHIGE

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. Ferg, Esq., Appearing for the
 Dominion Government.
 S.M. Cherniak, Esq., Appearing for the
 Claimant.

- - - - -

Shigru Hirayama, Esq., Official Interpreter.
 Mark H. Pearce, Esq., Official Reporter

T. Fujishige
In Chief.

TAKEO FUJISHIGE, the Claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Fujishige, I show you two typewritten
statements, were these prepared in accordance
with your instructions?

A Yes.

Q Are these your signatures?

A Yes.

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

A Yes.

MR. CHERNIAK: I tender the Real Estate Statement as
Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: And I tender my learned friend's S.S.B.
appraisal form, on his behalf, as Exhibit 2.

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

MR. CHERNIAK: And I tender my personal chattel
statement as Exhibit 3.

(PERSONAL CHATTEL STATEMENT
EXHIBIT 3.)

MR. CHERNIAK: And on behalf of my learned friend
I tender the Custodian's Analysis Sheet as Exhibit
4.

(ANALYSIS SHEET, EXHIBIT 4.)

MR. CHERNIAK: Your Honour will note on Exhibit 1
that the claimant sets out that of his 4.8 acres,
2.8 acres were not cleared and 2 acres were cult-
ivated. I would like to bring Your Honour's

2.
T. Fujishige.
In Chief.

10 attention to Exhibit 2 wherein the S.S.R. appraiser states that $1\frac{1}{2}$ acres only were cultivated or cleared and he shows 3.58 acres as uncleared. I don't know whether it is necessary to file this but I think I can bring Your Honour's attention to the fact that in the Custodian's file there is a report by a Custodian's representative named Moryson, dated July 8th, 1943.; I think perhaps I should file it if my learned friend does not mind. This is a written report that was made early after evacuation Your Honour. It sets out the chattels which are also set out in Exhibit 4 and it shows, in regard to the acreage, that there are 4.83 acres, $2\frac{1}{2}$ cleared and the rest in bush. It is signed by J. Moryson and H.J. Logan I think it is. I believe both these people are representatives of the Custodian's office. That is in regard to the dispute in the amount of the cleared land there was at the date of the appraisal.

20
(REPORT ON EVACUATED JAPANESE PROPERTY
EXHIBIT 5.)

MR. CHERNIACK: The witness sets out, Your Honour, that he purchased this property in the Fall of 1940 and that he bought it in tax sale through an agent named Seedhouse. It was all bush at that time and he paid \$200.00 for it. He cleared about 2 acres in 1941 and although he does not estimate his own labour and that of some helpers he states that the bulldozer alone cost him \$80.00.

30

4.
T. Fujishige
In Chief.

10 In addition he dug a small well. He built a house 20 x 24 and he shows the cost of material at \$450.00 and of labour \$60.00 and the estimate of his own labour and that of his father-in-law and two brothers as \$200.00. The total cost, therefore, amounts to \$710.00 for this house and the addition which was unfinished. All this, Your Honour, was done in October, 1941. His comment is that the property was bought cheaply in tax sale. He had just started to develop it and the house had only been lived in for about 3 months. He states that on the basis of cost, time and his labour on it, the location and the rising value of real estate, he believes that the fair market value of the land and buildings at the date of sale was at least \$1,100.00. I should bring Your Honour's attention to the fact that Exhibit 2 indicates that the appraiser never got inside the house and therefore had no idea what it was like. The location of the property is indicated by Exhibit 2, the appraiser's report, which shows that it is half a mile from Kennedy, New Westminster, on the Helling Road which is gravelled to the Scott road. Other than that it is only a matter of value Your Honour. Perhaps my learned friend can give you the assessed value of the property.

20
30 MR. FERG: It is in the Municipality of Delta, Your Honour and the assessed value is land \$500.00, improvements \$1,500.00.

5.
T. Pajishige
In Chief.

10
MR. CHERNIAK: The total, therefore, Your Honour,
is \$2,000.00 or \$900.00 more than the Claimant
is asking. In regard to the personal chattels,
exhibit 5, the claimant sets out all his
chattels he is claiming in his statement,
showing when the goods were purchased, the amount
paid and his own estimate of the value. The
Custodian does not dispute what was found there.
The Inventory, which I have already filed as
Exhibit 5 indicates that, or is Exhibit 4, it?
It does show \$3.00 not accounted for theft, etc.,
and the balance abandoned, and showing in the
remarks that these goods were not worth the
expense of moving. The mere fact that the
Custodian files this exhibit and says what is
in there is not proof of such matters and he
will be called upon to prove the remarks in
this statement. I don't see the necessity of
cluttering up the file with Exhibits and I
think my learned friend will admit that on his
file is a lease of the property made by the
Custodian and dated December 10th, 1942. In
this lease the kitchen stove, item No. 1; 3
kitchen chairs, item No. 6; and a heater, item
No. 9 are included in that lease, this having
been made by the Custodian. I think again my
learned friend will confirm my statement that
the Claimant received no share of that rent for
these goods and that to me, as well as to Your
Honour, did have some value if they saw fit to

20

T. Fujishige
In Chief.

put them into the lease.

MR. FERG: That is correct, the kitchen range, heater and three kitchen chairs were included in the rent and hire agreement. I presume the rental covers the property as well as the chattels, \$5.00 a month?

THE COMMISSIONER: The whole property was rented for \$5.00 a month.

MR. FERG: Yes, Your Honour, \$60.00 a year.

MR. CHENYLAKE: Rented by the Custodian, Your Honour.

MR. FERG: It is submitted Your Honour that the real property sold at its fair market value and that the chattels sold were sold at their fair market value - - -

THE COMMISSIONER: There was no sale made.

MR. FERG: I am sorry, Your Honour, there were none sold but they were abandoned by the Custodian as valueless. There are no questions Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript

Mark H. Pearce
(Mark H. Pearce)
Official Reporter.

I, the undersigned Sub-Commissioner hereby certify that the foregoing 6 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.

A. T. Henderson
(SUB-COMMISSIONER)

Defence Brief

WINNIPEG
7 Sept. 48
V.L.A.

Takeo FUJISHIGE

File No. 5401

Case No. 873

REAL PROPERTY CLAIM

1. Real Property Claim

\$1100.00

Appraised at

\$546.00

Sold for

\$536.00

Witness: B. C. Wormworth, Appraiser.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$77.00

7A
All abandoned as not of sufficient
value to warrant removal to auction.

Witness: W. J. Iverson.

3
Trans. 5 line 3 et seq. Claimant's
counsel requires proof of above
remarks and says that the chattels
were good enough to include in a
lease of the Custodians, and that
the claimant received no part of
the rent.

Submission: Real property sold for fair market value.
Chattels abandoned by Custodian as valueless.

RWM/mw

Name of Claimant FUJISHIGE, Takeo

Case 673

Custodian File 5401

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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			
					535.00	303.35			503.35	
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 & 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			40%	25.00	10.98		10.58			
TOTAL RECOMMENDATION										513.01

5401

October 5th, 1950.

Mr. Takeo FUJISHIGE,
12 Fernwood East,
St. Vital, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 873

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$313.81

Cheque for \$295.66 is enclosed herein, and the sum of \$18.15 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.