Name of Claimant FUJIKAWA, Giichi Case 554

Custodian File 5990

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		
					962.00		495.61					495.61

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	
27.15	9.50	2.85	35.18%	57.60	20.26			23.11

TOTAL RECOMMENDATION	518.72

CASE NO. 554.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 10th, 1948.

IN THE MATTER OF THE CLAIM OF

GIICHI FUJIKAWA.

PROCEEDINGS AT HEARIng.

The within transcript contains an accurate record of the evidence adduced before me.

L. R. Peck

Sub-commissioner

Original.

CASE NO. 554.

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

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER)

10 Lethbridge, Alberta,
August 10th, 1948.

IN THE MATTER OF THE CLAIM OF
GIICHI FUJIKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 554, Giichi Fujikawa.

GIICHI FUJIKAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Fujikawa, you claim with respect to some farm land, is that right? A: Yes.

Q And that land was described as Lot 7, in the Northwest of 28, Township 16, Map 5793, in the District of New Westminster?

A Yes.

Q Now with respect to that real property I want you to take a look at this form, if you will?

A Yes.

Q Have you read that form over or had it read over to you? A: Yes.

Q And have you signed it?

A Yes.

Q And are the particulars contained in it true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Now perhaps my friend would file the appraisal on behalf of the Crown now.

(APPRAISAL Report MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: You had a dwelling house on that land, did you not, Mr. Fujikawa?

A Yes.

Q Did you ever insure it? A: Yes.

Q You remember when you insured it and how much for?

A In 1940.

Q Yes, and for howmuch did you insure it?

A For $700.00.

Q Did any insurance agent inspect it before you insured it? A: Yes.

Q Now I believe you made a lease of this land before

10 you left, did you not?

A Yes.

Q In your claim form supplement you claimyou had a strawberry crop of 2½ acres, is that right?

A Yes.

Q Roughly, how many strawberry plants would that comprise? A; About 10,000.

Q About 10,000 plants?

A About 10,000 plants, yes.

Q Supposing you had to go out and buy those plants

20 what would you have to pay for them, or how much would you have to pay for them per plant?

A About $500.00 for the 10,000.

Q That would represent about 5 cents a plant?

A Yes.

Q And did those plants at the time you left have any life ahead of them? Were they good for any number of years?

A Yes, they had some further life.

Q How much? A:: Some were

30 quite new plants; some were a little older, but on

an average they should have been good for about 3 years after I left.

Q Now you had some raspberry canes, too, about an acre, did you not?

A Yes.

Q And roughly how many plants would that be?

A They were planted rather sparsely so that only about 2000 canes.

Q To the acre? A: To the acre.

10 Q And if you went to purchase those raspberry canes, how much would you have to pay for them?

A About $200.00.

Q Roughly 10 cents each? A: Yes, about that.t

Q And did they have any bearing life ahead of them at the time you left this farm?

A Yes.

Q How long? A: About 5 or 6 years

Q Now you also mentioned some rhubarb crop, about

20 half an acre. How many plants did that comprise?

A About a thousand.

Q And what are they worth on the market if you had to buy them? A: I think they were worth about $1000.00.

Q Or 10 cents each? A: Yes, I think so.

Q And didthey have any life ahead of them at the time you left the farm?

A Yes, they should have been good for another two years.

30 Q And you had some everberry crop, about an acre, is

that correct? Everberry?

A Yes, about one acre.

Q And how many plants would that comprise?

A About 4000.

Q And what would you have to pay for those had you gone into the market and bought them?

A About five cents each.

Q And did they have any life ahead of them?

A They should have been good for another year.

10 MR. HUCKVALE: Now, sir, I am going to deal with the chattel claim and while these crops must necessarily be dropped from the chattel claim, I merely point out that they have some relation to the value of the real property.

Q Now you had a claim for chattels, Mr. Fujikawa, is that right? A: Yes.

Q And those chattels were set out in detail in the supplement to your original claim?

20 A Yes.

Q Now with respect to those chattels I want to show you this form (indicating). Will you take a look at it, please?

A Yes.

Q And have you read that form over, or had it read over to you? A: Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in that claim form true and correct to the best of your knowledge,

30 information and belief?

A Yes.

MR. HUCKVALE: I tenderx that, sir.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: And perhaps my friend would file on behalf of the Crown the personal property analysis.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now would you mind reading to him that letter that appears on the personal property analysis (indicating)?

10

A Yes, I remember writing that.

Q You wrote that letter all right, did you?

A Yes.

Q If you wrote the letter, I will have to admit we are bound by it. The only comment I have to make is that some of the items under the column "no record at any time" could, I submit, be very well included within the term "garden tools" which were declared and which were included in the letter and the statement of December, 1942.

20

Would you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate sold at its fair market value. I am submitting that the chattels that came into thethands of the Custodian were sold at their fair market value. I am submitting that the claimant leased his land and chattels and that his chattels came into the possession of a person other than the Custodian and the Custodian is not responsible for the same, for those that have been

30

alleged to have been lost or stolen and if the Custodian is responsible I submit that the price claimed by the claimant is unreasonable or exorbitant.

CROSS-EXAMINATION BY MR. RICE:

Q The insurance policy that you say you took out on your property for $700.00 ---

MR. HUCKVALE: On his house.

10 MR. RICE: Q: On your house, $400.00 of that was all that was on the house and $250.00 on its contents, isn't that right? Excuse me, that was $450.00 on the house and $250.00 on the furniture and contents of the house?

A I thought it was $500.00 and $200.00.

Q The record we have is $450.00 and $250.00.

A I don't remember exactly.

Q In any event, you didn't have $700.00 on the house? A: No.

20 Q And there was no agent ever approved a valuation of $700.00 for you on that house?

A No, that was inclusive of the house and the chattels.

Q Now you say you had 2½ acres of strawberries?

A Yes.

Q When you left your home you turned your property over to Mr. Martens, did you not? You leased your farm to him and turned your farm and chattels over to Mr. Martens?

30 A Yes.

Q That is Henry Martens?

A Yes.

Q That was on the 17th of April, 1942?

A Yes.

Q And the arrangement was that Mr. Martens was to pay you $600.00 for a year's rent, is that right? A: Yes.

Q You had represented to Mr. Martens that there was 2½ acres of strawberries and a half acre of raspberries, is that right?

MR. HUCKVALE: I don't want to interrupt my friend but I think that is wrong. He represented there were three acres. It is in your own valuation.

MR. RICE: Q: Mr. Martens complained about the strawberry patch not measuring out. He had had it measured and there was only 3 acres, there was only three-quarters of an acre. Just a moment, I believe that I am misleading you on that. I think he represented there were three acres and Mr. Martens suggested there was a shortage of .75 acres, that is three-quarters of an acre.

MR. HUCKVALE: If my learned friend will refer to page 3 of the appraisal report he will find the figures on there.

A Yes, I remember he complained about it.

MR. RICE: Q: He complained of that, that there was three-quarters of an acre --

A -- less in the strawberries.

Q Less in the strawberries and .45 acres short in raspberries?

A Yes, that is so, but the agreement was that he would buy the whole crop for $600.00.

Q On the representation that there was three acres of strawberries and an acre of raspberries?

A There was no actual measurement made but at the time it was understood that there were approximately three acres of strawberries and one acre of raspberries and that the price to be paid was $600.00.

10 Q And then when Mr. Martens complained about the shortage in acreage, an adjustment was made respecting the rent?

MR. HUCKVALE: An adjustment was made by the Custodian, not by this man.

The SUB-COMMISSIONER: He had no part in it?

MR. HUCKVALE; None whatever, no.

A Yes, that is so.

MR. RICE: I show you a photograph. Do you recognize it? A: This is a

20 picture of my house in the centre and the wood-shed to the left.

MR. RICE: I tender this, yourHonour, as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. RICE: I also wish to tender as an exhibit the real property memorandum showing the assessment, the valuation and the sale of the real estate.

(MEMORANDUM MARKED EXHIBIT NO. 6).

MR. RICE: Q: Did Mr. Martens ever report to you that some tools and furniture had been stolen?

30 9A No, I never heard such information from Mr.

Martens.

Q Did you hear it from anyone else?

A No.

Q Did Mr. Martens ever say to you that he had reported to the police about some of your stolen property?

A No.

Q That is all, thank you.

10 RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q At the time you leased this property to Mr. Martens for $600.00, did he make an inspection of the place?

A Yes, he purchased after he had seen it.

Q And having seen it, he agreed to pay you $600.00 for the use of this land for ten months?

A Yes, that is so.

Q This same land that the Soldier Settlement Board now says is only worth $330.00, he agreed to pay

20 $600.00 for 10 months, is that right?

A Yes, the agreement was for $600.00. I do not remember whether it was exactly for 10 months or not. I was in Kamloops at the time and my wife looked after it.

Q You were in Kamloops at the time?

A Yes.

Q And your wife was looking after it for you?

A Yes.

Q That is all, thank you, Mr. Fujikawa.

30 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. Howard; Official Reporter"

NOV 21 1947

Case No. 5554

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

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

ACKNOWLEDGED

File 2990

Letter

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

(1) NAME FUJIKAWA (Print) Surname GIICHI Given Name (RCMP) Reg. No. 12171

(2) Pre-Evacuation Address Clayburn, B.C.

(3) Present Address Coaldale, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Clayburn (Matsqui Municipality) B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 7, N.W., Quarter Section of 28, Township 16, Map 5793.
in the District of New Westminster.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $1,600.00
(ii) Buildings - - - - - - - - - - - - - - - $1,700.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3300.00
(v) Amount at which Custodian sold property and credited your account - - $ 962.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2338.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
Just left in the house.

(over)

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

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. Please see the attached sheet. Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 3440.75

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Fujikawa Giichi of the ~~Cmx~~ District
of Coaldale in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Village)
of Coaldale)
in the Province of Alberta) Giichi Fujikawa
this 18th. day of November)
A.D. 1947.) A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

My commission expires December 31st. 1947.

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

1.	Strawberry crop, 2½ acres	$ 500.00
2.	Raspberry crop, 1 acre	200.00
3.	Rhubarb crop, ½ acre	100.00
4.	Everberry crop, 1 acre	200.00
5.	Kitchen stove	20.00
6.	2 tables	2.00
7.	5 chairs	3.00
8.	1 closet	7.00
9.	1 bookcase	5.00
10.	1 dresser	20.00
11.	1 new scale	18.00
12.	4 shovels	4.00
13.	2 saws	8.00
14.	1 axe	1.50
15.	1 wheelbarrow	3.00
16.	3 diggers	3.00
17.	1 sledge hammer	3.00
18.	1 iron rod	2.00
19.	1 pee-pee	1.50
20.	1 shingle knife	1.75
	Total	$1102.75
	No credits from the Custodian	
	TOTAL CLAIM FOR PROPERTY LOSS	$1102.75

FUJIKAWA Guchi
(Claimant's Name)

REAL ESTATE
(Farm Land)

12171
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	5 uncleared						
Cultivated not planted							
Cultivated and not in crop	½ cultivated	Feb. 1939	K. Matsih	$1600.			
List Crops							
Strawberries	2½				1 acre cleared	1 House value	$3300.00
Raspberries	½				8 acres uncleared	$700. unfinished	
Rhubarb	½						
Everberries	¾						
Total	9⅜ acres						

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

Description	When Made	Cost	
Clearing approx. 3½ acres @ $200. per acre	1939-42	$700.00	Bearing Plants valued at $300.00
Well 20' deep cribbed all the way	1941	100.00	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	24 x 24	Not finished when bought	Improved 1940	$100.00	$50.00		$150.00	$700.00
Woodshed	12 x 14		Dec. 1939	15.00		10.00		25.00
Barn	16 x 18	Shiplap	Nov. 1939	150.00	50.00	35.00		235.00
Pickers House	14 x 16	"	Feb. 1940	150.00	50.00	20.00		220.00
Bath house	12 x 14	"	Mch. 1940	40.00		30.00		70.00
Chicken house	14 x 16	"	Dec., 1941	280.00	120.00	50.00		450.00
								1700.00

EXHIBIT No. 554-1
DATE Aug. 10/48
FILLED BY W.E. Huckvale

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

Farm supplied living for wife and 2 children. In 1941 crop grossed approx. $2000. Expenses were approx. $800. I had to hire help as my children were infants of 1 and 2 years old.
As my buildings were all brand new with the exception of dwelling house, I cannot understand how appraiser has arrived at his figures. I paid cash for this land in February 1939 and it was certainly worth a great deal more than I paid for it, when I was evacuated.
Water supply from well was very good. Land was well drained and required no ditches. Strawberry and raspberry plants and rhubarb roots were good for some years and should add something to value of land.

G. Fujikawa
Signature

BC 359 P.
BC 2267 B

BC/359-P
BC/2267-B

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

COPY

Farm Appraisal Report

File No. J.L.202

Land Description Lot 7 subdiv.of N.W. Sec.28, Tp.16,E.C.M. Map 5793, N.W.D.

Containing 9.75 Acres

Owner's Name G. Fujikawa Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn Distance 2 miles

Market Town Abbotsford Distance 2½ "

Church (give denomination) Various Denominations Distance " "

Nearest School Abbotsford Distance " "

State how property was identified: Corner posts, map and L.R.O.Sketch

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

Is #4038 Gladwin Road - access to trail from buildings.

Is this district a good one? Yes

Employment opportunity Locally in berrying. Remote in mills and logging.

Predominating Nationality and religion: British; some Mennonites and Hindus. No predominating sect.

Describe Fencing and its condition: NONE Value $

Water supply: Well dug 6x6 - 20 ft. plank cribbing Value $ Incl.in land

BUILDINGS ON FARM

5990

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	Lumber	9'	Shgle.	15	Blocks	Fair	)
Addition	10 x 24	"	7'	"	"	"	"	) 400.00
Packing shed	14 x 16	"	8'	Shakes	new	"	New	60.00
BARN Henhouse	x 14 x 16	"	16'	rubber old.	"	"	"	120.00
BARN Wash house	x 12 x 12	"	7'	Shakes	old	"	Poor	20.00
GRANARY Picker House	x 10 x 16	" "	8'	"	new	"	Good	50.00
	x							
	x							
	x							

No electricity as yet established in area.

Total present day value $ 650.00

Total Value Buildings add to farm $ 650.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Sills beginning to rot but can be replaced at leisure.

$

Describe the basement and chimneys: Dug-out is set up for rhubarb hothouse. Roof Jack no chimney

No. rooms downstairs? 3 and pantry / Upstairs? None How finished

Are buildings painted? No Condition of paint

Distance from nearst bush Close up

554-2
Aug 10/48
G.R.A. Rice

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.5	Rolling (22 large stumps in cultivated acreage)	14" sdy.loam to light sandy loam	lt.sdy.clay runs to sand in places.	Strawberries, raspberries and rhubarb	$50	$ 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	
5.25	Rolling	14" lt. sdy.loam to sdy loam	Lt.sdy clay to sand	Scrub and heavy stumps.	av. $150	$20	105.00

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 $ 330.00

Total added by buildings to value of farm $ 650.00

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

Total value of farm $ 980.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Cultivated land comparatively new and well tilled among stumps. Owner still there, but land in crop is leased to one Henry Martins. Lease runs till Feb.1943.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Fruit due to smallness of acreage. Otherwise lies in a good dairy area.

Noxious weeds:
Canada Thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Municipal and school - $18.39
Matsqui Municipality
Mt.Lehman, B.C.

Date: 2nd June, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of June 1942.

Inspector's Signature "B.C.WORMWORTH"

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

Farm Appraisal Report

Remarks: This place is too small to be anything but a small fruits farm The soil while good at this time, will impoverish early, as the subsoil is light and porous. The one redeeming feature is the depth of the soil, which has carried it up to the present, and no doubt will do so for some years yet. Heavy stumps shown, are large and still solid, and will only be eliminated with dynamiting.

Lying as it does in what is more of a dairying area, this unit could, of course be combined with other adjoining acreages to make a dairy farm, if so desired.

There are no light or power facilities established.

(FOR ORCHARD LANDS ONLY)

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

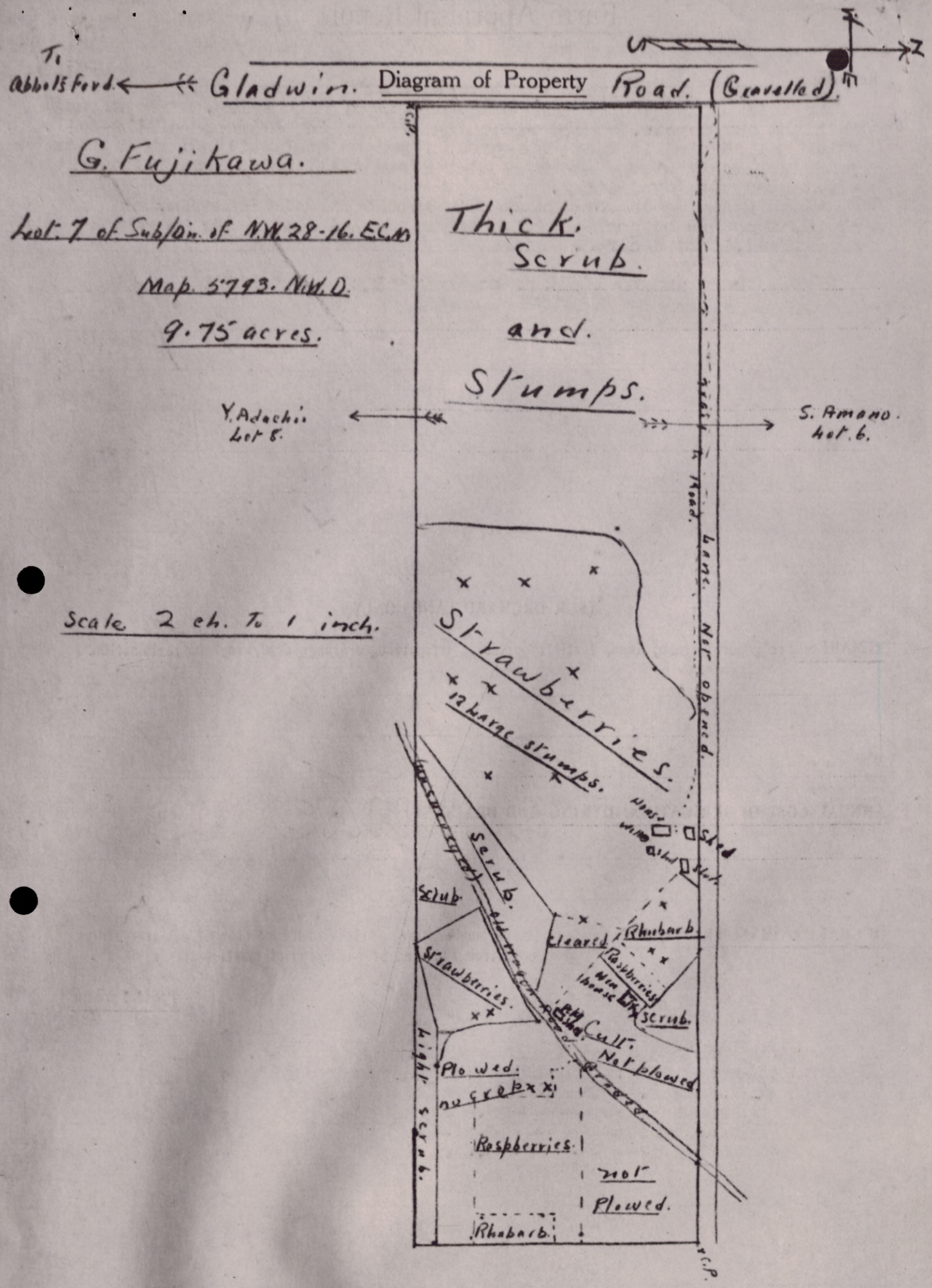
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Acreages shown on lease are Strawberries 3 ac. Raspberries ¾ ac. Rhubarb 1 ac. (I cannot agree with these acreages.) I find:-	$
Strawberries ------- 2.6 ac.	$
Raspberries ------ 0.5 ac.	
Rhubarb ---------- 0.2 ac.	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 900.00

Date 4th June 19 42.

"I.T.BARNET"
District Superintendent.

#20

FUJIKAWA Guichi
(Claimant's Name)

PERSONAL CHATTELS

12171
Reg. No.

Description of Major Items left at house (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Kitchen Stove	1939	Used	35.00	Good	$20.00
5 Chairs	"	"	6.00	"	3.00
2 Tables	"	"	3.50	"	2.00
1 Dresser	"	New	12.00	"	7.00
1 Bookcase	"	"	8.00	"	5.00
1 Closet	"	"	25.00	"	20.00
1 New Scale	1941	"	21.00	"	18.00
4 shovels	1939	Old & new	5.00	"	4.00
2 saws	1940	Old	10.00	"	8.00
1 axe	1941	"	1.75	"	1.50
1 wheelbarrow	"	New	3.75	"	3.00
3 diggers	1939 & 40	Old & New	3.00	"	3.00
Sledge hammer	1940	Used	3.50	"	3.00
Iron rod	1941	"	2.00	"	2.00
Pee-pee	1940	"	1.75	"	1.50
Shingle knife	1941	New	1.75	"	1.75

Description of Storage of Goods:

Chattels left at house and on farm

EXHIBIT No. 554-3
DATE Aug 10 /48
FILLED BY
Cor Hucksale

General Statement as to Chattels not Described above:

Kitchen range was in good condition when I left and was certainly not burned out.

Additional Comments, if any:

G. Fujikawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5990 EXHIBIT No.

NAME Giichi FUJIKAWA

REG. No. 12171

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
				AUCTION	TENDER &c		
DECLARATION Apr. 24/42	TAKEN BY						
EVACUATION May 2/42.	DATE						
In the house, Clayburn, B.C.		1 Strawberry crop 2½ acres	500.00		) Mr. Fujikawa leased his pro		
		2. Raspberry crop 1 acre	200.00		) for $600.00, with option to		
		3. Rhubarb crop ½ acre	100.00		) acreage under crop, and aft		
Household furniture		4. Everberry crop, 1 acre	200.00		)		
Carpenter Tools		5. Kitchen stove	20.00				
Farm implements		6. 2 Tables	2. 00	F (1) 2.00			
		7. 5 chairs	3.00	F 3.50			
Key will be left in care of Mr. Marten who will rent the house when I leave.		8. 1 closet	7.00	F 1.00			
		9. 1 bookcase	5.00				
		10. 1 dresser	20.00	F 3.00			
		11. 1 new scale	18.00				
		12. 4 shovels	4.00				
		13. 2 saws	8.00				
		14. 1 axe	1.50				
		15. 1 wheelbarrow	3.00				
		16. 3 diggers	3.00				
		17. 1 sledge hammer	3.00				
		18. 1 iron rod	2.00				
		19. 1 pee-pee (peavey)	1.50				
		20. 1 shingle knife	1.75				
		Total Claim	$1102.75				
		Less Crops 1,2,3 & 4	1000.00				
			$ 102.75	$9.50			

RECAP:

Goods valued by Claimant at $31.00 sold at Auction

Goods valued by Claimant at 16.75 - no record at

Goods valued by Claimant at 20.00 - abandoned.

Goods valued by Claimant at 31.00 - no account, th

Goods valued by Claimant at 4.00 - taken with hin

TOTAL CLAIM $102.75

E No. 5990 EXHIBIT No. _____ II CASE No. _____

G. No. 12171 VENUE Lethbridge, ALBERTA.

SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	Taken with him.	REMARKS
	) Mr. Fujikawa leased his property and chattels to Mr. Henry Martens for 10 months from April 1, 1942, for $600.00, with option to renew. Mr. Martens filed a claim for $150.00 for misrepresentation of acreage under crop, and after careful consideration he was allowed the sum of $105.00 on a 70% basis.								
					x				Burnt out.
) 2.00						(1) x			Old
3.50									
1.00									Sold as Cupboard
						x			
3.00									
						x			
						x			
				(1) x				x	See letter dated October 30, 1942.
				x					
				x					
						x			No record at any time except as "Garden Tools" on Inventory.
				x					
				x					
				x					* No carpenter tools inventoried.
				x					
$9.50				$16.75	$20.00	$31.00		$4.00	

y Claimant at $31.00 sold at Auction for $9.50.
y Claimant at 16.75 - no record at any time.
y Claimant at 20.00 - abandoned.
y Claimant at 31.00 - no account, theft etc.
y Claimant at 4.00 - taken with him.
TOTAL CLAIM $102.75

On December 2, 1942, Mr. Fujikawa signed a list of chattels and stated as follows:

"This represents all my chattels remaining in any protected area in British Columbia."

They were as follows:

Kitchen Range	Hand Cultivator
Kitchen Chairs	Small Platform Scale
Dresser	Garden tools
Heater	Dining table.

* In a letter dated October 30, 1942, in reply to our letter dated October 13, 1942 advising him we could not find any carpenter's tools, he wrote as follows:

"As a carpenter tools, it was just a second hand saw, small level, and a square which we have it with us for we thought we need it to make shelves with."

Note - Government Counsel:

Possible Agency: Lessee - Mr. Henry Martens.

Evidence of theft: See Mr. Martens letter dated May 11, 1946.

EXHIBIT No. 554-4
DATE Aug. 10/48
FILLED BY G. R. A. Rice

W. J. Johnston.

FUJIKAWA, Giichi

4038 Downs Road, Clayburn, Matsqui, B. C.

File 5990 Reg. #12171

EXHIBIT No. 654-5
DATE Aug 10/48
FILLED BY G R a Rice

EXHIBIT No. 554 - 6
DATE Aug. 10/48
FILED BY G.E.A.Rice

File No. 5990 May 31, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Giichi FUJIKAWA
Registration No. 12171

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 7 of the North West quarter of Section 28,
Township 16, Map 5793, Municipality of Matsqui
in the District of New Westminster.

Assessment: (1943) 9.75 acres. Taxes: $18.39.

Land.....	$ 244.00
Improvements..	800.00
TOTAL	$1044.00

Soldier Settlement Board Valuation:

Land.....	$ 330.00
Buildings.....	650.00
TOTAL	$980.00

Claimant's Valuation:

Land.....	$1600.00
Buildings.....	1700.00
TOTAL	$3300.00

Sold to Director, Veterans' Land Act for $962.00.

Relative documents attached to Claim File.

WJJ/HMS

"W. J. Johnston"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

September 14, 1948. G/Hyde
m.a.