

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% 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		
2100.00	105.00 12.50									117.50
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 & 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
532.00	231.35	69.40	43.48%	91.00	39.52				108.92	
TOTAL RECOMMENDATION										226.42



CASE NO: 656.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
September 10th, 1948.

IN THE MATTER OF THE CLAIM OF  
FUSAKICHI FUJIMAGARI.

PROCEEDINGS AT HEARING.

Original.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Lethbridge, Alberta,  
 September 10th, 1948.

IN THE MATTER OF THE CLAIM OF  
FUSAKICHI FUJIMAGARI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A.G. VIRTUE, Esq., K.C., appearing for the  
 Claimant.

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MISS LILLIE THOMAS, Secretary.  
 MRS. LUCIE HANDFORD, Official Interpreter.  
 S.R. HOWARD, Esq., Official Reporter.

30



K. Fujimagari,  
In Chief.

THE SECRETARY: Case No. 656, Fusakichi Fujimagari.

FUSAKICHI FUJIMAGARI, the claimant herein,  
being first duly sworn,  
testified through the Interpreter  
as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

- Q I show you a form or a short statement of your  
evidence in support of your claim (indicating).  
Is that your signature?
- 10 A Yes.
- Q You will have to speak out. You will have to say  
yes or no. You can't shake your head.
- A Yes.
- Q Was that statement prepared by you in my office  
with the help of your Interpreter?
- A Yes.
- Q Is it a true statement? A: Yes.
- Q Did you leave this property that is described here  
behind you when you were evacuated?
- A Yes.
- 20 Q Are the values you have put on these different  
pieces of property and personal property fair  
values? A: Yes.
- MR. VIRTUE: I will offer that as an exhibit, please.  
(SUMMARY MARKED EXHIBIT NO. 1).
- MR. VIRTUE: Q Now your land from which you were  
evacuated was in Burnaby, a part of Vancouver?
- A Yes.
- Q It was about an acre and a quarter with a house  
and other buildings? A: Yes.
- 30



F. Fujimagari,  
In Chief.

Q Is this a true photograph (indicating) of the house in respect of which you are claiming?

A Yes.

Q Was the house about in that condition when you left or when you were evacuated?

A Yes, it was only two years old when I evacuated.

MR. VIRTUE: I will put that in as the next exhibit, please, Madam Clerk.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

10 MR. VIRTUE: Q: And is this the picture of the brooder house in respect of which you claim?

A Chicken coop.

Q Chicken coop in respect of which you claim?

A Yes.

Q Is that a true picture? A: Yes.

MR. VIRTUE: Next Exhibit, please.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: And then I show you two photographs here, and are those photographs of your garden  
20 in connection with that house?

A I was growing flowers in here on this land and these are the gladioli and tulips.

Q Were you growing them for sale or just for pleasure?

A As a business.

Q As a business? A: Yes.

MR. VIRTUE: Next exhibit, please, the two of them.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: And did you leave all this personal  
30 property behind when you were evacuated?



F. Fujimagari,  
In Chief.

A Yes.

MR. VIRTUE: All right, thank you. Before my learned friend begins, I might also call attention to the valuator's report which he has furnished for my information, which I think I will put in, including the following remarks. With reference to the dwelling the valuator says, "A relatively new and rather substantial house", and the brooder house he describes it, "With run  
10 in good condition."

In regard to the property generally he says that there were 25 fruit trees, old and young, with considerable production.

THE SUB-COMMISSIONER: Are you filing that, Mr. Virtue?

MR. VIRTUE: I take it my learned friend will file it.

MR. RICE: I will file it, your Honour.

THE SUB-COMMISSIONER: All right.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.  
20 I am submitting that the chattels were sold for their fair market value. I am submitting that the chattels that were not accounted for, if the Custodian may be in any way responsible for them, the claim made for the same is excessive.

I wish to submit as an exhibit, your Honour, an analysis of personal property claim and real property memoranda attached thereto showing the assessed value of the land, appraised valuation, claimant's valuation and the sale.  
30



(DOCUMENTS MARKED EXHIBIT NO. 5).

MR. RICE: I would also like to submit as an exhibit  
a valuation of the property made on October 15th,  
1943.

(VALUATION MARKED EXHIBIT NO. 6).

MR. VIRTUE: Is that the one by Mr. Dorgan?

MR. RICE: Yes.

CROSS-EXAMINATION BY MR. RICE:

10 Q I show you a J.P. form dated March 31st, 1942,  
{indicating}. Is that your signature to that  
document?

A: Yes.

MR. RICE: I tender the J.P. Form as an exhibit, your  
Honour.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: You leased your property, did you not,  
to Mr. Michael Joseph Patrick Dunlevy?

A Yes.

MR. VIRTUE: When?

20 MR. RICE: On the 9th of May, 1942, it was apparently  
leased.

Q I show you a copy or a duplicate of the lease  
{indicating}. Is that your signature attached  
to it?

A: Yes.

Q And when you made this lease with Mr. Dunlevy, you  
leased a lot of your chattels and effects?

A No, I did not lease any furniture to him.

Q You didn't lease any furniture to him?

A No, it was all stored in the bedroom.

30 Q On the inventory attached to the lease, is that



F. Fujimagari,  
Cross-Exam.

your signature?

A: Yes.

Q So that you signed the lease and you signed the inventory?

A Yes.

MR. RICE: I wish to tender this lease, your Honour, as an exhibit.

(LEASE MARKED EXHIBIT NO. 8).

MR. RICE: It is dated the 9th of May, 1942, made by the claimant, Eusakichi Fujimagari, of Lot "A",  
10 Block 2, Lot 122, Group 1, Map 1308, District of New Westminster, and the lease contains a type-written clause, "And together with certain

household furniture and effects an inventory of which is attached hereto."

MR. VIRTUE: I wonder if my learned friend would kindly ask the Interpreter if she would interpret that clause again to the claimant. My attention is called to the fact that there may be a misunderstanding of the words, "tools". I think if the  
20 Interpreter interprets it in full, the clause relating to household furniture, and so on, it might help, as my learned friend used the word "chattels" but apparently there is a Japanese word for chattels meaning tools, and that is not the understanding of the claimant, so that if my learned friend will ask the Interpreter to put the question in a more detailed form.

MR. RICE: Let my learned friend put the question.  
30 I am not trying to mislead the witness at all.



F. Fujimagari,  
Discussion.  
Cross-Exam.

MR. VIRTUE: No, I am not saying that you are, but  
I think it is not quite clear.

MR. RICE: The lease speaks for itself regardless of  
what the claimant states.

THE SUB-COMMISSIONER: Are you referring, Mr. Virtue,  
to the "sundry carpenter tools"?

MR. VIRTUE: Beg pardon, sir?

THE SUB-COMMISSIONER: Are you referring to "sundry  
carpenter tools"?

10 MR. VIRTUE: No, I am referring to the whole thing.  
It is quite clear that he did lease the land  
and certain household goods, and so on, to Dun-  
levy; there is no doubt about it. We are not  
denying that, but the only thing, I don't want his  
answer to reflect on his credibility.

THE SUB-COMMISSIONER: Well try and explain it, if you  
can.

MR. RICE: My learned friend can explain it. It  
isn't up to me to do it. Surely his answer  
20 is clear as far as I am concerned.

THE SUB-COMMISSIONER: The witness said he did not  
lease his household effects with the land.

MR. VIRTUE: Well, chattels, my learned friend asked  
about chattels and it may be that the word  
wasn't understood, that he didn't understand the  
word "chattels".

THE INTERPRETER: Your Honour, he says that he didn't  
lease any furniture. It was all stored in  
one room.

30 THE SUB-COMMISSIONER: Q: That is his signature to



F. Fujimagari,  
Re-Direct Exam.

that inventory, is it not? Ask him if he did not include those in his lease.

A This is just intended as an inventory of my furniture and it was not intended to be attached to that lease.

MR. RICE: That makes it a little worse for my learned friend.

THE SUB-COMMISSIONER: Any questions, Mr. Virtue?

MR. RICE: Just one moment before you go on.

10 Q When was Exhibit 2, the photo, when was that taken? Do you know what year that was taken in?

A It was taken in 1941.

Q It was taken in 1941?

A Yes.

Q When was your house built?

A It was finished in 1940.

Q All right.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

20 Q Can you read English?

A Just a little.

Q Well when you signed this lease of your house in favour of Mr. Dunlevy, were you able to read it?

A No, I was not able to read it.

Q And you still think that you did not rent him any household furniture? But you did leave your household furniture of which a list is attached to the lease in care of the tenant, Mr. Dunlevy?

A Yes, in order that they may not go astray, I made the list out.

30



F. Fujimagari,  
Re-Direct Exam.

Q In order that they might not go astray?

A Yes.

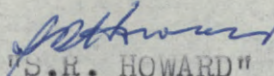
Q All right, thank you very much.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

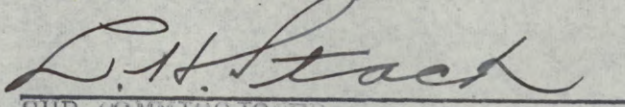
(PROCEEDINGS ADJOURNED SINE DIE)

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

  
"S.R. HOWARD"  
OFFICIAL REPORTER.

10

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

  
SUB-COMMISSIONER.

20

30



ACKNOWLEDGED

2284 J.W. Case No. 656

NOV 27 1947

## Proof of Claim

Leth.

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: Fusakichi Fujimagari

Registration No. 10957

2. Claimant's address at the time of his evacuation from the protected area: 204 Alpha Ave.  
Vancouver, B.C.

3. Claimant's present address: Box 203  
Taber, Alberta

4. Claim relating to real property:

(a) Street address of real property: 204 Alpha Ave., Vancouver, B.C.

(b) Legal description of property:

Lot "A" of BLOCK TWO (2) of Lot One Hundred and Twenty-two (122) Group One (1) Map 1308 in the District of New Westminster.

(situated in the Municipality of Burnaby)



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

Small acreage, approximately one acre, and residence; two-storied, 5-roomed frame dwelling with basement.

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

Indefeasible title.

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

(I) Land— \$ 1500.00

(II) Buildings— \$ 1500.00

Dwelling -	\$ 1200.00
Brooder & Chicken houses -	300.00
	<u>1500.00</u>

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

\$ 900.00

5. Claims relating to personal property, etc.

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

204 Alpha Ave.  
Vancouver, B.C.

- (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:

Property was stored in one bedroom of the dwelling.



CW

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

Custodian, Department of the Secretary of State

(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:

1 stove Gurney (new)	\$68.00
1 heater	15.00
1 washer (new)	94.00
1 buffet	20.00
1 mantel clock (new)	15.00
1 kitchen cabinet	12.00
1 chesterfield suite, 3 pieces	30.00
1 magazine rack	1.00
4 beds complete	40.00
2 dining tables	20.00
13 chairs, dining	20.00
1 book shelf	10.00
10 World Books (encyclopedias) new	60.00
2 night tables	2.00
8 chairs, kitchen	8.00
1 garden hose	5.00
Sundry carpenter tools	50.00
Sundry kitchenware	20.00
Sundry garden tools and spray	25.00
1 incubator	25.00
1 coal brooder stove	15.00
1 sewing machine	80.00
	<u>\$635.00</u>

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

\$ 635.00

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

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

DATED this

13<sup>th</sup>

November day of ~~October~~, A.D. 1947.

*Lamson Sanderson*

Witness to Signature of Claimant.

*F. Sijmegeri*

Signature of Claimant.



STATUTORY DECLARATION

I, Fusakichi Fujimagari  
(Full Name of Claimant)

of Taber, Alberta 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:

One payment on January 31st, 1946  
of: \$ 1950.00

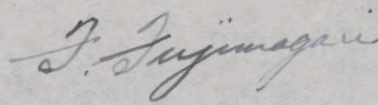
And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Taber

in the Province of Alberta,

this 13 day of November

A.D. 1947.



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

VIRTUE & RUSSELL  
Barristers & Solicitors  
Lethbridge, Alberta.



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.

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:

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## Proof of Claim

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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.D. 1947

A Commissioner for Oaths in and for  
the Province of Alberta

**VIRTUE & RUSSELL**  
Barristers & Solicitors,  
Lethbridge, Alberta.



JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 17.

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full:

Fusakichi Fujimagari

2. Registration Number:

10957

3. Present Address:

Taber, Alberta.

4. Address Prior To Evacuation:

204 Alpha Ave., Vancouver, B.C.

EXHIBIT No. 656-1.  
DATE Sept 10 / 48  
FILED BY C. G. Virtue



5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot "A" of Block 2 of Lot 122  
Group 1 Map 1308,

in the District of New Westminster.

(situated in the municipality of Burnaby)

- (a) Nearest Post Office adjacent to land. **CAPITAN HILL**  
(b) Number of acres:            **Approx. 1½ Acres.**  
(c) When purchased:            **July 26th, 1924.**  
(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Land uncleared with large stumps and trees.

No buildings.

(e) Purchase Price .....\$ 650.00

6. IMPROVEMENTS:

(a) Clearing	practically all land acres at \$	per acre	\$ 300.00	
(b) Fencing			\$ 60.00	
(c) Tillage			\$	
(d) Drainage			\$	
(e) Weed Eradication			\$	
(f) Planting	Fruit trees	)	\$1000.00	
	shrubs	)		
(g)	roots	)	\$	
	bulbs	)		
(h)			\$	
	Total		\$360.00	\$1360.00
	Carried Forward		\$	\$2010.00



Brought forward

\$ 2010.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
House porch ext. 6	24x30	1940	\$ 900.00	\$ 450.00	\$ <del>1350.00</del>
Chicken coop	16x40	1928	200.00		200.00
Brooder house	12x14	1928	60.00		60.00
2 wood sheds		1924	40.00		40.00

Total Cost of Buildings \$1500.00 1500.00

Total Cost of Land and All Improvements ..... \$ 3510.00

Fair Market Value ..... \$ 3000.00

Sold by Custodian for ..... \$ 2100.00

Loss Claimed on Parcel 1 ..... \$ 900.00

8. Assessment for 1942:

Land ..... \$ 750.00

Improvements .... \$ 630.00

Total ..... \$ 1380.00



9. Appraisal or Valuation (by Custodian):

Lands .....	\$ 600.00
Improvements .....	\$ 1565.00
Total	\$ 2165.00

10. Rental Value per Year: \$

11. Fire Insurance on Buildings:  
(List amount on each building):

.....dwelling.....	\$ 1250.00
.....	\$
.....	\$
.....	\$

12. Documents in Support:

- (a) Photographs: 4.
- (b) Deeds Land title No.56780E
- (c) Agreements to Purchase
- (d) Leases Fujimagari to Dunlevy, May 9th.,1948
- (e) Insurance Policies Pearl Assurance Col Ltd. Policy No.112907.
- (f) Correspondence Statement of sale of property.
- (g)
- (h)



Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....\$ 900.00

Parcel 2 .....\$

Parcel 3 .....\$

Parcel 4 .....\$

TOTAL:

                      
\$ 900.00



PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
1 Gurney stove	Sept. 1941	\$ 75.00	\$ 68.00	new
1 heater	1941	18.00	15.00	
1 washer	1941	110.00	94.00	
1 buffet	1941	28.00	20.00	
1 mantel clock	1941	18.00	15.00	
1 kitchen cabinet	1940	15.00	12.00	
1 3-pc. chesterfield suite	1941	40.00	30.00	
1 magazine rack	1941	<del>125.00</del>		
		1.25	1.00	
4 beds complete	1935	75.00	40.00	
1 dining table	1941	15.00	20.00	one with ext. leaf
1 dining table	1941	10.00		
13 dining chairs	1941	29.00	20.00	
1 book shelf	1941	10.00	10.00	purch. installment
10 World books (new set)	1940	70.00	60.00	
2 night tables	1941	2.50	2.00	
8 kitchen chairs	1935	12.00	8.00	
1 garden hose	1941	5.50	5.00	
sundry carpenter tools	1939	75.00	50.00	
" kitchenware	1939-41	30.00	20.00	
" garden tools and spray	1930-41	54.00	25.00	
1 incubator	1936	33.00	25.00	
1 sewing machine	1935	110.00	80.00	
1 coal brooder stove	1936	18.00	15.00	with button hole att.

635

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)



**PAYMENTS RECEIVED FROM CUSTODIAN ON**  
**PERSONAL PROPERTY**

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
--------------	--------------	---------------	----------------

claimant received a cheque for \$271.54 but returned it to Custodian as the amount was not in accordance with the value of goods

Total: \$ \_\_\_\_\_  
 \_\_\_\_\_

Total Claim for Personal Property ..... \$ 635.00

Deduct Payments from Custodian ..... \$ nil.

Net Loss on Personal Property ..... \$ 635.00

I Certify the above to be True and Correct.

Chas. H. Vail  
 Witness

J. Fujimagari  
 Signature of Claimant.





EXHIBIT No. 656-2  
DATE Sept 10/48  
FILED BY A. Y. Virtue



EXHIBIT No. 656-3  
DATE Sept 10/48  
FILED BY A. Y. Virtue



EXHIBIT No. 656-4  
DATE Sept 10/48  
FILED BY A. Y. Virtue





EXHIBIT No. 656-2  
DATE Sept 10/48  
FILED BY A.Y. Virtue  
360 N  
F. Fujimori

EXHIBIT No. 656-2  
DATE Sept 10/48  
FILED BY A.Y. Virtue

EXHIBIT No. 656-3  
DATE Sept 10/48  
FILED BY A.Y. Virtue  
360 N  
F. Fujimori

EXHIBIT No. 656-3  
DATE Sept 10/48  
FILED BY A.Y. Virtue

EXHIBIT No. 656-4  
DATE Sept 10/48  
FILED BY A.Y. Virtue  
360 N  
F. Fujimori

EXHIBIT No. 656-4  
DATE Sept 10/48  
FILED BY A.Y. Virtue

F. Fujimori  
EXHIBIT No. 656-4  
DATE Sept 10/48  
FILED BY A.Y. Virtue  
360 N



File No. 2284

June 17, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Fusakichi FUJIMAGARI  
Registration No. 10957

Catalogue No. 448.

One Real Property only included, being:

Lot "A" of Block 2 of Lot 122, Group 1, Map 1308,  
Municipality of Burnaby in the District of New Westminster.

Assessment: (1944)

Land.....	\$ 750.00
Improvements.....	630.00
	<u>\$1380.00</u>

Valuation: Appraised by Mr. J. Dorgan, Real Estate, New Westminster, B.C.

Land	\$ 600.00
Improvements.....	<u>\$1565.00</u>
	<u>\$2165.00</u>

Claimant's Valuation:

Land .....	\$ 1500.00
Buildings.....	1500.00
	<u>\$3000.00</u>

Sold to Mr. Valdi Grimson for.....\$2100.00

Other Tenders Received:

1. Mr. John Wright..... October 4, 1943..... \$ 475.00
2. Mr. Hugh Smith..... October 4, 1943..... 1600.00
3. Mr. G. R. Lundsgard... November 13, 1943..... 1050.00.

Relative documents etc., attached to Claim File.

Note: See letters dated October 8, and October 29, 1943. Certain facilities had been installed by Lessee, Mr. Dunleavy, at his own expense, before Mr. Dorgan appraised the property, and were included as an asset in his valuation. The purchaser, however, paid an additional sum of \$70.00 to Mr. Dunleavy for these improvements, making a total of \$2,170.00 paid for the property. Mr. Fujimagari's account was credited with \$2100.00, less necessary disbursements.

WJJ/HMS

  
.....



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2284

EXHIBIT No. \_\_\_\_\_

NAME (Mr.) Fusakichi FUJIMAGARI

REG. No. 10957

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION <u>March 31/42.</u>	TAKEN BY _____		AUCTION	TENDER &c		
EVACUATION <u>June 1, 1942.</u>	DATE _____					

<p><u>All at 204 Alpha Ave., Vancouver, B. C.</u></p> <p>1 Coal Burning Brooder Stove</p> <p>Electric Washer Gurney Range Sewing Machine Dinning room furniture Chesterfield Suite 1 Heater Stove Beds and Kitchen Utensils Carpentry and Farm Tools, including Sprayer Cross cut Large Saw, 1 Peavy.</p>		<p>1 Stove Gurney (new) 68.00 F 54.00</p> <p>1 Heater 15.00</p> <p>1 Washer (new) 94.00 F 55.00</p> <p>1 Buffet 20.00 F 1.25</p> <p>1 Mantel Clock (new) 15.00 F 12.00</p> <p>1 Kitchen Cabinet 12.00</p> <p>1 Chesterfield Suite - 3 pieces 30.00 F 17.00</p> <p>1 Magazine rack 1.00</p> <p>4 Beds complete 40.00</p> <p>2 Dining tables 20.00</p> <p>13 Dining chairs 20.00 } F 4.00</p> <p>1 Book shelf 10.00</p> <p>10 World Books (new encyclopedia set) 60.00 Misc. .50</p> <p>2 Night tables 2.00 F 2.90</p> <p>8 Kitchen chairs 8.00 F 5.85</p> <p>1 Garden hose 5.00 M 3.75</p> <p>Sundry carpenter tools 50.00 T 2.00 +</p> <p>Sundry kitchenware 20.00 K 21.25</p> <p>Sundry garden tools and spray 25.00 T 8.85</p> <p>1 incubator 25.00</p> <p>1 Sewing machine 80.00 F 41.00</p> <p>1 Coal brooder stove 15.00 M 2.00</p> <p style="text-align: right;"><u>\$635.00</u>      <u>\$231.35</u></p>			
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Also Sold:

Coal pail & net	Misc.	.50
High chair (broken)	F	.50
Arm Chair	F	1.25
Lanterns	Misc.	.25
Trunk	Misc.	6.75
Rubber mats	Misc.	.40
Wash tub & contents	Misc.	.30
Child's blocks & rubber pads	Misc.	1.10
Rubber Apron	Misc.	.35
Curtains & sundries	Misc.	1.65
Christmas Decorations	Misc.	1.05
Baskets	Misc.	.55
2 boxes & contents	Misc.	1.50
Sleeping bag	Misc.	1.25
		<u>\$17.40</u>

----May have included some tools.)

\$248.75 - TOTAL SALES.

**RECAP:**  
 Goods valued by Claimant at \$532.00 were sold at Auction for \$231.35.  
 Goods valued by Claimant at 12.00 were sold with Real Property.  
 Goods valued by Claimant at 91.00 were not accounted for etc., or abandoned.  
\$635.00 - TOTAL CLAIM      theft



T

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER & c							
54.00						x		or abandoned; wood burner, no grate.
55.00								Home-made.
1.25								
12.00		x						Built-in-fixture.
17.00						x		Badly torn (note on Auction list) or abandoned; home-made.
						x		Old white iron = 4 thin mattresses.
4.00								Very poor shape (note on Auction list)
						x		Home-made or at school.
sc. .50								Sold with 2 gallon jug.
2.90								
5.85								
3.75								
2.00	+							+ A sprayer, saw & peavy were only tools itemized, in JP Declaration Form March 31/42.
21.25								
8.85						x		or abandoned as having no value.
41.00								
2.00								
<u>\$231.35</u>								

sc. .50
sc. .50
1.25
sc. .25
sc. 6.75
sc. .40
sc. .30
sc. 1.10
sc. .35
sc. 1.65
sc. 1.05
sc. .55
sc. 1.50
sc. 1.25
<u>\$17.40</u>
<u>\$248.75 - TOTAL SALES.</u>

**Note:**  
 I phoned today to Mrs. Dunleavy, wife of the former Lessee of Mr. Fujimagari's property, and she stated that practically all of the goods leased with the property were stored in a shed. They used the dining room suite until they purchased their own.  
 Mr. Fujimagari declared his goods to the Custodian in JP Form dated March 31, 1942. and included them in the Lease made with Mr. M. J. P. Dunleavy on May 9, 1942. Mr. Fujimagari was not evacuated until June 1, 1942.  
 It appears from the file that the Custodian did not Inventory the chattels and, therefore, is not in a position to know what happened to those not found at the time the goods were removed to Auction or their condition in 1942. Everything of value found was removed to Auction.  
 Mrs. Dunleavy stated on the phone today, however, as follows:  
 (1) The 4 beds were of the old white iron variety with 4 thin cheap mattresses and were not used by them.  
 (2) The heater had no grate and was used for burning wood. It was not worth more than \$2.00.  
 (3) The kitchen cabinet was a built-in fixture.  
 (4) The book shelf was home-made or made at school.  
 (5) The Incubator was not much good  
 (6) They purchased Mr. Fujimagari's chickens before Evacuation.

at Auction for \$231.35.  
 with Real Property.  
 accounted for etc., or abandoned.  
 theft

EXHIBIT No. 656-5  
 DATE Sept 10/48  
 FILED BY E. A. Rice



656 - 6  
EXHIBIT No. \_\_\_\_\_  
DATE Sept 10/48  
FILED BY  
G.E.A.Rice

JOSEPH DORGAN

October 15th, 1943.

VALUATION:

Cat. No. 448 - 204 Alpha St. - Assessed:- Land \$630.00 Imp. \$750.00  
Lot 5, Blk 2, D.L. 122 71' x 594'. Nearly 1 acre

DWELLING: 1½ story, 40' x 30' approx, 5 rooms, 2 small rooms upstairs. Has concrete foundation and full basement, cement floor crumbling slightly. A relatively new and rather substantial house, lined inside with flooring lumber, not completely trimmed. Has new flush toilet and cesspool. Serious drawbacks are the low ceilinged stairs to both upstairs and basement. Very Awkward.

Woodshed - 20 x 12', old and breaking up but serviceable.

Brooder House 12 x 15' double lined and floored, with run in good condition.

Chicken house - 45 x 15' approximately, with single walls, old but in fair condition, with runs.

some other small structures.

The lot of nearly an acre, with 71' frontage, is naturally very deep has been all cultivated. There are 25 fruit trees, old and young, with considerable production. The land is not generally cultivated and is growing rather to weeds. The growth on the rear indicates swampiness and poor drainage.

<u>Estimated Value:-</u>	Dwelling	\$1,000.00
	Outbuildings	565.00
	Land	<u>600.00</u>
		<u>\$2,165.00</u>

"June 15/48"

Pen Note: "This is a true copy of a report on Custodian Appraisal file. Several properties were reported on by Mr Dorgan in one report and it is not convenient to separate them unless especially required."

"W.J. Johnston"

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

October 19th 1948

W. J. Johnston  
J.M.



OFFICE OF THE CUSTODIAN

DATE FILED BY G. F. A. Rice.

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: FUJIMAGARI, Fusakichi
HOME ADDRESS: 204 Alpha Ave., Vancouver, B. C.
REGISTRATION NUMBER 10957 SEX: Male AGE: 52
OCCUPATION: Labourer. Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Tomino "n/v. H.F.G."
ADDRESS OF WIFE OR HUSBAND: Address unknown
NAMES OF ANY LIVING CHILDREN: Yoshitoshi (M) Taketomo (M) Akiko (F)
Mobuki (F)
ADDRESS OF CHILDREN: 204 Alpha Ave., Vancouver B.C.
AGE OF CHILDREN: 14, 12, 10, 8.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

- 1. LOCATION AND DESCRIPTION: 6 Roomed Dwelling house, Lot A. Block 2, Lot 122, Group, 1, Map 1308. Chicken house 16 by 40. Brooder House 12 By 14.
2. BUILDINGS AND OTHER IMPROVEMENTS: Incubator, Chicken House 16 by 40. Brooder House 12, by 14.
3. INSURANCE (Give particulars; state where policies are) none
4. TAXES (Amount and where payable) \$60.00 Per annum paid up to date to the Commercial Bank, Vancouver Heights Branch.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none
6. OCCUPANCY AND LEASES (If vacant so state) None

Handwritten signature/initials at the bottom right of the page.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession. No. 56780E.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN 400 Doz., Tulip Bulbs, 1200 Doz. Daffodile Bulbs, 25 Doz Gladiola, Dutch and English Iris 80 Doz., 210 Bunches of Peony, Potatoes and all kinds of Vegetable seeds. Fertilizer, 1 Orchard, (Large). All kinds of Fruit Trees

FORM "JP"

4. INSURANCE CARRIED ON
5. MORTGAGES, LIENS AND OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 204 Alpha Ave., Vancouver B.C.
2. LANDLORD'S NAME AND ADDRESS: Self
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: As above

6. MONEYS OWING TO YOU (S)
7. BONDS, DEBENTURES, SH 2--\$50.00 Victory Bonds, the name of Children.
8. BANK ACCOUNTS:
9. LIFE INSURANCE:
10. INTEREST IN ANY ESTAT
11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:
2. TRADE DEBTS:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- 1 Coal Burning Brooder Stove<sup>S</sup>, Electric Washer<sup>S</sup>, Gurney Range<sup>S</sup>, Sewing Machine<sup>S</sup>, Dining room furniture<sup>S</sup>, Chesterfield Suite<sup>S</sup>, 1 Heater Stove, Beds and Kitchen Utensils<sup>S</sup>, Carpentry and Farm Tools<sup>S</sup>, including Sprayer<sup>S</sup>, Cross cut Large Saw, 1 Peavy<sup>S</sup> All at 204 Alpha Ave., Vancouver B.C.

REMARKS:

S - sold by Auction 31/8/44 - VANCOUVER 508 (SEE EXTRACT)

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS:

About 150 Chickens, 1 Dog, 1 Cat

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

I, the undersigned, hereby v  
tected area as set out above, ex  
tures, bonds or other securities, i

I certify that the above info  
every description in any protecte  
and indirect.

Dated this 31st day

"M. Wraight"  
Witness

FOR DEPARTMENTAL USE

"G.B.S."

I her  
origi  
Octob



Declarants possession. No. 56780E.

FORM "JP"

FILE No. ....

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

Bulbs, 1200 Doz. Daffodile Bulbs,  
Bunches of Peony, Potatoes and  
(Large). All kinds of Fruit Trees

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: none

Vancouver B.C.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

WHICH PAID:

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
2--\$50.00 Victory Bonds, in declarants possession. 5--\$5.00 War Savings Certificates in  
the name of Children.

What date paid)

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

As above

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

OF FURNITURE, FIXTURES,  
AND PERSONAL EFFECTS:

1. PERSONAL DEBTS: none

Refrigerator, Sewing Machine,

2. TRADE DEBTS: none

Stove, Beds and Kitchen

Cross cut Large Saw,

REMARKS: none

VANCOUVER 508 (SEE EXTRACT)

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the pro-  
tected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures,  
bonds or other securities, if any.

AND PETS

I certify that the above information is true and complete and fully discloses all my property of  
every description in any protected area in British Columbia and sets forth all my liabilities direct  
and indirect.

Dated this 31st day of March 1942.

HAVING ANY INTEREST IN, OR

(Signature) "Fusakichi Fujimagari"

"M. Wraight"  
Witness

FOR DEPARTMENTAL USE

"G.B.S."

I hereby certify that the foregoing words are a true copy of the  
original whereof they purport to be a copy.  
October 20th, 1948. *P. Holland*



Sept. 10/48

G. E. A. Rice

THIS INDENTURE Made in duplicate the ninth day of May in the year  
of Our Lord one thousand nine hundred and forty two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

Fusekichi Fugimagari of 204 Alpha Avenue, in the  
City of Vancouver, in the Province of British Columbia

Insert full  
Names,  
Addresses  
and  
Occupations  
of parties.

hereinafter called the "Lessor" of the First Part:

AND

Michael Joseph Patrick Dunlevy, of 4631 Albert  
Street, in the City of Vancouver, Province of  
British Columbia

hereinafter called the "Lessee" of the Second Part:

WITNESSETH, the said Lessor doth demise unto the said Lessee, his executors,  
administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land  
and premises situate, lying and being in the

Lot "A" Block Two (2), Lot 122, Group 1, Map 1308,  
District of New Westminster,

TOGETHER with all buildings thereupon erected, or hereafter during the term  
hereby granted, to be erected, and also with all ways, paths, passages, waters,  
water courses, privileges, advantages and appurtenances whatsoever to the said  
premises belonging or otherwise appertaining. and together with certain house-  
hold furniture and effects an inventory of which is attached hereto  
From the ninth day of May one thousand nine hundred and forty two for the term  
of the duration of the war now in progress with Japan thence ensuing.

YIELDING during the said term therefor the rent of TEN 00/--- Dollars, of lawful  
money of Canada, payable on the following days and times that is to say:

On the first day of each and every month hereafter

the first payment to made on the \_\_\_\_\_ day of \_\_\_\_\_, 194

*Landlord pays taxes  
& water rates. See  
Fugimagari's letter  
dated Oct. 20, 1942.*

THAT the said Lessee covenants with the said Lessor to pay rent; and to pay  
taxes; and to pay rates for water, electric light, gas and telephone.

AND to repair; and to keep up fences; and not to cut down timber;

AND the said Lessor may enter and view state of repair, and that the said  
Lessee will repair according to notice.

AND will not assign without leave; and will not sublet without leave.

*"Taxes paid 1942 No Receipt"*



AND that he will leave premises in good repair;

AND that he will not carry on any business that shall be deemed a nuisance on the premises.

PROVISO for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and the year first above written.



SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Signature of Witness "A. C. Mather"

Street Address 5538 Olympic St.

City or Town Vancouver.

Occupation Miner

)  
) "F. Fujimagari" (SEAL)

)  
) "M. J. Dunleavy" (SEAL)

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.  
October 22nd, 1948.

A. Rolland  
J.M.



DATED

194

Occupation

Miner

City or Town

Vancouver

Street Address

5538 Olympic St.

Signature of Witness

"A. G. Mather"

IN THE PRESENCE OF

SIGNED, SEALED AND DELIVERED

"F. P. [unclear]" (SEAL)

"M. J. Dunlevy" (SEAL)

- TO -

October 22nd, 1943

I hereby certify that the original thereof they purvey a copy.

the foregoing words are a true copy of

STATUTORY LEASE  
SHORT FORM

*[Handwritten signature]*



Fusakichi Fujimagari

INVENTORY

1 Stove, Gurney ✓  
1 Heater  
1 Washer  
1 Buffet  
1 Clock, Mantel,  
1 Kitchen Cabinet  
1 Chesterfield suite, 3 pieces  
1 Magazine Rack  
4 Beds, complete  
2 Dining tables  
13 Chairs, Dining,  
1 Book shelf  
10 World Books  
2 Night tables  
8 Chairs, kitchen  
1 Garden hose  
Sundry carpenter tools  
Sundry kitchenware  
Sundry garden tools and sprayer  
1 Incubator  
1 Coal brooder stove  
1 Sewing machine ✓

"M. J. Dunleavy"

"F. Fujimagari"