

| <u>REAL PROPERTY</u>                 |                                     |  |                                   |   |  |  |                        |  |                                      |         |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|------------------------|--|--------------------------------------|---------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)  |                                   |   | V.L.A. (except Mission Village)                                |  | V.L.A. Mission Village |  | Total                                |         |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price   | 10% thereof                       | Charges 12.50 & Comm.   | Sale Price   | Total Award 80% of all Sale Prices                             |                        | Sale Price                             | Total Award 125% of all Sale Prices: |         |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount                 |  | % of Total                           | Amount  |
|                                      |                                     |  |                                   |   | 1074   |  | 1620.37                |  |                                      | 1620.37 |
| <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 CHATTELS</u>        |                                     |  |                                   |   |  |  |                        |  |                                      |         |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price                                   | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column      | Sale Price of goods Sold by Tender                             | 12% of Sale Price      |  |                                      |         |
| 168.70                               | 49.10                               | 14.73  | 29.10%                            | 87.30   | 25.40  | 60.00  | 7.20                   | 47.33                                  |                                      |         |
| TOTAL RECOMMENDATION                 |                                     |  |                                   |   |  |  |                        |  | 1667.70                              |         |

CASE NO. 865

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB - COMMISSION)

WINNIPEG, Manitoba.

September 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIYA FUJITA

PROCEEDINGS AT HEARING

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER.)

Winnipeg, Manitoba.

September 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

Yoshiya FUJITA

PROCEEDINGS AT HEARING

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APPEARANCES:

F.M. FERG, Esq.,            Appearing for the  
   Dominion Government.

S.M. CHERNIAK, Esq.        Appearing for the  
   Claimant.

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SHIGRU HIRAYAMA, Esq.,    Official Interpreter

MARK H. PEARCE, Esq.,     Official Reporter.

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Y. Fujita  
In Chief.

JOSHIYA FUJITA, The claimant herein, being  
first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

MR. CHERNIAK: I ask leave to amend this claim Your Honour to show the real property at a value of \$3,000.00, the Custodian's sale price at \$1,074.00 and the loss at \$1,926.00. As to the chattels, the total value \$323.00, sale price \$109.00, the loss \$213.90.

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THE COMMISSIONER: You will file an amended list showing how that is made up?

MR. CHERNIAK: I believe so, Sir - yes - I will indicate to Your Honour how it is amended during the course of the hearing. I have the total loss of personal property and real property at \$2139.90.

Q Mr. Fujita, I show you two typewritten statements, were these prepared in accordance with your instructions? A Yes.

Q And is this your signature?

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A Yes.

Q Do you swear the contents to be true to the best of your knowledge, information and belief?

A Yes.

MR. CHERNIAK: I tender these as Exhibits 1 and 2 Your Honour, the Real Estate Statement as Exhibit 1 and the Personal Chattel Statement as Exhibit 2.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

( PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

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MR. CHERNIAK: And on behalf of my learned friend I

Y. Fujita  
In Chief.

will file as Exhibit 3 the S.S.B. Appraisal.

(S.S.B. APPRAISAL, Exhibit 3.)

BY MR. CHERNIAK: And as Exhibit 4 the Custodian's  
Analysis of Personal Property.

(ANALYSIS, EXHIBIT 4.)

10 MR. CHERNIAK: I have on my file and I will show it  
to my learned friend, a B.C. Certificate of Title  
in the name of the Claimant, dated September 17th,  
1936, affecting the land in question. From the S.S.B.  
Appraisal Form Your Honour will note that the property  
is one mile from Haney, B.C. and has direct access to  
11th Avenue. As to the water supply he states that  
there is a good supply from a shall well. There is  
electricity, power is available and lights are  
installed. The Claimant in Exhibit 1 sets out that  
he purchased this property in 1936 and that the  
purchase was made by way of redemption of a mortgage  
that had been foreclosed. The father had owned the  
20 property and it was foreclosed by K. Nakatsuka and he  
redeemed it for \$900.00 at which time one acre of  
this 19 acres had been cleared. He cleared and  
cultivated five acres in addition to one that had  
been cleared and constructed on. He constructed a  
fair amount of cedar covered ditching and constructed  
a well, the one that is referred to in Exhibit 3. He  
further states that he planted over 100 fruit trees  
and he indicates the crop at date of evacuation and  
then gives all the information about the buildings.  
30 In regard to these buildings, Your Honour will note

Y. Fujita  
In Chief.

10 that the house was built in 1933. The comment at the foot of Exhibit 1 are to the effect that the buildings except the house were all built by the claimant after he completed the purchase in 1936, so it is obvious that the appraiser is wrong in his estimate of the age of the buildings. The appraiser showing that the house was 20 years old and the barn was 15 years old whereas the claimant sets out they were only about five years old. The Claimant states further that neither the buildings nor the land were as bad as pictured by the appraiser. He says the buildings were useable and the land supported his family quite well. He considers the appraised value too low and that the fair market value at date of sale was at least \$3000.00 on the basis of the assessed value alone. The assessed value will be found on page 2 of the S.S.B. appraisal form, showing improvements at \$1300.00 land \$1600.00 and the total would be \$2900.00 for this property. The total of the value shown by the appraiser is \$1094.00, but he only adds \$600.00 to the value of the farm. I would also like to bring your attention to the fact that the appraiser's information as to the cost of reclamation, that is clearing the land, is \$175.00 to \$200.00 per acre. Now, coming down to the personal chattels, if Your Honour would care to look at Exhibit 4, the Custodian's Analysis, I can indicate to you the items where we have reduced the value and since there are only three perhaps Your Honour would make notes of it.

Y. Fujita  
In Chief.

Analysis?

MR. CHERNIAK: Yes. The items are all numbered and if you look at number 19, 1 - 14 inch plow, \$20.00, that has been reduced to \$15.00. Item Number 20, 1 - cultivator, \$13.00, that has been reduced to \$10.00. And item Number 22, 2 - incubators, \$100.00, that has been reduced to \$70.00. With these charges the analysis sheets then shows an amended claim, that is a reduction of \$38.00 from the original claim. Your Honour will note that all these items were sold by the Custodian and there is no question of loss. Of these items the croupt number 17 to 21 inclusive were sold to the tenant a Mr. Young.

THE COMMISSIONER: Where is that shown?

MR. CHERNIAK: That is not stated Your Honour but I learned that from the Custodian's file. I think my learned friend might want to file the valuation upon which this is based. On behalf of my learned friend and subject to the production of the appraiser, the appraiser being a Mr. Pallot, I will file as Exhibit 5 a list of articles which were sold to the tenant of the property.

(LIST OF ARTICLES, EXHIBIT 5.)

MR. CHERNIAK: I might ask my learned friend if he has any record as to the quqlifications of Mr. Pallot?

MR. FERG: I haven't, that would have to be gone into, I imagine on his examination.

MR. CHERNIAK: Now, I would like my learned friend to produce from his file a letter from the Custodian

Y. Fujita  
In Chief.

to the tenant whose name at that time was Smith, dated May 29th, 1942. I produce from the Custodian's file a copy of a letter from the Custodian to Mr. David Smith, 5100 Francis St., Vancouver, B.C., dated 29th May, 1942, which reads : "Dear Sir, re: Yoshiya Fujita, In reply to your application of the 27th May to lease the farm of Y. Fujita, of 174 - 11th Ave., Haney, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and household furniture, and that you will be held responsible for same."

(LETTER, EXHIBIT 6.)

THE COMMISSIONER: There are no goods unaccounted for?

MR. CHERNIAK: No, Your Honour, it is just a question of deterioration. The large question that remains is that of the kitchen ware, shown at a value of \$100.00 and sold for \$3.70. Now in Exhibit 2, the personal chattel statement, there is a lengthy list of kitchenware showing the nature of the goods, the cost price and the year in which it was purchased, showing the total cost price of this kitchen ware at \$158.00 and the value estimated at \$100.00.

THE COMMISSIONER: I wonder if you would be able to do

that, make a list of your kitchenware, when you bought



Y. Fujita  
In Chief.  
Cr-Exam.

it and how much you paid for it?

MR. CHERNIAK: I hope that time never comes, Your Honour.

Q Mr. Fujita, I show you a length list concerning kitchenware, was this prepared with the help of your wife? A Yes.

Q Do you feel that this list contains all the kitchenware that you left at the premises?

A No, there should be a lot more smaller articles.

MR. CHERNIAK: Thank you Your Honour.

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CROSS EXAMINED BY MR. FERG:

MR. FERG:

Q Do you know Mr. Hal Menzies of Hahey, B.C.?

A Yes.

Q He is a Real Estate Agent and Insurance Broker?

A Yes.

Q I am going to put this letter in but before I do it I want to ask you one or two questions. Here is a letter dated the 3rd of June, 1943, from Hal Menzies to the Insurance Department, Office of the Custodian, Japanese Evacuation Section, which reads "Dear Sirs, Re: Yoshiya Fujita. In reply to your letter of May 25th, I have inspected the property and I would recommend to our company the following insurance values: For the Dwelling, \$600.00. Wood Shed \$50.00. Barn (Which probably combines what was listed as a Brooder House) \$150.00. Poultry Buildings (Which includes the incubator room) \$150.00. As the dwelling contains one metal chimney the rate will be 3.50 and 2.50 on the outbuildings.

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Y. Fujita  
Cr-Exam.

With regard to the chat tels I find very little of any value and what there is is scattered around in the upstairs portion of the house and I would suggest \$100.00 on what is contained in the dwelling.

I examined the incubators. There are two five-hundred-egg Chatham incubators and from what I can ascertain here they are not worth more than \$15.00 apiece.

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The metal chimney of the house also is in very poor shape but the tenant has promised to replace it for his own protection.

If you wish me to insure as above suggested I will do so immediately on receipt of your instructions."

Q What would you say as to Mr. Menzies valuation as compared with the claim you have put in, is he reasonable in that? A

MR. CHERNIAK: May I ask, before the question is answered, whether this is the value Menzie placed on it or are these the amounts he thinks it should be insured for?

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MR. FERG: Insurance values.

THE WITNESS: I think the amount of insurance is not enough.

Q The barn, which probably combines what was listed as a Brooder House, \$150.00?

A That is also not enough.

Q And the Poultry Buildings, which includes the incubator room, \$150.00? A That is also not

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enough.

Y. Fujita  
Cr-Exam.

Q Now with regard to the chattels, he mentions that the chattels were upstairs and scattered around and worth about \$100.00, is that an unreasonable valuation? A It should be more than that.

Q Now, you had two incubators?

A Yes.

Q What kind of incubators were they?

A Charters.

Q How old were these incubators? A I don't know the age of the incubators because I bought it second hand.

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Q You bought it second hand when?

A I think it was listed in my chattels.

Q It is listed in your chattel claim as 1936 you bought them? A Yes, I think it is 1936, it is 1936.

Q And they were second hand then?

A Yes, they were second hand when I bought them.

Q "Mr. Hal Menzies says this "I examined the incubators. there are two five-hundred-egg Chatham incubators

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and from what I can ascertain here they are not worth more than \$15.00 a piece." What do you say as to that value?

A I don't think so, it was still a good incubator.

Q Were these incubators electrical or oil burners?

A Oil.

MR. FERG: I will file this letter from Hal Menzies to the Insurance Department, Office of the Custodian, Japanese Evacuation Section, dated June 3rd, 1943, and Mr. Menzies will be produced for cross-examination if necessary at the adjourned hearing.

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(LETTER, EXHIBIT 7.)

Y. Fujita  
Cr-Exam.

THE COMMISSIONER: The man who wrote it will be subject to cross-examination?

MR. FERG: It is a matter of corroboration I suppose, to a certain extent, of the appraisal of the property. Although Menzies was examining the property for a different purpose than the market value, notwithstanding, the insurable value and the market value should not be far apart.

Q With regard to these incubators you don't know at all how old they were? A No.

Q Did you buy them at auction sale or privately?

A Private.

Q Who did you buy them from?

A I don't remember quite correctly but I think I bought it from the United Farmers Co-op.

Q At Haney? A Yes.

MR. FERG: I submit, Your Honour that the property has been sold for its fair market value. This is not one of those cases where he is making claim for goods not found and our contention is that his property has been sold for its fair market value.

MR. CHERNIAK: I would point out your Honour that Mr. Menzies values these incubators at twice the amount for which they were sold.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

*Mark H. Pearce*  
(Mark H. Pearce)  
Official Reporter.

I, the undersigned Sub-Commissioner hereby certify that the foregoing 10 pages of typewritten matter contain a true and accurate record of the sub-commission held in the law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

*M. H. Pearce*  
(SUB-COMMISSIONER.)

Case # 865

Case # 865

NOV 28 1947

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.

~~8630~~ 761  
ACKNOWLEDGED  
*W.B.S.*

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

(1) NAME Fujita Yoshiya (RCMP) Reg. No. 13807  
(Print) Surname Given Name

(2) Pre-Evacuation Address 174 11th Avenue, R.R. #1, Haney, B.C.

(3) Present Address 665 Langside Avenue, Winnipeg, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) 174, 11th Avenue, R.R. #1, Haney, B.C.  
City of Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
In Maple Ridge, Lots 3 and 4 of Lot 1 of the North East Quarter of Section 20, Township 12 Map 5430, New Westminster

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) ~~Residence~~ Type of business \_\_\_\_\_
- (iii) ~~Business~~ x
- (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 - - - - - \$2,000.00
- (ii) Buildings - - - - - \$1,500.00
- (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) - - - - - \$ 3,500.00 3600.
- (v) Amount at which Custodian sold property and credited your account - - - \$ 995.94 1074
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,504.06 1926

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation  
174 11th Avenue, R.R. #1, Haney, B.C.

(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 ~~house~~ Loose as well as packed in box.

(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")

Key handed to Custodian

| (e) Itemized description of personal property which is the subject of the claim: |                                  | Amt. Rec'd   | Loss          |
|--|----------------------------------|--------------|---------------|
| 1. <u>Stove and farm tools (Jan. 21/44)</u>                                      | Estimated Value \$ <u>75.00</u>  | <u>54.00</u> | <u>21.00</u>  |
| 2. <u>Chattels (auctioned Dec. 16/43)</u>  | Estimated Value \$ <u>100.00</u> | <u>47.57</u> | <u>52.43</u>  |
| 3. <u>2 incubators (auctioned Feb. 10/44)</u>                                    | Estimated Value \$ <u>100.00</u> | <u>3.65</u>  | <u>96.44</u>  |
| 4. <u>Kitchen ware (not listed in sale)</u>                                      | Estimated Value \$ <u>100.00</u> | <u>nil</u>   | <u>100.00</u> |
| 5. _____   | Estimated Value \$ _____         |              |               |
| 6. _____   | Estimated Value \$ _____         |              |               |
| 7. _____   | Estimated Value \$ _____         |              |               |
| 8. _____   | Estimated Value \$ _____         |              |               |
| 9. _____   | Estimated Value \$ _____         |              |               |
| 10. _____  | Estimated Value \$ _____         |              |               |

TOTAL CLAIM FOR PROPERTY LOSS \$ 213.269.87

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) - - - - - \$ 2,773.93 2139.90

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no yes  
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Winnipeg

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 )  
 Province of Manitoba )  
 TO WIT: )

I, Yoshiya Fujita of the City of Winnipeg in the Province of Manitoba

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 City of Winnipeg in the Province of Manitoba this 7th day of November A.D. 1947.

*Y. Fujita*  
 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.

To be attached to the Claim of FUJITA, Yoshiya, reg. 13807

Of the items sold December 16, 1943, all items except the following were sold at a satisfactory price of \$ 28.60

|                      |       |
|----------------------|-------|
| Logging Chain        | 5.00  |
| 3 Cross Cut Saws     | 5.00  |
| Berry Wire           | 5.00  |
| 3 Chairs             | 3.00  |
| 2 Dining Room Chairs | 5.00  |
| Cabinet              | 10.00 |
| Child's Chair        | 1.00  |
| Picture Frame        | 1.00  |
| Ironing Board        | 1.00  |
| 20 gal. crock        | 5.00  |
| Dresser              | 15.00 |
| Clothe rack          | 5.00  |
| 4 ft. bed and spring | 10.00 |
| Spring Tooth Harrow  | 5.00  |
| Harrow               | 5.00  |
| Linoleum             | 5.00  |

Total \$114.50

Stove & Farm Tools sold January 21st. 1944.

|                          |       |
|--------------------------|-------|
| 1 McClary Range          | 35.00 |
| 6 Kitchen Chairs         | 6.00  |
| 1 14" Plow               | 20.00 |
| 1 Cultivator             | 13.00 |
| Small quantity of Lumber | 1.00  |

Total \$ 75.00

FUJITA YOSHIYA

(Claimant's Name)

REAL ESTATE  
(Farm Land)

13807

Reg. No.

| LAND                                  | Acres    | Date of Purchase | From Whom    | Cost Price  | Cleared or uncultivated or cultivated at date of Purchase | Improvements at date of Purchase                 | Estimated value at Date of Sale |
|---------------------------------------|----------|------------------|--------------|---|---|--|---------------------------------|
| Uncleared                             | 13 acres |                  |              |   |   |  |                                 |
| Cultivated not planted                |          |                  |              |   |   |  |                                 |
| Cultivated and <del>not</del> in crop |          | 1936             | K. Nakatsuja | My father had owned this and it was foreclosed by mortgage. I redeemed it for \$900.00. | 1 acre cleared.   | House which was built by me, and belonged to me. | \$3,000.00                      |
| List Crops                            |          |                  |              |   |   |  |                                 |
| Raspberries                           | 1 acres  |                  |              |   |   |  |                                 |
| Asparagus                             | 1 acres  |                  |              |   |   |  |                                 |
| Strawberries                          | 2 acres  |                  |              |   |   |  |                                 |
| Orchard                               | 1 acres  |                  |              |   |   |  |                                 |
| Buildings & Chicken run               | 1 acres  |                  |              |   |   |  |                                 |
| Total                                 | 19 acres |                  |              |   |   |  |                                 |

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

| Description  | When Made | Cost |
|--|-----------|------|
| Cleared and cultivated 5 acres.                      |           |      |
| Constructed a fair amount of Cedar covered ditching. |           |      |
| Constructed a well.                                  |           |      |
| Planted over 100 fruit trees.                        |           |      |

| BUILDINGS          | Type | Size                 | Finish | Date Built | Cost Material                             | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value | Cost |
|--------------------|------|----------------------|--------|------------|---|-----------------|---------------------|----------------------------|-----------------|------|
| House              |      | 24x30                | Frame  | 1933       | Bought materials & own & hired labour     |                 |                     |                            | \$1,000.00      |      |
| Hen House          |      | 21x75                | "      | 1938       | Bought materials & own & hired labour     |                 |                     |                            | 700.00          |      |
| Barn & 2 additions |      | 2 storeys<br>57 x 54 | Lumber | 1937       | Bought materials and own and hired labour |                 |                     |                            | 400.00          |      |
| Brooder House      |      | 14 x 16              | Frame  | 1936       | Bought materials and own and hired labour |                 |                     |                            | 100.00          |      |

Comments re Appraiser's report not covered by above information: <sup>except house</sup> The buildings were all built by me after I completed the purchase in 1936 so it is obvious that the appraiser is wrong in his estimate of the age of the buildings. Neither the buildings nor the land were as bad as pictured by the Appraiser. The buildings were useable and the land supported my family quite well. I consider the appraised value as too low and that the fair market value at date of sale was at least \$3,000.00 on the basis of the assessed value alone.

EXHIBIT No. 865-1  
 DATE Sept. 2/48  
 FILLED BY Claimant

Y. Fujita  
 Signature



| Description of Major Items<br>(and particularly of goods<br>lost, stolen or destroyed)  | Approximate<br>Date Purchase | New or Used<br>When Purchased           | Price Paid                     | Condition when<br>Evacuated | Estimated value<br>at Date of Evacuation |
|---|------------------------------|---|--------------------------------|-----------------------------|--|
| Cabinet   | 1936                         | Built to order by<br>brother.           | 20.00                          | Good                        | \$10.00                                  |
| Dresser   | 1936                         | New                                     | 20.00                          | Good                        | \$15.00                                  |
| 4 Ft. Bed & Spring  | 1933                         | New                                     | 25.00                          | Good                        | \$10.00                                  |
| McLary Range  | 1933                         | New                                     | 75.00                          | Good                        | \$35.00                                  |
| 1-14" Plow  | 1931                         | New                                     | 25.00                          | Good                        | \$15.00                                  |
| 1 Cultivator  | 1931                         | New                                     | 20.00                          | Good                        | \$10.00                                  |
| 2 Incubators  | 1936                         | Used                                    | 100.00                         | Good                        | \$70.00                                  |
| Kitchenware as follows - All purchased new at the prices and good times set opposite and all in good condition at date of sale. |                              |   |                                |                             |  |
| 2 Doz. Sashimi dish; \$5.00; 1929.  | 6 Large Plater \$3.00 1936.  | 3 Set China bowl \$5.50 1929, 1930      | 1 Gal. Crock \$1.00; 1929      |                             |  |
| 2 Doz. Rice bowl; \$3.00; 1929.   | 1 Large " \$2.50 1934.       | 1 set Ju-bako \$12.00; 1938             | 1 6 Gal. Crock \$3.50; 1929    |                             |  |
| 1 Doz. Noodle bowl; \$6.00; 1935  | 1 Large " \$5.00 1930        | 1 Doz. Tea-set (Japanese) \$5.00; 1938. | 1 20 Gal. Crock \$15.00; 1930. |                             |  |
| 20 Chawan-mooshi bowl; \$20.00; 1935.   | 1 Aluminum Pan \$1.50 1929   | 1 Set Glass Bowl \$1.50; 1929.          | 1 Tea Kettle \$2.50; 1929.     |                             |  |
| 20 Sui-mono Wan \$30.00; 1936.  | 3 Enamel Pan \$6.50 1929     | 3 Frying Pan \$3.50; 1929               | 1 Aluminum Pot \$3.00; 1929.   |                             |  |
| 6 Nabe-yaki Nabe \$3.00; 1936.  | 1 Set for Sake \$15.00 1936. | 1 Set Roast Pan \$2.50; 1929.           | 1 Double Boiler \$2.50; 1929.  |                             |  |
| Total Cost Price <del>158.</del> 158.00   |                              |   |                                |                             | \$100.00                                 |

Description of Storage of Goods:

Left at house.

General Statement as to Chattels not Described above:

All items have been depreciated according to age and use.

Additional Comments, if any:

The \$3.70 Credit shown in the analysis sheet opposite kitchenware is not for the items for which I am claiming. This item consists of good dinnerware none of which is shown by custodian's sales sheets.

EXHIBIT No.

DATE

FILLED BY

865-2  
Sept. 2/49  
Claimant

*Y. Fujita*  
Signature

BC-12-P  
BC-3122-B 865-3

# Farm Appraisal Report

DATE Sept. 2/48  
FILLED BY Claimant

File No. JL-195

Land Description Lots 3 & 4 of Lot 1, NE 1/4, Sec. 20, Plan 5430.

Containing 18.919 Acres

Owner's Name FUJITA, Yoshiya Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1 mile

Market Town New Westminister (also local facilities) Distance 24 "

Church (give denomination) Haney - all denominations Distance 1 "

Nearest School Haney, B.C. Distance 1 "

State how property was identified: Map location and corner posts.

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

Has direct access to 11th Avenue-poor gravel road in this section.

Is this district a good one? Fairly good - co-operative marketing.

Employment opportunity Fair at a distance; 2 sawmills; 1 brickyard & peat plant.

Predominating Nationality and religion: Mixed - Japanese predominate.

Describe Fencing and its condition: No fences. Value \$

Water supply: Good supply from shallow well. Value \$

Electricity - power available. Lights installed.

## BUILDINGS ON FARM

2761

| BUILDINGS    | DIMENSIONS | MATERIAL | HEIGHT | ROOF  | AGE | Foundation | REPAIR | VALUATION |
|--------------|------------|----------|--------|-------|-----|------------|--------|-----------|
| HOUSE        | 24 x 30    | Frame    | 1 st.  | Shgl. | 20  | Wood       | poor   | 650.00    |
| Hen House    | 21 x 75    | "        | 2 "    | Shke. | 12  | "          | "      | 300.00    |
| BARN         | 24 x 24    | "        | 1 "    | "     | 15  | "          | poor   | 75.00     |
| Add'n        | 18 x 24    | Posts    | 1 "    | "     | 15  | "          | "      |           |
| BARN Add'n   | 15 x 24    | "        | 1 "    | "     | 15  | "          | "      | 20.00     |
| Brooder hse. | 12 x 15    | Frame    | 1 "    | Shgl. | 12  | "          | "      |           |
| GRANARY      | X          |          |        |       |     |            |        |           |
|              | X          |          |        |       |     |            |        |           |
|              | X          |          |        |       |     |            |        |           |
|              | X          |          |        |       |     |            |        |           |
|              | X          |          |        |       |     |            |        |           |

Total present day value \$ 1045.00

Total Value Buildings add to farm \$ 600.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? All buildings poor types of structures.

Describe the basement and chimneys: No basement - stove pipe chimney.

No. rooms downstairs? 5 Upstairs? - How finished Wood finish

Are buildings painted? None. Condition of paint

Distance from nearest bush Approximately 100 yards.

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          |
|---|---|-----------------------------|--|--|---------------------------|----------------|
| 6.01  | Level<br><i>6.01</i>                          | Sandy and gravelly<br>6-15" | Gravelly                                       | Mixed small fruit, but badly run to weeds. | 50.00                     | 300.50         |
| 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 |
| 12.909  | Level<br><i>12.909</i>                        | Sand & gravel               | Gravelly                                       | Clearing, stumping & breaking              | 175.00 to 200.00          | 15.00          |
| 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 \$ 494.13

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 1094.13

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

No work has been done on the farm this season and indications are that very little was done last season. General growth denotes a low state of fertility.

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

With improved fertility would be suitable for small fruits.

Noxious weeds:

Canada thistle, couch grass, sorrel and many less serious weeds.

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

Maple Ridge Municipality Assessment.  
Improvements - \$1300.00  
Assess. Land - 1600.00 - Taxes-1942-\$65.61.

Date: June 1st, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29 day of May 19 42.

Inspector's Signature

"D. DODDING"

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

JL-195 - Y.FUJITA

# Farm Appraisal Report

Remarks:

This is a very poor type of holding, in that the soil generally is light and in numerous places gravel is showing on the surface. The soil is obviously lacking in humus and it is considered that in a dry season small fruit crops would suffer from lack of moisture.

The land has badly run to weeds and generally has a neglected run-down appearance.

The uncleared land carries heavy bush with a considerable amount of alder and fir, suitable for cordwood, and this has been taken into consideration.

The buildings are generally of poor type and construction.

### (FOR ORCHARD LANDS ONLY)

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

Nil

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

### 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

|                                 |               |     |    |
|---------------------------------|---------------|-----|----|
| Strawberries - run to weeds     | .73           | acs | \$ |
| Raspberries - " " " & old cane  | .95           | "   | \$ |
| Asparagus - over-run with weeds | .93           | "   | \$ |
| Generally gone to weeds         | 2.28          | "   | \$ |
| Sod and couch grass             | 1.12          | "   | \$ |
| Bush                            | 12.909        | "   | \$ |
|                                 | <u>18.919</u> |     | \$ |

Also young fruit trees planted in sod.

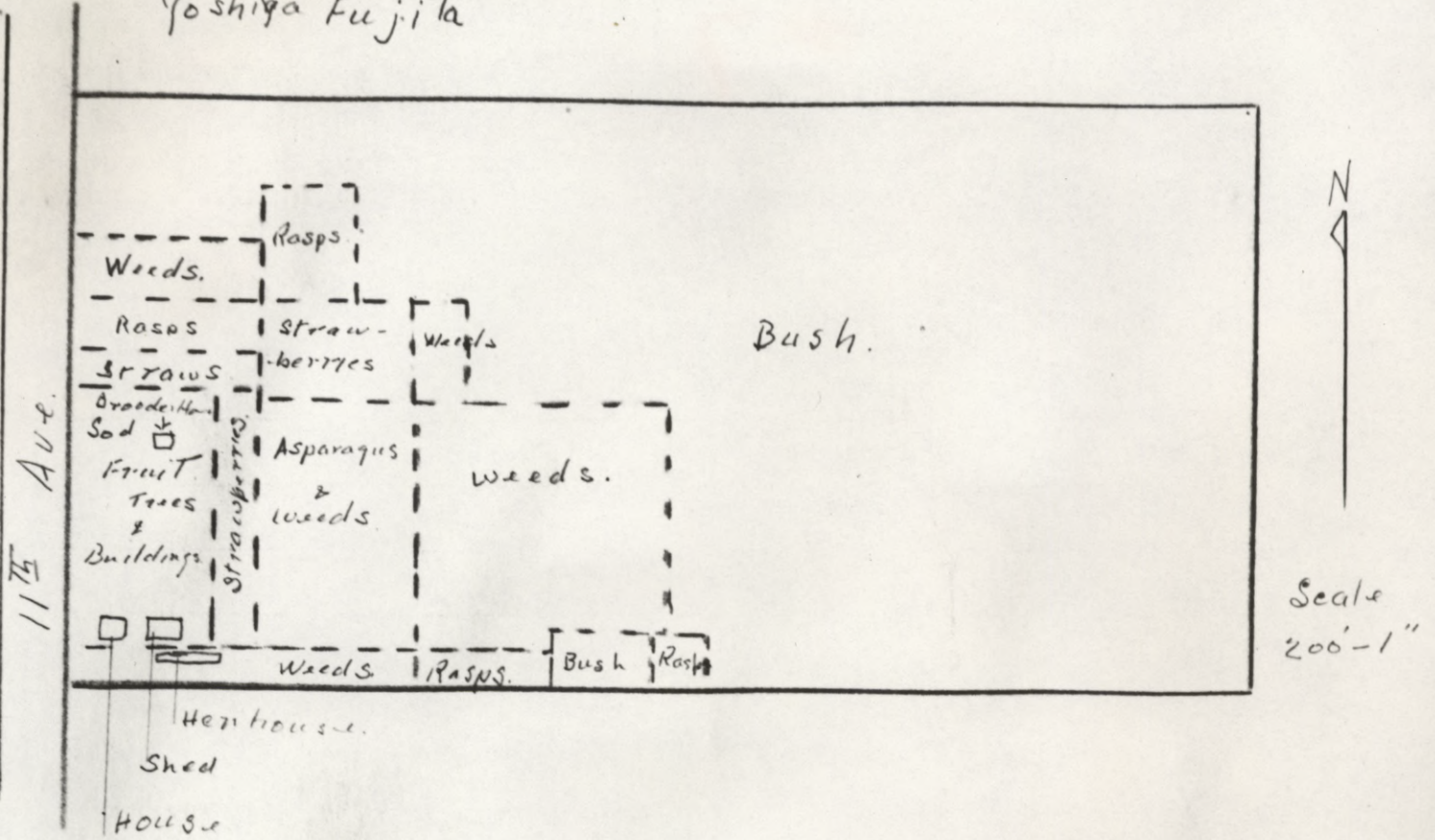
|                                |    |
|--------------------------------|----|
| Prunes - 46 - approx. 4 years. | \$ |
| Apples - 60 - " 4 "            | \$ |

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

lots 3 & 4 of lot 1, NE 1/4 Sec. 20 - plan 5430 - 18919 ac  
Yoshiya Fujita



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

value is \$ 1100.00

Date..... 4th June ..... 1942.

"I.T. BARNET"

District Superintendent.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2761

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

NAME Yoshiya FUJITA

REG. No. 13807

| DATE                         | INVENTORY                     | DETAILS OF CLAIM            | SALES                  |           | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|------------------------------|-------------------------------|-----------------------------|------------------------|-----------|----------------------|-----------------|
|                              |                               |                             | AUCTION                | TENDER &c |                      |                 |
| DECLARATION <u>Apr. 8/42</u> | TAKEN BY <u>I.C. Bardwell</u> |                             |                        |           |                      |                 |
| EVACUATION <u>Apr. 11/42</u> | DATE <u>May 21/42</u>         |                             |                        |           |                      |                 |
| 2 incubators                 |                               | 1. Logging chain            | 5 00                   | 2 00      |                      |                 |
| 1 plow                       |                               | 2. 3 cross cut saws         | 5 00                   | 1 50      |                      |                 |
| 2 harrows                    |                               | 3. Berry wire               | 5 00                   | 1 50      |                      |                 |
| 1 cultivator                 |                               | 4. 3 chairs                 | 3 00                   | 1 00      |                      |                 |
| 1 spray pump                 |                               | 5. 2 dining room chairs     | 5 00                   | 4 00      |                      |                 |
| 1 kitchen stove              |                               | 6. Cabinet                  | 10 00                  | 2 00      |                      |                 |
| 5 beds                       |                               | 7. Child's chair            | 1.00                   | 25        |                      |                 |
| 2 chiffoniers                |                               | 8. Picture frame            | 1.00                   | 35        |                      |                 |
| 1 book case                  |                               | 9. Ironing board            | 1 00                   | 45        |                      |                 |
| 3 tables                     |                               | 10. 20 gal. crock           | 5 00                   | 3 50      |                      |                 |
| 12 chairs                    |                               | 11. Dresser                 | 15 00                  | 8 00      |                      |                 |
| Kitchen utensils             |                               | 12. Clothes rack            | 5 00                   | 35        |                      |                 |
|                              |                               | 13. 4 ft. bed & spring      | 10 00                  | 2 00      |                      |                 |
|                              |                               | 14. Spring tooth harrow     | 5 00                   | 1 00      |                      |                 |
|                              |                               | 15. Harrow                  | 5 00                   | 1 50      |                      |                 |
|                              |                               | 16. Linoleum                | 5 00                   | 1 00      |                      |                 |
|                              |                               | 17. McClary Range           | 35 00                  |           | 30 00                |                 |
|                              |                               | 18. 6 Kitchen chairs        | 6 00                   |           | 6 00                 |                 |
|                              |                               | 19. 1 - 14" plow            | 20 00 <sup>15</sup>    |           | 15 00                |                 |
|                              |                               | 20. 1 cultivator            | 13 00 <sup>10.00</sup> |           | 8 00                 |                 |
|                              |                               | 21. Sml. quant. lumber      | 1 00                   |           | 1 00                 |                 |
|                              |                               | 22. 2 incubators            | 100 00 <sup>70</sup>   | 15 00     |                      |                 |
|                              |                               | 23. Kitchenware             | 100 00                 | 3 70      |                      |                 |
|                              |                               |                             | 361 00                 | 49.10     | 60 00                |                 |
|                              |                               |                             |                        | 60 00     |                      |                 |
|                              |                               |                             |                        | \$109.10  |                      |                 |
|                              |                               | Other goods sold at auction |                        | 24.90     |                      |                 |
|                              |                               |                             |                        | \$134.00  |                      |                 |

EXHIBIT No. 865-4  
 DATE Sept. 2/44  
 FILLED BY Clamant

No. 2761

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

CASE No. \_\_\_\_\_

No. 13807

VENUE Winnipeg

| DATE  | SALES  |            | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANY TIME | ABANDONED | NOT ACCOUNTED FOR THEFT & C | UNSOLD | REMARKS |
|-------|--------|------------|----------------------|-----------------|-----------------------|-----------|-----------------------------|--------|---------|
|       | AMOUNT | TENDER & C |                      |                 |                       |           |                             |        |         |
| 2 00  |        |            |                      |                 |                       |           |                             |        |         |
| 1 50  |        |            |                      |                 |                       |           |                             |        |         |
| 1 50  |        |            |                      |                 |                       |           |                             |        |         |
| 1 00  |        |            |                      |                 |                       |           |                             |        |         |
| 4 00  |        |            |                      |                 |                       |           |                             |        |         |
| 2 00  |        |            |                      |                 |                       |           |                             |        |         |
| 25    |        |            |                      |                 |                       |           |                             |        |         |
| 35    |        |            |                      |                 |                       |           |                             |        |         |
| 45    |        |            |                      |                 |                       |           |                             |        |         |
| 3 50  |        |            |                      |                 |                       |           |                             |        |         |
| 8 00  |        |            |                      |                 |                       |           |                             |        |         |
| 35    |        |            |                      |                 |                       |           |                             |        |         |
| 2 00  |        |            |                      |                 |                       |           |                             |        |         |
| 1 00  |        |            |                      |                 |                       |           |                             |        |         |
| 1 50  |        |            |                      |                 |                       |           |                             |        |         |
| 1 00  |        |            |                      |                 |                       |           |                             |        |         |
|       | 30 00  |            |                      |                 |                       |           |                             |        |         |
|       | 6 00   |            |                      |                 |                       |           |                             |        |         |
|       | 15 00  |            |                      |                 |                       |           |                             |        |         |
|       | 8 00   |            |                      |                 |                       |           |                             |        |         |
|       | 1 00   |            |                      |                 |                       |           |                             |        |         |
| 15 00 |        |            |                      |                 |                       |           |                             |        |         |
| 3 70  |        |            |                      |                 |                       |           |                             |        |         |
| 49.10 | 60 00  |            |                      |                 |                       |           |                             |        |         |
| 60 00 |        |            |                      |                 |                       |           |                             |        |         |
| 09.10 |        |            |                      |                 |                       |           |                             |        |         |
| 24.90 |        |            |                      |                 |                       |           |                             |        |         |
| 34.00 |        |            |                      |                 |                       |           |                             |        |         |

Goods valued by Japanese at \$286.00 sold at auction for \$49.10  
 " " " " " " 75.00 " by tender " 60.00  
 \$361.00 \$109.10

Jan. 21, 1944.

*File*

Re CHATTELS OWNED BY FUJITA, Yoshiya 174-11th Ave., Haney, B.C.

File no: 2761  
Rec: no: 13807

The following articles were appraised by S. Pallot, and sold to Mr. Young, the tenant on the property,

|                                 |             |
|---------------------------------|-------------|
| 1 McClary range                 | \$30.00     |
| 6 Kitchen chairs                | 6.00        |
| 1-14" Plow                      | 15.00       |
| 1-Cultivator                    | 8.00        |
| Sml. quant. lumber              | <u>1.00</u> |
| TOTAL PRICE                     | \$60.00     |
| Less 10% appraisal fee          | <u>6.00</u> |
| Total <sup>Net</sup> sale price | \$54.00     |

I HEREBY CERTIFY THAT the above prices of CHATTELS appraised by me are a true value.

Spencer Pallot

Submitted and approved by the Advisory Committee, 8th March, 1944.

EXHIBIT No. 865-5  
DATE Sept. 2/48  
FILLED BY Claimant

*JYS*



2761

29th May, 1942.

Mr. David Smith,  
5100 Francis St.,  
Vancouver, B.C.

*see letter  
3/16/44  
C.F.D.*

Dear Sir:

re: Yoshiya Fujita.

In reply to your application of the 27th May to lease the farm of Y. Fujita, of 174-11th Ave., Haney, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and household furniture, and that you will be held responsible for same.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDR:GF

EXHIBIT No. 865-6  
DATE Sept. 2/48.  
FILLED BY Claimant.

Fire, Theft, Automobile  
Sickness and Accident  
Plate Glass and Burglary  
Insurance

Sun Life Insurance  
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

# Hal Menzies

REAL ESTATE and INSURANCE

« HANEY, B.C. »

Notary Public  
Conveyances  
Loans and Appraisals

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | JUN 4 1943 |
| File No.           | 2761       |
| Ans.               |            |
| Referred           | Johson     |

June 3rd., 1943.

Insurance Dept.,  
Office of the Custodian,  
Japanese Evacuation Section,  
Vancouver.

Dear Sirs:

Re: Yoshiya Fujita.

In reply to your letter of May 25th I have inspected the property and I would recommend to our company the following insurance values :

|  |          |
|--|----------|
| For the Dwelling   | \$600.00 |
| Wood Shed  | \$ 50.00 |
| Barn(which probably combines what was listed as a Brooder House) | \$150.00 |
| Poultry Buildings(which includes the incubator room)             | \$150.00 |

As the dwelling contains one metal chimney the rate will be 3.50 and 2.50 on the outbuildings .

With regard to the chattels I find very little of any value and what there is is scattered around in the upstairs portion of the house and I would suggest \$100.00 on what is contained in the dwelling .

I examined the incubators. There are two five-hundred-egg Chatham incubators and from what I can ascertain here they are not worth more than \$15.00 apiece .

The metal chimney of the house also is in very poor shape but the tenant has promised to replace it for his own protection .

If you wish me to insure as above suggested I will do so immediately on receipt of your instructions. Thanks for your letter.

Yours truly,

HM:K

EXHIBIT No. 862-7.  
DATE Sept. 2/48  
FILLED BY  
Claimant

*H. Menzies*