

Name of Claimant FURUKAWA, Sadanosuke Case 151
 Executor of the Estate of T. Tsujimoto
 Custodian File 12136

| <u>REAL PROPERTY</u> | | | | | | | | | | Total |
|--------------------------------------|--|---------------------------------------|--|---|--|--|--|--------------------------------------|--------|---------------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices | Sale Price | Total Award 125% of all Sale Prices: | | |
| | | | | | | % of Total | Amount | % of Total | Amount | |
| | | | | | 982 | | 563.95 | | | 563.95 |
| <u>PERSONAL PROPERTY</u> | | | | | | | | | | |
| 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 | | | |
| | | | | | | | | | | |
| <u>NETS</u> | | | | | | | | | | |
| 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 | | | | | |
| | | | | | | | | | | |
| <u>MISCELLANEOUS CHATTELS</u> | | | | | | | | | | |
| 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 | | | |
| | | | | | | | | | | |
| TOTAL RECOMMENDATION | | | | | | | | | | 563.95 |

CASE NO: 151.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B. C.,

February 17th, 1948.

IN THE MATTER OF THE CLAIM OF
SADANOSUKE FURUKAWA.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Vernon, B. C.,

February 17th, 1948.

IN THE MATTER OF THE CLAIM OF
SADANOSUKE FURUKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

R.J. McMASTER, Esq., appearing for the
 Claimant.

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

30

S. Furukawa,
In Chief.

MR. McMASTER: In this case, my lord, the claimant filed two claim forms, one for his real estate, and one for his personal property. Apparently when the list was drawn up, the secretary had them before him because he shows the two amounts, but there appears to be only one claim form here.

MR. UPTON: That is all I have, my lord.

MR. McMASTER: Then, my lord, I would like to file my copy until the other shows up.

10

SADANOSUKE FURUKAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. McMASTER: Could I have the two claim forms, please?

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on these two claim forms and did you swear the declarations on each of them? A: Yes.

Q Did you instruct Mr. Leckie to prepare a statement with regard to your real estate? 20

A Yes.

Q Would you be good enough to sign the statement, please? Are the contents of that statement true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as Exhibit 1, my lord.

THE COMMISSIONER: Now, in this instance, does he claim as executor? In his real estate claim form he shows his interest as that of an executor.

30 MR. McMASTER: Yes, my lord.

S. Furukawa,
In Chief.

Q Witness, was this property registered in your wife's name or in your name?

A At the time the husband died?

Q The husband died -- the wife died.

A No, husband. He said the husband.

MR. McMASTER: I will have to make sure I have the right man, my lord.

Q What is this man's last name?

A His name is Sujimoto.

THE COMMISSIONER: This man's name is supposed to be Furukawa.

MR. McMASTER: I am sorry, my lord, that is the trouble.

THE INTERPRETER: This man's own name is Furukawa.

Q That's better. T. Furukawa, or S.?

Aa S.

Q Did he own this real estate which is the subject of this claim? A: It is in his name, but it wasn't actually his property.

Q Whose property was it?

20 A It was his older brother's property.

Q And what was his older brother's name?

A T. Sujimoto.

Q And has Mr. T. Sujimoto passed away?

A Yes. His brother has passed away but he explains the wife's name is also T. Sujimoto.

Q Is this his brother or his brother-in-law?

A Yes, his own elder brother.

Q And his name is Sujimoto, and this man's name is Furukawa? A: Yes.

30 Q Is that a Japanese custom? or is it a mistake?

S. Furukawa,
In Chief.

A It is. Very often they adopt another family.

Q Well, we better make it clear.

A Yes. He changed his name at the time he married from Furukawa to Sujimoto.

Q Is that in accordance with Japanese custom?

A Yes, that is in accordance with Japanese custom.

Q Now what is the name of the wife of the deceased brother?

A: It is his mispronunciation here. It is his sister --

10 THE COMMISSIONER: Q: Speak up, please, now, so I can understand what the answers are.

A It was my mis-conception of what the witness was saying. His sister married T. Sujimoto. The two words are very similar and he was mispronouncing them.

MR. McMASTER: Q: Was Sujimoto his brother-in-law?

Is that right? A: Yes, that is correct.

Q Now, when his brother-in-law died, did anyone
20 take out letters of administration to his estate or did the brother-in-law leave a will?

A Yes, he has it.

Q Has he it with him, and may I see it, please?
I am sorry, my lord, I didn't realize this difficulty was here. Do you have a letter or letters of administration or probate?

A No, this is all he has.

MR. McMASTER: This is a certificate of title for the
30 lands in question, my lord, registered in the name of Tsunegusu Furukawa in trust, see filing number

S. Furukawa,
In Chief.

171420, which would indicate he is holding it.

THE COMMISSIONER: It would qualify him as an executor.

MR. HUNTER: My lord, there was a will and he is the executor of it. It was the will of his brother-in-law, and his sister is the sole beneficiary under that will.

THE COMMISSIONER: I see.

MR. McMASTER: Would you like this filed, or need we bother in view of my friend's admission?

10 THE COMMISSIONER: No, I think not, in view of the admission. I had better have the name of the deceased person.

MR. HUNTER: The name of the deceased person is -- the first name, Tsunegusu, and his last name is Tsujimoto. He died on the 9th of June, 1932, my lord.

THE COMMISSIONER: 1932?

MR. HUNTER: Yes, my lord.

20 THE COMMISSIONER: This man has never administered the estate in 14 years?

MR. HUNTER: Apparently not, my lord.

MR. McMASTER: He has been somewhat prohibited for the last few years, my lord, but even so it is a long time.

THE COMMISSIONER: Nearly ten years prior to that he should have.

MR. HUNTER: The beneficiary is a widow with the same last name. The first name is Tsuno.

30 MR. McMASTER: Q: Witness, did you live on the premises which are subject to the claim prior to your

S. Furukawa,
In Chief.

evacuation? A: Yes.

Q And did your sister, the wife of the deceased,
reside there also? A: Yes.

MR. McMASTER: Now, my lord, if I might refer to Exhibit
1 which has been filed, the statement. I might
first file, on behalf of my learned friend, the
Soldier Settlement Board appraisal.

(APPRAISAL MARKED EXHIBIT NO. 2).

10 That shows the property to be approximately one
mile from Steveston. The claimant points out in
Exhibit 1 that the property was purchased in 1911
for \$1650.00 as vacant land, and there were no
improvements on it. The property, however, was
cultivated at that time. The address of the
premises was 159 Moncton Street. The whole area
was five acres apparently, with two acres under
cultivation.

THE COMMISSIONER: It shows three acres here.

20 MR. McMASTER: No, my lord, that is the uncleared
portion. At the top is three acres.

Yes, three acres approximately is correct, my lord.
There were fruit trees planted at various times,
about sixty of them mixed. Then it shows various
rather old buildings on the premises, my lord.
He says in his comments below that, "In 1938 my
sister-in-law, Mrs. Hamamoto, bought the adjoining
land, 5 acres, cultivated it similarly to this
land and used for berry and vegetable growing.
The buildings on her land are not as good as on
30 this land, and no fruit trees. She paid \$3600.00

S. Furukawa,
In Chief.

for the five acres and buildings." I would like to say with regard to this, my lord, that Mr. Leckie interviewed this man and I just glanced at this file before coming into Court and it is possible we may desire to amend this man's claim at a later date subject to what evidence I can bring in to increase the value of the land. This again is some of the farm land property near Steveston, 10 miles from the City of Vancouver, and I notice in the appraisal report that the property is appraised at \$200.00 an acre, which is a very high appraisal for the Soldier Settlement Board, my lord, and having regard to the other Lulu Island lands, it may be desirable --

THE COMMISSIONER: It shows a total value of \$600.00.

MR. McMASTER: That is correct, my lord, but it may not affect it. I will leave it stand as it is.

Q Now, witness, what is your sister's name -- the one who was the husband of the deceased?

20 THE COMMISSIONER: You had better correct that. The sister was not the husband of the deceased.

MR. McMASTER: I am sorry -- the wife of the deceased.

Q Tsuneno? A: Yes.

Q Do you know whether that is a letter which she received from the Custodian's office?

A Yes, it came to me.

Q It came to you but it is addressed to her?

A Yes.

MR. McMASTER: My lord, this is a letter dated January 26th, 1943, addressed to Mrs. Tsuneno Tsujimoto, the wife of the deceased (reading).

S. Furukawa,
In Chief.

THE COMMISSIONER: And it is from the Custodian?

MR. McMASTER: From G.S. Peers, Administrative Department,
on the stationery of the Custodian. I didn't see
a copy of it in my friend's file but I presume he
has a copy.

THE COMMISSIONER: What did the property sell for?

MR. McMASTER: I think \$900.00, my lord, or roughly that.
It would be about \$980.00, wasn't it, Mr. Shears?
The appraisal was a thousand dollars of the Soldiers
Settlement Board.

10

MR. SHEARS: \$982.00.

THE COMMISSIONER: And the date of the sale?

MR. McMASTER: This is a Soldiers Settlement sale, my
lord.

THE COMMISSIONER: Oh yes, January, 1943.

(LETTER MARKED EXHIBIT NO. 3).

MR. McMASTER: Q: Witness, did you or your sister agree
to selling at that price?

A No.

20 Q Witness, with regard to your claim with respect to
chattels, is that claim in your own name for these
chattels?

A: These are in his own
name.

MR. McMASTER: My lord, if I might refer to the chattel
claim, I would ask leave to amend. It will be
necessary to ask to abandon the claim with respect
to the boat, subject to any Order in Council.

THE COMMISSIONER: We had better take these as separate
claims.

30 MR. McMASTER: Yes, I realize that. We had two files on

S. Furukawa,
In Chief.

that and that is the reason we made two files.
Perhaps I can leave the chattel claim and let my
friend cross-examine on the property claim.

THE COMMISSIONER: Leave it until you finish with the
real property claim.

MR. McMASTER: Your witness, Mr. Hunter.

MR. HUNTER: It will be submitted, my lord, that this
property was sold for its fair market value.

10 THE COMMISSIONER: Now when the time comes, Mr. Hunter,
the fact that this letter of January 26th, 1943,
was written by the Custodian's office, will call
for some explanation. It would appear on January
26th you had an offer of \$600. more than the price
you finally accepted.

MR. HUNTER: That is so, my lord.

THE COMMISSIONER: I simply call attention to the fact
that that will call for explanation.

MR. HUNTER: Not from me, my lord, but from the V.L.A.
appraisal.

20 THE COMMISSIONER: Well, it will be from the Government.

MR. HUNTER: Yes. The reason that letter was written,
of course, was at that time there was no policy
of liquidation.

THE COMMISSIONER: Oh yes, I appreciate that.

MR. McMASTER: We don't object to those kinds of letters
being written.

THE COMMISSIONER: I am quite sure you don't.

30 MR. HUNTER: It is entirely a question of whether the
appraiser can testify his appraisal. The mere
fact that a higher price has been offered doesn't

S. Furukawa,
Discussion.

necessarily mean that is the fair market value.

THE COMMISSIONER: Well I am not prepared to hear argument on it now. I simply direct your attention to it and suggests it calls for explanation.

MR. HUNTER: Right, my lord. I will suggest that to Mr. Patterson, the appraiser.

I think it is a straight question of value here, my lord.

THE COMMISSIONER: Yes.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

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30

FORM FOR CO-OPERATIVE COMMITTEE

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME FURUKAWA SADANOSUKE (RCMP) Reg. No. 04097
(Print) Surname Given Name

(2) Pre-Evacuation Address STEVESTON B.C.

(3) Present Address RR#2 Melowna B.C.

(4) REAL ESTATE

(a) Street Address (if any) 159 MONCTON ST. RICHMOND BRITISH COLUMBIA
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 3 of LOT 1, BLOCK "A", SECTION 12, BLOCK 3 NORTH, RANGE 7 WEST, MAP 3086

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

- (i) Farm
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~
- (iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) EXECUTOR of the above ESTATE

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ 1800
- (ii) Buildings - - - - - \$ 1200
- (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) - - - - - \$ 3000
- (v) Amount at which Custodian sold property and credited your account - - - \$ 982
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2018

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation _____

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

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

- | | | |
|-----|-------|--------------------|
| 1. | ..... | Estimated Value \$ |
| 2. | ..... | Estimated Value \$ |
| 3. | ..... | Estimated Value \$ |
| 4. | ..... | Estimated Value \$ |
| 5. | ..... | Estimated Value \$ |
| 6. | ..... | Estimated Value \$ |
| 7. | ..... | Estimated Value \$ |
| 8. | ..... | Estimated Value \$ |
| 9. | ..... | Estimated Value \$ |
| 10. | ..... | Estimated Value \$ |

TOTAL CLAIM FOR PROPERTY LOSS \$

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) - - - - - \$ 2018

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

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

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

DOMINION OF CANADA }
of)

TO WIT:)

I, Sadamonike Furukawa
of Kelowna, B.C.

in the City of the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Kelowna in the Province of British Columbia this 8th day of December A.D. 1947.

S. Furukawa
[Signature]
A Commissioner &c.

Shunroku Furukawa
 (Claimant's Name)
 Executor of the will of Tsumimatsu

REAL ESTATE
 (Farm Land)

EXHIBIT No. 1511
 DATE 17/2/48
 FILED BY W. McMaster

041097
 Reg. No.

| LAND | Acres | Date of Purchase | From Whom | Cost | Price | Cleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|---|--------|------------------|--------------|------|-------|---|----------------------------------|---------------------------------|
| Uncleared | | | | | | | | |
| Cultivated not planted about 1 ac | 3 ac ± | 1911 | Don't recall | 1650 | | | | |
| Cultivated and not in crop 11 ac | | | | | | | | |
| List Crops | | | | | | | | |
| 3/4 ac logans | | | | | | | | |
| 1/4 ac raspberries | | | | | | | | |
| 3/4 ac potatoes | | | | | | | | |
| Total 2.2 ac ± | | | | | | | | \$2200.00 |

(bought as vacant land) cultivated none

This property comprises land & premises known as 179 Monmouth St, Richmond, (about 1 mile from Steveston B.C.)

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

| Description | When Made | Cost |
|---|--------------------|---|
| Planted 60 mixed fruit trees (apple, plum, cherry & pear) | at different times | I do not know cost of trees - they were fruit bearing and my sister (widow of deceased) sold fruit commercially but I am unable to say at what amount or at what returns. |

| BUILDINGS | Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|-----------------|------|-------------------------|---------------------------------|------------|---------------|-----------------|---------------------|----------------------------|---------------------|
| House | | 24x27 | Frame v-joint & sheplap papered | 1920 | | Don't know | | | \$1000.00 150.00 |
| 3 Cheven houses | | 14x60 14x20 14x16 | Frame | 1920 | | | | | 75.00 |
| Barn | | 24x30 | | 1920 | | | | | 60.00 |
| Woodshed | | 12x24 | " | 1930 | | | | | |
| | | | | | | | | | \$1285.00 |

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

The appraiser lists only 110 fruit trees (there were about 60) and he does not put any value on them. I would consider that they do add a value to this land. In my opinion, 1000.00 appraisal is not a fair market value, nor was the sale at 992.00.

Comments: In 1939 my sister-in-law, Mrs Hamamoto, bought the adjoining land (5 ac), cultivated it similarly to this land and used for berry & vegetable growing & the buildings on her land are not as good as on this land and no fruit trees. She paid \$3600 for the 5 acres & bldgs. In Jan 1943 the custodian wrote my sister Mrs Tsumequesu (widow of the deceased) re her appraisal of an offer of \$1600.00 for her property (left to her under the will of which I am the executor) from a Mr Soper. She replied that she did not want to sell. In my opinion \$2200.00 as claimed represents a fair market value for this property.

SIGNATURE

BC-671-P
BC-2268-B

BC/671-P
BC/2268-B

Page 1

12136

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

EXHIBIT No.

Farm Appraisal Report

DATE

15/1/2
17/2/48

FILED BY

no hunter

File No. J.L. 528

Land Description Lot 3 of Lot 1, Blk. "A" Sec. 12, Blk. 3 N., Rg. 7 W., Map 3086, N.W.D.

Containing 2.75 more or less Acres

Owner's Name S. Furukawa Post Office Address R.R. 1, Steveston, B. C.

Nearest Rail Point Y Station on B. C. E. Railway Distance 1/4 mile.

Market Town Steveston - 1 mile, Vancouver - 10 miles. Distance

Church (give denomination) All denominations 1 to 7 miles. Distance

Nearest School Steveston Public - 1 mile; Bridgeport High - 7 miles Distance

State how property was identified: Registered Plan, Road and boundary check.

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

Has 272' frontage on Moncton Street along south boundary. Good hard surfaced road.

Is this district a good one? Yes, closely settled and about 10 miles from Vancouver.

Employment opportunity Fairly good at seasonal fishing and farming or industrial in Vancouver.

Predominating Nationality and religion: British. Protestant religion.

Describe Fencing and its condition: Unfenced or negligible. Value \$

Water supply: City water on tap in dwelling. No other plumbing. Value \$

BUILDINGS ON FARM

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR only fair | VALUATION |
|------------|------------|----------|--------|---------|-------|------------|------------------|-----------|
| HOUSE #159 | 24 x 27 | Lumber | 10' | Shingle | 20yrs | post | | 500.00 |
| " Addn. | 12 x 18 | " | 8 | " | 20 " | " | | |
| | X | | | | | | | |
| BARN Shed | 24 x 30 | " | 6 | " | 20 " | " | " | 40.00 |
| Henhouse | 14 x 38 | " | 6 | " | 20 " | " | " | 10.00 |
| BARN Shack | 12 x 14 | " | 6 | " | 10 " | " | " | 30.00 |
| | X | | | | | | | |
| GRANARY | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |

Total present day value \$ 610.00

Total Value Buildings add to farm \$ 450.00

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

\$ 100.00

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 5 Upstairs? How finished V joint or shiplap, papered.

Are buildings painted? Yes. Condition of paint Only fair.

Distance from nearest bush Unexposed.

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 |
|---|---|------------------------------|--|---------------------------------|---------------------------|----------------|
| 2.75 | Level | Silty clay loam 12" - 18" | Clay | | 200 | 550.00 |
| 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 |
| 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 \$ 550.00

Total added by buildings to value of farm \$ 450.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 1000.00

Total value of farm \$ 1000.00

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

Buildings old and dilapidated. Land in good fertility, but tillage only fair. Japanese owner evacuated and a tenant in occupation.

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

Small fruit and truck farming in conjunction with some local employment.

Noxious weeds: Thistles and couch grass in spots besides annuals which have grown up pretty badly in the last month or two.

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

Municipality of Richmond. 1942 taxes including dyke and drainage. Total - \$31.62.

Date: July 15, 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 13th day of July 19 42.

Inspector's Signature

"J. D. Patterson"

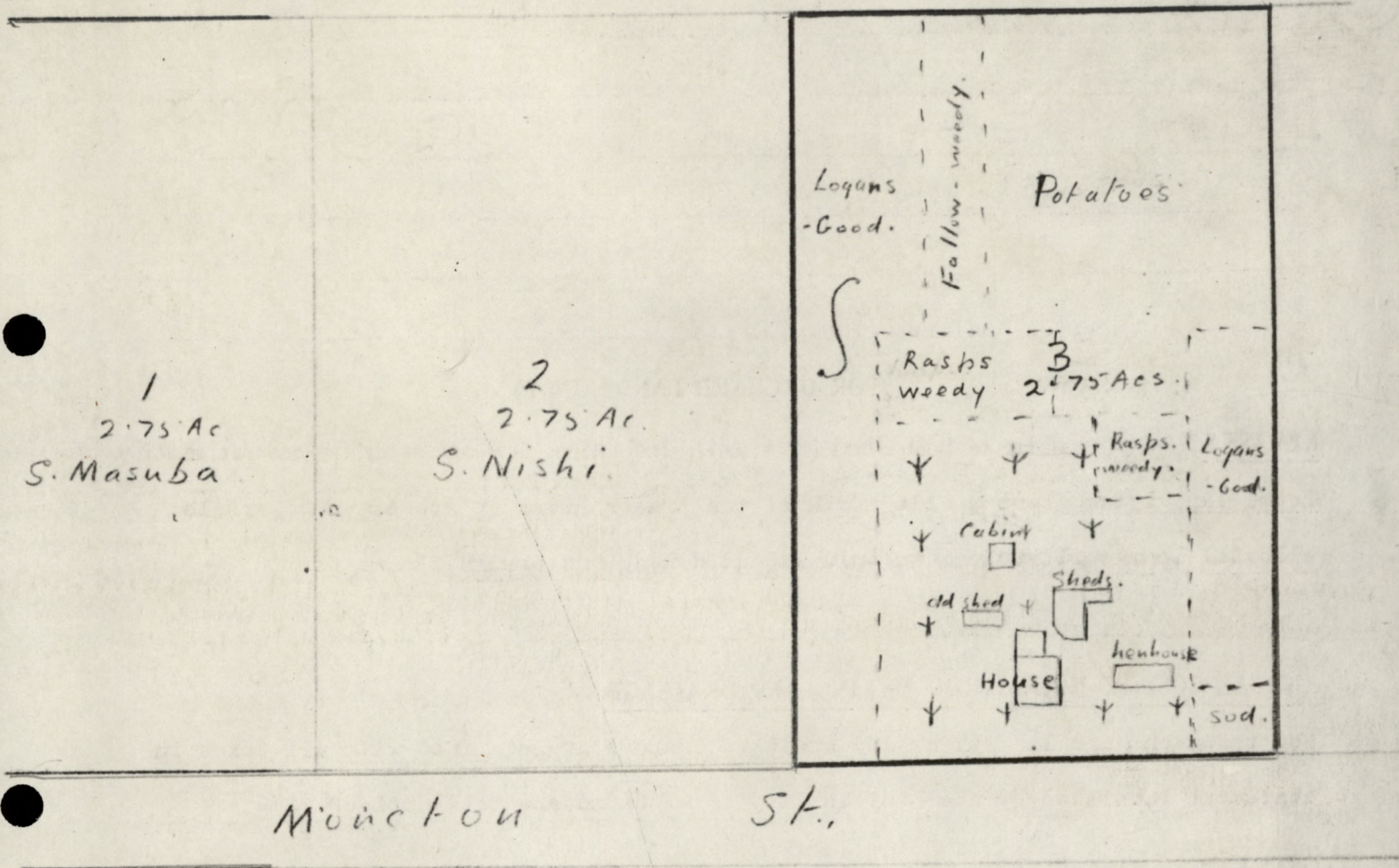
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Scale 200' = 1 inch

Diagram of Property - in Red:

S. Furukawa property.

Lot 3 of Lot 1, Blk. "A", Sec. 12, Blk. 3 N., Rge. 7 W. Map 3086 N.V.D.



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

Date 16th July 19 42

"I. T. Barnet"
District Superintendent.

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 6683.

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

EXHIBIT No. 151/3
DATE 17/2/48
FILED BY Mr. Mc Master

January 26, 1943.

Mrs. Tsuneno TSUJIMOTO,
Registration No. 05261,
Greenwood, B. C.

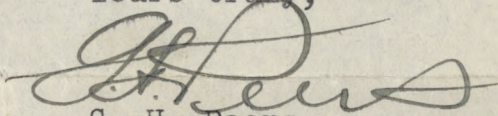
Dear Madam:

With reference to your property at Steveston described as Lot 3 of Lot 1, Block "A", Section 12, Block 3 North, Range 7 West, Map 3086, in conversation today with Mr. S. Sopol of 169 Moncton Street, he stated that he would be willing to pay the sum of \$1600.00 cash for the above property.

Kindly let us know by return mail whether or not you are interested in selling the property and whether you consider the above price acceptable to you.

Your prompt reply to this letter will be appreciated.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

宗川素左植隆