

| <u>REAL PROPERTY</u> | | | | | | | | | | |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|--|--------------------------------------|-----------------------------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | Total | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices | | Sale Price | Total Award 125% of all Sale Prices: | |
| | | | | | | % of Total | Amount | | % of Total | Amount |
| | | | | | 2029 | | 1151.24 | | | 1151.24 |
| <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 CHATELS</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 | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| | | | 46% | 750.00 | | 345.00 | | | | 345.00 |
| TOTAL RECOMMENDATION | | | | | | | | | | 1496.24 |

CASE NO: 358.

JAPANESE PROPERTY CLAIMS COMMISSION.

Nelson, B. C.,
March 8th, 1948.

IN THE MATTER OF THE CLAIM OF
JISUKE FUKUSHIMA.

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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Nelson, B. C.,
 March 8th, 1948.

IN THE MATTER OF THE CLAIM OF
JISUKE FUKUSHIMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A.W. FISHER, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 G. HAMBLETON, Esq., Official Reporter.

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H.I. Fukushima,
In Chief.
Discussion.

MR. FISHER: If your Lordship pleases, the next case I would ask to have called is that of Fukushima, No. 358.

THE COMMISSIONER: Yes.

MR. FISHER: And in his absence I would ask the son to take the stand. The father, I understand, is ill and the son will so testify and he is familiar with the claim.

THE COMMISSIONER: Very well.

10 MR. FISHER: This witness speaks English fluently, my lord.

HARRY ISAMI FUKUSHIMA, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Mr. Fukushima, you are the son of Jisuke Fukushima?

A Right.

Q And he is your father? A: Yes.

Q You are familiar with his claim?

20 A Yes.

Q And you have had an interview with Mr. Leckie and he has prepared your claim? A: Yes.

MR. FISHER: I would ask to make the following amendments, if your Lordship pleases, on the front page of the claim.

THE COMMISSIONER: Yes.

MR. FISHER: By amending the credit received to \$2,029.00 and leaving a net on the front page of \$2571.00. Then on the back page the elimination of the claim so far as the fishpacker "M.B. Brockton Point"

30

H. I. Fukushima,
In Chief.

is concerned, it being withdrawn subject to the usual reservations with regard to sales by the Committee. The household claim being reduced from \$1000.00 to \$985.05. The total claim amendment will now read \$3256.05.

Q Those amendments are satisfactory, Mr. Fukushima. You were present and went over it with Mr. Leckie?

A Yes.

MR. FISHER: I will deal first with the real estate claim,
10 my lord.

Q With regard to the claim regarding a two-storey house, you gave the detail to Mr. Leckie along with your father who was present when this form was prepared and it is true and correct to the best of your information and belief?

A Yes.

Q I wonder if you would sign it on the signature line there.

A: I sign his name first, I guess.

Q Yes, you could sign your father's name per your
20 own.

A: (Witness complies).

MR. FISHER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: Exhibit 2, I would ask to file the documents on behalf of my learned friend, the farm appraisal report of the Soldier Settlement Board.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

Q I produce to you two pictures of a residence. You might look at those. We will probably just put the larger one in; they are taken from the same
30 viewpoint at the back of the house.

H.I. Fukushima,
In Chief.

A That is correct.

Q And that is the home of your father for which you are claiming in this instance?

A Yes.

MR. FISHER: I will have it marked Exhibit No. 3, if your Lordship pleases.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. FISHER: In connection with the Soldier Settlement Board form which has been filed, my lord, in view of the size and appearance of this house, which is quite a substantial residence, I would ask your Lordship to note that he was never inside the house, that the appraiser never went inside in making his appraisal.

THE COMMISSIONER: I see.

MR. FISHER: I would ask my learned friend to have the Municipality assessment, tax assessment notice, which shows a total assessed value of land and improvements, \$3300.00. I will just get the segregation on that. They are as follows, my lord: land, \$250.00; improvements, \$3,050.00. There will be no need to file that.

I also ask your Lordship to note the comment by the Soldier Settlement appraisal that "it must have been a picture when occupied".

I will proceed now to the chattel claim.

Q Mr. Fukushima, you also instructed Mr. Leckie with regard to the chattels in your father's home?

A Yes.

30 Q And you are familiar with them? A: Yes.

H.I. Fukushima,
In Chief.

Q And with the values? A: Yes.

Q And the statement that has been prepared is true to the best of your information and belief?

A Yes.

Q You might just sign that, if you would.

A (Witness complies).

MR. FISHER: Exhibit No. 4, my lord.

(STATEMENT MARKED EXHIBIT NO. 4).

10 Q Now the inventory of goods, you have made the statement it is the same as in a letter dated the 23rd of November, 1942, to the Custodian, is that correct?

A Yes.

MR. FISHER: That is all.

MR. HUNTER: I ask to file the analysis sheets as well, my lord.

(ANALYSIS SHEETS MARKED EXHIBIT NO. 5).

MR. FISHER: The claimant's values in this instance have been inserted on the sheet.

20 THE COMMISSIONER: Mr. Hunter, this looks like a city property. How does it come about that the Soldier Settlement Board acquired it? It is not a farm property, is it?

MR. HUNTER: It wasn't used as a farm property, my lord, but it wasn't in a village or town or anything; it is right along the dyke there.

THE COMMISSIONER: I see.

MR. FISHER: It is in the vicinity of the airport, my lord, on Sea Island, or just across the river on Lulu Island.

30 Q Which is it, Mr. Fukushima? A: It is on Sea

H.I. Fukushima,
In Chief.
Cross-Exam.

Island.

MR. FISHER: It is to be noted, my lord, that the size of the lot is 110 by 150, which is pretty much a standard city lot.

THE COMMISSIONER: Yes.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that those handful of items which were sold by the Custodian were sold for their fair market value. It is submitted that all other items were either shipped to the claimant or were sold by him.

10

THE COMMISSIONER: In other words, you say that a claim is being made for chattels which either the claimant sold himself or had shipped to him, is that it?

MR. HUNTER: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q This real property statement, Mr. Fukushima, is the information therein contained information which was given by you or information which was given by your father? A: Correct.

20

Q You mean it was information that was given by both of you? A: I gave the information.

Q You gave the information? A: Yes.

Q And you lived with your father, is that it?

A Yes.

Q Now in the information given in the real property form --

30

THE COMMISSIONER: That is Exhibit 1.

MR. HUNTER: That is Exhibit 1, my lord.

Q You bought this house when it was a bungalow, is that it? A: No.

Q Or your father? A: No.

THE COMMISSIONER: Q: Now, Mr. Fukushima, I have to hear what you have to say. I would like you to speak up so I can hear you. A: Yes, sir.

MR. HUNTER: Q: I notice in your statement you say,
10 "In December, '41, it was rebuilt and a second storey was added and the outside and the inside finished". What do you mean by a "second storey" was added, if it weren't a bungalow to start with?

A Well, because -- doesn't it say the property was bought in 1935, in the summer, June or July?

Q That is correct, and I am saying in '41 apparently you made some additions; is that correct?

A Yes.

Q Well, at that time did you add a second storey?

20 A Yes.

Q Well then, when you bought it, it was a bungalow, was it? A: No, we built that house.

Q I see. When you built it then, it was a bungalow?

A Yes.

Q And in 1941 you added an extra storey, is that correct? A: Yes.

MR. FISHER: May I interject, my lord? It might be
30 more correct to say they pushed out a dormer on the upper floor. The roof was there. There is

H. I. Fukushima,
Cross-Exam.

not an awful lot of change in that.

THE COMMISSIONER: Q: Well, in any case there were additions made to the original house.

A Yes, sir.

THE COMMISSIONER: That is all I am concerned with.

MR. HUNTER: Q: The roof was a peaked roof and you put in dormer windows and finished the upstairs, or made and finished an upstairs, that is correct?

A Yes, and a full basement and extra rooms.

10 Q Yes, you put it in at that time. Was there any basement at that time? A: No.

Q And you put in a basement? A: Yes.

Q And you put in concrete foundations?

A Yes.

Q What else did you do? A: Practically rebuilt the whole house.

Q And did you plaster inside? A: No.

Q What was it? A: Dry kiln cedar and paper.

20 Q It was just dry shiplap and paper over that?

A Yes.

Q And for putting in a couple of dormer windows upstairs--how much did you put in? You shoved out a dormer upstairs, these four windows there shown?

A The same on the other side.

Q Yes. You put in a cellar and what else did you do? A: There is

another addition on the back.

Q Yes. Is that one storey or two storeys?

30 A Two storeys.

Q And it was all wood construction, was it?

A Yes.

Q Shingles on the outside? A: Yes.

Q Shiplap on the inside? A: Yes.

Q Fir floors? A: Fir floors.

Q I see. And for all that you paid \$6,000.00?

A Yes.

Q How do you know you paid \$6000.00?

A Because it -- that is including the electric wiring
and the plumbing.

10

Q Yes. You paid \$6000.00 for those improvements?

A Yes.

Q How do you know? A: Well, because
I paid the contractors that much.

Q You paid them, did you? A: Jointly, my
dad and I.

Q You are absolutely sure you spent \$6000.00 on them?

A Yes, practically we rebuilt the whole house.

Q I put it to you you could rebuild the whole house
for \$6000.00? A: That is what

20

we did, practically rebuilt the whole house.

Q How much did you spend when you originally built
the house? A: Oh, about
\$1500.00.

Q So that it would cost you \$7500.00, this house,
without any plaster, with fir floors, no hardwood, --
did you have any fireplaces?

A No.

Q How did you heat it? A: The house was
just finished in December, '41, and ready to install

30

H.I. Fukushima,
Cross-Exam.

the furnace, which wasn't installed.

Q You didn't install the furnace. It had no heating.

A We had a heater stove inside. Didn't have time to install a furnace.

Q How many bathrooms? A: One.

Q With a bath? A: The one upstairs, one downstairs.

Q With a bath? A: Downstairs.

10 Q What do you mean "downstairs", in the cellar or main floor? A: Downstairs.

Q It was one of these Japanese baths, was it?

A Yes.

Q You had no Occidental type of bath?

A No.

Q In other words, you just had the toilet fixture and basin? A: Yes.

Q You had one upstairs and downstairs?

A No, on the main floor.

20 Q On the main floor. You had a basement and a toilet with the fixtures complete in the house?

A Yes.

Q And that cost you \$6000.00, no heating, no plastering, no V-joint, just shiplap?

A Yes.

Q Don't you think you are exaggerating a bit?

A No, that is what it cost us at that time.

Q I see. Now your father went down to Vancouver, or rather to this property, in '44, didn't he?

A Yes.

30 Q And he arranged to have his goods shipped to him,

H.I. Fukushima,
Cross-Exam.

didn't he? A: Yes.

Q He had 59 packages made up, is that correct?

A Yes.

Q And they were shipped to him? A: Yes.

Q And he sold some of his furniture then, too,
didn't he? A: Yes.

Q Yes. Is it not true that what he didn't sell, he
shipped? A: Yes.

Q So that there was nothing left on the property?

10 A What we are claiming for was left. We didn't need
all those.

THE COMMISSIONER: Q: I am sorry, I don't hear that
answer. A: We are not

claiming for what was shipped, just the articles
that were left at the house.

THE COMMISSIONER: I see.

MR. HUNTER: Q: So that when the tenant tells us that
he either sold or shipped everything, she is telling
a lie, is she? A: The tenant?

20 Q Yes, Mrs. Butler. A: Yes.

Q She is telling something that isn't true when she
says that, is she? A: Yes.

Q I see. That is fine. A: We didn't put
the tenant in, the Custodian did.

MR. HUNTER: That is all, my lord.

MR. FISHER: It might be noted, my lord, on the form
there was an offer for renting at \$45.00 a month.

Q You have set that out? A: Yes.

MR. FISHER: I would ask your Lordship to note that
30 the claim was \$4600.00 which is not unreasonable

H.I. Fukushima,
Discussion.

with regard to a rental of \$45.00. Thank you.

(Witness aside)

THE COMMISSIONER: There is one question I would like to ask Government counsel in regard to this case. I take it from examination of Exhibit 5 that the Custodian sold no chattels.

MR. HUNTER: Just those shown there. There are about half a dozen, my lord.

10 THE COMMISSIONER: Yes. The Government's contention is that all of the chattels that had been in the premises and previously declared had been disposed of in the interval by the claimant.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: All right.

MR. FISHER: In 1944, my lord.

THE COMMISSIONER: In 1944.

MR. FISHER: Yes, after a tenant of theirs had been in possession for two years.

THE COMMISSIONER: Well I wanted to get that clear.

20 Before we start on the next case, I am still in some difficulty. I take it from your remark, Mr. Fisher, that the claimant's contention is that the goods that were not sold by the claimant or shipped by him were left in the premises at the time of the sale or shipment. Now is that correct? You have stated that a tenant put in by the Custodian had been in possession for two years prior to the date when the claimant sold part of his chattels or had the same shipped. Now is it
30 your contention that when the shipments were made

Discussion.
H.I. Fukushima,
In Chief.

and the chattels sold, the articles now claimed were left in the premises?

MR. FISHER: My instructions are that they were left there.

THE COMMISSIONER: They were left in the premises.

MR. FISHER: Yes.

THE COMMISSIONER: There is no suggestion that they had been disposed of by the Custodian prior to the shipment or sale.

10 MR. FISHER: My instructions are that at that time the father went there, in 1944, quite a bit of the stuff was missing and they are claiming for that.

THE COMMISSIONER: I think you had better call this man back to the witness stand.

H.I. FUKUSHIMA, resumed the stand, testified further as follows:

MR. FISHER: Speak up and address his Lordship. You are still under oath to tell the truth.

20 A Yes.

THE COMMISSIONER: Q: Mr. Fukushima, your father went to Vancouver in '44 as I understand your earlier evidence? A: Yes, sir.

Q And I gather from what your counsel tells me that when found there were certain of his chattels which he had left in the house which were not to be found by him, is that correct?

A Yes, your Lordship.

Q Did he then make any complaint to the Custodian in regard to the loss of these articles?
30

H.I. Fukushima,
In Chief.

A Yes.

Q Was that a complaint made in writing, or verbally?

A Verbally.

THE COMMISSIONER: Verbally. Do you know to whom the complaint was made, to what person?

A I can't say for sure.

Q You don't know? A: No.

Q This, I take it, is information you have had from your father; you have no personal knowledge of it?

10 A No.

THE COMMISSIONER: I would suggest, Mr. Fisher, that in the circumstances we should let Government counsel know who the individual was in the Custodian's office that the father spoke to about the missing articles.

MR. FISHER: I will arrange to get that, my lord.

THE COMMISSIONER: Now one thing further.

Q What you have now said, as I take it, relates to only part of the goods for which you are now claiming?

20 A: Yes.

Q There were left in the premises when your father came away a considerable quantity of chattels?

A Yes.

Q And those you are now claiming for?

A Yes, sir.

Q Do you understand that Government counsel now contends that after your father had left the premises all of his chattels had been moved from the house?

A No, sir.

30 Q You say that that wasn't the case?

H.I. Fukushima,
In Chief.

A No.

Q But I want you to understand that the Government's position is that everything had gone; that is what the Government people say. You say they are wrong, is that it? A: Yes, sir. Yes, sir.

10 THE COMMISSIONER: Very well. I just wanted to get that clear. Now, Mr. Hunter, in view of the questions I have asked, do you wish to re-cross exam, or perhaps I had better offer Mr. Fisher the opportunity of re-examining first, if he so desires.

MR. FISHER: No, my lord, I have no further questions.

THE COMMISSIONER: Now, Mr. Hunter, do you wish to re-cross examine?

MR. HUNTER: No, my lord, but I don't find this type of case satisfactory at all, where somebody who was only going by hearsay comes in and gives the evidence.

MR. FISHER: What is your father's condition? Is there any possibility of his coming here?

20 A No, he has been paralyzed and bed-ridden for three years.

THE COMMISSIONER: Q: He has been bed-ridden for three years, you say? A: Yes.

MR. FISHER: Paralyzed, my lord.

THE COMMISSIONER: Well in the circumstances I think there is no alternative, Mr. Hunter.

MR. HUNTER: Yes, my lord. If we could have the information you requested--

30 THE COMMISSIONER: That is probably as much as you can expect. All right, thank you, Mr. Fukushima.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

G. Hambleton
"G. HAMBLETON"

Official Reporter.

base 35-8.

DEC - 5 1947

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

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

ACKNOWLEDGED

3319
Nelson

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

- (1) NAME FUKUSHIMA JISUKE (RCMP) Reg. No. 02489
(Print) Surname Given Name
- (2) Pre-Evacuation Address SHANNON RD. SEA ISLAND B. C.
- (3) Present Address SLOCAN CITY B. C.
- (4) REAL ESTATE RICHMOND B. C.
 - (a) Street Address (if any) _____
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
Lot 9 Block 2 Section 28
Blk 5 N RGE 7 W Map 5884
 - (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business Fish Broker
(iii) ~~Business~~
(iv) Any other type of property (describe) _____
 - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
SOLE OWNER
 - (e) Fair market value at date of sale (estimate this to the best of your ability):

| | | | |
|---|-----------|----|----------------|
| (i) Land | - - - - - | \$ | <u>600.00</u> |
| (ii) Buildings | - - - - - | \$ | <u>4000.00</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>4600.00</u> |
| (v) Amount at which Custodian sold property and credited your account | - - - | \$ | <u>2049.20</u> |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | - - - | \$ | <u>2550.80</u> |
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
Lot 9 Blk 2 Richmond
 - (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 Some packed but mostly left as it was

(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")

Household effects in no one's care

Fish Packer in care of NAVAL CONTROL BOARD

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

- | | |
|---|---------------------------------------|
| 1. FISH PACKER M.V. BROCKTON POINT | Estimated Value \$ 2777.60 |
| 2. (See list attached) | Estimated Value \$ |
| 3. Household effects etc. | Estimated Value \$ |
| 4. (See list attached) | Estimated Value \$ <u>1000.00</u> |
| 5. | Estimated Value \$ <u>985.05</u> |
| 6. | Estimated Value \$ |
| 7. | Estimated Value \$ |
| 8. | Estimated Value \$ |
| 9. | Estimated Value \$ |
| 10. | Estimated Value \$ |

TOTAL CLAIM FOR PROPERTY LOSS \$ 3777.60

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 6328.40 3256.05)

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

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

New Denver

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, Jisuke Fukushima of the City
of Slocan City in the province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Slocan)
in the Province of British Columbia)
this 29th day of November)
A.D. 1947.)

Jisuke Fukushima
his
mark

Howard Pascher
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.

INVENTORY OF HOUSEHOLD EFFECTS

Sheet No. 1

Inside House (downstairs)

TOTAL VALUE

1000.00

7 kitchen chairs
 1 " table (oil cloth covering)
 2 small tables (hm)
 3 " " (factory made)
 built in ironing board
 " " cupboard (cont. dishes, cups, saucers,
 forks, and misc. kitchen utensils
 Bread box
 2 lbs. sugar (lump)
 4 empty 5-gal oil cans
 1 5-gal. (cont. 3lbs. rice)
 Built in enamel sink
 " " wash basin
 " " toilet
 1 bed and 1 spring
 3 trunks locked and tied
 1 wicker trunk tied
 Linoleum on floor in bedroom
 12 curtain rods
 12 window blinds
 Built in cupboards (cont. clothes and personal belongings)
 1 good rug
 4 Beds and 4 Springs
 4 mattresses
 3 " tied up
 large box tied up
 small table phonograph
 1 glass fronted book case (cont. a quantity of books inside and out
 100-150 lbs. sugar in sacks (granulated)
 1 drawer cont. personal belongings
 4 small cushions
 6 cartons (personal belongings)
 2 quilts and 2 pillows
 Large carton (cont. 7 cushions and boxes)
 Ladies dressing table (with mirror)
 1 stool
 Mens chiffonier
 1 hat box (cont. derby)
 4 drawers cont. personal belongings
 1 dresser with mirror cont. personal belongings
 2 Linoleum rugs on floor
 1 woolen carpet small table
 1 kitchen chair
 2 trunks locked
 2 kitchen chairs

Yasuke Akabushina

INVENTORY OF HOUSEHOLD EFFECTS

Sheet No. 2

9 window blinds
9 curtain rods
1 cushion
11 shovel handles
1 axe handle
3 rods with round ball on the end
2 hay hook
dish pan
quantity of box wire
broom and mattock
home made tin water pump
25 gapping fish hooks
4 hockey sticks
long handled sickle
2 5-ga; oil can
wash tub and board
4 coal oil lanterns
6 scoop shovels
1 large galvanized iron scoop
8 Jap. tubs
4 cross cut saws
quantity of used lumber
2 screen coolers
1 pair of curtain stretchers
1 spade, shovel, potato fork, hoe, rake
1 small hand cultivator
1 bamboo rake
2 small shovels
2 lacrosse sticks
1 carton tied up
7 boxes and cartons locked and tied
1 Pike pole
4 galvanized pails
2 small tables
1 china cabinet
2 sheets of plate glass (for window pane)
1 kitchen cabinet
3 D.B. axes
Small bag of castors
200 ft. $\frac{3}{4}$ " rope
24 small tubs (flower pot)
1 4 gal. crock
1 2 gal. crock
1 1 " "
2 Saki bottles (full)
Small quantity of kitchen utensils
2 windows
Tennis racket
Platform scale
Coal oil stove heater
Roll of chicken wire (3' x $\frac{1}{2}$ ")

Jisuke Kubuchima

INVENTORY OF HOUSEHOLD EFFECTS

Sheets No 3

| | |
|--|------------------------------------|
| Crow bar | Large quantity of galvanized nails |
| 2 peavies | 18" pipe wrench |
| 2 sledge hammers | Bike carrier |
| 4 D.B. axes | 30 glass sealers |
| 45 gal. drum (full of stove oil) | Rice Pounder |
| 1 stove heater cover | Ice cream scoop |
| Buffet cupboard | 2 Coleman gas lanterns |
| Electric hot plate | 12 gal. crock |
| Parcel wrapped up (cont. kitchen utensils) | Blow torch |
| Small case (cont. phonograph records) | Lawn mower and catcher |
| Box (cont. electrical treatment set) | 3 weed diggers |
| Kitchen cupboard | |
| Square biscuit tin tied up | |
| Boxes of personal belongings | |
| 2 kitchen chairs | |
| Ice cream freezers | |
| 5 large tubs | |
| Barrel (cont. 40 lbs. of lime) | |
| Wood | |
| Broom, Mop, Dust pan | |
| Wheel Barrow | |
| 3 3 gal. tin pails | |
| Large box of kitchen utensils | |
| Table stand | |
| Large 45 gal. oil drum (half full of oil) | |
| Platform scale | |
| 50 ft. $\frac{1}{2}$ " cable wire | |
| 500 ft. $\frac{1}{4}$ " rope | |
| 500 ft. $\frac{3}{4}$ " rope | |
| 400 ft. 1" rope | |
| small quantity of loose chinaware | |
| 5 large flower jars | |
| portable Coleman gas stove | |
| 3 Wooden blocks and pulleys and ladder | |
| Long handle spade | |
| 1 gal. copper oil measuring tin | |
| 5 5-gal. cans Imperials Marvelube (full) | |
| 1 5 gal. square oil can | |
| 20 gal. oil drum (half full) | |
| 100 ft. clothes line cable | |
| Small gasoline stove (2 burner) | |
| 3 rubber rain coats | |
| 5 gal oil drum | |
| Box cont. $\frac{1}{4}$ " & $\frac{1}{2}$ " rope | |
| 2 prs. grass shears | |
| 2 cross cut saws | |
| Hand saw | |
| 3 prs oars | |
| Ratchet screw driver | |

*Total value
(3 sheets) \$1000.00*

Jisuke Kubuchima

| | | |
|----|--|--------------|
| 1 | Mark Bros. 12 Volt Generator | \$30.00 |
| 2 | Willard 17 Plate Extra Heavy 6 volt Batteries | 50.00 |
| 1 | Switch Board with Hoyt volt & amp. Meter | 65.00 |
| 1 | 36' Extention Cord | 5.00 |
| 1 | Letson Burpee Hand Pump | 125.00 |
| 1 | Columbia Combination Vise with Mobile Base | 12.00 |
| 1 | 36" Stillson Wrench | 15.00 |
| 1 | 18" " " | 10.00 |
| 1 | 14" " " | 7.50 |
| 1 | 6" " " | 3.00 |
| 1 | Hack Saw Handle with blade | 4.00 |
| 1 | Auger Handle & Bits | 10.00 |
| 1 | Grease Gun | 10.00 |
| 2 | Screw Drivers | 3.00 |
| 1 | Coal Chisel | .75 |
| 1 | 24" Open End Wrench | 8.00 |
| 1 | 16" " " " | 7.00 |
| 2 | 14" " " " | 7.50 |
| 1 | 8" " " " | 2.50 |
| 1 | 6" " " " | 1.50 |
| 1 | P.C. Anchor Line (new) 1" diameter 60 fathoms | 28.00 |
| 1 | Halibut Side Rollers (new) | 21.00 |
| 1 | Line Leader | 10.00 |
| 1 | Deutz Tool Box Complete with tools & Spare Parts | 100.00 |
| 1 | 25 lbs. Fiberax Grease | 7.50 |
| 1 | 5lbs. Cup Grease | 1.50 |
| 1 | Nails Hammer | 2.00 |
| 1 | Machine " | 2.50 |
| 1 | 8" Crescent Wrench | 4.00 |
| 1 | Oil Can | 3.00 |
| 1 | Priming Can | 2.00 |
| 1 | 5 Gal. Oil & Can | 6.00 |
| 10 | lbs. Rags | 3.50 |
| 2 | Tins Igniting Cords | 2.50 |
| 2 | 8 inch Files | .60 |
| 50 | Fathoms 1 inch Manila Rope | 15.00 |
| 1 | #00 Wing Pump with Fittings | 25.00 |
| 1 | 50 lbs. Navy Anchor 5 Fathoms Chains | m 35.00 |
| 1 | P.C. 40 Fathom $\frac{3}{4}$ " rope | 18.00 |
| 1. | 85lbs. stock anchor 5 fathom chain | 50.00 |
| 2 | pcs. 10 fathom 1" rope | 15.00 |
| 1 | 8" Magnet electric search light | 75.00 |
| 2 | Reflector with fittings | 5.00 |
| 1 | Swann anchor winch completewith attachments | 150.00 |
| 2 | Water pails | 2.50 |
| 1 | deck brush | 1.25 |
| 1 | Halibut shute | 15.00 |
| 1 | Gal. copper paint | 4.00 |
| 1 | Brush | 1.00 |
| 1 | Pair oars & oar locks | 5.00 |
| 1 | Stool & Gaproc Cushion | 5.00 |
| 12 | Charts | 20.00 |
| | | <hr/> 909.60 |

INVENTORY M.V. BROCKTON POINT

(Sheet No. 2)

| | |
|---|----------------|
| Carried forward from Sheet No. 1 | 909.60 |
| 1 Mat | 1.75 |
| 1 Seth Thomas Clock | 45.00 |
| 1 6" Whiteman (Glasgow) Compass with binnacle | 75.00 |
| 1 Rubber mat | 2.00 |
| 1 Mascot oil Burner | 40.00 |
| 1 Pyrene Fire Extinguisher | 25.00 |
| 1 Tea kettle | 3.00 |
| 1 Set kitchenware | 50.00 |
| 1 12" Crescent Wrench | 4.50 |
| 1 8" " " | 3.75 |
| 1 5" " " | 1.65 |
| 2 Pliers | 4.00 |
| 300 Gal. Fuel Oil | 24.00 |
| 2 Cans Lub. Oil | 10.75 |
| BOAT | 2800.00 |
| ENGINE & ACCESSORIES | <u>2000.00</u> |
| TOTAL VALUE | 6000.00 |

| | | |
|--|-------------|---------|
| Received from Japanese Fishing Vessels Disposal Committee | Nov. 3 1942 | 3222.40 |
| | | <hr/> |
| | | 2777.40 |

Jasuke Furukawa

Jisare Fukushima
(Claimant's Name)

EXHIBIT No. 358-1
DATE 8 Mar 1948
FILED BY A. Fisher

REAL ESTATE
(Other than farm)

-02489
Reg. No.

| Type of Premises (e.g. House, Store, etc.) | No. of Rooms | Type of Finish | Use of Premises | Size of Lot | When Purchased | Date of Purchase |
|--|--|---|-----------------|---|----------------|--------------------|
| House premises on Shanklin Rd. Sea - Island, BC. | 2 stories - 9 rooms and bathroom (bath & toilet) - 3rd bath in basement | Frame shingle sides & roof California studs second story. concrete foundation; Kiln-dried cement floor and walls; Kiln dry chip lap (papered) inside fire blocking - brick chimney Septic tank | Residence | 110x150+ (about 1/3 acre of land) | 1935 | June or July |

Type of Locality: Good mixed Oriental and Occidental residential area - all new houses in this locality

Cost Price: 400 (as vacant land)

Comments re upkeep of premises: newly rebuilt June to Dec 1941 - In excellent shape when we left

Comments re Appraiser's report not covered above: Land was all in lawn, flower beds & shrubbery - well kept, when we left in Apr 1942 - the daisy dyes not obstruct and there is a full view of the river from the house. The noise from planes was not at all troublesome, and caused no inconvenience. I consider that the values placed upon the land and upon the house and garage are out of all proportion to a fair market value.

Improvements made by Claimant: (a) House was built originally in 1935. From June to Dec 1941 it was re-built, second story added and outside and inside finished as noted above; addition 15x15 added (2 stories, and basement, same as house and inside finished similarly this provided 2 extra bedrooms; roof was re-shingled, also outside walls and new floor boards laid. - House as re-built 36x36 & the 2 story addition 15x15.

(b) Garage erected in Dec 1941 - frame shingle construction & shingle roof - laid on concrete blocks - floor unfinished

Cost of remodeling house - labour & materials about 6000.00; garage cost about 1500.00
(c) Built precast fence (sides & back) - 410' in all and painted - cost (material & labour) 250.00
(d) Laid out ground in lawn, flower beds and shrubbery

Comments - we were offered 45.00 per mo to rent this place but did not accept as the house was new and at the time of leaving we did not think it would be long before we returned. I notice that the matter in his report (Apr 20/42) to the Custodian mentions we had a small vegetable garden. We had no such garden. The whole of the ground was in lawn, flower beds & shrubbery. Considering the well-kept grounds, the extensive improvements made, the convenient location and nicely built up area surrounding this property, I believe that its fair market value when sold by the Custodian would be at the very least \$4600.00

Jisare Fukushima
Per: Jisare Fukushima
SIGNATURE

BC - 426-P
BC - 2716-B

Farm Appraisal Report

File No. J.L.733

Land Description Lot 9 of a subdivision of Lot 2 of ptn. of Sec. 28 Blk. 5N. Rge. 7W, Map 5884.
(No house number) Containing 0.333 Acres

Owner's Name FUKUSHIMA, Jisuke Post Office Address Eburne P.O., B.C.

Nearest Rail Point Marpole, B.C.E.Rly. Distance 4 miles.

Market Town Vancouver Distance 10 "

Church (give denomination) All within 4 miles Distance

Nearest School Bridgeport (school bus) Distance 4 1/2

State how property was identified: Iron post, roads and map.

Roads: State whether property has access to main road, the kind of road and its condition.
Yes, direct on to Goulding Road - 40' dirt road.

Is this district a good one? Yes, good farming island.

Employment opportunity Varied, fishing, canneries, farms & Vancouver industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Picket fence on three sides. Value \$

Water supply: City water installed. Value \$

BUILDINGS ON FARM

3319

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|-----------|------------|----------|--------|-------|-----|------------|--------|-----------|
| HOUSE | 36 x 36 | Frame | 18 | Shgl. | 5-6 | Concrete | Good | \$2600.00 |
| Addn. | 15 x 15 | " | 14 | " | " | " | " | |
| | X | | | | | | | |
| BARN | X | | | | | | | |
| Garage | 10 x 15 | " | 7 | " | 5-6 | Wood | Fair | 15.00 |
| BARN | X | | | | | | | |
| | X | | | | | | | |
| GRANARY | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |

EXHIBIT No. 338-2
DATE 8 MAR 1948
FILED BY A. J. Fisher

Electric light installed.

Total present day value \$ 2615.00

Total Value Buildings add to farm \$ 2000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Vacant and closely boarded up top and bottom; values placed after outside inspection and information from Mrs. Montgomery on Lot 1.

Describe the basement and chimneys: Full basement; brick chimney to ground. estimated 5

No. rooms downstairs & toilet Upstairs? 4 How finished Estimated all papered on wood or plaster.

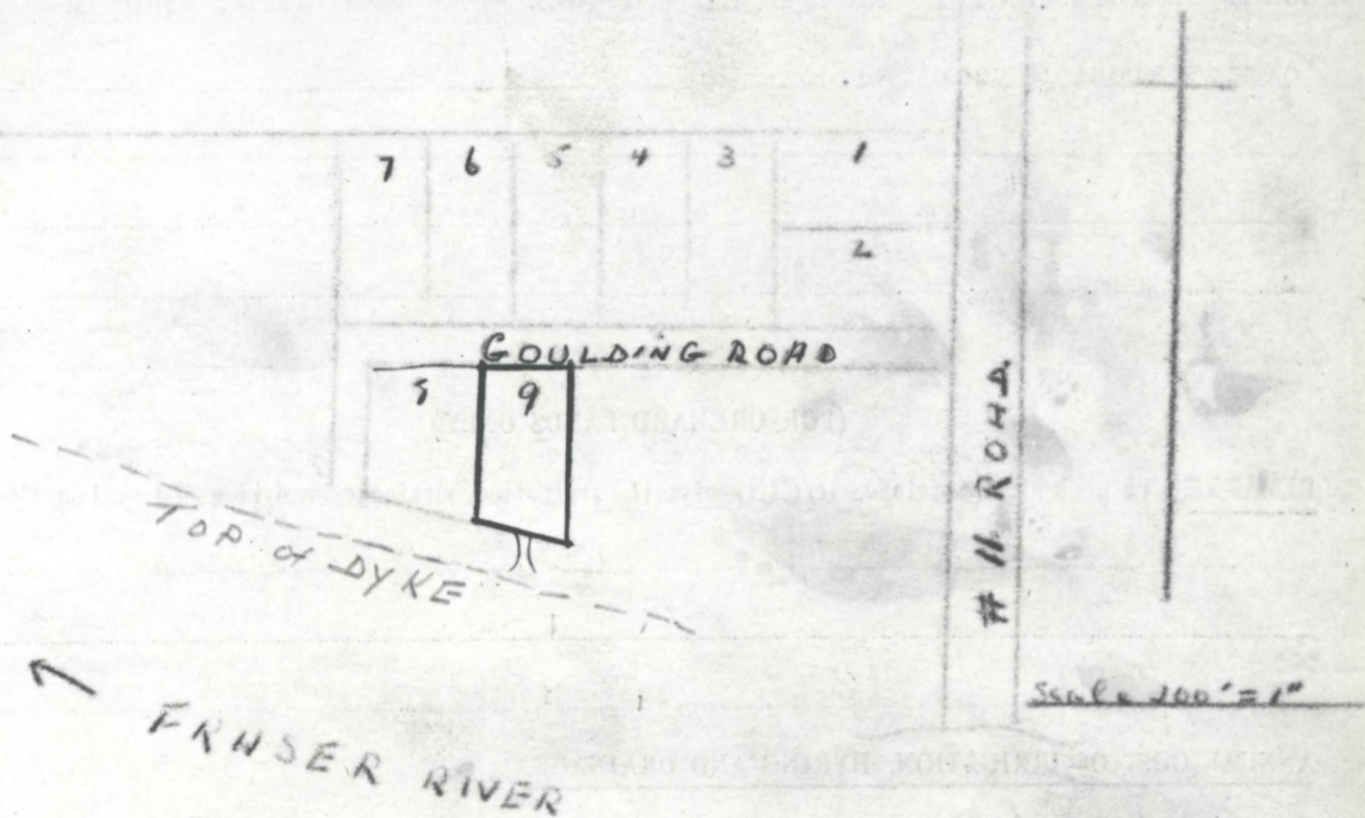
Are buildings painted? Yes. Condition of paint Good.

Distance from nearest bush All clear.

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

Diagram of Property

est



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2000.00

Date 3rd August 19 42

"I. T. BARNET"
District Superintendent.

#37



EXHIBIT No. 35-8-3
DATE 8 mar 1948
FILED BY a. Fisher

Summer 1941 - After rebuilding outside
- inside ~~not~~ furnished with bleech

Jisune Furushima
(Claimant's Name)

EXHIBIT No. 358-4
DATE 8 Mar 1948 PERSONAL CHATTELS
FILED BY a. Fisher

-02849
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 |
|--|------------------------------|---------------------------------------|-------------------|-----------------------------------|--|
| ① 3 mens' suits (contained in built in cupboard - down- stairs of house) | Tailored in Dec 1941 | # new 190.00 | 120.00 | good as new - worn very little | 60.00 |
| ② 3 mens overcoats (similarly contained) | Ready made - Fall 1940 | new | 90.00 | good | 40.00 |
| ③ 4 steel beds and 4 Springs | 1940 | new | (approx) 180.00 | " | 100.00 |
| ④ 1 ladies' dressing table (with mirror) | 1940 | new | (approx) 100.00 | like new | 75.00 |
| ⑤ 1 Platform scale | 1937 | new | about 75 or 80.00 | A. condition | 50.00 |
| ⑥ 10 cords of wood | 1941 | " | 6.00 per cord | unused | 60.00 |
| ⑦ 1 Platform scale (same as one above) | 1937 | " | about 75 or 80 | A. condition | 50.00 |

Description of Storage of Goods: The above items and the other items for which claim is being made were left in the house on Shannon Rd, Sea Island, B.C. The house was locked and the windows and doors securely boarded. In Nov 1942 the Custodian sent us copies of a long but detailed inventory of goods found in the house, at the same time advising that he had rented to a Mr Butler who would have use of all the articles and would be responsible for their safe-keeping. The custodian sold but a few of the articles being claimed.

General Statement as to Chattels not Described above: The above listed goods and all other goods for which claim is being made are shown in the 3rd column of the Custodian's and my personal property form - and values have been inserted (in inc) opposite each item for which claim is being made

Additional Comments, if any: All of the articles for which claim is being made were listed (with other articles) in the inventory made by the Custodian, copies of which were sent to us with his letter dated 23 Nov 1942. These articles are exclusively my father's property and form no part of the property of some other Japanese whom we allowed to store their goods in our house. I have allowed for depreciation in estimating values of used articles

J. Furushima
SIGNED J. Furushima
SIGNATURE

SALES
Claimant's Values

SOLD WITH REAL PROP.

DECL. NOT FOUND

NO RECORD AT ANYTIME

ABANDONED

NO ACCOUNT, THEFT &c

UNSOLD

REMARKS

00

7 00

2 00

15 00

4 00

10 00

5 00

100 00

45 00

100 00

20 00

20 00

25 00

Fixture
Fixture

Fixture
Fixture
Fixture

Fixture

EXHIBIT No. 35-8-5

DATE 8 Mar. 1948

FILED BY a. Fisher

7 00

7 00

75 00

5 00

10 00

5 00

2 00

5 00

#15 00
#494 00

| SALES | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|--|----------------------|-----------------|----------------------|-----------|----------------------|--------|-------------------------|
| <p>Claimant's Values</p> <p>494 00</p> | | | | | | | |
| 25 | | | | | | | |
| 2 00 | | | | | | | |
| 3 00 | | | | | | | |
| 15 00 | | | | | | | |
| 15 00 | | | | | | | |
| 20 00 | | | | | | | |
| .00 | | | | | | | |
| 2 00 | | | | | | | |
| 5 00 | | | | | | | |
| 3 00 | | | | | | | |
| 10 00 | | | | | | | |
| 10 00 | | | | | | | |
| 3 00 | | | | | | | |
| 10 00 | | | | | | | |
| 5 00 | | | | | | | |
| .00 | | | | | | | |
| 1 50 | | | | | | | |
| 1 00 | | | | | | | |
| | | | | | | | Fixtures |
| 50 00 | | | | | | | |
| 3 00 | | | | | | | |
| 1 00 | | | | | | | |
| .35 | | | | | | | |
| 2 00 | | | | | | | |
| .60 | | | | | | | |
| 10 00 | | | | | | | |
| 5 00 | | | | | | | Fixture ? not a fixture |
| 5 00 | | | | | | | |
| 10 00 | | | | | | | |
| 10 00 | | | | | | | Fixture? not a fixture |
| 2 00 | | | | | | | |
| 25 | | | | | | | |
| 60 00 | | | | | | | |
| 9 00 | | | | | | | |
| 3 00 | | | | | | | |
| #769.50 | | | | | | | |

SALES

Claimant's
Values
~~LENDER~~
\$769 50

SOLD WITH REAL PROP.

DECL. NOT FOUND

NO RECORD AT ANYTIME

ABANDONED

NO ACCOUNT, THEFT &c

UNSOLD

REMARKS

20 00

50 00

10 00

5 00

8 00

10 00

2 50

10 00

1 50

2 00

20 00

1 20

11 50

2 00

12 00

2 50

5 00

3 50

00

5 00

8 00

2 00

5 00

3 50

3 00

4 00

25

7 00

10 00

\$1000 00

Total Claim

05

75

96