

<u>REAL PROPERTY</u>										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	Amount	
					1375.00 718.00	1761.07 872.12				1761.07 872.12
<u>PERSONAL PROPERTY</u>										138.00
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			
			46%							
TOTAL RECOMMENDATION										2771.19

CASE NO: 956.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,

April 21st, 1948.

IN THE MATTER OF THE CLAIM OF

GENTARO FURUKAWA.

PROCEEDINGS AT HEARING.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Fort William, Ontario,

April 21st, 1948.

IN THE MATTER OF THE CLAIM OF
GENTARO FURUKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

T.P. HORROBIN, Esq., Official Reporter.

30

G. Furukawa,
In Chief.
Discussion.

MR. CHERNIACK: In this matter, my lord, I have had difficulty in making out the claim and the manner in which it was arrived at as based on the copy that is before your Lordship. I would ask leave to amend this claim, my lord. It is an upward amendment, because I cannot conceive of how these figures could actually represent the values which this claimant sets out. I believe that possibly the solicitor who prepared it has shown in crops a good deal
10 of what would be considered improvements to the land, because he has shown \$4700.00 in crops.

THE COMMISSIONER: I see.

MR. CHERNIACK: My application therefore, my lord, is to show the valuations for parcel "A" at \$4,000.00, and parcel "B" at \$3000.00.

THE COMMISSIONER: "A" being Lot 280.

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: And the value of "A"?

MR. CHERNIACK: \$4000.00. The sale price of Lot "A"
20 Was \$1375.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Showing a loss of \$2625.00.

THE COMMISSIONER: Then "B"?

MR. CHERNIACK: "B", \$3000.00, sir.

THE COMMISSIONER: Sold at --?

MR. CHERNIACK: Sold at \$718.00. The loss is \$2,282.00, showing a total loss on both properties of \$4907.00.

The chattel claim is being withdrawn, my lord.

THE COMMISSIONER: That includes the entire claim on the
30 reverse side of the claim form, is that the

G. Furukawa,
In Chief.
Discussion.

situation?

MR. CHERNIACK: That is correct, my Lord.

GENTARO FURUKAWA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Furukawa, I show you two typewritten statements.
Were these prepared in accordance with your in-
structions and with the aid of your son?

10 A Yes.

Q Are these your signatures? A: Yes.

Q Do you swear the contents to be true to the best of
your knowledge and recollection?

A Yes.

MR. CHERNIACK: May I file as Exhibit 1, my Lord, the
statement affecting Parcel "A", and on behalf of my
learned friend I will file the S.S.B. appraisal
affecting parcel "A".

(STATEMENT MARKED EXHIBIT NO. 1).

20 (S.S.B. APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUNTER: That is the 20 acre one, isn't it?

MR. CHERNIACK: Yes, the 20 acre one. I file as Exhibit
3, my Lord, the claimant's statement as to Parcel
"B", and on behalf of my learned friend the S.S.B.
appraisal on Parcel "B" as Exhibit 4.

(STATEMENT MARKED EXHIBIT NO. 3).

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Exhibit 1, my Lord, sets out that the
claimant purchased these 20 acres in December,
30 1938, from a Thomas Davidson for \$3000.00. I have

G. Furukawa,
In Chief.

10 in my possession/^adocument I am showing my learned friend affecting this parcel between Davidson and the claimant. The claimant states, my lord, that at the time he purchased the property, it was all cleared but it hadn't been planted, or cultivated. He cultivated nine acres and lists the crop which he planted there. He states that he put in some 2000 feet of tile ditching at an estimated cost of material of \$120.00, plus his own labour, constructed about \$ 950 feet of barbed wire fencing and erected hops wire and posts at a cost of \$400.00.

He sets out that he erected two small buildings in 1939, and shows the cost of erection at a total of \$350.00.

20 If I may refer you to Exhibit 2, my lord, the S.S.B. appraisal, it shows a fairly good location, being one mile from Hammond with a frontage on a good hard surfaced road, the North River Road apparently. The comment on page 3 of the appraisal sets out the purchased price of the property and states, "Although three or four acres may flood at high water, except for an acre or so low natural runways (pasture), all this land is capable of growing mixed crops and fully half of it for specialized or truck farming". The rest is information, my lord, which the appraiser has apparently acquired.

30 The claimant sets out that "On the two acres which in the spring of the year are flooded, I had planted fall strawberries which were not affected by the flood." You will note the discrepancy as to

G. Furukawa,
In Chief.

the area covered by flood, my lord, and the claimant then sets up in his opinion the fair market value would be at least \$4000.00.

THE COMMISSIONER: Is there any proof, apart from the witness' statement, as to the price paid by him in 1938?

MR. CHERNIACK: I mentioned, my lord, I have shown my learned friend the agreement for sale of the land. Would you like me to file it?

10 THE COMMISSIONER: I would like to look at it.

MR. CHERNIACK: You will note, sir, that the figure 8 I believe did not show through the carbon. The sale took place in 1938.

THE COMMISSIONER: All right.

MR. CHERNIACK: Would you like me to file it, sir?

THE COMMISSIONER: I do not think there is any need of it. You are not contending that this purchase price was not paid, Mr. Hunter?

MR. HUNTER: No, my lord.

20 MR. CHERNIACK: Possibly at this time my learned friend could give the assessment so we have the parcels separate.

MR. HUNTER: The assessment for parcel "A" is land, \$1750.00, improvements \$550.00.

THE COMMISSIONER: That is 1942, is it?

MR. HUNTER: 1942.

THE COMMISSIONER: \$1750.00, plus \$550.00, was it?

MR. HUNTER: Yes, my lord. That is \$2300.00, isn't it?

THE COMMISSIONER: Yes.

30 MR. HUNTER: And for parcel "B", land \$500.00 and improve-

G. Furukawa,
In Chief.

ments, \$700.00, making a total of \$1200.00.

MR. CHERNIACK: Turning now to parcel "B", my lord,
Exhibit 3 gives the claimant's statement that he
purchased this property consisting of something
over five acres in 1928 from Fannie D. Dale for
\$1700.00, at which time one acre had been cleared
and the balance was heavy bush. At the time of the
purchase, my lord, there was an old house, 21 x 36,
upon the property and an old barn. The claimant
sets out that he cleared and cultivated about
four acres which would be the balance of the property,
my lord, from the time of purchase until 1930. He
constructed about 300 feet of cedar covered ditching,
and planted about one hundred apple trees, and he
further dug two wells. The appraiser sets out
the location of the property, my lord, as being
half a mile from Hammond. This is Exhibit 4, to which
I am referring. The farm had direct access to a
good gravel road. The claimant sets out in Exhibit
3 the buildings which he erected,, six buildings, my
lord, which are in addition to the two buildings
which were on the property at the time he purchased
it.

THE COMMISSIONER: Was there a dwelling there at the time
he bought?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Where does it appear?

MR. CHERNIACK: Under improvements at the upper right
hand corner, "House, 21 x 36." Then under the
building section he states in addition to those

G. Furukawa,
In Chief.

buildings he added a lean-to to the 21 x 18 --
21 x 18 in size, frame on cedar post, lumber siding,
shingle roof, at an estimated cost of \$200.00, and
in the same year he added further extension to this
same house at an estimated cost of \$200.00. I
understand, my lord, that that was a section on
each side of the house that was added. He then
sets out the four additional buildings which he
erected and the estimated cost of same.

10

His comment is, "The appraiser is very
wrong in estimating the ages of the buildings",
which are shown at 25 years and "old". He disagrees
that the condition of the buildings was "poor".
"They were always kept up properly and were quite
adequate. Due to the nature of the soil I always
had an early crop which was on the market while
the price was high. The crop was always good."

20

Then in reference, my lord, to the statement
by the appraiser in Exhibit 4, he says, "This is
a fair small holding, nicely situated, but the
soil generally is of a light gravelly nature with
little depth." The claimant's statement is this
gave it an early crop which meant his produce was on
the market at a time when it commanded a good price.

THE COMMISSIONER: Mr. Hunter, there is a marked difference
between the prices paid by the claimant both in the
1938 for the first parcel, as well as 1920 something,
was it not, for the second parcel?

MR. CHERNIACK: 1928, my lord.

30

THE COMMISSIONER: Yes, compared with the prices fixed by

G. Furukawa,
In Chief.
Discussion.

the appraiser. I direct attention to it simply from the point of view it is going to be very desirable that the appraiser abundantly justify his valuation. On the face of it, somebody is wrong.

MR. HUNTER: Thank you, my lord.

MR. CHERNIACK: That is the case, my lord.

10 MR. HUNTER: It is submitted, my lord, that these properties were both sold for their fair market values. I think one other consistency might be noted throughout all these V.L.A. cases. The person who bought bought invariably at an abnormally low price and always sold at an abnormally high price, because he always sold to a relative and always bought from a poor widow who needed the money.

MR. CHERNIACK: I trust we will get some statistics on that.

THE COMMISSIONER: In this instance, we will just meet Mr. Hunter in his comment. The first property, did not this man buy it for \$3000.00 himself?

20 MR. CHERNIACK: Himself, my lord, from a relative named Davidson.

THE COMMISSIONER: In other words, it is stated he bought from Davidson for \$3000.00. What does the man say himself?

MR. CHERNIACK: That is on the deed I showed you.

THE COMMISSIONER: He paid out his own money, \$3000.00. You are in a little stronger position here.

30 MR. HUNTER: May I just point out a rather obvious example here is a garage, 9 x 12, at \$100.00, and I assume it adds to the claim he is making.

G. Furukawa,
Discussion.
Cross-Exam.

I don't know what kind of a car would go in a garage 9 x 12, but it would have to be a very bantam model to do it. I think the other buildings shown by the appraiser are of much the same type.

THE COMMISSIONER: Yes, but the fact that struck me was he paid \$3000.00 for this land in 1938, and the appraiser finds it was worth \$1400.00 in 1942.

MR. HUNTER: Well, yes. I quite agree, my lord, that those things will have to be answered.

10 I do suggest, however, that these claimants are not necessarily the best appraisers in the world.

THE COMMISSIONER: Oh yes, I am not harping on it now, I am just commenting upon the very great discrepancy.

MR. HUNTER: Quite right, my lord. Perhaps we might ask a question of the witness on that.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

20 Q When you bought from Davidson, how did you find out about this land? A: I was living in the neighbourhood.

Q Yes. Were there quite a few of your friends living in that neighbourhood? A: Yes, there were many of them.

Q Did you ever go to the Municipality and see if they had any tax land for sale?

A No.

Q And you preferred to live near your friends?

A Yes.

30 Q Were there any other places in that municipality

G. Furukawa,
Cross-Exam.
Re-Direct Exam.

where there were groups of your friends?

A Yes, there were many of them.

Q And did you look at land in those localities?

A No, I didn't examine other land very much, apart from this.

Q This was the only property you looked at, was it?

A Yes.

Q And did you approach Davidson, or did Davidson approach you? A: No, I went to him.

10 Q You wanted this land, didn't you?

A Yes.

Q And Davidson knew you wanted it?

A Yes.

MR. HUNTER: That is all; Thank you.

RE-DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Furukawa, how long did you live in the Hammond District? A: 13 years.

20 Q And in that time did you get to know the various land in that vicinity? A: Yes.

Q Was there much land there that was not being cultivated?

THE COMMISSIONER: I think that question should be clarified, Mr. Cherniack. Just what do you mean by that? Was there much vacant land that had been cleared and was available for purchase?

MR. CHERNIACK: Yes, sir.

THE COMMISSIONER: I think if you put it that way, it will be more understandable.

30 MR. CHERNIACK: Q: Was there much cleared land that was

G. Furukawa,
Re-Direct Exam.

not in crop and being used at that time?

A There was a certain amount of cleared land there, but I wanted to buy Davidson's property.

Q In the thirteen years you were there, Mr. Furukawa, did you get to know the prices asked for other vacant land which was for sale?

A No, I wasn't familiar with the price of other people's land.

10 Q How long have you known Davidson?

A I knew him for 13 years.

THE COMMISSIONER: Is that all?

MR. CHERNIACK: Yes.

THE COMMISSIONER: Just one question.

Q How far from Hammond was your 20 acre parcel?

A About one mile from Hammond city.

Q Now you paid for it in 1938, \$150.00 an acre, is that not correct? A: Yes, my lord.

20 Q Counsel for the Government by the questions he put to you is suggesting to you that you paid too great a price. What is your answer to that?

A In 1938, at the time I bought, land was quite high.

Q But you said that Davidson's property was the only property you looked at.

A I did look at other properties, but I was particularly interested in Davidson's property. I was mainly interested in his property because I could buy 20 acres of his 49 acres that he had for sale.

Q Do you now consider that you paid a high price because you wanted this particular piece of land?

30 A Yes, I particularly wanted that piece of land.

G. Furukawa,
Discussion.

I paid a slightly high price for it.

THE COMMISSIONER: All right.

MR. CHERNIACK: May I ask a further question, my lord?

THE COMMISSIONER: Well yes, you may. I think that it was open to you on re-examination to get that information, but I won't stop you, Mr. Cherniack.

MR. CHERNIACK: Thank you, my lord.

Q What was there about this land of Davidson's that you wanted in preference to the other?

10 A The quality of the soil was very good.

MR. CHERNIACK: Thank you, my lord.

THE COMMISSIONER: That is all, thank you. You are free, Mr. Hunter, to pursue the matter if you wish in view of the questions I have asked.

MR. HUNTER: No, I don't think so, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T. P. HORROBIN"
Official Reporter.

base 956

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.

5431

ACKNOWLEDGED

[Signature]

[Handwritten notes]

3

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

(1) NAME FURUKAWA, GENTARO (RCMP) Reg. No. 14052
(Print) Surname Given Name

(2) Pre-Evacuation Address First Avenue, Hammond, British Columbia.

(3) Present Address Box 195, Geraldton, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) First Avenue, Hammond, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

A. Lot 280, Group 1, and

B. Lot B of subdivision of Lot 3 of subdivision of P.T.N. of DL
279 G. R. 1,

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

(i) Farm

~~(ii) Residence~~

Type of business Fruit & Vegetable farm with living quarters.

(iii) Business

~~(iv) Any other type of property (describe)~~

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

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 1,700.00

(ii) Buildings - - - - - \$ 3,700.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 10,800.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7000-

(v) Amount at which Custodian sold property and credited your account - - - \$ not known

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4907.

A. 4000 B. 3000
1375 718
2625. 2282

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation May 12/42
Hammond, British Columbia.

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

House, garage, sheds.

(c) How stored or packed at time of evacuation

Farm and equipment left as it was at evacuation.

(over)

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

Mr. Tom Lee, Hammond British Columbia.

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

1.	Equipment and supplies	Estimated Value \$	250.00
2.	Crops	Estimated Value \$	4700.00
3.	Maple Ridge Co-Op Exchange shares	Estimated Value \$	200.00
4.	Western Hops, Mission City, B. C. share	Estimated Value \$	250.00
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 5400.00

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) - - - - - \$10800.00

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

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 Ontario)
TO WIT:)

I, GENTARO FURUKAWA, of the Town of Geraldton in the Province of Ontario.

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 Town of Geraldton in the District of Thunder Bay this 14th day of November A.D. 1947.

Gentaro Furukawa

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.

PARCEL A

Gentaro FURUKAWA
(Claimant's Name)

REAL ESTATE
(Farm Land)

14052

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cleared but not planted 11 acres Cultivated and not in crop List Crops	20 acres	December 1938	Thomas Davidson	\$3000.00	Cleared but not cultivated	None	Land & Improvements \$4000.00
Strawberries - 5 acres							
Raspberries - 2 acres							
Hops - 2 acres							

Total 9 acres

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

Description	When Made	Cost
Cultivated 9 acres - 2000' of tile ditching from time to time since purchase to time of evacuation - material - \$120.00 and own labour. Constructed about 950' of barbed wire fencing. Erected Hops wire and post at cost of \$400.00.		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Barn	30 x 26	-	Frame on cedar post, rough siding	1939	-	own labour and bought materials	\$300.00		
			shake roof						
Packing House	10 x 20	-	Frame on cedar post, shake siding and roof	1939	-	own labour and bought materials	\$50.00		

EXHIBIT NO. 956-1
DATE 21 apr 1948
FILED BY P. M. G. Hermann

Comments re Appraiser's report not covered by above information: On the 2 acres which in the spring of the year ^{are} flooded, I had planted fall Strawberries which were not affected by the flood.

COMMENTS: I consider the appraisal and sale price much too low and that the fair market value at date of sale was at least \$4000.00.

G. Furukawa
Signature

BC-18-P
BC-2498-A

Farm Appraisal Report

Cpy

File No. JL 6

Land Description 20 acs. of D.L. 280, Gp. 1, Sk. 8088, N.W.D.

Containing 20 Acres

Owner's Name G. Furukawa Post Office Address Hammond, B.C.

Nearest Rail Point Hammond on C.P.R. Distance 1 mile

Market Town Hammond 1 mile, New Westminster 15 miles Distance

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond 1 mile and Haney High School 4 miles Distance

State how property was identified: Registered plan, road and line fences.

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

Has about 10 chs. frontage on a good hard surfaced road at North. (River Road between Hammond and Pitt Meadows).

Is this district a good one? Yes - closely settled small holdings, or larger mixed farms.

Employment opportunity Fairly good.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: 4 wire along road and E. only. Value \$
Ditches at south and west.

Water supply: Adequate supply available at 10' - 12' and also Value \$
in Keatsie Slough along west boundary.

BUILDINGS ON FARM

3431

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	30 x 26	Rough lbr.	10	shake	3 yrs.	post	Fair	\$125.00
Shed	10 x 20	" "	6	"	"	"	Poor	-
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 125.00

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it

habitable? No dwelling. Barn very cheap construction, unfloored and no interior fittings.

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Buildings unexposed.

EXHIBIT 956-2
DATE 21 April 1948
FILED BY R.M. Spencer

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
20	Undulating	Choc., blk. & cl. lm. 12" to 18"	Sdy. & cl.	5 acs. straws; rasps; & hops. Fairly good; Remainder old seeding and old hoe crop land, etc.	65.00	1300.00
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
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 \$1300.00

Total added by buildings to value of farm \$100.00

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

Total value of farm \$1400.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
No dwelling or buildings of much value. Land fairly good and the Japanese owner has only farmed it for about 4 years in conjunction with a 5 acre holding where he lives about a mile away.

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

Small mixed farm including truck and vegetables.

Noxious weeds: Not bad, but some Canadian thistles towards south boundary and Mare's-tail on lower land.

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

Maple Ridge Munic.	- 1941 gen. taxes	\$62.10
" " Dyking Dist.	- " dykes & drains	32.72
		<u>\$94.82</u>

Date: May 12th, 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 11th day of May 1942

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report .

Remarks: I am informed that Furukawa bought this property in 1938 from Thos. Davison for \$3000.00. He paid \$1000.00 down, has since paid off another \$1000.00 and still owes \$1000.00, bearing interest at 6%.

Although 3 or 4 acres may flood at high water, except for an acre or so low natural runways (pasture), all this land is capable of growing mixed crops and fully half of it for specialised or truck farming. The owner, C. Furukawa, and his family live on a 5 acre small fruit farm near Hammond, which he owns and which they have farmed for about the last 15 years. Am informed he has arranged to rent the 5 acres as well as the 20 acres to Tom Lee, a local Chinese truck farmer for \$100.00 this year.

(FOR ORCHARD LANDS ONLY)

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

Lies on boundary between Pitt Meadows - MapleRidge Municipalities, within dyking area. Is gently undulating land with 7 or 8 acres low black loam, 3 or 4 of which floods at high water. Remainder is flat ridges of good chocolate or black loam with some clay loam towards the SE corner.

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

2.50 acs. strawberries, 1st & 2nd crop - about average \$

1.25 " raspberries - fair \$

1.25 " hops - " \$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1400.00.....

Date..... 13th May..... 1942..

.....
"I.T. BARNET"
District Superintendent.

Gentaro FURUKAWA
(Claimant's Name)

REAL ESTATE
(Farm Land)

14052

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
<u>Uncleared</u> Cultivated not planted - 1/2 acre Cultivated and not in crop List Crops	5 <u>7</u> acres	1928	Fannie D. Dale	\$1700.00	About 1 acre cleared rest heavy bush	House (21 x 36) & old barn	Land & Improvements \$3000.00
Strawberries - 1 1/2 acres							
Peas - 1/2 acre							
Raspberries - 1/2 acre							
Asparagus - 2 acres							

Total 4 1/2 acres

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

Description	When Made	Cost
Cleared and cultivated about 4 acres from purchase to 1930 - heavy clearing		
Constructed about 300' of cedar covered ditching.		
Planted about 100 apple trees in 1940 - cost		\$150.00
Dug two wells.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Cost	Value
In addition to buildings included in purchase:									
Added (lean to) to original house	21 x 18	- Frame on cedar post, lumber siding, shingle roof	- 1936	- Own labour and bought materials				\$200.00	
Added to original house	12 x 15	- Frame on cedar post, shiplap side and V joint, fir floors	- 1936	- Own labour and bought materials				200.00	
Packing House	21 x 21	- Frame on post, lumber siding, shingle roof	- 1935	- Own labour and bought materials				200.00	
Woodshed	- 18 x 18	- Frame on post, shake siding and roof	- 1934	- Own labour and bought materials				100.00	
Woodshed	- 30 x 8	- Frame on post, rough lumber, shake roof	- 1930	- Own labour and bought materials				150.00	
Garage	- 12 x 9	- Frame on post, lumber side and shingle roof	- 1939	- Own labour and bought materials				100.00	

Comments re Appraiser's report not covered by above information: The appraiser is very wrong in estimating the ages of the buildings. I disagree that the condition of the buildings was "poor". They were always kept up properly and were quite adequate. Due to the nature of the soil I always had an early crop which was ~~xxx~~ on the market while the price was high. The crop was always good.

COMMENTS: I consider the appraisal and sale price much too low and the fair market value at date of sale to be at least \$3000.00.

EXHIBIT No. 956-3
DATE 21 April 1948
FILED BY D.M. Sherman

G. Furukawa
Signature

BC-19-P
BC-2211-B

Farm Appraisal Report

File No. J.L. 6

Land Description Pcl. "B" of 3, Gp. 1, D.L. 279, Map 4246.

Containing 5.428 Acres

Owner's Name FURUKAWA, G. Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1/2 mile

Market Town New Westminster, B.C. Distance 16 miles

Church (give denomination) Hammond. All denominations Distance 1/2 mile

Nearest School Hammond, B.C. Bus to High School 4 Distance 1 mile

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.

Direct access to good gravel road.

Is this district a good one? Good small fruit area, with co-operative markets.

Employment opportunity 2 sawmills, and Brickyard.

Predominating Nationality and religion: Mixed, with Japanese predominating.

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

Water supply: Domestic water from well, supply good. Value \$

BUILDINGS ON FARM

5481

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 36	frame	1 st	shgl	25 yrs	wood	poor	500.00
Addn leanto	21 x 18	"	1 "	"	"	"	"	
" "	12 x 15	"	1 "	"	"	"	"	
BARN	x							
Pkg Shed	21 x 21	lbr.	7	shke	old	"	"	30.00
BARN	x							
Shed	18 x 18	lbr.	7	shke	"	"	"	20.00
GRANARY	x							
Woodshed	30 x 8	poles	5	boards	"	"	"	-
Garage	12 x 9	lbr.	6	shgl	"	"	"	-
	x							
	x							

Total present day value \$ 550.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: No basement. Brick chimney on Bracket & Metal.

No. rooms downstairs? 5 Upstairs? nil How finished Wood finished.

Are buildings painted? No Condition of paint -

Distance from nearest bush Approximately 100 yds.

EXHIBIT NO. 956-4
DATE 21 April 1948
FILED BY J.W.G. Hunter

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4	Slight decline to West	Gravelly loam 10" to 14"	clay	1.50 acs. strawberries .50 " peas	65	260.00
1.428	Level	Gravelly 6	clay. Hard- pan	1.50 " asparagus .50 " raspberries 1 fallow Balance buildings.	50	71.40
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
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 \$ 331.40

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 731.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property generally in poor condition. Land in poor state of tilth.
Property leased by owner to Ton Lee, Chinese. Property farmed by owner
for about 15 years.

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

Noxious weeds: Small portion situated on N.E. of property infested with Canada
Thistle.

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

Maple Ridge Municipal Assessment.
1942 - \$24.25

Date: 11th May, 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 11th day of May 19 42.

Inspector's Signature

"H. L. SINCLAIR"

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

Farm Appraisal Report

Remarks: This is a fair small holding, nicely situated, but the soil generally is of a light gravelly nature with little depth, whilst on the eastern portion hardpan subsoil pertains. The dwelling is old and shacklike, and in poor condition. Outbuildings are also in poor condition and value negligible.

The owner advised that this property and also the 20 ac. parcel of D.L.280, Group 1, Plan 8088, is leased to Ton Lee, Chinaman, for a rental of \$100.00

This property obtains domestic water supply from well and is served with electric light.

(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.)

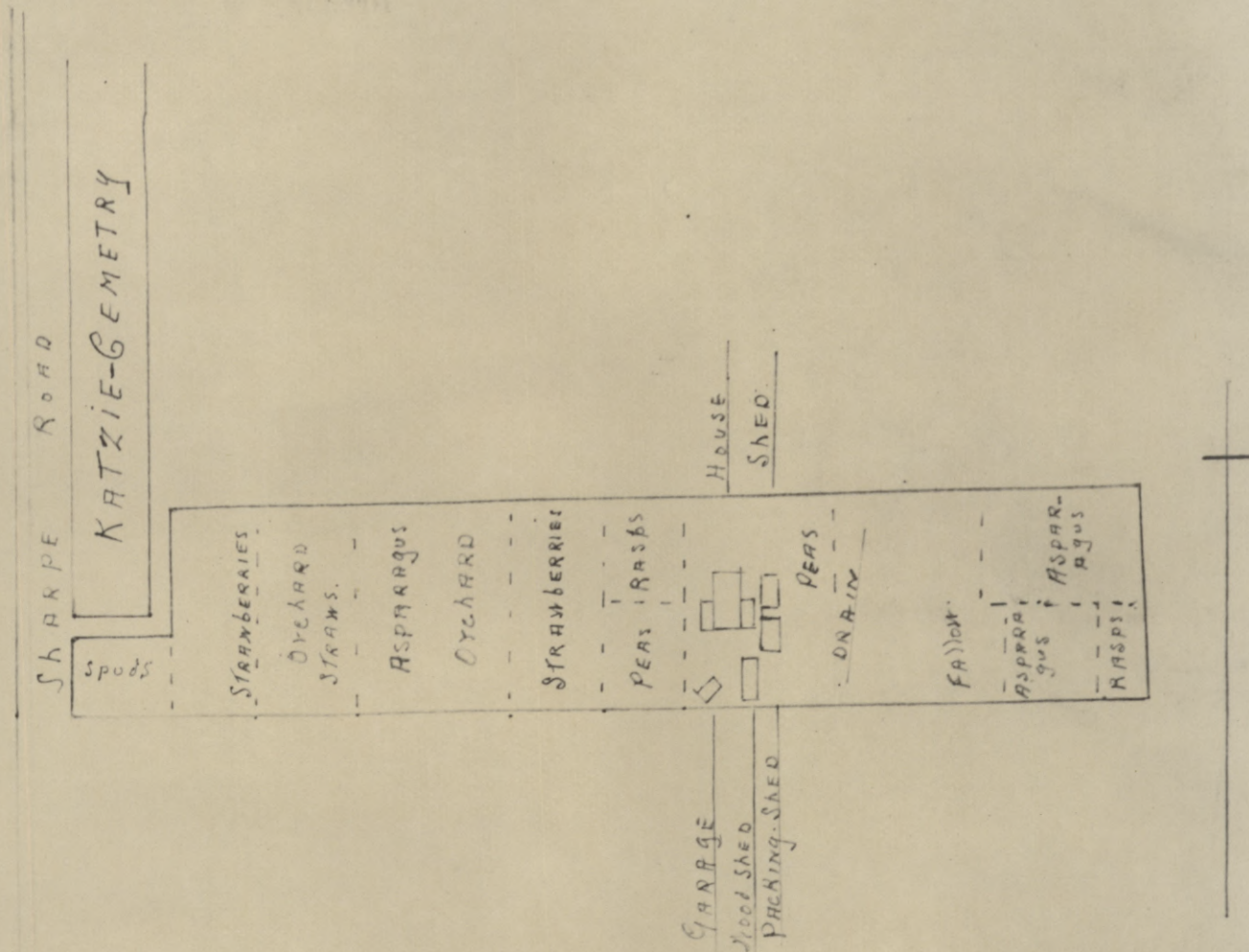
	<u>Present Value</u>
1.00 ac. fallow	\$
1.50 acs. Strawberries - mixed ages - in poor condition	\$
.50 * Peas. fair "	\$
1.50 * Asparagus " "	\$
.50 * Raspberries " "	\$
Also 75 young apple trees, not commercially productive,	\$
Value of same included in land value.	\$
Balance of land taken up by buildings.	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

FURUKAWA, G.
J.L. 6

Diagram of Property

Parcel "B" of 3, Gp.1, D.L.279, Map 4246.
5.428 acres.



SCALE - 1-INCH = 3 CHS

GENTARO. FURUKAWA.

PARCEL "B" of 3 - Group I D.L. 279 MAP 4246

5.428 ACS

Following careful review of this appraisal report, it is my opinion that the present value is \$ 700.00

Date 13th May, 19 42.

"I. T. BARNET"
District Superintendent.