

<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 % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	
					1267.		853.16		853.16
<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		
50.00	12.50								12.50
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
397.00	187.50	56.25	47.23%	5.00	2.36	33.00		3.96	62.57
TOTAL RECOMMENDATION									928.23

CASE NO: 462.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
KEIZO FUKUMOTO.

PROCEEDINGS AT HEARING.

CASE NO: 462.

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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Lethbridge, Alberta,
 March 23rd, 1948.

IN THE MATTER OF THE CLAIM OF

KEIZO FUKUMOTO.

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.

G.N.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

K. Fukumoto,
In Chief.
Discussion.

THE COMMISSIONER: What claim do you wish to proceed with first, Mr. Virtue?

MR. VIRTUE: No. 7 on the list, that is the first on the list for today, Fukumoto.

KEIZO FUKUMOTO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

10 Q Mr. Fukumoto, is this statement prepared by you with the assistance of your Interpreter showing the value of your land and improvements?

A Yes.

MR. VIRTUE: I will put this in, sir, but I want to make a comment or two about it after it is in.

(STATEMENT MARKED EXHIBIT NO. 1).

Q And is this a statement signed by you showing your personal property? A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 2).

20 Q And this other paper, is it a short statement of your claim that was also prepared by you with the help of your Interpreter? A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 3).

30 MR. VIRTUE: Now, sir, instead of me asking him piece-meal about his figures, I simply point out to your Lordship one or two of the pertinent facts. The original cost of this land in a raw state without any buildings was \$1625.00. You will find it in the summary of evidence, sir. Now, the buildings

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which are listed, \$2,050.00, the cultivation of only six acres of this land which has been cleared and planted, and he puts the very modest appraisal of \$850.00 on his work which makes a total of \$2425.00. Now what I wish to point out to your Lordship at this stage is simply this, that the land sold in that state of improvement and cultivation for \$1267.00 which was less than the cost price of the land in its raw state.

10 THE COMMISSIONER: You must not overlook the fact, Mr. Virtue, that the land was bought in 1911 which was the peak of real estate prices in British Columbia, and the sale no doubt was made in 1943 which was at a time when real estate was not in great demand in B.C.

MR. VIRTUE: Of course that would have a bearing on it, but I thought it was an extraordinary state of affairs when improved land could be sold for less than its original cost, after thirty years of cultivation.

20 Q Now here is a letter from the files of the Custodian. I am going to ask the interpreter to read it to you and then ask you if that letter was written on your behalf to the Custodian.

A Yes.

MR. VIRTUE: I would like to read this, my lord, and offer it as an exhibit. It is dated at Raymond, Alberta, which is a little town about twenty miles south. (Reading).

THE COMMISSIONER: What is the date of that letter?

30 MR. VIRTUE: May 1st, 1944, sir. I offer that as the

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next exhibit.

(LETTER MARKED EXHIBIT NO. 4).

- Q Now, I want to ask you about just three or four pieces of your personal property. You list building material for a greenhouse, 20 x 30 feet, at \$125.00.
- A Yes.
- Q Did you have that material for the greenhouse and leave it there when you left British Columbia?
- A You mean the material?
- 10 Q The material to build it. A: Yes.
- Q What did that material cost you about?
- A The glass was \$50.00.
- Q Glass, \$50.00? A: Oh, the frames.
- Q The frames were how much?
- A \$50.00.
- Q \$50.00 for the frames? A: \$25.00 for pipe.
- Q \$25.00 for pipe?
- A Two inch pipe.
- Q Now we are told that that was sold altogether for \$21.00?
- 20 A: Yes.
- Q Was that a fair price?
- A I think it was very cheap.
- Q Yes. Was it worth \$125.00 you have claimed?
- A Yes. I consider \$125.00 a fair price.
- Q Now, I want to ask you about one or two other things. There were two incubators, one you valued at \$50.00 and one at \$60.00. Take the \$50.00 incubator first and tell us when you bought it and what you paid for it?
- 30 A: I bought it at \$75.00.

K. Fukumoto,
In Chief.

Q How long before you were moved away had you bought it? About how long?

A About six or seven years.

Q About six or seven years. Was it in good working condition in every way?

A It was in good condition when I was evacuated.

THE COMMISSIONER: This is the \$50.00 incubator?

MR. VIRTUE: This is the \$50.00 incubator.

Q Was it well worth \$50.00?

10 THE COMMISSIONER: Well now, that is decidedly leading, Mr. Virtue.

MR. VIRTUE: Yes, I realize that.

THE COMMISSIONER: We have his statement that it was worth \$50.00.

MR. VIRTUE: Q Well what was it worth when you left?

A I think \$60.00 was a fair price.

Q \$60.00 was a fair price.

A \$60.00.

20 Q Now take the second incubator, the one that you valued in your claim at \$60.00.

THE COMMISSIONER: Now just one moment. There is one incubator at \$15.00 and one at \$50.00.

MR. VIRTUE: According to the Custodian's list, sir, there is one incubator on the list as No. 40, and then there is one on the list as 42. There were three all told, one at \$15.00, one at \$50.00, and one at \$60.00.

THE COMMISSIONER: You are quite right. I see the three now.

30 MR. VIRTUE: I am not asking about the \$15.00 one, but

K. Fukumoto,
In Chief.

the \$50.00 one. I don't want to cover them all.

Q Take the one he values at \$60.00 and ask him the same thing about it, when he bought it, what condition it was in, and what it was worth?

A I bought it for \$65.00.

Q \$65.00. And was it in good condition? Was it in good working order when you left?

A Yes, it was in good condition.

Q And that is the one that he bought at \$65.00?

10 What was the value of it when he went away?

A In my opinion, \$50.00.

THE COMMISSIONER: Q: When was it bought?

A Eight years before I was evacuated.

MR. VIRTUE: Q: Which one is he speaking about now?

A About the one that we have been referring to.

Q That is he bought them about eight years before-- the both of them?

A: This particular

one.

Q One was bought six years before and one eight?

20 A One was bought six or seven, he said, and this one eight.

Q Q While we are on the incubator question, apparently he had a third incubator which he valued at \$15.00. What condition was it in? Why did he value it at \$15.00?

A That was an old machine.

MR. VIRTUE: I don't need to waste your time getting this information out of him, sir. You will notice that the second machine -- not the third one, but the second machine -- was sold for \$4.00.

30

K. Fukumoto,
In Chief.

THE COMMISSIONER: I have not the Custodian's analysis form yet.

MR. VIRTUE: I will ask Mr. Hunter if he would mind putting that in now.

MR. HUNTER: As your Lordship knows, it has been customary for counsel for the Japanese to file these on my behalf early in the presentation of the case in order to facilitate your Lordship. I would appreciate it if he could do that.

10 MR. VIRTUE: Yes, I neglected that; I am sorry. The one that is first described, sir, apparently sold for \$10.00. The one that was secondly described was sold for \$4.00, and there is a remark opposite it, "Sold for \$4.00" on No. 40.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. VIRTUE: I would also ask him about four brooder stoves and pipe which he valued at \$60.00.

Q Ask him when he got that and what he paid for it and what condition it was in?

20 A What was the price?

Q He valued the four, apparently, at \$60.00. I am talking now, sir, about No. 40 on the list.

A Yes.

Q When did he get those and what did he pay for them?

A I bought one in 1913 -- 1917 -- 1920 -- 1927 or 1928.

Q About what did you pay for all four of them? Tell him it doesn't have to be to a cent, but about?

A: About \$90.00.

30 Q Yes, what condition were they in?

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In Chief.

THE COMMISSIONER: Q: \$90.00 for the four, is that clear?

A Yes, that is correct, my lord.

MR. VIRTUE: Q: What condition were they in? That is,
when he left.

A: One wasn't in
very good condition. The others were serviceable
but slightly damaged or slightly poor.

Q What was a fair value for those four when he left,
that is the whole four put together?

A About half the price I paid for them.

10 Q That would be about \$45.00?

A Yes.

THE COMMISSIONER: Why does he claim \$60.00 if he now
says they are only worth \$45.00?

MR. VIRTUE: I take it he is revising his estimate down-
ward, sir.

Q Now, you had a Ford truck when you left?

A Yes.

Q What did you use it for? A: I went to
Langley Prairie to get feed.

20 Q It was in running order then, was it?

A It was in useable condition.

Q What was it worth? A: I bought it for
\$150.00.

Q When did you buy it? How long before you left?
About how long before you left?

A Two or three years before I was evacuated.

Q Have you kept it in repair?

A Yes, I looked after it.

THE COMMISSIONER: What was this, a 1929 Ford?

30 MR. VIRTUE: All I have here, sir, is a Ford truck.

K. Fukumoto,
 In Chief.

Q Does he know what year it was?

THE COMMISSIONER: In his claim form it is referred to as a 1929 Ford truck.

MR. HUNTER: That is correct, my lord.

MR. VIRTUE: Q: It was sold for \$50.00, tell him.

Was that a fair price?

A: I think it

was far too cheap.

THE COMMISSIONER: Q: What do you say is the value of it at the time it was sold?

10 MR. VIRTUE: Q: Tell him "about". He doesn't have to get it down to a cent or a dollar.

A I think about \$125.00.

MR. VIRTUE: All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that any claims for property which was abandoned, lost, destroyed or stolen are exorbitant. I file
 20 the Soldier Settlement Board appraisal.

(APPRAISAL MARKED EXHIBIT NO. 6).

MR. HUNTER: Reference is made to Exhibit 5, my lord. The glass for the greenhouse was appraised by Messrs. Trapp & Company for \$16.00, and sold for that. It is the first item, my lord. The glass that is included in building material for greenhouses.

THE COMMISSIONER: By whom was it appraised?

MR. HUNTER: Messrs. Trapp & Company of New Westminster.

30 The incubators down further, items 40 and 42, were appraised together for \$4.00 and sold for \$4.00

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Discussion.

by the same outfit. The car was appraised for \$50.00 and was sold for \$50.00.

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Fukumoto, the frames for this greenhouse, they were wood, I presume?

A Wood.

Q Yes. And had they all been cut, ready to receive the glass?

A: Yes, they had been made or they were ready to receive the glass.

Q The framework was all completed? It wasn't just raw material?

A: No, they were ready to receive glass, not raw material.

Q But the framework wasn't constructed?

A They were 20 x 30 and ready to receive the glass.

Q In other words, they were just long boards, 20 x 30, or long, narrow boards, 20 x 30, that had been grooved to receive the glass, is that correct?

A They were prepared ready to receive the glass.

20 MR. VIRTUE: I would like to interrupt to go a little further and say if it is true that the witness draws a picture of the frames -- square frames all ready to receive the glass.

MR. HUNTER: My lord, if my friend has anything to say on this, I would be much obliged if he says it at the end of the cross-examination.

THE COMMISSIONER: I think Government counsel's position is well taken. Counsel will refrain from interjecting in the course of the cross-examination.

30 If you have an objection, I would be glad if you

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would state you have an objection rather than
to break into the cross-examination.

MR. VIRTUE: I am just doing it for this purpose, sir--

THE COMMISSIONER: Well I prefer you do not do it,
Mr. Virtue, and I am so directing you.

MR. VIRTUE: My lord, I would like to be heard on this.

THE COMMISSIONER: Yes.

MR. VIRTUE: I noticed in standing beside the witness
and the Interpreter that the witness drew a picture
10 for the Interpreter. Now, all I am interjecting
this for is to ask the Interpreter, subject to your
Lordship's instructions, to show that the witness
did draw that picture.

THE COMMISSIONER: Very well. Now, if in the future you
have an objection to make, I would be glad if you
say you have an objection and I will allow you to
break in, but I do not like counsel breaking in
in the middle of cross-examination.

MR. VIRTUE: I don't like it either.

20 THE COMMISSIONER: We will let it go at that.

Now, Mr. Interpreter, would you kindly have the
witness identify the plan or sketch which he
has drawn for you?

MR. VIRTUE: And since I have objected, I would like
to conclude my objection now, my lord, in this
w way; I take it we will be here for some days
and I don't want to interrupt my learned friend
or lengthen the proceedings at all, but I want
to object to this method of cross-examining the
witness. My learned friend got the answer three
30

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separate and distinct times that it wasn't just rough lumber, but that the frames had been prepared ready to receive glass. In spite of that he keeps on, again and again and again, asking the same question over again. I object to that method of cross-examination of witnesses.

THE COMMISSIONER: I note your objection, Mr. Virtue.

Q Will you proceed, Mr. Interpreter?

A That is a sketch that he has made, my lord. 30
10 there and 20 there (indicating).

THE COMMISSIONER: Now then, Mr. Secretary, would you hand this document down to counsel? Perhaps you would join the Interpreter and Crown counsel in order to be sure you hear what is said by the Interpreter, Mr. Virtue. Will you repeat for the Reporter, Mr. Interpreter, just how the witness has described that sketch he has drawn.

A This is a sketch that he has drawn. It is 30 feet
there and 20 there (indicating).

20 Q Did the witness have anything to say in regard to the nature of the cutting of this lumber, as to whether it was ready to receive glass or was not ready to receive glass? Did he show it on the sketch, or attempt to?

A: I don't think, my lord, the witness has the foggiest idea.

THE COMMISSIONER: There was no greenhouse built on the property. It was just building material for the greenhouse.

MR. HUNTER: That is what I thought, my lord.

30 THE COMMISSIONER: The claim is for building material for

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Cross-Exam.

a greenhouse, not for a constructed greenhouse.

MR. VIRTUE: That is true. Apparently this glass and the frames, and so on, and pipes had been assembled.

THE COMMISSIONER: There was no structure that had been erected.

MR. VIRTUE: No, it hadn't been erected.

THE INTERPRETER: It was ready to receive the glass.

MR. HUNTER: Q: I think, witness, you are confused because it is quite obvious from the sketch you have drawn that no glass could be put in there.

10 Were there cross pieces in this 20 x 30 framework?

A It was ready to receive the glass.

THE COMMISSIONER: Perhaps you might ask him, Mr. Hunter, how he proposed to install the glass.

MR. HUNTER: Q: Mr. Fukumoto, how did you propose to install the glass in this twenty by thirty frame?

MR. VIRTUE: I am sorry, but I must object to that question in that form, sir, and I will state my reasons. What this witness said in the beginning was he had assembled material including the frames for a greenhouse 20 x 30, but he didn't say the frames were 20 x 30. My learned friend apparently has that in his mind, but that is not what the witness said that the frames were 20 x 30 feet. I didn't put the question to him that way and I don't think the question should be put in that form.

20

THE COMMISSIONER: I don't think there is any significance to be attached to the length of the lumber. I understand the purport of your question, Mr. Hunter,

30

is how he proposed to affix the glass to the lumber, whatever length it was, is that correct?

MR. HUNTER: My lord, the witness has repeatedly stated the lumber was ready to receive the glass. Quite obviously it couldn't be ready to receive the glass unless it had been erected.

THE COMMISSIONER: I do not want argument now.

Counsel has objected to your reference to the fact that the lumber was 20 x 30.

10 MR. VIRTUE: That the frames were 20 x 30. As a matter of commonsense, we all know you don't have sheets of glass 20 feet by 30 feet.

MR. HUNTER: Maybe I misheard the witness, but my impression was he said these pieces were 20 feet by 30 feet. It may be my mistake in interpreting it into feet, my lord.

THE COMMISSIONER: We will see what he has to say.

A I didn't take the size.

MR. VIRTUE: Q: What was that answer?

20 A I didn't take the size.

THE COMMISSIONER: Q: He did not measure the length?

A I didn't measure it.

MR. HUNTER: Q: Now, Mr. Fukumoto, what was this lumber?
What type of wood?

A I think it was cedar.

Q And where was it left? A: Underneath the chicken house.

Q Was the chicken house supported on floats?

A Yes. Underneath the chicken house was about two
30 feet, 5 inches. Two feet, 5 inches, to 3 feet.

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Discussion.

About as high as from the floor to here (indicating).

Q That doesn't mean very much in the transcript.

THE COMMISSIONER: He said 2 feet, 5 inches.

MR. HUNTER: Q: This lumber was lying on the ground underneath this chicken house.

A Yes.

Q Was the framework or lumber painted at all?

A It was painted.

Q How many coats? A: One coat.

10 Q Now the pipe for your greenhouse, was it in the same place? A: Near the wood.

Q Yes, and the pipe was new or used when you bought it?

A It was old pipe.

Q Yes. And you left it lying on the ground?

A I put it on top of two by fours.

Q Now, you have never been in the greenhouse business before? A: No.

Q Did you buy your greenhouse glass new?

A No, it was old.

20 Q I see. Are you a mechanic?

A I don't understand machinery.

Q In other words, you were not a motorcar mechanic who could keep your car in repair, is that right?

A No, I don't understand machinery.

Q And you have never carried on business as an auctioneer? A: No.

THE COMMISSIONER: Mr. Hunter, is there anything to be accomplished by cross-examination of that character?

30 MR. HUNTER: It was just a flying last question before I

K. Fukumoto,
Discussion.

sat down. I am quite willing to forget it.

THE COMMISSIONER: Are you through?

MR. HUNTER: I am through.

THE COMMISSIONER: Any re-examination?

MR. VIRTUE: No. I don't intend to go over these things again. My learned friend has put in the appraisal report and I merely want to call your Lordship's attention to page 3 of it. In this case the valuator has valued the trees and I want to call attention to the nature of the valuation. There are 75 fruit trees that I do think require attention that are in production, he says, and they consist of apples, pears, damsons, prunes, and cherries, all of which he fixes a magnificent value of \$75.00 for 75 trees.

10

THE COMMISSIONER: You will have an opportunity later to criticize the appraiser. That is all, thank you, Mr. Fukumoto.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

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NOV 27 1947

Case 462 3923

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.

1. Name of Claimant in full:

Keizo Fukumoto

Registration No.

12782

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

3. Claimant's present address: R.R. No. 2, Langley Prairie, B.C.

4. Claim relating to real property: c/o V. Hage, Picture Butte, Alta.

(a) Street address of real property:

(b) Legal description of property:

Township 7, Section 14, N.E. Quarter Lot 2.

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

25 Acres Farm 6 Acres cleared.
4 room House, Chicken Houses for 1500 Hens.
2 incubator House, 1 acre Tree Fruit, 1 acre Asparagus
1 acre Strawberry

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

Title No. 53681 E.
No. 5959E.

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

		25 Acres Land	1375.00
(I) Land—	\$2225	clearing and planting	850.00
		House	400.00
(II) Buildings—	\$ 2050	2 Incubator House	100.00
		(20'X20') 4 New Chicken House	600.00
		(12'X32') 8 Room ""	800.00
		(12'X328) 1 Room "g	150.00
			<hr/>
			\$ 4275.00

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

\$ 4275.00

5. Claims relating to personal property, etc.
Stored in Building on Above Mentioned Farm

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

Chicken House
Home Locked.
Packed in box

(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:

Building Material for Green House 20x30 \$ 125.

House Articles

2 Bed & Spring-----	\$ 25.00
Globe -----	2.50
Flower Vase-----	1.50
Butter Churn -----	2.50
Wash Board And Tubs-----	.50
Stove -----	25.00
Stool -----	1.50
Elect. Tretment Machine -----	12.50
Phonograph & Record -----	5.00
2 oil lamps -----	1.50
3 iron pots -----	15.00
2 gallon crocks -----	1.00
Medicine cabinet-----	1.00
Cream separtor-----	5.00
Food chopper-----	2.00
6 Chairs-----	2.50
	<u>\$ 104.00</u>

Farm Equipment

2 cultivator -----	\$ 10.00
Scythe-----	1.00
Sledge hammer -----	2.00
Shovels -----	5.00
Hoes -----	1.50
2 Wheelbarrow -----	8.00
Axes -----	2.00
Mattocks -----	6.00
4 Cross cut saws-----	6.00
Shakeknife -----	1.00
Pevee -----	2.00
Rake -----	1.00
Auger bit -----	1.00
Scale -----	10.00
2 Gas tins 5 & 2 gals. -----	2.50
Remainder of Model T. Tires Buzz Saw -----	40.00
Fork -----	1.00
	<u>\$ 96.00</u>

Chicken Equipment

Egg scale -----	\$ 2.00
12 Bundle & shingle & flooring	\$ 22.00
6 Gas lanterns -----	\$ 30.00
13 watter trough -----	6.50
Incubator-----	15.00
Incubator -----	50.00
4 Brooder Stove & Pipe -----	60.00
Incubator -----	60.00
Sprayer -----	6.50
Chicken fence wire -----	30.00
2 crock water feeders -----	3.00
4 gallon water feeders-----	4.00
6 metal water feeders-----	3.00

2 --10 gal milk can \$ 6.00
 Knife mounted on board 5.00
 Wire 50 lbs. 2.00

\$ 305.00

Ford Truck ----- \$ 150

*Bought 65 1913, 1917, 1920
 1927- for 90-*

Bought 6 yrs before at 75

Bought 8 yrs before at 65

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

Left in care of Dept. of the Secretary of state office
of the Custodian, With the Farm.

(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:

Groups of items of value from the inventory of chattels
Received from the Custodian for the farm.

1929 Ford Truck-----	\$	150.
Farm Equipment-----	\$	96.
Chicken Farming Equipment-----	\$	305.
House Articles-----	\$	104.
Building Material for 20X30 Greenhouse-----	\$	125.
		<hr/>
	\$	780.

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

\$ 780.00

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 day of October, A.D. 1947.

S. Kinnison
.....
Witness to Signature of Claimant.

K. Zukowski
.....
Signature of Claimant.

STATUTORY DECLARATION

I, Keizo Fukumoto
(Full Name of Claimant)

of c/o V. Hage Picture Butte, Alta. Sugar Beets Worker.
(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:

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 12th day of November

A.D. 1947.

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

STATUTORY DECLARATION

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

(Full Name of Claimant)

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

(Occupation)

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.

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:

Proof of Claim

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

in the Province of Alberta,

this

day of

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

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Keizo Fukumoto
(Claimant's Name)

REAL ESTATE
(Farm Land)

I2782

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 Cultivated not planted Cultivated and not in crop List Crops			Elkins Bros.				
Pt of the W. 1/2 of the N.E. 1/4 of sec. I4 Twp. 7 Dist. of New Westminster-----	5		John Berry	\$1625.00		none	\$4525.00
Pt of the W. 1/2 of the N.E. 1/4, Sec I4 Twp. 7 Dist. of New Westminster -----	20	I9II			all bush		

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

Description	When Made	Cost	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Clearing land stumping and blasting	I9I3/25	\$600.00				
Planting one acre fruit						
" 1 1/2 " Asparagus						
" I " Strawberries-----	I920/40	250.00				
Type	Size	Finish	Date Built	Material		
House	I6/20	Frame	I9I3	\$400.00		
annex	I2/24					
Chicken house--	20/80	frame	I94I/42	600.00		
Chicken house	I8/I70	frame	I9I7/20/28	800.00		
Chicken House	I2/32	frame	I9I7	I50.00		
Brooder House	I0/I2					
""	""	frame	I9I7	I00.00		\$2050.00

EXHIBIT No. 462-1
DATE 23 mar 1948
FILED BY af. T. M. M. 2050.

*Rec'd check for \$1220.65
not cashed.*

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

*2 Land Titles
1 agreement for sale
several letters &
statements from
Custodian*

Keizo Fukumoto
Signature

850
850
2900
Cost
1625
74525

Keizo Fukumoto

(Claimant's Name)

PERSONAL CHATELS

I2782

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

Complete list of
personal chattels
attached to proof
of claim

accuml through
the years

new

higher than
value stated
at evacuation

good

\$780.00

Attached also find list of goods received from the custodian
in which are included a lot of articles which the claimant has
not bothered to include in the claim

EXHIBIT No. 462-2
DATE 23 mar 1948
FILED BY af. V. V. V.

Description of Storage of Goods:

All articles stored in the buildings on the farm and later
taken over by the custodian

General Statement as to Chattels not Described above:

Additional Comments, if any:

Keizo Fukumoto

Signature

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. Keizo Fukumoto
2. Present residence. c/o V. Hage, PICTURE BUTTE, Alta.
3. Residence at date of evacuation.
R.R. # 2, LANGLEY PRAIRIE, B.C.
4. How long had you lived on property from which you were evacuated? 30 years

REAL ESTATE

1. When did you buy property in question?
1911
2. What price did you pay?
\$1625.00
3. What was the exact condition of the property then?
 - (a) The land itself.
Wild, bushland
 - (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 separately from the money you paid out of your own pocket.

	4 room house	\$400.00
	New chickenhouse 20'x80'	600.00
	" " " 80'x170'	800.00
(a) Buildings.	" " " 12'x32'	150.00
	Incubator	100.00

2050
 2050
 3675

(b) Fencing.

3675

(c) Tillage. n/a

(d) Drainage. n/a

(e) Clearing. 6 acres \$600.00

(f) Weed eradication. n/a

(g) Planting.	1 acre	fruits	
	1½ "	asparagus	\$250.00
	1 "	strawberry	

850
#4525

(h) Because of the number of years that passed and no record kept, I cannot give exact cost nor value of my own work, but these prices put here are less than actual cost and I figure them fair market value at time of evacuation.

(i)

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

6. What is your age?
65 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?
Yes. \$1000.00 in 1941

9. If you had rented the above property to someone else what annual rental could you have obtained?

\$500.00 yearly

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

\$4525.00

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

\$4275.00

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 or yours or documents of that kind.

No

14. At what price did the Custodian sell your property?

\$1267.00

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

\$1220.65

16. What did you do with the cheque?

Still have it.

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

\$3054.35

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

Yes

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?

The custodian sold it.

4. Where was the property actually left when you were evacuated?

Stored in 2 different buildings on my farm.

5. If it was left in charge of anyone give the name and circumstances.

In charge of 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?

Yes

8. For how much?

\$197.55

9. What did you do with the cheque?

Still have it.

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.
2. Address.
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.

2 Titles
Letters

FILE No. - 3923
REG. No. - 12782

EXHIBIT No. 462 - 4
DATE 23 Mar 1948
FILED BY
as. V. V. V.

EVACUATION SECTION	
Rec'd.	MAY 5 1944
File No.	3923
Ans.	WA
Referred	Hickerson

% M. P. Pack,
Raymond, Alberta,
May 1, 1944.

Dept. of the Secretary of State
Office of the Custodian.
506 Royal Bank Bld.
Vancouver, B. C.

Dear Sir:

In your letter of April 13, 1944. you stated the sale price of my property, viz.

Part 20 acres of the $\frac{W. \frac{1}{2}}$ of the $\frac{N. E. \frac{1}{4}}$ of Sec. 14 Twp. 7 and part 5 acres more or less of the $\frac{W. \frac{1}{2}}$ of the $\frac{N. E. \frac{1}{4}}$ of Sec. 14 Twp. 7. of the Municipality of Langley.

between the Department and the Director, The Veterans' Land Act. to be \$1267.00. If that is the price of the property and equipment left when we were moved out here, it covers only a part of the value. To build the 250 or so feet of Chicken houses of that size, alone, would easily cost that amount. So do not sell the property at such a small sum.

Yours truly,
K. Fukumoto

File 3923

February 27, 1948.REAL PROPERTY MEMORANDUMJAPANESE NAME: Keizo FUKUMOTO

Reg. No. 12782

VETERANS' LAND ACT TRANSACTIONTwo Real Properties, being:

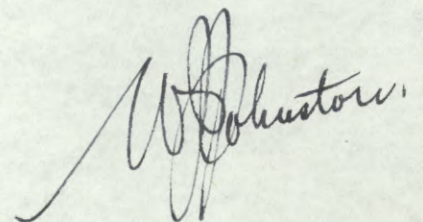
Part 20 acres of the West half of the North East quarter of Section 14 Township 7 as shown and outlined in orange color on Sketch deposited No. 2438, D.N.D.

and

Part 5 acres more or less of the West half of the North East quarter of Section 14 Township 7 as shown outlined in Orange color on Sketch deposited No. 19269E, D.N.W.

SOLD FOR: \$1267.00ASSESSMENT: Land.....\$550.00
Improvements600.00Total...\$1150.00ATTACHED HERETO:

1. Appraisal Report(Both properties appraised together)
2. Two-Certificates of Encumbrance
3. Statement of Sale to V.L.A.
4. Statement of Custodian Account
5. Real Property Summary
6. Assessment Notice
7. Copy of Lease dated May 7, 1942.
8. JP Declaration Form - April 14, 1942.



ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3923

EXHIBIT No. _____

NAME (Mr.) Keizo FUKUMOTO

REG. No. 12782

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>April 14/42</u>	TAKEN BY <u>R.M. Anderson & J.F. Trumbull</u>					
EVACUATION <u>May 9/42</u>	DATE _____					
1 Stove	Bed and Spring	1. Building material for				
Beds	2 Tables (homemade)	20x30 green house	125.00	5 00	16 00	<i>appraised</i>
Gramophone	1 School room globe of the world	<u>House Articles</u>				
Dishes	Bedpan	2. 2 beds & spring	25.00	21 50		
Equipment & Furniture	Gallon butter churner	3. Globe	2.50	2 50		
1 Brooder Stove	Scrub Board	4. Flower Vase	1.50	50		
Gas Lanterns	5 Coleman gas Lanterns	5. Butter Churn	2.50	2 75		
Sprayer	ironing board (poor)	6. Wash board & tubs	.50	1 85		
Wire netting	25' 1/2" rope	7. Stove	25.00			
Glass cloth	5 Kitchen chairs (1 no back)	8. Stool	1.50	② 75		
Egg Case	Stove (old & poor)	9. Elect. treatment machine	12.50	1 00		
Glass sheets	Bench	10. Phonograph & Record	5.00	7 00		
Straw cutter	Medicine Cabinet	11. 2 Oil lamps	1.50	75		
Chicken feeders	Dish Cabinet with drawers	12. 3 iron pots	15.00	2 35		
Chicken wateres	Leather cover stool	13. 2 gallon crocks	1.00	1 00		
Water trough	Corner Closet	14. Medicine cabinet	1.00	1 20		
tools	Letter rack	15. Cream separator	5.00	1 00		
buzz saw	3 Small bags of seeds	16. Food Chopper	2.00	25		
1929 Ford truck	Broom	17. 6 Chairs	2.50	③ 2 00		
strawberry boxes	Plant Stand		<u>\$104.00</u>			
apple boxes	Elec. treatment machine	<u>Farm Equipment</u>				
scale	2 Book Cases	18. 2 Cultivator	10.00	① 60		
egg scale	Homemade bed no spring	19. Scythe	1.00	2 00		
cross-cut saws	poor mattress	20. Sledge Hammer	2.00	25		
wheel barrows	Phonograph (old & poor)	21. Shovels	5.00			
garden tools	8 records	22. Hoes	1.50			
	School Suit case	23. 2 Wheelbarrows	8.00	① 1 00	3 00	
	Heater Stove	24. Axes	2.00			
	2 Lantern coal oil	25. Mattocks	6.00	③ 2 20		
	5 Model tires & tubes	26. 4 Cross cut saws	6.00			
	Bed, spring & mattress	27. Shakeknife	1.00	1 25		
	Magazine rack (full)	28. Pevee	2.00			
	Doll's baby buggy	29. Rake	1.00			
	Rocking chair (poor)	30. Auger Bit	1.00			
	Old dining room chair	31. Scale	10.00	2 25		
	Corner Cupboard	22. 2 Gas tins 5 & 2 gals.	2.50	2 10		
	Table tennis set	33. Remainder of Model T. Tires Buzz Saw	40.00		10 00	
	small suit case	34. Fork	1.00			
	45 School books		<u>\$96.00</u>			
	2 bundles of V joint 10' L	<u>Chicken Equipment</u>				
	Box of scrap metal	35. Egg scale	2.00			
	1 Barrel	36. 12 bundle & shingle & flooring	22.00	3 35		
	Muskrat trap	37. 6 Gas lanterns	30.00	8 75		
	Old buggy box	38. 13 water trough	6.50	19 75		
	Sml. screen cooler	39. Incubator	15.00	1 00		
	Small stool	40. Incubator	50.00			
	3 asp. knives	41. 4 Brooder Stove & pipe	60.00	10 00		
	Broom	42. Incubator	60.00		4 00	
	Large Incubator (oil)	43. Sprayer	6.50	5 00		
	Medium petaluma Inc. (oil)	44. Chicken Fence wire	30.00	20 35		
	Lamp Chimney	45. 2 crock water feeders	3.00	1 35		
	3 Boxes-cont. books, rags & rubber boots.	46. 4 gallon water feeders	4.00	3 80		
	4 cartons tied up - contents unknown	47. 6 metal water feeders	3.00	① 2 00		
	2 Cartons personal papers	48. 2-10 gal. milk can	6.00	50		
	1 carton-contents lagge gas lanterns)	49. knife mounted on board	5.00			
	Window screens & 1 blind	50. wire 50 lbs.	2.00			
	Roll of door screen		<u>\$305.00</u>			
	Few toys	51. Ford Truck	\$150.00		50 00	
	School Box	<u>RECAP.</u>				
	1 roll wax paper	No. 1. BUILDING MATERIAL.		5 00	16 00	
	Tin of buttons	No. 2 to 17. HOUSE ARTICLES.		46 40		
	3 Tables	No. 18 to 34 FARM EQUIPMENT.		11 65	13 00	
	Cupboard	No. 35 to 50 CHICKEN EQUIP'T		75 85	4 00	
	2 Pictures	No. 51. FORD TRUCK			5 00	
		MISCELLANEOUS TOOLS, ETC.		48 60		
				187 50	83 00	- TOTAL

Continued.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3923

EXHIBIT No. _____

NAME (Mr.) Keizo FUKUMOTO

REG. No. 12782

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION April 14/42 EVACUATION May 9/42.	TAKEN BY R.M.Anderson J.F.Trumbull DATE _____					
See Page 1	<p>Old Chair 2 Crockery Bowls 1 Frying pan 1 Bake Pan 2 each cookie & biscuit tins pop corn popper 4 mixed sealers 5 enamel pots (2 poor) water dipper 2 buckets tea pot stove toaster 5 cups 5 sake cups Jap. dish (2 pieces) 2 sake jugs 3 Jap tubs 3 wooden tubs 1 iron pot Box.cont.3 Jap. planes 2 gas taps Storage Battery 5 gal. gas tin 2 gal. gas tin Large Master Incubator (oil) 2 Bicycle Tires Crtn.-cont.new pump tank sprayer 2 sml.bundles of sack 2 molds (tongs) Wash tub large box(cont.180 pains of glass) 16 panes loose glass Box broken glass(50lbs.) large box(cont.200 glass panes) 2 heavy iron bars Box car chains Metal box containing parcel wrapped car jack coil few car tools sml.quant.scrap metal box misc.metal(old parts) 3 pcs.1" pipe 5' long Egg scales Tin oil lamp 5 picking trays Sml.hand sprayer 2 forks shovel 2 hoes rake - broken 2 D.B. Axes Carpenter square 2 car wheel 4 car rims 1 car tire auger monkey wrench cross cut saw nail box of odd tools 2 cartons-cont.unknown Box books small roll screen 5 qt. sealers 9 sake bottles</p>					

Continued

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 3923

EXHIBIT No.

NAME (Mr.) Keizo FUKUMOTO

REG. No. 12782

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION April 14/42 EVACUATION May 9/42.	TAKEN BY R.M.Anderson J.F.Trumbull DATE					
See Page 1	2 iron pots Jap Basket 2 gal. crocks metal pot metal music stand 4 old shovels(no handles) 1 lantern 2 metal containers 3 ctn of old clothes tea kettle bundle of quilts box of old rubber boots remains of model T ford 4 tire rims 7 spring leaves 3 old tires 4 egg crates & fillers box of mixed bottles sml.quant.of old parts 4 wedges fro small sythe large Jap cooker iron sml.tin bath tub 4 brooder stoves & covers 12 picking troughs 12 bdls.of shingles 12 lengths brooder pipes Pevee head 3 cross-cut saws(lbroken) slay sythe 2 cultivators (hand) 2 spade shovels spud fork Bent shovel (poor) 36 cases 12' flooring sml.quant.used lumber 13 metal water troughs 12 sml.metal troughs 4lge.rolls enclosure wire 6' long 2 sml.rolls chicken wire 2 feed buckets 2 gal.crockery water feeders 4 gal.water feeder 6 metal water feeders Bucket 5 gal.water tank 50 lbs.berry wire 2 wooden tubs(poor) Wheelbarrow (Homemade) 2-10gal.milk cans 2 sledge hammers mattock knife mounted on board large tin(cont.lime) 20 lbs.lime 50 lbs.sack of lime Cross cut saw handle large trap small box(cont.stove pipes) Hoe (poor) Over 200' of 1"pipe Wooden Frame for green- house 20'x30' 1 Wheelbarrow					

3923

EXHIBIT No. _____

CASE No. _____

12782

VENUE Lethbridge _____

SALES

TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

NO RECORD AT ANYTIME

ABANDONED

NO ACCOUNT, THEFT &c

UNSOLD

REMARKS

BC-332-P
BC-2625-A

Farm Appraisal Report

File No. JL - 328

Land Description: Pt. 5 acres, also Pt. 20 acs. of NE 1/4, Sec. 14, Tp. 7, as shown on sketches Nos. 19269 and 2438, N.W.D.
Containing 25 Acres

Owner's Name: FUKUMOTO, Keizo Post Office Address: R.R., Langley Prairie, B.C.

Nearest Rail Point: Langley Prairie Distance 5 miles

Market Town: New Westminster Distance 22 "

Church (give denomination): Various - Langley Prairie Distance 5 "

Nearest School: Glenwood Distance 1 1/4 "

State how property was identified: L.R.O. sketch, and corner posts.

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

Is on Wix Road beside Booth's store. (Gravelled road to Langley Prairie).

Is this district a good one? No.

Employment opportunity: None in neighbourhood. Remote in harvests, mills, logging, etc.

Predominating Nationality and religion: British. None predominate.

Describe Fencing and its condition: Neighbors fences. Some snake rail fence - old and rotted. Value \$ inc. in land.

Water supply: Well beside house. Cribbed with poles. Value \$ " " "

BUILDINGS ON FARM

3923

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 20	Lumber & shingles	9' studs	Shgl.	Old	5' posts	Poor	360.00
Add'n	14 x 22	shingles	8'	"	"	"	"	
Garage	12 x 18	Rough Lbr.	9'	Bds.	"	Blks.	"	20.00
BARN Henhse.	12 x 32	Lumber	5'	Shgl.	"	Posts	V. poor	35.00
Henhse.	16 x 54	"	8'	"	"	"	Fair	100.00
BARN Henhse.	20 x 78	"	8'	"	New	"	New	365.00
Henhse.	16 x 74	"	7'	"	Old	"	Fair	150.00
CRIBBED Shed	8 x 10	"	7'	"	"	"	Poor	10.00
	x							
	x							
	x							
	x							

(No electricity established near)

Total present day value \$ 1040.00

Total Value Buildings add to farm \$ 800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Roof is moss-covered, and will soon need re-shingling. Habitable meanwhile. \$

Describe the basement and chimneys: No basement. Brick chimney on bracket. House padlocked; windows tightly boarded up. Lessee has crop only. No key, so could not examine interior of house. Stated to be 4 rooms, matched lumber finish.

Are buildings painted? No. Condition of paint

Distance from nearest bush 50 yards.

EXHIBIT No. 462-6
DATE 23 mar 1948
FILED BY J. W. J. Hunter

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
5.5	Level	6"vy.light sandy loam	Sdy. clay running to sand in places.	Asparagus and Strawberries, in final year.	40.00	220.00
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
19.5	Undulating	as above	Vy.sdy. clay to sand.	Medium clearing	100.00	10.00
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	

Total value of Land \$ 415.00

Total added by buildings to value of farm \$ 800.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 75.00

Total value of farm \$ 1290.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Only the asparagus is in proper shape. Strawberries old and no value. Balance of cultivated land unplowed this year. Lessee is C.B.Wigg, a next door war veteran, who only holds this season crop lease.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 Chickens and other poultry. Lack of electricity hampers egg production.

Noxious weeds:
 Mare's tail, thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
 Municipal and School - \$20.35.
 Langley Municipality-Murrayville, B.C.

Date: 18th June 1942.
 Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 17 day of June 1942.

Inspector's Signature "B.C. WORMWORTH"

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

JL-328 - K. FUKUMOTO

Farm Appraisal Report

Remarks: ~~There is little to recommend this place. Location is poor; and clearing of the remaining acreage would not pay in these times.~~

~~The soil is light and suitable only for early crops such as small fruits and asparagus, etc. Later maturing crops would dry up with the midsummer weather that prevails here. Poultry has been rather extensively handled in the past.~~

(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

There are 75 fruit trees that although they now require attention, are in production. They consist of Apples; pears; Damsons; Prunes and cherries. \$ 75.00

The only other crops are asparagus and Strawberries in their last year. Aspar- 1.25 ac.

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

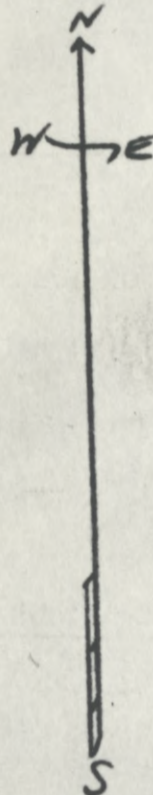
Wix, Road. (Gravelled)

K. Fukumoto

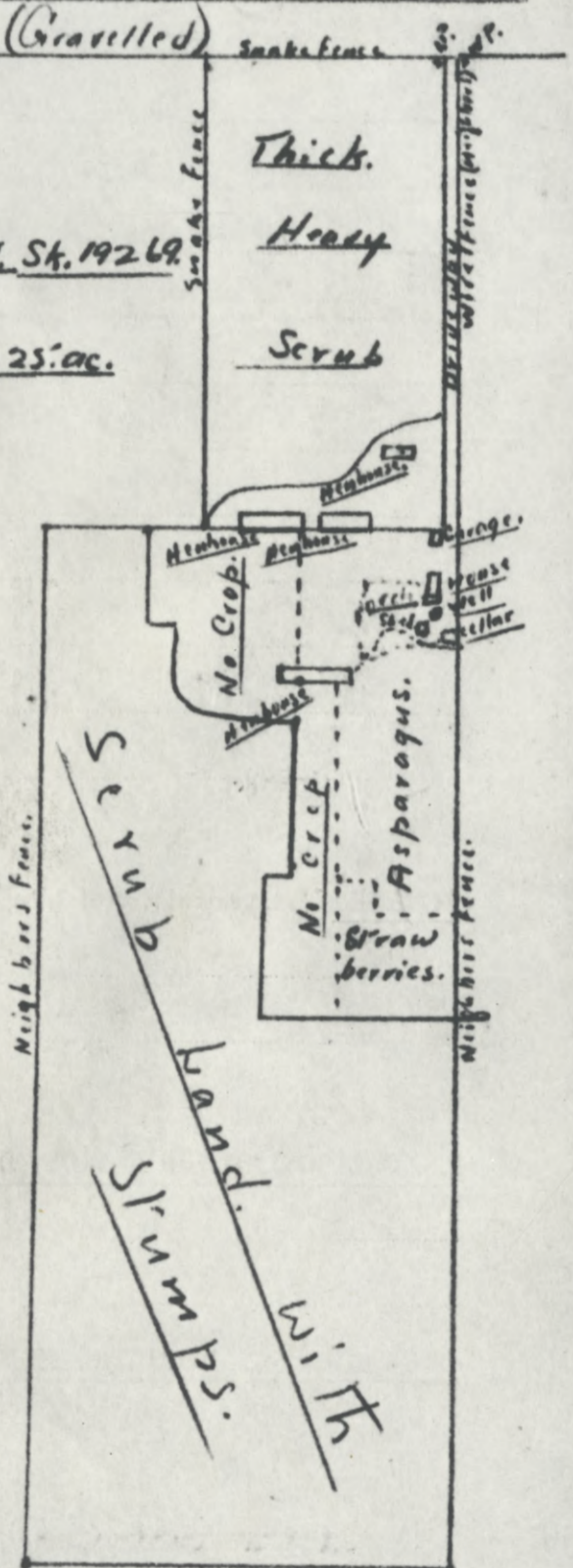
Pl- 5'ac of W 1/2 of NE 1/4 of Sec. 14. Tp. 7. Sk. 19269.

also Pl. 20 acres. Sketch # 2438. Total 25'ac.

Scale. 4 chains. To inch



Sl. 3494.



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

Date 22nd June 1942

"I. T. BARNET"
District Superintendent.

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