Name of Claimant FUKAMI, Katsube Case 460

Custodian File 2864

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		
					221.00		176.53					176.53
					1374.00		790.33					790.33

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	
267.00	53.75	16.12	46%	132.00	60.72			76.84

TOTAL RECOMMENDATION	1043.70

1540

CASE NO: 460.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF

KATSUBE FUKAMI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 460.

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 Lethbridge, Alberta,
March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF

KATSUBE FUKAMI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

CASE NO: 460.

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S.R. HOWARD, Esq.,	Official Reporter.

30

THE COMMISSIONER: All right, Mr. Virtue.

MR. VIRTUE: Call Katsube Fukami.

THE COMMISSIONER: Is this No. 5, Mr. Virtue?

MR. VIRTUE: Yes, sir, Katsube Fukami.

THE COMMISSIONER: What is the claim number, Mr. Secretary?

THE SECRETARY: This case is No. 460, Katsube Fukami.

KATSUBE FUKAMI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

10 DIRECT EXAMINATION BY MR. VIRTUE:

Q Did you prepare this statement of your claim regarding your land and buildings with the help of your Interpreter?

A Yes.

Q Is that a true statement (indicating)?

A Yes.

Q You bought this land as bush?

A Yes.

Q And then put on all these improvements?

20 A Yes.

MR. VIRTUE: I will offer that as the first exhibit, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: Does that statement relate to both parcels?

MR. VIRTUE: Yes, sir, the smaller parcel is almost unimproved.

Q Now, this is a statement relating to your personal chattels. Did you prepare that in the same way?

30 A Yes.

Q And is that true? A: Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: And this is a brief statement or summary of the evidence. Did you prepare that statement with the help ofyour Interpreter?

A Yes.

Q That is a truestatement? A: Yes.

Q It shows the condition of the land whenyou got it, and what you did to improve it?

A Yes.

MR. VIRTUE: I will offer this as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

THE COMMISSIONER: I take it the buildings are all on the larger parcel, are they, Mr. Virtue?

MR. VIRTUE: I just want to look at this statement for a moment here, sir. I think I willhave to ask about that. It should be cleared up, but I might say we did a better job of some of the subsequent claims than we did of the earlier ones because we had more time and more experience.

THE COMMISSIONER: Well that is the experience of all of us, I think.

MR. VIRTUE: Q: These buildings that are on this list there, 4 (a), are they on the 18 acre piece or on the 5 acre piece?

A There is one building on the 5 acre piece.

Q Which building is on the 5 acre piece?

A The 5 acre piece of ground is in hops, so that it was for his tools and there was a small warehouse

there.

Q There was only a small warehouse on that?

A Yes.

Q All the other buildings are on the 18 acre parcel?

A Yes.

Q All right.

MR. HUNTER: I wonder if my learned friend will agree to file the Soldiers Settlement Board appraisal. I think it will show the buildings.

10 MR. VIRTUE: What is that, Mr. Hunter?

MR. HUNTER: I wonder if my learned friend would care to file the Soldiers Settlement Board's appraisal. I think it will show the buildings on the two separate parcels.

MR. VIRTUE: That is correct, sir, that the only building on the 5 acre parcel is a frame building. In other words, a shed just as he said. All the others are on the 18 acre parcel.

THE COMMISSIONER: You are putting in the Soldiers

20 Settlement appraisal just the same as in the other cases?

MR. VIRTUE: Yes.

THE COMMISSIONER: You might as well put it in now as an exhibit.

MR. VIRTUE: I might what?

THE COMMISSIONER: You might as well put it in as an exhibit now on the same footing, that it was done in the other cases. You are not bound by it, but it is informative.

30 MR. VIRTUE: I will put that in because it will help to

clear up the situation a little bit.

(APPRAISAL MARKED EXHIBIT NO. 4).

MR. VIRTUE: I will also ask the counsel for the Crown to admit that the assessed value in this case was $2302.00.

MR. HUNTER: That is correct, my lord.

THE COMMISSIONER: That is the 1942 assessment, is it?

MR. VIRTUE: Yes.

THE COMMISSIONER: $2342.00?

10 MR. VIRTUE: $2302.00, sir.

THE COMMISSIONER: $2302.00?

MR. VIRTUE: Yes, as against the selling price of $1595.00. I also want to call attention to one thing in the personal property claim. We claim for a pump, an electric pump, and we find now that that was sold with the land as a fixture, and we admit that that is correct, and, therefore, the claim for the electric pump will not apply.

MR. HUNTER: That is item 55 of the claim, Mr. Virtue?

20 MR. VIRTUE: Yes.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value and that the personal property was sold for its fair market value. It is submitted that that personal property which was abandoned was valueless and that the amounts claimed for property lost, destroyed or stolen are excessive.

I file an analysis of personal property claim as Exhibit 5.

30 (CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUNTER: I find it a little difficult, my lord, from my learned friend's statement of real estate where he refers to the amounts of cash, which I presume is in this so-called summary of evidence, to ascertain the method by which he arrived at his figures. I do not know exactly what he is claiming. The amounts seem to be fairly definite, but whether he is claiming in the form of an increased value of land or as a separate thing, I am not too sure as to that.

10 MR. VIRTUE: I think I can make that clear to my friend. What we say is that the land was bought as bush with nothing on it and then we went to work and put all these buildings on it that are listed in 4(a) except the one shed and then we cleared the 22.7 acres, we planted the various crops shown on that second page, and so on, and by adding those up together we simply get the total value of the property as $12,450.00.

THE COMMISSIONER: Your $12,450.00 is a cost figure, is

20 it?

MR. VIRTUE: Yes.

THE COMMISSIONER: You say the land had that value by virtue of the improvements you put on it and the expenditure you made on it?

MR. VIRTUE: Rather, we would arrive at it in this way: We say this man claims that the property was worth $12,450.00 and in order to support the claim or his opinion that it was that, he says "I paid for the land raw $1050.00; it was then bush. It cost

30 me $200.00 an acre to clear away the bush which

would be a matter of $4540.00 and then it cost me this much to improve it and make it ready to bear crops."

THE COMMISSIONER: So that you justify your valuation in that way?

MR. VIRTUE: Yes.

THE COMMISSIONER: Is that clear to you, Mr. Hunter?

MR. HUNTER: Yes.

MR. VIRTUE: I might say that we value it throughout in that way, except in one or two cases as indicated this morning where the total amount of expenditure is really greater than the land and then we cut it down.

MR. HUNTER: Then, in every case, subject to it being specifically stated, I am to assume that you claim the fair market value as identical with the cost of the property.

MR. VIRTUE: It works out that way, yes, except that if you will recall in one case this morning our costs ran up to, I think, $9400.00 or something like that, and we said, "Notwithstanding that we are claiming that the property is worth $1800.00".

MR. HUNTER: I think, my lord, that that will save a lot of trouble now that it is clarified.

THE COMMISSIONER: Yes.

MR. VIRTUE: I was going to suggest this. I think that perhaps at some stage in the proceedings, I am not sure whether you wish that done in Vancouver, but I think sooner or later we would like to bring before you a qualified expert as to the cost of

clearing land. I think, perhaps, that would be of some value to the Commission.

THE COMMISSIONER: That, perhaps, can better be done when other evidence of the same character is being led in Vancouver.

MR. VIRTUE: Then I will say at this stage that we do intend to do that.

THE COMMISSIONER: There is this about it, Mr. Virtue, it may be that you have such evidence available here and, under the circumstances, if you prefer to lead that evidence here rather than wait until Vancouver, I see no objection to it.

MR. VIRTUE: I think, perhaps, in view of the fact that that would be of a general nature, all I need to say definitely is that we intend at some stage in the proceedings to lead evidence as to the costs depending on the nature of the timber, and that sort of thing, and it costs somewhere between $200.00 and $500.00 an acre to clear this bush land.

THE COMMISSIONER: Very well.

MR. HUNTER: In order that my friend might not be taken by surprise when he produces that expert witness, my lord, we are prepared to produce witnesses to show that it costs from $100.00 to $250.00 to clear land up in the Fraser Valley.

THE COMMISSIONER: And when you are all through clearing it, that doesn't follow at all that the amount of money you have spent on it bears any relation to the value of the land.

MR. HUNTER: Correct, my lord.

THE COMMISSIONER: You see, Mr. Virtue, God gave you this country down here all ready made to plant. The country at the Coast does not follow the same situation.

MR. VIRTUE: No. I think your Lordship will be well aware that we have, and intend to have, something to say on that point.

THE COMMISSIONER: Oh, yes, that is expected.

10 MR. HUNTER: I think possibly, my lord, it is interesting to observe from the claim made here, including the buildings, that the average price per acre is over $360.00, and, similarly, the assessed value is $32.22 per acre, and the appraised value $40.62. If your Lordship will refer to Exhibit 5, it will be observed that while there were a considerable number of items sold by auction, there were a considerable number abandoned as worthless and a considerable number lost, destroyed or stolen, and

20 at the bottom a summary of that has been made, items for which the claimant claims $256.00 that sold for $53.75, an electric water system for which $100.00 is claimed for was sold with the property as a fixture, and my learned friend has dropped that claim. It is written in ink at the bottom, my lord.

THE COMMISSIONER: I see.

MR. HUNTER: Items for which he claims of $106.50 were abandoned as worthless and items for which he

30 claims $25.50, it is claimed have been lost,

destroyed or stolen.

THE COMMISSIONER: Was there a breaking into of these premises?

MR. HUNTER: I have no record of that, my lord. I don't think it was. The items which have been lost are either things that are fairly small or would be likely to have been used by the tenant and probably actually just wore out and disappeared.

THE COMMISSIONER: Did this tenant let the property himself, or was the lease one made by the Custodian?

10

MR. HUNTER: Just one moment, my lord. No, the lease was made by the Custodian.

THE COMMISSIONER: Well that is a matter that can be explained later then.

MR. HUNTER: The real property is entirely a question of valuation, and the personal property similarly, my lord, so that there are no questions.

THE COMMISSIONER: Anything further, Mr. Virtue?

MR. VIRTUE: I just want to ask a question at random here, sir, about one of these chattel items.

20

Q You claim for an electric washing machine which you say was worth $75.00; do you remember that?

A Yes.

Q What make was that machine?

A My wife used it so that I don't remember the make.

Q Was it in working order when you left?

A Yes.

MR. HUNTER: I am sorry, I can't hear the questions and answers at all.

30

THE COMMISSIONER: If you will speak out a little louder,

both the counsel and the interpreter.

MR. VIRTUE: I am sorry. He says it was working when he left. It was in working order.

Q Did it work by electricity? A: Yes.

Q There was a motor with it, an electric motor?

A Yes.

Q What was that machine worth?

A It cost $130.00 when I bought it.

Q And about what was it worth when you left there?

10 A Well I used it for about six years and I estimated it about $70.00, $70.00 or $75.00.

Q About $70.00? A: Yes.

Q Did you know that it sold for $4.00 at auction?

MR. HUNTER: My lord, again I do not wish to be technical, but if this is re-examination, I don't quite follow it.

THE COMMISSIONER: Well, it arises, Mr. Hunter, from your statement questioning the valuations. Let me see just what was your comment.

20 MR. VIRTUE: My learned friend puts this statement in.

THE COMMISSIONER: Well I am not stopping you, Mr. Virtue, you can proceed.

MR. VIRTUE: All right, that is all. Thank you.

THE COMMISSIONER: Q: Tell me, did you buy this washing machine new when you first got it?

A Yes.

Q And when did you buy it?

A I am not quite sure when I bought it, but we used it for six years by the time I left.

30 Q Where did you buy it?

A In Vancouver City, I don't know which store.

THE COMMISSIONER: Any further cross-examination, Mr. Hunter?

MR. HUNTER: Seeing as we raised this washing machine, I might as well find out everything about it, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q How big is your family?

A Six persons altogether.

10 Q Yourself, your wife, and four children?

A Yes.

Q Any relatives living with you?

A No.

Q And this washing machine was used to wash the clothing of six people for six years; is that correct? A: Yes.

Q That is all.

MR. VIRTUE: That is all, thank you. That is all in this case, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
Official Reporter.

30

Case 460 2864

ACKNOWLEDGED

NOV 27 1947

Leth

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

5

1. Name of Claimant in full:

   Katsube FUKAMI

   Registration No.

   13927

2. Claimant's address at the time of his evacuation from the protected area:

   R.R.#1, Mission City, B.C.

3. Claimant's present address:

   R.R.#1, Nobleford, Alberta.

4. Claim relating to real property:

   (a) Street address of real property:

   (b) Legal description of property:

(1) Part (18.7 acres) N.E. Quarter of S.E. Quarter Sec. 33, Tp. 17, Sketch No. 5224D, District of New Westminster Municipality of Mission.

(2) Lot 8 of S.E. Quarter of Sec. 33 , (5.3 acres) Tp. 17, Map 2149 . District of New Westminster Municipality of Mission.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit and Hop Farm.

(d) Title or interest held by Claimant in the real property:

Clear Title for Both Properties.
(1) Title No. 49483E
(2) Title No. 92565E

(e) Fair market value of real property at date of sale: 8285.00

(I) Land— $

(II) Buildings— $ 3940.00

Land - $6220.00
2065.00
$8285.00

Buildings - $3915.00
25.00
$3940.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 12,225.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

At the Farm Described Above.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Some stored under lock and key and some stored in out buildings.

In House Upstairs

Chest of Drawers	$5.00
Desk	1.00
Kitchen Chair	.50
3 Beds and Table	20.00
Bee Hive and Super	6.00

In House Downstairs

1 Pr. Drape Curtain	5.00
8 prs. Curtains and Rods	4.00
Couch	15.00
Cupboard containing books	25.00
8 Pictures (framed)	60.00
Dining Table	5.00
2 Linoleum Rugs	10.00
Gramaphone and Records	1.00
Heater	1.00
Kitchen Table	5.00
Kitchen Cabinet	5.00
2 Drawers and Cupboards, Kitchen cupboard, Kitchen Range, 3 Table Leaves	40.00

In Locked Room (Downstairs)

Kitchen sink	2.50
5 Dining Chairs	5.00
1 Rocking Chair	1.00
6 Kitchen Chairs & Rug	18.00
Club Bag (leather)	
Straw Suit Case	
Magazine Table and Buffet	2.00
Table Lamp & Bed ~~Lamp~~	8.00
2 Milk Cans	2.00
Kitchen Utensils	
Lge. Encyclopedia	1.00

In the Basement

Homemade Cement Furnace	
Electric Washing Machine	75.00
Small Churn (wooden)	1.50
1 Doz. Honey Frames	2.00

In Picker's House

Bedstead and Roll of Tarpaper	1.00
8 foot Cross Cut Saw	

In Woodshed

3 Cords of Wood (split)	15.00

In the Barn

New Ford Express Body	80.00
2 Baskets, plow	$5.00
2 Sec. of Drag Harrow	5.00

In Storage Shed

Plow	$10.00
3 Cross Cut Saws	
Harrow, Duster	5.00

In Care of Mr. E.H. Merrell

2 Handsprayer	5.00
2 Cultivators	18.00
Spring Tooth Harrow	8.00
Plow	5.00
2 Scythes	1.50
3 Sml. Cook Stoves	5.00
Ladder	
Wheelbarrow	2.50
Horse Cart (sml.)	5.00

Electric Water System Outfit $100.00

Total - $597.50

(c) In whose care was property left by the Claimant at date of evacuation?

Left in care of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Items listed in the attached sheet.

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$597.50

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will..... be required. Yes

DATED this 13th day of ~~October~~ November, A.D. 1947.

N. Saito
Witness to Signature of Claimant.

K. Fukami
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Katsube FUKAMI
(Full Name of Claimant)

of Nobleford, Alberta. Beet Laborer.
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

1 [redacted] cheque which I am at Present Holding.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte

in the Province of Alberta,

this 13th day of November

A.D. 1947.

Katsube Fukami

Lorne D. Lutz

A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Katsube Fukami
(Claimant's Name)

REAL ESTATE
(Farm Land)

I3927
Reg. No.

LAND Uncleared Cultivated not planted Cultivated and not in crop List Crops	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
Pt. N.E.¼ of S.E.¼ Sec. 33 Twp.I7 sketch 5224D		I9I6	Don't remember	$600.00			
Lot 8 of S.E.¼ sec.33 Twp.I7 Map 2I49	24	I930	" "	450.00	all uncleared	none	$I2,225.0
Total							

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

Description	When Made	Cost
Clearing land as per atatement attached		$4540.00
Planting " " " "		27I0.00
		$ 7250.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Complete list of Buildings as per list attached to Evidence form								$3925.00

Taken over and sold by the custodian

EXHIBIT No. 460 - 1
DATE 22 mar 1948
FILED BY
ag. Irvine.

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

K. Fukami
Signature

Katsube Fukami
(Claimant's Name)

PERSONAL CHATTELS

I3927
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
Full list of personal chattels attached to proof of claim form	through the years	some new some used	higher than at evacuation	good	$597.00

EXHIBIT No. 460-2
DATE 22 mar 1948
FILED BY
alg Vrtne.

Description of Storage of Goods:

Left in House and Store sheds and eventually taken over by the custodian and sold

General Statement as to Chattels not Described above:

Additional Comments, if any:

K. Fukami
Signature

EXHIBIT No. 460-3
DATE 22 mar 1948
FILED BY ag. Vaine

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Katsube Fukami
Registration No. 13927

2. Present residence. NOBLEFORD, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 25 years

REAL ESTATE

1. When did you buy property in question?
(a) 1916 - 18.7 acres
(b) 1930 - 5.3 "
2. What price did you pay?
(a) 18.7 acres - $600.
(b) 5.3 " - $450. $1050.00
3. What was the exact condition of the property then?

(a) The land itself. Bush

(b) The buildings. None

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. See Sheet 4 (a)

4 (a) BUILDINGS

Living house - built 1929
Main building 24'x26' full basement
West addition 6'x26'
South addition 6'x26'
North porch 6'x14'
Material - $1500. Labour - $1000. $2500.00

Bunk house - built 1927 - 22'x22' full basement
Material - $250. Labour - $250. $ 500.00

Garage - built 1926 - 10'x20'
Material - $30.00 Labour - $20. $ 50.00

Bath house - built 1926 - 12'x16'
Material - $20.00 Labour - $15. $ 35.00

Root house - built 1939 - 24'x68' concrete walls
Material - $250. Labour - $250. $ 500.00

Combination work and Store shed; fairly large - 1925
Material - $25.00 Labour - $25. $ 50.00

Combination root house and store shed
built 1923 - 20'x40'
Material - $150.00 Labour - $150. $ 300.00

Stable - built 1940 - 12'x16' concrete below floor
for liquid manure run-off.
Material - $50.00 Labour - $50. $ 100.00

Store shed on 1(b) (refer to real estate) 12'x20'
Material - $25.00 Labour - $20.00 $ 45.00

Wood shed - 12'x20'
Material and Labour ---------- $ 15.00

Pump House - 6'x6'
Material and Labour ---------- $ 5.00

Packing Shed -
Material and Labour ---------- $ 10.00

4(e) CLEARING 22.7 acres at --

10 boxes blasting powder and fuse per acre	$ 50.
Labour (including equipment expense)	$150.
	$200. per acre

22.7 acres at $200. per acre ---------- $4540.00

4(g) PLANTING

Hops - 5 acres

Expense per acre

Posts 18 ft. long, 78-80 per acre at 50¢ each	$ 39.00
Plants $25.00 worth	$ 25.00
Labour - 60 man days per acre	$120.00
Wire - 1000 lbs. per acre	$ 50.00
Total expense per acre	$234.00

5 acres at $234. per acre ---------- $1170.00

Raspberries, Blackberries and Loganberries - 2¼ acres

Expense per acre

Posts - 250 at 10¢ each	$25.00
Wire - 200 lbs.	12.00
Plants	13.00
Total labour expense	150.00
Total expense	$200.00

2¼ acres at $200. per acre ---------- $ 450.00

Strawberries - 2 acres

Expense per acre

Plants	$ 35.00
Complete labour expense	150.00
Total expense per acre	$185.00

2 acres at $185. per acre ---------- $ 370.00

Asparagus - 1 acre

Expense

Plants	$15.00
Labour	185.00
	$200.00

Total Expense ---------- $ 200.00

Fruit trees

200 trees at $2.00 ---------- $ 400.00

Rhubarb - ¾ acre

Expense per acre

Plants	$ 40.00
Labour	$120.00
Total expense per acre	$160.00

¾ acre at $160. per acre ---------- $ 120.00

(b) Fencing. $40.00

(c) Tillage.

(d) Drainage.

(e) Clearing. Refer to sheet 4 (e)

(f) Weed eradication.

(g) Planting. Refer to sheet 4 (g)

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

6. What is your age? 59 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

$200. ($5000. in 25 years)

10. What was the fair market value of this property at the date of your evacuation?

$12450.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$12450.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?
(a) $1374.00
(b) $ 221.00

15. Did you receive a cheque and if so, for how much?
$1648.16

16. What did you do with the cheque?
Am holding.

17. What actual loss do you consider you suffered by sale of your property? $12450.00

18. Bring in any correspondence you have had with Custodian.

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?
Yes

3. What became of the property?
Sold by auction

4. Where was the property actually left when you were evacuated?
In living house and store sheds.

5. If it was left in charge of anyone give the name and circumstances.
Some was left in care of Mr. E. H. Merrill and have been in the list under the care of the Custodian.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.
No

7. Did you receive a cheque from the Custodian?
Cheque of $1648.16 includes payment for all personal and real estate from Custodian.

8. For how much?

9. What did you do with the cheque?
Am holding.

10. Any correspondence? If so, produce it.
Yes

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name. Malcolm Katsumi Fukami

2. Address. R.R. # 1, NOBLEFORD, Alta.

3. Evidence expected.

1. Name.

2. Address.

3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Title to property.
Statement from Custodian.

BC-224-P
BC-2019-A

BC/224-P
BC/2019-A

PAGE 1

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

Farm Appraisal Report

File No. JL 116

Land Description Lot 8 of SE¼ Sec.33, Tp.17, Map 2149

Containing 5.32 Acres

Owner's Name FUKAMI, K. Post Office Address R.R., Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 miles

Church (give denomination) All denominations Distance 3 miles

Nearest School Cedar Valley Distance 1 mile

State how property was identified: By map and roads

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

On Dewdney Trunk Road at intersection of Ferndale Road, gravel, good.

Is this district a good one? Fair

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant, number of Jap holdings in district.

Describe Fencing and its condition: No fencing Value $

Water supply: No water, well could be dug. Value $

2864

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
Shed	14 x 20	frame	7'	shks	old	on posts	poor	no value
	6 x 14							
	x							

Total present day value $ -

Total Value Buildings add to farm $ -

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? No dwelling on property

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

EXHIBIT No. 460-4
DATE 22 mar 1948
FILED BY A.J. Varlane.

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

Cultivated Land

BC/224-P
BC/2019-A

PAGE 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.5	sloping and partly steep and rolling	sdy.loam & sdy.clay loam 6"-8"	clay, sand & gravel	hops, blackberries, rhubarb, some trees, fair to good	50.00	225.00

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	
.82	steep side hill and bush	-	-	-

Total value of Land $ 225.00

Total added by buildings to value of farm $ -

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

Total value of farm $ 225.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
In good state of cultivation, apparently rented but tenant not seen.

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

Small fruits.

Noxious weeds: Ordinary weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes, $12.01 Mission Municipality.

Date: May 22nd, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 20th day of May 1942.

Inspector's Signature "R.W. BROWN"

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

BC/224-P
BC/2019-A

PAGE 3

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

Farm Appraisal Report

Remarks: Property is located at the intersection of the Dewdney Trunk Road and the Ferndale Road about 3 miles from Mission. The soil is sandy loam, and sandy clay loam on clay, sand, and gravel.

There is only a packing shed on property and no other buildings, no fencing, and no water, although a well could be dug. A power line runs by the property and electricity would be available.

Hops are good, blackberries fair, and logans poor; rhubarb is fair and the few plum trees and clover are good.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Acreage in small fruits, etc.	$
3.3 ac. hops	$
.2 " blackberries	$
.3 " logans	$
.6 " rhubarb	$
.1 " plum trees and clover	$
	$
	$
	$
Total	$

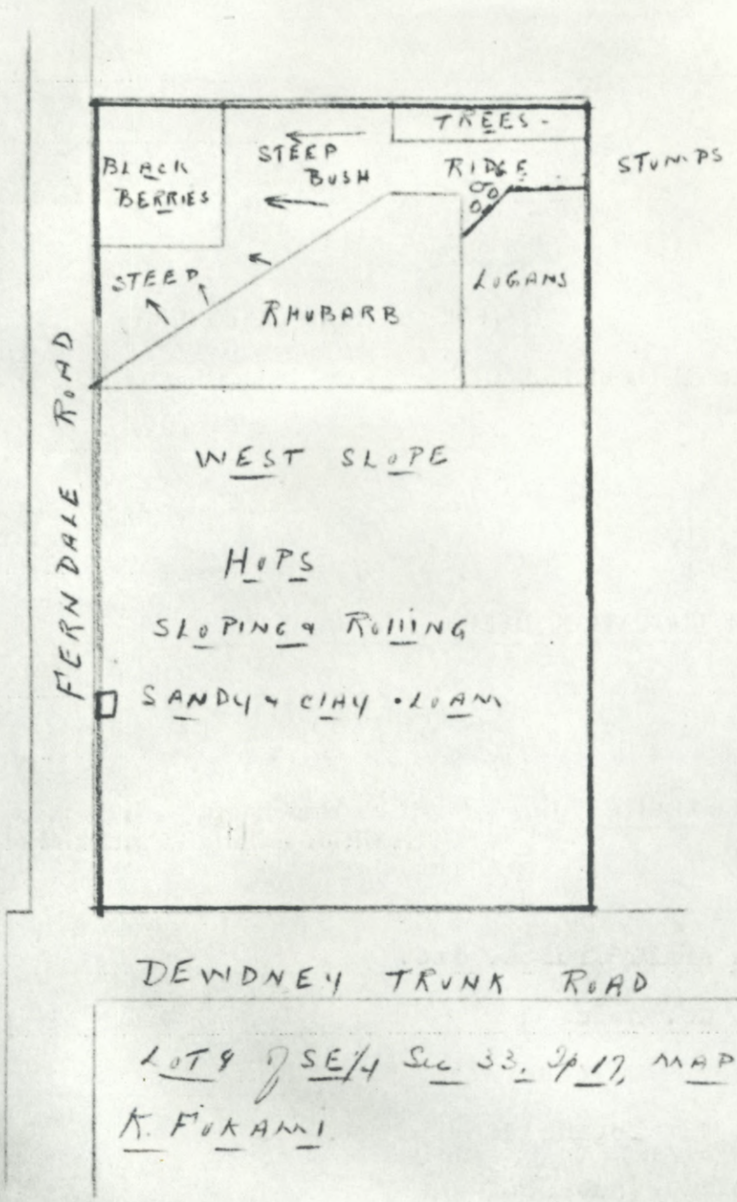
Amount fruit trees add to value of farm $

BC/224-P
BC/2019-A

PAGE 4

Diagram of Property

SCALE 2CH = 1"



R.W. BROWN.

Following careful review of this appraisal report, it is my opinion that the present value is $ 250.00

Date 23rd May, 1942

"I.T. BARNET"
District Superintendent.

BC/224-P
BC/2019-A

PAGE 5

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

Farm Appraisal Report

File No. JL 116

Land Description Pt. 18.7 acs. of NE¼ of SE¼ Sec.33, Tp.17, lettered "D".

Containing 18.7 Acres

Owner's Name FUKAMI, K. Post Office Address R.R., Mission

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 miles

Church (give denomination) All denominations Distance 3 miles

Nearest School Cedar Valley Distance 1 mile

State how property was identified: By roads and map.

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

Property is on the Ferndale Road, gravel, good.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant, a number of Jap farms in the district.

Describe Fencing and its condition: North and south boundaries fenced-poor Value $

Water supply: Creek runs through property, old well about 50' deep Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24x26	frame	9'	shgl.	25 y.	concrete	fair	700.00
Lean-to 6' on two sides	x							
BARN	14x20	"	7'	shgl.	5	cedar posts	fair	25.00
Imp. shed	20x38	"	7'	shk.	old	on logs	poor	-
~~BARN~~	x							
Old shed	20x20	"	7'	shk.	"	on posts	"	-
GRANARY	x							
Rhubarb hse.	24x68	"	2'	shk.	"	concrete	"	-
Shack	14x24	"	9'	shgl.	"	on posts	"	-
Woodshed	10x20	"	8'	shk.	"	cedar posts	"	-
Garage	10x20	"	7'	shgl.	"	posts	fair	25.00

Total present day value $ 750.00

Total Value Buildings add to farm $ 630.00

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

$

Describe the basement and chimneys: Concrete basement, brick chimney on bracket.

No. rooms downstairs? 5 Upstairs? 1 How finished Boarded.

Are buildings painted? No Condition of paint -

Distance from nearest bush 25 yards.

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

Cultivated Land

BC/224-P
BC/2019-A

PAGE 6

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
11.4	level & sloping,	clay & sdy.loam 8"	clay & gravel	small fruits & mixed crops, fair	50.00	570.00
3.1	steep slope	sdy.loam 6" to 8"	gravel	clover, pasture, some trees, fair.	40.00	124.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
3.8	level & sloping	clay & sdy. loam 8"	clay & gravel	clearing of bush, stumps, etc., some heavy, some light clearing	100.00	20.00	76.00

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
.4	creek channel, steep ravine, etc.	--	--

Total value of Land $ 770.00

Total added by buildings to value of farm $ 630.00

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

Total value of farm $ 1400.00

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

Farm in fair state of cultivation. Property apparently rented but tenant was not around.

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

Small fruits and some mixed farming.

Noxious weeds:

Couch grass, thistles and common weeds.

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

Taxes: $33.38

Mission Municipality.

Date: May 22nd, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 19th day of May, 1942.

Inspector's Signature "R.W. BROWN"

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

PAGE 7

Farm Appraisal Report

Remarks: Property is located on the Ferndale Road about 3 miles from Mission and in this area farming varies from small fruits to some mixed farming. Soil on this farm is fairly light and about 3 acres under cultivation is fairly steep side hill seeded to clover and partly in trees, and would be difficult to work. Cultivated area is somewhat broken up.

Dwelling is in fair condition but most of the rest of the buildings are old and in poor shape. Fencing is negligible and there is a small creek running through the place. There is also an old, deep, wood-cribbed well at the back of the house. There is electric light in the house.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Acreage in small fruits:	$
1.5 ac. hops	$
1.3 ac. strawberries, old plants	$
1 ac. asparagus, good	$
.7 ac. rhubarb	$
Some fruit trees, some new seeding and some old clover, and some potatoes planted.	$
	$
	$
	$
Total	$

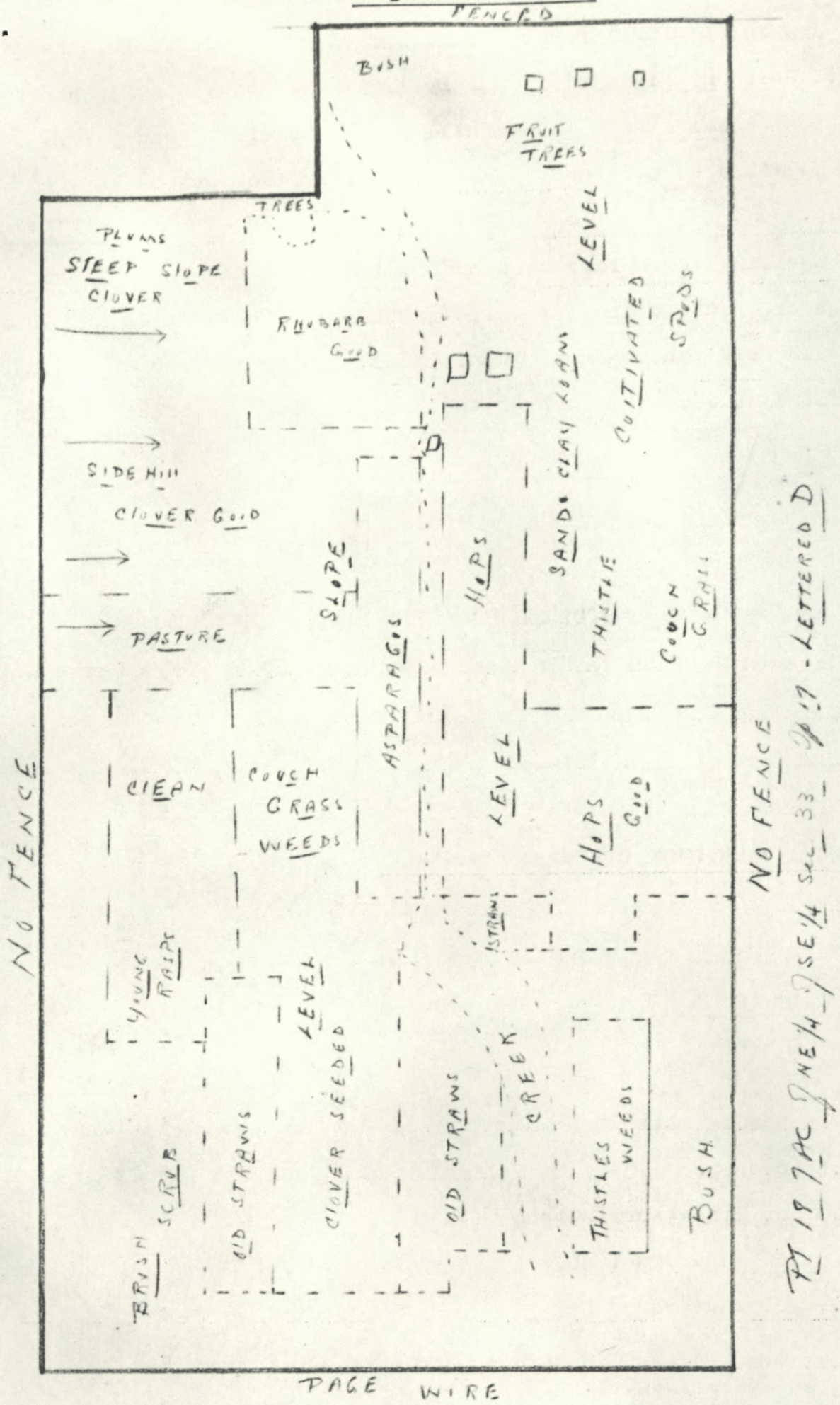
Amount fruit trees add to value of farm $

BC/224-P
BC/2019-A

PAGE 8

SCALE - 20CH = 1"

Diagram of Property



R.W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 1400.00

Date 23rd May, 19 42

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2864 EXHIBIT No.

NAME Katsube FUKAMI REG. No. 13927

	DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
	DECLARATION Apr. 7/42	TAKEN BY J. Moryson			AUCTION	TENDER &c		
	EVACUATION Apr.11/42	DATE July 20/42						
55.	Elec. Water pump system	Chest of drawers	1.	5 00	F			
	Power sprayer	Desk	2.	1.00				
46.	2 hand sprayers	Kitchen chair (old)	3.	.50	F			
45	Duster	3 beds, table	4.	20.00				
38.	Elec. washing machine	Bee-hive & super	5.	6.00				
47.	2 cultivators	8 prs. curtains & rods	6.	5.00				
41.	2 drag harrows	Couch	7.	15.00				
44.	1 spring tooth harrow	Cupboard cont. books	8.	25.00	F			
40-2-9	3 ploughs	8 pictures (framed)	9.	60.00				
	6 hoes	Dining table	10.	5.00		3 00		
	5 forks	2 Linoleum rugs	11.	10.00				
50.	2 scythes	Gramaphone & records (parts missing)	12.	1.00		1 00		
39.	2 bamboo baskets							
	30 hop baskets	Heater	13.	1.00				
	1 hop pole	Kitchen table	14.	5.00				
	Hose	Kitchen cabinet	15.	5.00	F			
3 only. 51	10 stoves	Two drawers & cupboard built in kitchen wall	16.	)			x	
20.	1 sink			)				
33	1 wood churn	Kitchen cupboard	17.	) 40.00				
24	1 cream can	Kitchen range	18.	)				
4.10.14.26.	6 tables	3 table leaves	19.	)				
3-21.22-23	15 chairs	Kitchen sink (loose)	20.	2.50				
7.	Sofa	5 Dining chairs	21.	5.00		5 00		
52	Ladder	1 Rocking chair	22.	1.00				
11.	2 rugs	6 Kitchen chairs & rug	23.	18.00	F			
1.	Dresser	Club bag (leather)	24.					
23.	Carpet	Straw suitcase	25.					
4-35	4 beds	Magazine table & buffet	26.	2.00				
15.	Cabinet	Table lamp, bed	27.	8.00				
12	Gramaphone & records	2 milk cans	28.	2.00	Misc			
	15 frames	Kitchen utensils (few)	29.		K			
38	1 1942 Ford Exp. box	Lge. encyclopedia	30.00	1.00				
	2 crow bars	HM cement furnace	31.				x	
	1 stump hole digger	Elec. washing machine	32.	75.00		4 00		
	1 bee-hive & super	Sml. churn (wooden)	33.	1.50	Misc			
53.	Wheelbarrow	Doz. honey frames	34.	2.00				
54.	Cart	Bedstead, roll tar paper	35.	1.00				
		8' cross cut saw (old)	36.					
		3 cords wood (split)	37.	15.00				
		New Ford Express body	38.	80.00				
		2 baskets	39.					
		Plough	40.	5.00				
		2 sections of drag harrow	41.	5.00		7 00		
		Plough	42.	10.00		2 00		
		3 cross cut saws (old)	43.		(2)	1 50		
		Harrow	44.	} 5.00				
		Duster	45.	}				
		In care of E.H. Merrell						
		2 handsprayers	46.	5.00	(1)	1 75		
		2 cultivators	47.	18.00		9 00		
		Spring tooth harrow	48.	8.00		7 25		
		Plough	49.	5.00				
		2 scythes	50.	1.50				
		3 sml. cook stoves (old)	51.	5.00				
		Ladder	52.					
		Wheelbarrow	53.	2.50				
		Horse cart (sml.)	54.	5.00				
			55. Electric water system	100.00			100 00	
		Electric		$597.50		$42.50		
					K	.85		
					F	6.10		
					Misc	4.30		
						$53.75		

Chattels valued
" "
" "
" "

o. 2864 EXHIBIT No. _____ CASE No. _____

No. 13927 VENUE Lethbridge

SALES N	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
						1 00	3 00	
					50			
					20 00			
						6 00		
					5 00			
					15 00			
								Possibly sold under sundries
00								
					10 00			
00								
						1 00		
						5 00		
		x						Fixture
					40 00			
						2 50		
00								
						1 00		
						x		
						x		
						2 00		
								Lamp sold misc.
						1 00		
		x						
00								Old, no motor.
						2 00		
					1 00			
								Taken by purchaser of truck
					x			
00								
00								
50								
					5 00			
75								
00								
25								
						1 50		
					5 00			
						x		
						2 50		
					5 00			
		100 00						Fixture
.50								
.85								
.10					106 50	25 50		
.30								
.75								

EXHIBIT No. 460-5
DATE 22 mar 1948
FILED BY J. W. G. Hunter

Chattels valued by Claimant @ $256.00 sold at auction for $53.75
" " " " @ 100.00 sold with property as fixture
" " " " @ 106 50 abandoned as worthless
" " " " @ 25 50 No account. Theft.