Name of Claimant FURUKAWA, Kota Case 359

Custodian File 7346

REAL PROPERTY											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% there-of	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	
					1669		1334.56				1334.56

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
87.00	29.30		33.67%	209.15		20.00		
		8.79			70.42		2.40	81.61

TOTAL RECOMMENDATION	1416.17

1540

CASE NO: 359.

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B. C.,

March 8th, 1948.

IN THE MATTER OF THE CLAIM OF

KOTA FURUKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 359.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Nelson, B. C.,

March 8th, 1948.

IN THE MATTER OF THE CLAIM OF

KOTA FURUKAWA.

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.

30

MR. FISHER: No. 3 on the list, my lord, Furukawa. The first name is Kota.

KOTA FURUKAWA, the claimant herein, being first duly sworn, testifiedthrough the Interpreter as follows:

MR. FISHER: In this case, my lord, I find that I am going to have to ask that it be adjourned until after lunch. My learned friend hasn't his file with him, and I will ask to proceed with another case for which he has his file ready.

10

THE COMMISSIONER: Very well.

MR. FISHER: So will you have the witness stand down and tell him we will proceed after lunch with his case?

(Witness stood down).

(PROCEEDINGS ADJOURNED TO 2:30 P.M.)

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

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

20

30

(2:30 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

THE COMMISSIONER: This is claim 359?

MR. FISHER: Yes, my lord. This man has already been sworn.

KOTA FURUKAWA, resumed the stand, testified further as follows:

MR. FISHER: My lord, in the first instance there are certain amendments to be made to amend the valuation of the building to $1500.00, making a total claim from $5,000.00 to a net on the front page of $3,331.00, and on the back page there will be an amendment by the deletion of the claim for the chairs in the Co-Operative , and an amendment to the claim for farm implements from $211.95 to $169.40, and the household effects to $244.75, for a total chattel claim of $414.15, and a net claim of $3,648.15.

THE COMMISSIONER: $3,648.00.

MR. FISHER: $3,648.15, I think is correct. Mr. Leckie's figures ran off the page here. There might be some slight adjustment in those figures. I haven't the credit that he got for the chattels. I think it is $49.30, but we might have to change it later.

DIRECT EXAMINATION BY MR. FISHER:

Q Now, Mr. Furukawa, you saw Mr. Leckie up at Slocan, and he took the details of your claim?

A Yes.

Q And the information that you gave and which appears on this claim form is true and correct to the best of your information and belief?

A He says there is a mistake in it.

Q Whereabouts is that? What is the mistake in it?

A A mistake in the land price.

Q In what way? You might have him point it out on the form. A: The land that

10 appears as having been purchased for $1200.00, it should be $950.00.

MR. FISHER: I don't think that makes any difference to the carrying out of the claim eventually, my lord. It is just in the cost price of the farm. It should appear as $950.00, rather than $1200.00.

Q After that correction has been made in ink there, is the rest of the form correct?

A Outside of that it is accurate.

Q Will you sign it? That will go in as Exhibit 1, my

20 lord.

THE COMMISSIONER: That is the real property claim, is it?

MR. FISHER: The real property claim, my lord.

(STATEMENT MARKED EXHIBIT NO. 1)

Q Now, I produce to you a claim for chattels similarly made up by Mr. Leckie, together with a typewritten list? A: Yes.

Q Is that true and correct to the best of your recollection? A: That is correct.

Q All right, would you sign it? I file that as

30 Exhibit 2, my lord. There is attached to it, which

my learned friend has been supplied with a copy, a detailed list of the household and farm implements and the valuations on the claim.

(STATEMENT MARKED EXHIBIT NO. 2).

THE COMMISSIONER: The farm property is in the vicinity of Port Hammond, is it?

MR. FISHER: Yes, my lord. Its location is Port Hammond, half a mile from the high school at Haney. I ask now to file on behalf of my learned friend the farm appraisal report as Exhibit 3. The appraiser states it has been well cared for and is in good condition.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. FISHER: One thing I would like to point out that the claimant has set out in connection with his real estate is the fact that he was leaving there just at the end of the season and he was given a rental of $525.00 for that year, I presume because the crop was going to be taken in by the new farmer and the rent was agreed on at $262.50 for the next year. I don't know that there is anything further that I wish to bring out from the claimant, my lord. The details that have been filed are, I think, quite full. It might be noted that the land alone cost $1200.00 in 1930 which would be almost the lowest price land ever sold for in that vicinity.

I ask to file the chattel analysis form on behalf of my friend as an exhibit.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: The claims analysis shows the disposition of the property. The only remaining thing is to ask

to have him sign the chattel claim form -- that is the real estate form -- I neglected to have him sign. Oh, no, I am sorry, this is my own copy. He has already signed the Commission's copy.

THE COMMISSIONER:. Let me see the chattel claim, Mr. Secretary, please. The real estate claim is signed.

MR. FISHER: Yes, and it is already in.

THE COMMISSI ONER: Mr. Hunter, do you wish to cross-examine in this case? If you do, I think perhaps we had better recess for a few minutes in order to give the claimant an opportunity to regain himself.

MR. HUNTER: I don't think I need any cross-examination, my lord.

It is submitted that the real property was sold for its fair market value and that the personal property which was sold was sold for its fair market value.

THE COMMISSIONER: Yes.

MR. HUNTER: It is submitted that a number of things there were not found or there was no record of any kind, and it is submitted that those things which have disappeared, that the final disposition is unknown. They were in most cases not declared except in general terms, were not inventoried, and the inventory was taken the day after the evacuation. It was his own tenant who was on the property, my lord, and it was his own tenant who made the inventory which, as I have said, was made the day after the evacuation, and it is submitted that the

Custodian followed the inventory made by the claimant's tenant and that these things were never found or disposed of.

THE COMMISSIONER: I can recess if you prefer to cross-examine on anything, Mr. Hunter. I don't think it would be fair to cross-examine him now.

MR. HUNTER: I don't think there is anything really, my lord. Most of the items are accounted for one way or another, and it is almost entirely a question of value in each case.

THE COMMISSIONER: There is nothing further that you wish to examine the witness on, Mr. Fisher?

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

THE COMMISSIONER: Well, you may tell Furukawa that there is no need for his attending further, Mr. Interpreter. You might have someone go along with him to see that he is all right.

(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.

Nelson, B. C.,

March 9th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

MR. FISHER: Your Lordship will recall that I stated I couldn't quite follow Mr. Leckie's figure on what the net claim was.

THE COMMISSIONER: It was a claim for $5000.00 on real estate.

MR. FISHER: Yes. And the allowance there of $1669.00 left $3331.00 on the front page.

THE COMMISSIONER: Yes.

MR. FISHER: We are in agreement on that. Then when I came to the chattels, I had a little difficulty adding up his figures on the farm equipment, claiming $169.40 and the other $244.75 for household effects. The figure I wasn't sure of was the credit. I now have it ascertained at $49.30.

THE COMMISSIONER: Well now, let us have your total claim for chattels then, will you?

MR. FISHER: The total claim for chattels is $364.85.

THE COMMISSIONER: After making allowance for the credit given by the Custodian.

MR. FISHER: After allowing the credit of $49.30.

THE COMMISSIONER: Yes.

MR. FISHER: So the total net claim will be $3695.85.

MR. HUNTER: May I suggest, my lord, that that be put in the transcript of the original case?

THE COMMISSIONER: Yes, the Reporter will look after that and see that it is added to the transcript of Claim 359.

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

Case 359 DEC 18 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

7346

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

(1) NAME FURUKAWA Kota (RCMP) Reg. No. 14063.
(Print) Surname Given Name

(2) Pre-Evacuation Address Port Hammond B.C.

(3) Present Address Slocan B.C. Nelson

(4) REAL ESTATE

(a) Street Address (if any) 1st Ave. Port Hammond. B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 2, Blk F of Lot 278 & 279 Group 1. Map 4907

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Strawberries, asparagus, Currents & Fruit Trees
(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 - - - - - - - - - - - - - - - - $ 3500.00
(ii) Buildings - - - - - - - - - - - - - - - - $ ~~2000.00~~ 1500 -
(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) - $ 5000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1669.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3331.00

amends RSB

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
at my property at Port Hammond B.C.

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

(c) How stored or packed at time of evacuation
left as it was.

(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")

Care of W. W. Balzer Port Hammond and eventually in hands of Custodian

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

1.	90 Shares ~~Maple Ridge Co-operative~~	Estimated Value $
2.	~~Exchange. Haney, B.C.~~	Estimated Value $ ~~90.00~~
3.	Farm Implements etc (see list attached)	Estimated Value $ 169.40
4.	Household effects (see list attached)	Estimated Value $ 244.75
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $ 414.15
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ ~~414.65~~

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) - $ ~~3544.65~~ 3684.15

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

New Denver. B.C.

(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, Kota Furukawa of the City of Slocan 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 13th day of December A.D. 1947.

Kota Furukawa

Howard Parker
A Commissioner &c. Notary Public in & for the Province of British Columbia

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.

Farm Implements Etc

Hand cultivator		21 00
6 wedges	.40	2 40
wedge hammer		1 40
2 matlock	1.20	2 40
2 wheelbarrow	10.00 each	20 00
crosscut saw 6 ft		8 50
" " 7 ft		10 00
picks		1 20
peevy		8 00
2 shovels	1.50	4 50
spade		1 50
5 bend-spade	1.50	7 50
2 manure-forks	1.65	3 30
4 potato hooks	1.65	6 60
5 hoe	1.20	6 00
rake		1 45
2 double axe	2.85	7 60
2 single axe	2.20	4 40
scale		19 00
120 lb. 12 guage wire	.08 lb	9 60
500 ft Shiplap cedar No 1 V-joint		20 00
5 bundle XXX No 1 shingles		7 00
2 grass scythe	1.50	4 50
brush scythe	1.50	1 50
2-40 ft 2 in Galvanized pipe	.40 ft.	16 00
200 pieces cedar post	.07.	14 00
2 pruning shears	1.30	2 60
1,000 bean posts		
Total		211.95

Household Effects

3 buckets	1.40	4	20
well pulleys		1	10
lantern		1	40
2 lamps	1.10	2	20
heater		10	00
kitchen range		85	00
2 bed steads with spring & mattresses	35.00 per set	105	00
12 chairs	2.00 each	24	00
dining room tables (oak)		25	00
gramophone		50	00
enamel sink		8	95
bottle capping machine		1	75
preserving kettle		2	50
willow clothes baskets		2	90
wood tub stand		1	90
2 doz. quart glass jars	@ 1.80	3	60
3 doz. ½ gal glass jars	@ .240	7	20
1 8 gal. crocks		6	00
1 3 gal. crocks		2	00
1 1 gal. crocks		1	00
oak bookstand about 5 ft. x 3 ft		10	00
baby chair		5	00
kitchen cupboard about 6 ft x 4 ft		35	00
13 pr. window curtains	1.00 per set	13	00
Total		409	70

Koto Furukawa
(Claimant's Name)

REAL ESTATE
(Farm Land)

— 14063 —
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 4 ac Cultivated not planted nil Cultivated and not in crop about 6 ac List Crops Straws - 3/4 ac rasps 1/4 ac asparagus 3/4 ac beans, currants 1/4 ac + late straws 1/4 ac other veqs 1/2 ac Total 6 ac (appx)	10 ac ±	1930	a Hampton	$950.00 (1200 ac for land and 20 extra for small barn (brooderhouse))	— uncleared except 1 acre	none except the small barn.	$5000 (land & improvements)

EXHIBIT No. 359 - 1
DATE 8 mar 1948
FILED BY a. Fisher

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

Description	When Made	Cost
cleared appx 5 acres	over period of years after buying - some own - some hired labour	
Planted 20 apple trees	(8) in 1934 - 8 bearing when evacuated (12) in 1941 - not bearing	cost $24.00

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
[— For buildings erected see reverse of sheet —]								

Comments re appraisal report. — The appraiser is wrong in stating "no floors". There were floors (fir) up and down in my house; also the cellar floor was cement (not dirt floor as appraiser states). He does not mention the small barn (brooder house) nor the fruit trees. In my opinion, the values given to my land and buildings is very much below a fair market value.

Comments ~~re Appraiser's report not covered by above information:~~ — Had my dwelling insured for $1500.00 in the Michigan Fire & Marine Insurance Company. Before evacuation I rented my farm (including 1942 crop) to Mr D Bulger, rent for 1942 being $525.00 (and $262.50 for 1943 & following years, minus my return). The property is well situated in relation to Hammond and Happy and fronts on a municipal gravel road. The soil is excellent for fruit and berry growing. Considering also the area cleared and cultivated and the buildings erected, I believe that the fair market value when sold by the Custodian would be at least $5000.00.

K Furukawa
SIGNATURE

P.T.O.

Buildings erected after purchase

Type	size	Finish	appr. cost materials	labour	appr. cost
House - 2 story 4 rooms downstairs upstairs unfinished - outside toilet	22x32	frame siding - concrete foundation; full basement wall. concrete floors - V joint half way - rip lap (papered) alcove - unfinished upstairs - fir flooring; electric light.	400.00 -	200.00 own 400.00 - paid labour	$1400.00
Barn	24x32	frame, wood foundation	275.00 -	50.00 - own 50 - hired	$375.00
Bath house	8x14	" " "	75.00 -	10.00 - own 10.00 - hired	95.00
Barn (Brooder-house) purchase in 1930		frame - paid 20.00 for this at time of			

Koto Furukawa
(Claimant's Name)

EXHIBIT No. 359-2
DATE 8 mar 1948
FILED BY a-Fisher

PERSONAL CHATTELS

- 14063 -
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 hand cultivator	1936	new	$ 21.00	good	15.00
1 small scale	1938	new	19.00	good	15.00
1 kitchen range	1930	new	85.00	fair	40.00
3 steel beds, springs + mattresses	2 old, 1 new	new, new	70.00, 35.00	fair, nearly new	35.00, 25.00
1 dining table (oak)	1937	new	25.00	good	17.50
1 Gramophone	1937	new	50.00	good	30.00
1 kitchen cupboard (cabinet)	1941	new	35.00	very good	25.00
					202.50

Description of Storage of Goods: Household goods were left in my farm house at Port Hammond BC and the farm implements and equipment in the other buildings on the place. Tenant Mr. Bulger was to have use of articles

General Statement as to Chattels not Described above: The above chattels and other chattels for which I am claiming (with estimated values) are listed on sheets attached hereto

Additional Comments, if any: ~~Have arrived at my~~ I have revised my values as set out in my claim form by writing off amounts to allow for use and and condition of the articles. In my claim form I set up, mistakenly, values at cost prices. The only items I have left at cost are new and unused items.

K. Furukawa
SIGNATURE

K. FURUKAWA (14063)

HOUSEHOLD EFFECTS	ESTIMATED VALUES
Three buckets	3.00
Well pulley	1.00
Lantern	1.00
Two lamps	2.00
Heater	7.00
Kitchen range	40.00
Three bed steads with spring and mattresses	60.00
Twelve chairs	18.00
Dining room table (oak)	17.50
Gramophone	30.00
Bottle capping machine	1.00
Preserving kettle	1.50
Willow clothes baskets	1.00
Wood-tub stand	1.00
Two dozen quart glass jars	3.00
Three dozen -- ½ gal. glass jars	6.00
One -- 8 gal. crocks	5.00
One -- 3 gal. crocks	2.00
Oak bookstand (about 5 ft. x 3 ft.)	7.00
Baby chair	3.00
Kitchen cupboard (about 6 ft. x 4 ft.)	25.00
Thirteen pair window curtains (almost new)	9.75
TOTAL	$244.75

FARM IMPLEMENTS ETC.	
Hand cultivator	$ 15.00
Six wedges	2.40
Wedge hammer	1.00
Two mattock	2.00
Two wheelbarrow	15.00
Crosscut saw (6 ft.)	5.00
Crosscut saw (7 ft.)	8.00
One pick	1.00
One peevy	5.00
Three shovels	3.00
One spade	1.00
Five bend-spade	5.00
Two manure forks	3.00
Four potatoe hooks	4.00
Five hoe	5.00
Rake	1.00
Two double axe	6.00
Two single axe	4.00
One scale	15.00
120 lb. # 12 gauge wire	5.00
500 ft. shiplap -- cedar No. 1 V -joint (new)	20.00
Five bundles XXX No. 1 shingles	7.00
Three grass scythes	3.00
Brush scythe	1.00
Two --40 ft. - 2 in. galvanized pipe (new)	16.00
200 piece Cedar posts (new)	14.00
Two pruning shears	2.00
TOTAL	$169.40

BC-20-P
BC-1348-A

BC/20-P
BC/1348-A Page 1

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

Farm Appraisal Report

File No. JL-12

Land Description Lot 2 of Pcl. "F" of D.L. 278, Gp.1, Map 4907.

Containing 9.84 Acres

Owner's Name FURUKAWA, Kota Post Office Address Hammond

Nearest Rail Point Hammond, C.P.R. Distance ½ mile

Market Town Local, Hammond, ½ mile; New Westminster Distance 16 miles

Church (give denomination) All denominations within Distance 3 miles

Nearest School Hammond Public ½ mile; Haney High by bus Distance 3 miles

State how property was identified: Road, post and map check.

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

Yes. Fronts on good municipal gravelled road.

Is this district a good one? Yes.

Employment opportunity 2 saw mills and brickyard within 3 miles.

Predominating Nationality and religion: Locally Japanese. British in majority.

Describe Fencing and its condition: None at all Value $

Water supply: Very good domestic water; dry well 10-12' Value $

EXHIBIT No. 359-3
DATE 8 mar 948
FILED BY A Tracker

7346

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 30	frame	16	shgl	11	concrete	good	1000.00
	x							
	x							
BARN	x							
Packing hse	24 x 30	"	10	"	3-4	wood	good	100.00
BARN	x							
	x							
GRANARY	x							
Bath house	8 x 14	"	7	"	9-10	wood	fair	5.00
	x							
	x							
	x							

Electric light is installed to house

Total present day value $ 1105.00

Total Value Buildings add to farm $ 1100.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Full basement lined, V-joint for lining, no floor.

$

Describe the basement and chimneys: Full basement, earth floor; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 2 open attic How finished V-joint down & Basement Attic floored and open

Are buildings painted? No Condition of paint --

Distance from nearst bush All clear.

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
5.50	Almost level 5.50 acres	deep 2'-3' & sandy loam	hard sand & gravelly	good Asparagus black currents raspberries strawberries	100.00	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	
4.34	practically level 4.34 acres 9.44	2'-3' L.sandy soil	hard sand some gravel	clear, logged off land	150.00 to 200.00	10.00	43.40

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 $ 593.40

Total added by buildings to value of farm $ 1100.00

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

Total value of farm $ 1693.40

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

Family still in residence but land rented to Mr. Balzar for $525.00 for season.

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

As at present cropped

Noxious weeds:

Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Maple Ridge, Land, School and Library - $37.99.

Date: May 12, 1942.
Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the 11 day of May 19 42

Inspector's Signature "T. GODFREY"

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

S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

Remarks: This property has been well cared for to date, is clean and good growth. Depth of soil in general is very good. There are spots where ditch bottom, say 1½ feet below normal land level, is a solid sand hard pan, yet B. currants on this are doing well.

It is extremely doubtful if a white man could produce same results. Owner has worked for many years in Hammond mill, while family did the home work.

(FOR ORCHARD LANDS ONLY)

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

Gently sloping to centre ditch. Cultivation and growth good. Family still in residence.

Leased to D.D. Balzar $525.00 for crop for season.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Mr. Balzar is not clear whether they move into the house when the Japanese family vacate or not.

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
Asparagus	.65 ac.		$
Strawberries	3.25 acs.	1st and 2nd year	$
B. Currants	.22 ac.		$
Raspberries	.22 ac.		$
Peas, small plot			$
2 small plots fallow			$
			$
			$
			$
		Total	$

Amount fruit trees add to value of farm $

KOTA FURUKAWA 9 Ohac

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 1700

Date 13th May 1942

District Superintendent.

#8

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7346 / 14063

EXHIBIT No.

NAME Kota FURUKAWA

REG. No.

DATE
DECLARATION May 1/42
EVACUATION Aug. 17/42

INVENTORY
TAKEN BY Tenant, D.D. Balzer
DATE Aug. 18/42

Household furniture	Wheelbarrow	1. Hand cultivator	21 00			T		
Kitchen utensils	2 DB Axes	2. 6 wedges	2 40	T				
Chinaware	Chopping axe	3. Wedge hammer	1 40	T				
Gramaphone	Mattock	4. 2 mattocks	2 40	T				
Singer Sewing machine	Wedge hammer	5. 2 wheelbarrows	20 00		3 25		2 00	
Farm implements	Sml. wedge	6. Crosscut saw 6'	8 50	T				
Carpenters tools	2 manure drags	7. Crosscut saw 7'	10 00	T				
400 ft. lumber	Manure fork	8. Picks	1 20	T				
8 cords wood	2 garden hoes	9. Peavey	8 00	T				
Scales	Garden rake	10. 3 shovels	4 50	T		T (1)		
Cultivator	2 spades	11. Spade	1 50	T				
2 wheelbarrows	Bend spade	12. 5 bend spade	7 50	T				
2 cross cut saws 8' &	6' 2 brush scythes	13. 2 manure forks	3 30	T				
	2 corn knives	14. 4 potato hooks	6 60	T				
	7 buhdles shingles	15. 5 hoes	6 00	T				
	Approx. 300 ft. shiplap	16. Rake	1.45	T				
	" 100 ft. V joint	17. 2 double axes	7 60	T		T (1)		
	A number of 2" x 4"	18. 2 single axes	4.40	T				
	16' x 18'.	19. Scale	19 00				10 00	
	1000 - 1200 bean sticks	20. 120 lbs. 12 guage wires	9 60	Misc.				
	Number of cedar posts	21. 500' shiplap cedar No.						
	14 4" tiles	1 V.Joint	20 00		2 00			
	Several coils raspberry	22. 5 bundles No. 1 shingles	7 00	(4)	3 75			
	wire.	23. 3 grass scythes	4 50	T				
	5 chairs	24. Brush scythe	1 50	T				
	2 double mattresses	25. 2 -40' 2" Galv. pipe	16 00					
	3 beds	26. 200 pcs. cedar post	14 00					
	Kitchen stove	27. 2 pruning shears	2 60	T				
	Round table	28. ~~1000 bean posts~~						
	3 stone crocks.	29. 3 buckets	4 20					
		30. Well pulleys	1 10					
		31. Lantern	1 40					
		32. 2 lamps	2 20					
		33. Heater	10 00					
		34. Kitchen range	85 00					
		35. 3 bedsteads with spring		F (1)		F (1)		
		& mattresses	105.00					
		36. 12 chairs	24 00	F (4)		F (3)		
		37. Dining room table (oak)	25 00	F				
		38. Gramaphone	50 00	F				
		39. Enamel sink	8 95					x
		40. Bottle capping machine	1 75					
		41. Preserving kettle	2 50					
		42. Willow clothes baskets	2 90					
		43. Wood tub stand	1 90					
		44. 2 doz. qt. glass jars	3 60	Misc.				
		45. 3 doz. ½ gal. glass jars	7 20	Misc.				
		46. 8 gal. crock	6 00	Misc.				
		47. 3 gal. crock	3 00					
		48. 1 gal. crock	1 00					
		49. Oak bookstand 5' x 3'	10 00					
		50. Baby chair	5 00					
		51. Kitchen cupboard 6' x 4'	35 00					x
		52. 13 pr. window curtains	13 00					
			$621.65		$9 00		$12 00	
				T	10 65	F	5 00	
				Misc.	3 40	T	3 00	
				F	6 25		$20 00	
					$29.30			

DECLARATION	SOLD WITH REAL PROP.	DECL. NOT FOUND

EXHIBIT No. 359-~~A~~
DATE 8 mar 1948
FILED BY a. Fisher

ILE No. 7346 EXHIBIT No. _____ CASE No. _____

EG. No. 14063 VENUE _____

SALES									
AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Final Disposition Unknown	REMARKS
	T								
3 25	2 00								
	T (1)								
	T (1)								
	10 00								
sc.									
2 00									
1) 3 75									
				x					
				x					
				x					
									Left on ppty. of no value
								x	
								x	
								x	
				x					
								x	
1)	F (1)								
4)	F (3)								
		x							
								x	
								x	
								x	
								x	
sc.									
sc.									
sc.									
								x	
								x	
								x	
								x	
		x							
								x	
$9 00	$12 00								
10 65 F	5 00								
sc. 3 40 T	3 00								
6 25	$20 00								
$29.30									