

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					416.00		356.96			356.98
<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		
<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 CHATELS</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			
										.00
TOTAL RECOMMENDATION										356.98

CASE NO: 657.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
September 13th, 1948.

IN THE MATTER OF THE CLAIM OF
KATSUMI MALCOLM FUKAMI.

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 September 13, 1948.

IN THE MATTER OF THE CLAIM OF
KATSUMI MALCOLM FUKAMI.

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.

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

30

K.M. Fukami,
In Chief.

THE SECRETARY: Case No. 657, Katsumi Malcolm Fukami.

KATSUMI MALCOLM FUKAMI, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Fukami, you speak English?

A Yes, I do.

Q I show you a form called a summary of evidence in
support of claim covering your real estate, the
10 improvements on it and also covering your personal
property amounting to \$170.00, which we will show
later on is a horse and harness (indicating).

Was that claim prepared by you?

A Yes.

Q Is that your signature (indicating)?

A Absolutely.

Q Now, was your claim carefully prepared, Mr. Fukami?

A Yes.

Q Are these values you have shown in the claim true
20 values? A: Yes.

Q Are the values you have placed on your real
estate and the improvements on it and your
personal property fair values?

A Yes.

MR. VIRTUE: I will offer that as Exhibit 1.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now you purchased your land in 1939
for \$1100.00? A: Yes.

Q And then you put on clearing and planting, and so
30 on, and so on, amounting to \$1475.00?

K.M. Fukami,
In Chief.

A Yes.

Q Is that a fair value?

A Yes.

Q And you put on improvements on that, buildings, a pickers' shed, a packing shed, valued at a total cost of \$300.00?

A Yes.

Q So that you consider that your land was worth and actually cost you \$2875.00?

10 A Yes.

Q And it was sold by the Custodian for \$416.00?

A Yes.

Q Now your personal property consisted of a horse and harness valued at \$170.00; do you remember that?

A Yes.

Q Did you leave the horse and harness when you were evacuated?

A Yes.

Q Are those fair values?

20 A Yes.

Q All right, thank you.

THE SUB-COMMISSIONER: You aren't putting in that statement you had, are you?

MR. VIRTUE: This is the same one I put in, your Honour.

THE SUB-COMMISSIONER: The same?

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: That is fine.

MR. RICE: For the purposes of the record I think my learned friend should mention that there is a sheet that was missing in his claim that he has

K.M. Fukami,
In Chief.

added, the claim for the horse and harness.

You put that in as part of your exhibit.

MR. VIRTUE: Well, we can prove that.

MR. RICE: That is the one exhibit?

MR. VIRTUE: There is a sheet here which should be
attached to Exhibit 1.

THE SUB-COMMISSIONER: To Exhibit 1?

MR. VIRTUE: Yes.

MR. RICE: That is part of Exhibit 1, your Honour.

10 THE SUB-COMMISSIONER: Yes.

(Sheet made part of Exhibit No. 1).

MR. VIRTUE: By the way, before you begin, Mr. Rice,
I wonder if you would show me a letter which
you have dated November 15th, 1946, written by
Mr. Fukami to the Custodian.

MR. RICE: I don't see it here.

MR. VIRTUE: I have a copy of it here.

Q I show you a letter dated November 15th, 1946,
a copy of a letter, written to the Department of
20 the Secretary of State.

A Yes.

Q Did you send the original of that letter to the
Custodian's office?

A Right.

Q And it was signed by you?

A Yes.

MR. VIRTUE: I will read this letter, sir, and will
offer it as an exhibit in a minute.

"Kip, Alberta, November 15th, 1946.

30 Department of Secretary of the State,

K.M. Fukami,
In Chief.

"Office of the Custodian.

Dear Sir:

Received your letter of the 1st and also cheque of \$412.31.

Am returning the cheque back to you because I cannot accept such a paltry sum for my property. Buildings alone on the property have a value of over three times this amount plus improvements.

10

Also in your letter you requested that I surrender the title of my property to you since my property has been sold.

I cannot understand how my property or any property of a Canadian citizen be sold without the order or consent of its owner.

Therefore I cannot accept the cheque nor surrender the title of my property until such time as I receive an amount acceptable to me.

20

Yours very truly,
K.M. Fukami."

THE SUB-COMMISSIONER: Exhibit 2.

(LETTER MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: All right, thank you.

MR. RICE: I am submitting, your Honour, that the real property was sold for its fair market value.

30

I am submitting that the horse and harness were undeclared, unknown and not found, and the Custodian is not responsible for the same, and if he is responsible the claim made to the same is

exorbitant.

I wish to submit as an exhibit, your Honour, a farm appraisal report respecting this land.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Your Honour, I am only bringing this up I hope on the one occasion, but since it is the first case I have had before your Honour, I have made my position clear throughout that these analyses and valuations forms, and so on, which are being submitted by my learned friend are for our information only, for the information of the claimant only; they are not really evidence, and while they are marked as exhibits they are put in subject to that understanding.

10

THE SUB-COMMISSIONER: Well, subject to that objection they will be entered.

MR. RICE: Well, perhaps there should be registered also something with regard to the line of cross-examination that is pursued and the leading questions that are being asked. It is certainly a long way away from an ordinary trial.

20

THE SUB-COMMISSIONER: This is really an investigation and not a trial, and the whole proceedings are away more informal than at a trial. If one were to apply the rules of evidence strictly it would cut both ways, I am afraid, and it would be just as harmful to the claimants as it would be to the Crown.

30

MR. VIRTUE: I am not suggesting that for a minute, your Honour. I am only making our position clear

K.M. Fukami,
Discussion.

as I do not want someone later on to say to me at some subsequent proceeding, "You allowed these analyses and these appraisal forms to go in as exhibits, therefore you are bound by them." That is all I am thinking of at the present time.

10 THE SUB-COMMISSIONER: Well, of course, as I understand the procedure followed in this matter by the Commissioner, there is going to be further evidence given by representatives of the Crown themselves.

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: So that they can verify these appraisal reports if they so desire.

MR. VIRTUE: That is the intention.

THE SUB-COMMISSIONER: I do not know what the intention is.

20 MR. VIRTUE: Well I am only making my position clear, as I did before His Honour Judge Stack. The understanding which we arrived at in Vancouver before Mr. Justice Bird was this.

THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: That he only wanted the claimants to appear once.

THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: Now it was obvious that since the claimant would only appear once, counsel for the claimant should know what the position of the Crown was so as to be in a position to re-examine his client.

30 THE SUB-COMMISSIONER: Yes.

K.M. Fukami,
Discussion.

MR. VIRTUE: So that for that reason it was understood that these analyses and all the information that the Crown had --

THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: --would be made available so that the claimant would be in a position to answer them at the time he was giving his evidence.

10 THE SUB-COMMISSIONER: Well, do I understand your position clearly, that you are objecting to reports like the farm appraisal report going in as evidence?

MR. VIRTUE: As evidence, yes; it is being filed for the information of the claimant. It is readily seen at the present stage as, for instance, in the valuator's report the valuator not being on oath or anything, that certainly could not possibly be evidence but it is being put in so that we have the opportunity of meeting it if we want to, which is the only chance we will have of meeting it with the claimant's evidence. Of course later on we will cross-examine the valuator in Vancouver.

20 THE SUB-COMMISSIONER: I am going to admit them and if Mr. Justice Bird wants to rule them out, that's for him to do.

MR. RICE: I told my learned friend that if it bothered him, I wouldn't put them in. I am not anxious to put them in. I am doing it for his benefit. He is in a position where he wants me to do it, to put them in, and he doesn't want to

30

be bound by them.

THE SUB-COMMISSIONER: Yes, quite so.

MR. RICE: I also wish to submit as an exhibit, your Honour, a summary respecting the sale of the real property showing its assessed value, the appraisal, purchase, and claimant's valuation.

(SUMMARY MARKED EXHIBIT NO. 4).

THE SUB-COMMISSIONER: That is the real estate, isn't it?

MR. RICE: Yes, your Honour.

10

CROSS-EXAMINATION BY MR. RICE:

Q I show you a J.P. form (indicating). Is that your signature?

A: That is right.

Q That is your signature?

A Yes.

Q It is dated the 7th of April, 1942?

A Yes.

Q I call your attention to the fact that under the statement of personal property owned by you, it is filled in as "none". That is, you never mentioned the horse or harness at the time that you signed that form?

20

A Yes.

MR. RICE: I wish to tender that form as an exhibit, your Honour.

(J.P. FORM MARKED EXHIBIT NO. 5).

MR. VIRTUE: If my learned friend has a copy of that in his file, perhaps he will let me have it.

MR. RICE: No, I haven't even a copy, Mr. Virtue, for the file here.

30

MR. VIRTUE: All right.

MR. RICE: Q: You turned the horse and harness over to Mr. E.H. Merrill of Mission City, B.C., according to your statement?

A Yes.

Q That is before you left or before you were evacuated?

A Yes.

Q Did you tell the Custodian anything about that?

10 A No.

Q All right.

THE SUB-COMMISSIONER: Any re-examination?

MR. VIRTUE: No.

THE SUB-COMMISSIONER: That is all, thanks.

MR. RICE: Just one more question, please.

Q You also state that the Custodian took over the horse and harness. Do you know that of your own knowledge?

20 A I believe I had an inventory and I think Mr. Virtue has a copy of it from the Custodian.

Q Have you any record at all from the Custodian that the horse and harness ever came into his possession?

A I believe Mr. Virtue has an inventory that was taken.

30 THE SUB-COMMISSIONER: Q: Did I understand you to say that you did not know of your own personal knowledge that the Custodian took it over, or what was the situation? Just speak up a little bit.

A I believe I have a personal property list,
an inventory.

Q You believe which?

A An inventory of the personal property from
the Custodian. I believe Mr. Virtue has it.

MR. RICE: Do you mind producing it?

MR. VIRTUE: I am just looking for it, Mr. Rice.

MR. RICE: Oh.

MR. VIRTUE: Oh yes, here it is. I take it that is
10 what he is referring to.

(Document to Mr. Rice).

MR. RICE: Q: Is this the document that you refer to,
(indicating)?

A Yes.

Q Where did you get that?

A I am not sure, but I believe I got it from the
Custodian.

Q Well, did you get a letter with that? The
Custodian wouldn't send a document out like
20 that, surely.

A That is all I have.

Q You see, you claim that the Custodian knew about
the horse and the harness and he says that he
knew nothing about it, and that would hardly
bind the Custodian. Do you mind if this is
marked, Mr. Virtue?

MR. VIRTUE: I think it should be marked. I have no
letter with it.

THE SUB-COMMISSIONER: All right, that will be

30 Exhibit 6.

K.M. Fukami,
Discussion.
Cross-Exam.

(DOCUMENT MARKED EXHIBIT NO. 6).

MR. RICE: Q: You say you do not know where you got that document, Exhibit 6.

A I am not sure, but I believe it was from the Custodian., I have no letter.

THE SUB-COMMISSIONER: Q: You think it is from whom?

A From the Custodian.

Q From the Custodian?

A Yes.

10 MR. RICE: Q: Do you know how long you have had it in your possession?

A About two years.

Q About two years?

A: Yes,

two or three years.

Q Well, did you get it in the mail?

A Yes.

Q And was there a letter with it?

A Yes, but I believe I misplaced the letter.

Q You have no other document from the Custodian's office than the one that you have produced, Exhibit 6, dealing with the horse and harness?

20

A No.

Q All right.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

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

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

30

A.M. Manson
SUB-COMMISSIONER.

ACKNOWLEDGED

7851

Case No. 657.

NOV 27 1947

Leth

Proof of Claim

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

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

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

1. Name of Claimant in full: Katsumi Malcolm Fukami

Registration No. 13175

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

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

3. Claimant's present address:

R. R. # 1 Nobleford Alta.

4. Claim relating to real property:

(a) Street address of real property:

(b) Legal description of property:

Lot 3 of part of S. E. quarter of section 28, Township 17 Map 5727. District of New Westminster. Municipality of Mission C. of B. 51242 (9 acres).

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

Fruit Farming

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

Clear Title

130895E

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

(I) Land— \$ 2375.00

(II) Buildings— \$ 500.00

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

\$2875.00

5. Claims relating to personal property, etc.

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

Dewdney Trunk Road

- (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:

Farm of E. H. Merrill

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

In the care of Mr. E. H. Merrill

(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 horse \$120.00

1 set harness \$50.00

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


\$170.00

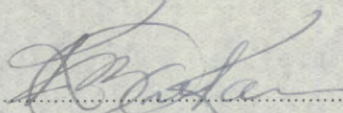
6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will not be required.

DATED this 13th

November
day of October, A.D. 1947.


Witness to Signature of Claimant.


Signature of Claimant.

STATUTORY DECLARATION

I, Katsumi Malcolm Fukami
(Full Name of Claimant)

of Nobleford Alta.
(Present Address)

Labourer
(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:

Printed in reverse

No payment

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

DECLARED at Picture Butte
in the Province of Alberta,
this 13th day of November
A.D. 1947.

Katsumi Malcolm Fukami

Rose D. Lubin
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

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapted 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.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. 19.

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full:

Malcolm Katsumi Fukami.

2. Registration Number:

13175

EXHIBIT NO.

657-1

DATE

Sept 13 / 48

FILED BY

A. G. Virtue

3. Present Address:

R.R. No. 1, Nobleford, Alberta.

4. Address Prior To Evacuation:

Mission City, B.C.

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 3 of part of the South East Quarter of
Section 28 Township 17 Map 5727
in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. Mission City, B.C.
 (b) Number of acres: 9.
 (c) When purchased: April, 1939
 (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

$1\frac{1}{2}$ A. cleared and in crop at purchase
1 One-room shack.

(e) Purchase Price\$ 1100.00

6. IMPROVEMENTS:

(a) Clearing.....	3 $\frac{1}{2}$ acres at \$ 200.00 per acre	\$ 700.00	
(b) Fencing	nil.	\$	
(c) Tillage		\$	
(d) Drainage		\$	
(e) Weed Eradication		\$	
(f) Planting	3 $\frac{1}{2}$ A. strawberries	\$ 700.00	
	1 $\frac{1}{2}$ A. clover crop	\$ 50.00	
(g)	10 loads manure (purch. '41)	\$ 25.00	
(h)		\$	
	Total	\$ 1475.00	\$ 1474.00
	Carried Forward	\$	\$ 2575.00

Brought forward

\$ 2575.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			\$	\$	\$
Addition to house	10 x 20	1939	75.00	75.00	150.00
Pickers	10 x 16	1940	50.00	50.00	100.00
	10 x 24				
Packing Shed	20 x 20	1939-40	25.00	25.00	50.00
	10 x 15				
	10 x 15				

Total Cost of Buildings \$ 300.00 300.00

Total Cost of Land and All Improvements \$ 2875.00

Fair Market Value \$ 2875.00

Sold by Custodian for \$ 416.00

Loss Claimed on Parcel 1 \$ 2459.00

8. Assessment for 1942:

Land \$ 360.00

Improvements \$ 250.00

Total \$ 610.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 324.00
Improvements	\$ 100.00
Total	\$ 424.00

10. Rental Value per Year: \$ 500.00

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

-\$
-\$
-\$
-\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds **Certificate of Title # 130895 E**
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence
- (g)
- (h)

Malcolm K. Fukami
(Claimant's Name)

PERSONAL CHATELS

I3I75

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

One Horse
One set Harness

1939
1939

6 years old
used

\$120.00
50.00

good
good

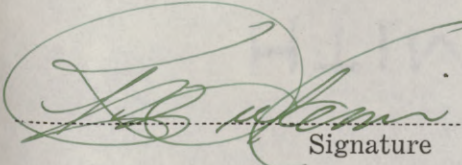
\$120.00
50.00
//////
170.00

Description of Storage of Goods:

Horse and Harness left at the farm of Mr. E.H. Merrill, Mission City, B.C.
and was later taken over by the custodian.

General Statement as to Chattels not Described above:

Additional Comments, if any:


Signature

Typ. Alberta
November 15, 1946.

Department of Secretary of the State
Office of the Custodian

Dear Sir,

Received your letter of the 1st. and also
cheque of \$412.31

I am returning the cheque back to you
because I cannot accept such a paltry sum
for my property. Buildings alone on the property
have a value of over three times this amount
plus improvements.

Also in your letter you requested that I
surrender the title to my property to you, since
my property had been sold.
I cannot understand how my property or any
other property of a Canadian citizen be sold
without the order or consent of its owner.

Therefore I cannot accept the cheque nor
surrender the title of my property until such
time as I receive an amount acceptable to me.

Yours very truly



EXHIBIT No

657-2

DATE

Sept 13/48

FILED BY

A. M. Virtue

Farm Appraisal Report

File No. JL-172

Land Description Lot 3, part of S.E. 1/4 Sec. 28, Tp. 17, Map 5727, N.W.D.

Containing 9.00 Acres

Owner's Name FUKAMI, Katsumi Malcolm Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1 1/2 miles

Market Town " Distance "

Church (give denomination) Mission-all denominations Distance "

Nearest School Mission Distance "

State how property was identified: Map, road; neighbour owner.

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

Is this district a good one? Only when berry prices are good.

Employment opportunity Seasonal berry work. Employment for a limited number at mills and woods 7 or 8 miles away.

Predominating Nationality and religion: British, Protestant. Many Jap holdings.

Describe Fencing and its condition: None. Value \$

Water supply: Well. Value \$

BUILDINGS ON FARM

2851

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	12x18x13	Frame	eave 11'	Shgl.	Med.	Wood	Fair	150.00
Pickers Hse.	12x14x9	"	7'	Shke.	2	"	Poor	50.00
BARN	X							
Packing Shed	18x18x11	Roof on posts, some wall and floor						10.00
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

EXHIBIT NO. 657-3
 DATE Sept 13/48
 FILLED BY G. O. Rice

No electric light available. Total present day value \$ 210.00

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Very cheap type and finish.

Describe the basement and chimneys: Stove pipe; no basement.

No. rooms downstairs? 3 Upstairs? nil How finished Siding; studs inside.

Are buildings painted? No. Condition of paint

Distance from nearest bush Close by.

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
4.8	Rolling H. 4	6" light loam	light clay	Straws - fair only	50.00	240.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.2	Undulating H. 2 9.00	As above		Clear bush and some drain	\$125.00	20.00
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 \$ 324.00

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 424.00

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

Continuously occupied and not very old, so probably in reasonably good heart.

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

Poultry and small fruit.

Noxious weeds:

Some couch.

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

Mission - \$13.26.

Date: May 29th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 22nd day of May 1942.

Inspector's Signature

"R. L. RAMSAY"

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

JL-172 - K.M. FUKAMI

Farm Appraisal Report

Remarks: Not badly situated, but not popular, as it is on a little travelled road. Lights are nearby but not very handy to place. Place has a nasty roll not far back which is planted. Soil is fair but subsoil is a little on the light side, otherwise typical of district.

Buildings are few. House is a cheap one and not finished inside. The cultivated area is all in strawberries in fair shape only, with of course exception of building site.

(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

\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

EXHIBIT No. 657 - 4
 DATE Sept. 13/48
 FILED BY G.E.A. Rice

File No. 2851

SUMMARY RELATIVE TO CLAIM OF
Katsumi Malcolm FUKAMI - Regn. No. 13175

23rd Apr. 1948

REAL PROPERTY: Lot 3 of part of SE $\frac{1}{4}$ of Sec. 28, Tp. 17, Municipality of Mission, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>	
Land	\$360.00	\$324.00		\$2375.00	9 acres
Improvements	<u>250.00</u>	<u>100.00</u>	_____	<u>500.00</u>	
	\$610.00	\$424.00	\$416.00	\$2875.00	
			Less amount of V.L.A. purchase	<u>416.00</u>	
				<u>\$2459.00</u>	

Claimant values the land at \$264.00 per acre.

I hereby certify that the above statement is a true copy of the original whereof it purports to be a copy.

Oct. 23/48

M. J. Munstall
MJM



OFFICE OF THE CUSTODIAN

JAPANESE SECTION

DATE: Sept. 13/48

FILED BY G.E.A. Rice

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: FUKAMI, Katsumi Malcolm

HOME ADDRESS: R.R. #1, Ferndale Rd., Mission City

REGISTRATION NUMBER 13175 SEX: Male AGE: 22

OCCUPATION: 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: None

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: TITLE No. 130895 E. Mun. Mission Lot 3 part S.E. Quarter Sec. 28 Township 17 Map 5727 Dis. New Westminster. Situated on Cherry St., Mission.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey 2 room frame house. 2 picker's shacks; 2 packing sheds;

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) Unknown, payable at Mission.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Now vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries 4 acres.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See Page I # I
2. LANDLORD'S NAME AND ADDRESS: "
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any. (Not on original)

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 7th day of April 194²

(Signature) Katsumi Malcolm Fukami

A.G. McArthur

Witness

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

Oct. 23/48

M. H. [Signature]

EXHIBIT No. _____
DATE Sept. 13/48
FILED BY G.E.A. Rice

Statement from Custodian

PERSONAL INFORMATION.

NAME Katsumi Malcolm Fukami,
HOME ADDRESS Mission City B.C.
REGISTRATION NO. 13175. SEX male AGE 22 single.

STATEMENT OF REAL PROPERTY

LOCATION AND DESCRIPTION

Bloc 3 of S. E. quarter of section 2 8 Township 17

BUILDINGS AND OTHER IMPROVEMENTS?

1 living house and two picker shacks, 5 acres cleared and in crop.

STATEMENT OF PERSONAL PROPERTY OWNED

One horse and harness.

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

Oct. 23/48

M. L. Mustace
Mh