3923

FORM "JP"

COGHLAN B.C.

OFFICE OF THE CUSTODIAN

FILE No. 3923

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: FUKUMOTO Keiso

HOME ADDRESS: Sunnyside, Road, Langley Prairie, R.R.#2, B.C.

REGISTRATION NUMBER 12782 SEX: M AGE: 59

OCCUPATION: Farmer

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

EMPLOYER: Self.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Ichi

ADDRESS OF WIFE OR HUSBAND: Sunnyside Road, Langley Prairie, B.C.

NAMES OF ANY LIVING CHILDREN: Masayuki (M) Suyeko (F)

ADDRESS OF CHILDREN: Sunnyside Road, Langley Prairie, B. C.

AGE OF CHILDREN: 14, 11 yrs.

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

1. LOCATION AND DESCRIPTION: Lot 2, N. E. Quarter, Section 14, Township 7. in the district of Langley Prairie, B. C. (31 acres)

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed wooden frame dwelling house. (Joint-house) 12'x24' 16'x20' (3 Chicken house 18'x190', 20'x80' 12'x32) Garage 12'x16' Root House 10'x14' Storage House 10'x16' Green House 20'x30'

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

4. TAXES (Amount and where payable) $19.00 Langley Prairie Municipal Hall. Paid August 1941.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN 1 acre strawberry, 1½ acre asparagus 2 acres vegitable, 1 acre fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Same

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

In house: 1 stove, beds, gramophone, dishes, equipment and furniture.

In chicken house: 1 Brooder stove, gas lanterns, sprayer, wire netting, glass cloth, egg case, glass sheets, straw cutter, chicken feeders, chicken wateres, water trough.

In Garage: tools buzz saw, (1929 Ford truck in custody)
In Packing shed: strawberry boxes, apples boxes, scale & al - egg scale cross-cut saws, wheel barrows, garden tools.

See objection attached

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

Goat--to be given to a friend.

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 14th day of April 1942.

(Signature) K. Fukumoto

F. J. Wilkinson
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date June 12/43

Full Name Keizo FUKUMOTO
(Surname in Block Letters)

Registration No. 12782 Male - Female (check) Age 59

Former Address Sunnyside Road, Langley Prairie R.R. #2, B.C.

Date Evacuated May 9/42. Naturalized - Canadian-Born - National (check)

Present Address ? c/o. J.O.A. Stevenson, Raymond, Alta.

R.C.M.P April. 1947 - c/o Mr. v. HAY, PICTURE BUTTE, ALBERTA.

Married - Single (check) Name of Wife (Ichi NAGAMUNE) (née) #12835

Name of Husband (Deid.)

Name of Mother (YAMAMOTO) (née) ? Name of Father Kumajiro (Deid)

Names of Children under 16 Masayuki (M) and Suyeko (F)
13/5/27 23/2/31

Our File No. 3923 Registered with Custodian Yes (yes or no)

Requested By P. Bonnycastle

Additional Information Farmer (Fruit Veg + Poultry) Owner of 25 acres & 1 house 1/2 ton truck - Driving Lic #178439

FIRE INSURANCE SURVEY

File No. 3923 Ref. Judge FUKUMOTO Reg. No. 1278.

No increase on buildings of this property.

This survey is certified to be in accordance with the information on the file.

DATED March 6th, 1945.

JM:MK.

LIABILITY SUMMARY

6th June, 1946.

File No. 3923 Re: Keizo FUKUMOTO - Reg. No. 12782

On file is a claim for medical attendance from Dr. A. McBurney for $77.00 filed the 17th April, 1942. This account was referred to FUKUMOTO, who informed us that the account had been reduced to $25.00 by a part payment and reduction by Dr. McBurney. This was confirmed by the creditor and the account was therefore paid on 31st May, 1946, at $25.00.

The Vancouver General Hospital filed a claim for $15.00 on the 1st April, 1942, and this claim was referred to Mr. FUKUMOTO on the 30th November, 1942. Nothing further appears on file concerning this claim.

This file reveals no other liabilities.

This summary is certified to be in accordance with the information on file.

6th June, 1946.
WEA:HA

Nov 5/47.
* See letter Mar. 21/46
Mr. K. Fukumoto admitted
Claim & requested payment.
Paying today.

File No. 3923.

c/o M. P. Pack.
Raymond, Alta
April 10, 1946.

EVACUATION SECTION
Rec'd APR 18 1946
File No. 3923
Am
Returned

Department of The Secretary of State
Office of The Custodian
Ottawa

Dear Sir,

For the appendix operation Dr. A. McBurney
was going to charge me $165.50
When I was making a payment he
said that he would reduce it for me to $150.00

Payments were June 2/41 75.00
75.00
Dec. 1/41 15.00
60.00
Mar 7/41 35.00
Therefore still owe him. $25.00

Yours truly,

Keizo Fukumoto.

Reg. No. 12782.

REAL PROPERTY SUMMARY

File 3923

V.L.A. B.C. 332-P

JAPANESE NAME: Keiso FUKUMOTO -- Reg. No. 12782.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Sunnyside Road, Langley Prairie, B. C.

LEGAL DESCRIPTION: Part 20 acres of the West half of the North East quarter of Section 14 Township 7 as shown and outlined in orange color on Sketch deposited No. 2438, D.N.W.

AND

Part 5 acres more or less of the West half of the North East quarter of Section 14 Township 7 as shown outlined in Orange Color on Sketch deposited No. 19269E, D.N.W.

TITLE: In the name of Keiso FUKUMOTO.

ENCUMBRANCE: Vesting in Custodian of Parcel 1, 25813, 13th May 1943.

Vesting in Custodian of Parcel 2, 25481, 26th February 1943.

ASSESSED VALUE: 1942 -

Land	$550.00		
Improvements	$600.00	Total $1150.00	Taxes $20.35.

CLASSIFICATION: Farm with buildings. Inspector reported 12th May 1942, a farm of 31 acres of which 1 acre in strawberries, 1½ acres asparagus, 2 acres vegetables, 2 acres fruit trees, 1 storey frame house 24 x 26, 4 rooms, poor condition, two root houses, shed, 4 chicken houses, storage shed. In his declaration to the Custodian, the owner reported the buildings as a 4 room dwelling comprised of two buildings 12 x 24 & 16 x 20, 3 chicken houses 18 x 190, 20 x 80, 12 x 32, garage 12 x 16, root house 10 x 14, storage house 10 x 16, green house 20 x 30. Custodian's inspector reported the dwelling house as not fit for habitation.

HISTORY OF ADMINISTRATION: The property was leased by the owner on the 7th May 1942, to Charles Basil WIGG for a period of 8 months from the 1st May 1942, at a rental of 25% of the net crop less 50% of boxes used, the 25% rental amounted to $17.48 and the value of the boxes used, $5.50, leaving a net return of $11.94 which was paid on the 7th October 1942.

This lease was renewed by the Custodian on the 9th March 1943, as from the 1st January 1943 to the 31st December 1943 for $50.00 paid on the 26th July 1943. The lease was handed to The Director The Veterans' Land Act on the 24th July 1943.

SOLD: To The Director The Veterans' Land Act for $1267.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Keiso FUKUMOTO, sale price $1267.00 plus 1942 rental return $11.94, total $ 1278.94; less Certificate of Encumbrance $1.00, taxes $23.35, two registration fees $6.00, legal fee $15.00, total $45.35. Net amount released $1233.59.

TITLE: Included in C. of T. 166958-E and 166959-E and payment of consideration included in cheque to the Custodian dated 8th February 1944.

OBJECTION: In writing the Custodian on the 1st May 1944, Mr. FUKUMOTO claimed that the property was worth considerably in excess of the amount paid by The Director The Veterans' Land Act and that the cost of building the chicken houses alone would exceed the price realised from the farm.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED March 6th, 1946.

IM:ML

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Langley. B.C. Date: May 12th, 1942

NAME: FUKUMOTO. Keizo, REGISTRATION NO. 12782

ADDRESS: Sunnyside Road, Langley, B.C.

PROPERTY:

ACREAGE: 31.

KIND OF CROPS: Strawberries, Asparagus, Vegetables, Fruit Trees,

APPROXIMATE ACREAGE OF EACH: 1. 1½. 2. 2.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 1 Story wooden frame house. ROOF: Shingle.

SIZE: 24x26. NO. OF ROOMS 4.

CONDITION: Poor.

OTHER BUILDINGS: 2 Roothouses. Shed. 4 Chicken houses. Storage shed.

NAME OF LESSEE OR RENTOR: C. B. Wiggs. Lessee.

TERMS: 25% of Crop. Not yet paid.

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House in very poor shape, not fit for habitation.

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Kitchen range.

1 Bed & Spring.

1 Carton Mis.

3 Kitchen chairs.

1 Bed complete.

1 Gramophone.

1 Heater.

All stored in the house.

Signed:

J.C. Bardwell

Extract from Lease No. 355.

File No. 3923.

Lessor: Keizo FUKUMOTO.

Lessee: Charles Basil WIGG.

Date: 9th March, 1943.

Term: 1 year from 1st January, 1943 to 31st December, 1943.

Consideration: $50.00 payable 1st August, 1943. No Taxes.

Property:

Land: A. Part 5 acres more or less of the W.½ of N.E.¼ of Section 14 Tp.7 outlined in orange on Sketch 19269 E. C.of T.53681 E.

B. Part 20 acres of W.½ of N.E.¼ of Section 14 Tp.7 outlined in orange on Sketch 2438. C.of T. 14/282/5959 E. Municipality of Langley.

Buildings: Included.

Lease handed to S.S.B. 24/7/43.

BC 332-P
BC 2605 A

BC/332-P
BC/2605-A

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

Farm Appraisal Report

File No. JL - 328

Land Description Pt. 5 acres, also Pt. 20 acs. of NE¼, Sec. 14, Tp. 7, as shown on sketches Nos. 19269 and 2438, N.W.D.

Containing 25 Acres

Owner's Name FUKUMOTO, Keino Post Office Address R.R., Langley Prairie, B.C

Nearest Rail Point Langley Prairie Distance 5 miles

Market Town New Westminster Distance 22 "

Church (give denomination) Various - Langley Prairie Distance 5 "

Nearest School Glenwood Distance 1½ "

State how property was identified: L.R.O. sketch, and corner posts.

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

Is on Fix Road beside Booth's store. (Gravelled road to Langley Prairie).

Is this district a good one? No.

Employment opportunity None in neighbourhood. Remote in harvests, mills, logging, etc.

Predominating Nationality and religion: British. None predominate.

Describe Fencing and its condition: Neighbors fences. Some snake rail fence - old and rotted. Value $ inc. in land.

Water supply: Well beside house. Cribbed with poles. Value $ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT studs	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 20	Lumber &	9'	Shgl.	Old	5' posts	Poor	360.00
Add'n	14 x 22	shingles	8'	"	"	"	"	
Garage	12 x 18	Rough Lbr.	9'	Bds.	"	Blks.	"	20.00
Henhse.	12 x 32	Lumber	5'	Shgl.	"	Posts	V.poor	35.00
Henhse.	16 x 84	"	8'	"	"	"	Fair	100.00
Henhse.	20 x 78	"	8'	"	New	"	New	365.00
Henhse.	16 x 74	"	7'	"	Old	"	Fair	150.00
Shed	8 x 10	"	7'	"	"	"	Poor	10.00
	x							
	x							
	x							
	x							

(No electricity established near)

Total present day value $ 1040.00

Total Value Buildings add to farm $ 800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Roof is moss-covered, and will soon need re-shingling. Habitable meanwhile.

$

Describe the basement and chimney: No basement. Brick chimney on bracket.

House padlocked; windows tightly boarded up. Lessee has crop only. No key, so could not examine interior of house. Stated to be 4 rooms, matched lumber finish.

No. rooms (upstairs) Upstairs How finished

Are buildings painted? No. Condition of paint

Distance from nearst bush 50 yards.

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

BC/332-P
BC/2605-A

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.5	Level 5.5 acres	6"vy.light sandy loam	Sdy. clay running to sand in places.	Asparagus and Strawberries, in final year.	40.00	220.00

Area which can be cultivated without cost other than for breaking.

ACRES	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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
19.8	Undulating 19.5 ac	as above	vy.sdy. clay to sand.	Medium clearing	100.00	10.00	195.00

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 $ 415.00

Total added by buildings to value of farm $ 800.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 75.00

Total value of farm $ 1290.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Only the asparagus is in proper shape. Strawberries old and no value. Balance of cultivated land unplowed this year. Lessee is C.B.Wigg,a next door war veteran, who only holds this season crop lease.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Chickens and other poultry. Lack of electricity hampers egg production.

Noxious weeds:
Mare's tail, thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipal and School - $20.35.
Langley Municipality-Murrayville, B.C.

Date: 18th June 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 17 day of June 1942.

Inspector's Signature "B.C. WORKWORTH"

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

JL-328 - K. FUKUMOTO

Farm Appraisal Report

Remarks: There is little to recommend this place.Location is poor; and clearing of the remaining acreage would not pay in these times.

The soil is light and suitable only for early crops such as small fruits and asparagus,etc.Later maturing crops would dry up with the midsummer weather that prevails here.Poultry has been rather extensively handled in the past.

(FOR ORCHARD LANDS ONLY)

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

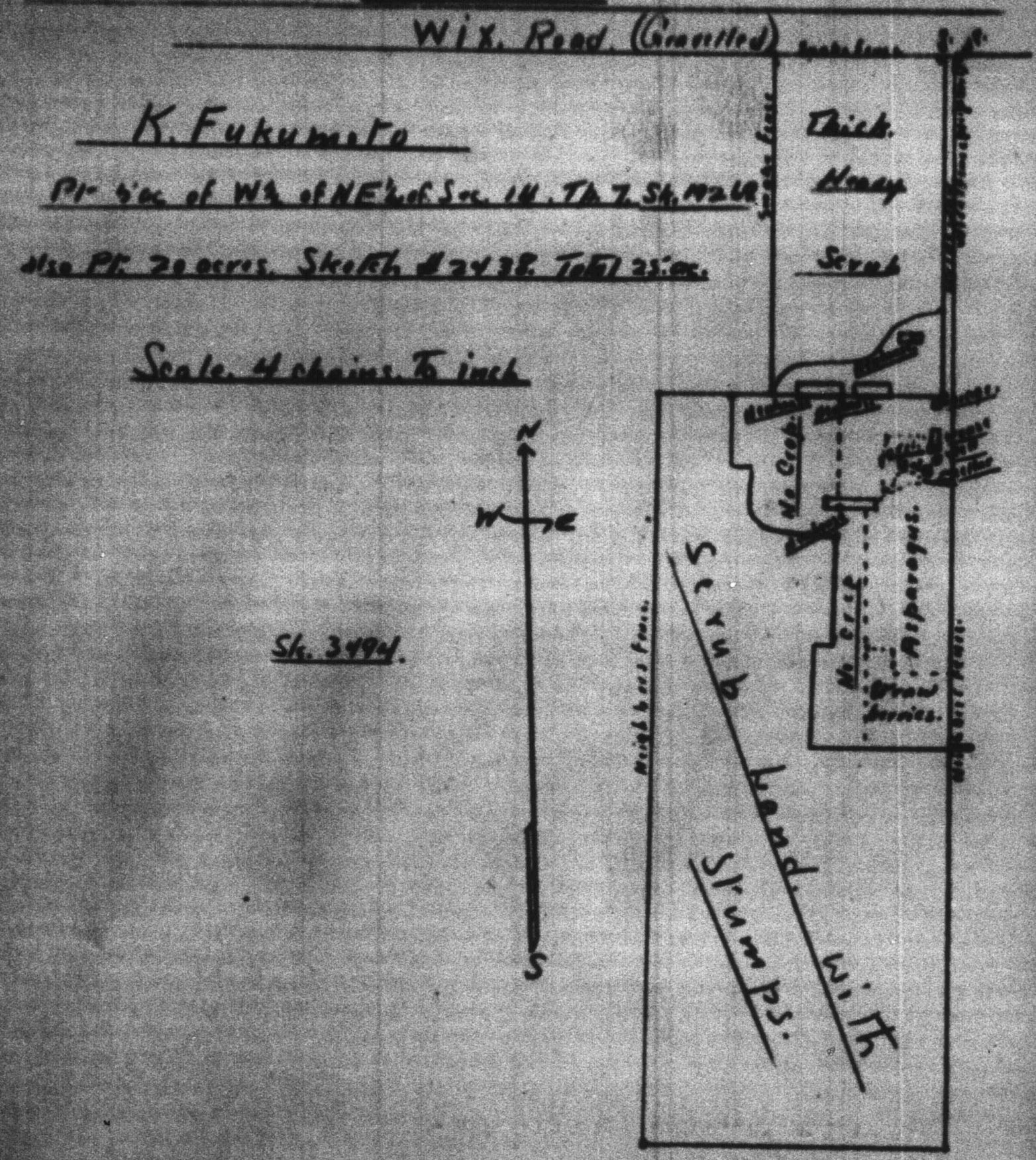
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
There are 75 fruit trees that although they nov require attention,are in produk tion.They consist of Apples;pears;Damsons;Prunes and cherries.	$ 75.00
The only other crops are asparagus and Strawberries in their last year. Aspar- 1.25 ac.	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $. $1000.00

Date 22nd June 1942

"I.T. BARNET"
District Superintendent.

is Relates to Part 20 acres etc
and to Part 5 acres etc.

OFFICE OF ... JAPANESE SECTION
RECEIVED
JUL 8 1942

THIS INDENTURE made the 7th. day of May 1942

IN PURSUANCE OF THE SHORT FORM OF LEASES ACT

BETWEEN

KEIZO FUKUMOTO of R.R.2 Langley Prairie in the Province of British Columbia
(hereinafter called "the Lessor")
of the first part

and

CHARLES BASIL WIGG of R.R.2 Langley Prairie in the said Province
(hereinafter called "the Lessee")
of the second part

WITNESSETH that in consideration of the rents, covenants and conditions hereinafter reserved and contained and on part of the lessee to be paid observed and performed The Lessor doth hereby demise and lease unto the Lessee All that piece or parcel of Land situate lying and being in the Municipality of Langley and more particularly known and described as Lot 2 of the North-East Quarter of Section I4 Township 7 Sketch 2428 in the District of New Westminster

TO HAVE AND TO HOLD the same for the term of 8 months from the Ist. day of May I942 yielding and paying therefor a rent equal to 25 per cent of the net proceeds of all crops grown upon the said land during the said term. It being understood that there shall be charged up against such 25 per cent of the net proceeds 50 per cent of the cost of all boxes used in connection with the crop so grown upon the said land.

THE LESSEE covenants with the Lessor to pay the said rent as Follows:-

25 per cent of the net proceeds realized up to the I0th. day of June I942 to be paid by the I5th. day of June I942

25 per cent of the proceeds realized between the I0th. day of June I942 and the I0th. day of July I942 to be paid by the I5th. day of July I942 at which time the lessee shall render to the lessor an accurate account of the proceeds of the crop and the expenses up to that date.

The balance of the rent at the rate aforesaid shall be

paid so soon as the crop season is over.

The Lessee shall keep a clear and accurate account of the whole crop and expenses which shall be open to inspection by the Lessor or his Agent duly authorized in writing.

The Lessee will during the term hereby granted use every effort to harvest and dispose of the crop to the best possible advantage and will cultivate use and employ the land hereby demised in a good and husbandlike manner and will do nothing to impoverish, depreciate or injure the soil.

No Asparagus shall be cut after the 10th. day of July 1942.

The lessee shall use all reasonable means to see that the buildings upon the said premises are not destroyed or damaged and that fences shall be kept in repair.

The Lessee will not assign or sublet without the written consent of the Lessor or his Agent.

And will not carry on any business upon the said premises which might be deemed a nuisance.

The Lessee will so far as is reasonably possible keep down all noxious weeds.

If before the expiration of the term hereby granted the present War should cease or the Lessor should be permitted to return to his home he shall with his family be permitted to have the use and occupation of the house upon the said land without let or hindrance by the Lessee or anyone acting on his behalf.

Proviso for re-entry on non-payment of rent or upon breach or non-performance of any of the covenants on the part of the Lessee herein contained.

The Lessor covenants for quiet enjoyment

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators and successors.

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

SIGNED, SEALED and DELIVERED by the parties hereto in the presence of

(Sd.) "Keizo Fukumoto"

(Sd.) "Charles Basil Wigg"

(SD.)"Arthur L. Kent
Solr.
Langley Prairie, B.C."

DATED MAY 1942

KEIZO FUKUMOTO

to

CHARLES BASIL WIGG

L E A S E

ARTHUR L. KENT
BARRISTER &C.
LANGLEY PRAIRIE B.C.

Extract from Lease.

File #3323.

Lessor: Keizo FUKUMOTO.

Lessee: Charles Basil WIGG.

Date: 7th May, 1942.

Term: 8 months from 1st May, 1942. Exc 31/44

Consideration: 25% of net proceeds of crop payable on the 15th June and 15th July, 1942, and balance when season is over. An accurate account to be rendered. 50% of cost of boxes to be deducted from rent.

Property:

Land: Lot 2 of N.E.¼ of Section 14 Tp.7 Sketch 2428, N.W.D. Municipality of Langley.

House: Included, also buildings.

Chattels: Not included.

Renewed under Lease No. 3337 for 1 year from Jan 1/43 to Dec 31/43. $50 - payable Aug. 1/43

Lease handed to S.S.P. 22/7/43.

c
o
p
y

R R. 2, Langley, B.C.

Custodian of Japanese Property.

Tender for the farm property, known as:

A. Part 5 acres of the West half of the North East Quarter of Section 14 Township 7 as shown outlined in orange color on Sketch deposited in the Land Registry Office, City of New Westminster, Province of British Columbia and thereon numbered 19269-E, Certificate of Title No.53681-E.

B. Part twenty acres of the West half of the North East Quarter of Section 14 Township sevem as shown outlined in Orange on Sketch deposited in the Land Registry Office, City of New Westminster, Province of British Columbia and thereon numbered Two thousand four hundred and thirty eight (2438) Certificate of Title No.14/282/5950-E.

$550 cash or $1200, 10% per cent down, balance over twenty years at 3% interest.

"Charles E. Wigg"

2/parcels # 3923
12782

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. [redacted] (JL-880)

Vancouver, B.C.
FEB 29 1944

A.C. Duncan Crux, Esq.,
Randall Building,
525 West Georgia St.,
Vancouver, B.C.

Dear Sir:- Re: Pt.NE acs., more or less, of W½ of NW¼ of Sec.14, Tp.7, shown & outlined in orange on Sketch No. 2438.

Pt.5 acs., more or less, of W½ of NW¼ of Sec.14, Tp.7, shown & outlined in orange on Sketch No. 19809E.
MUNICIPALITY OF LANGLEY

I beg to acknowledge receipt of Duplicate Certificate of Title No. [redacted] of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for $ 25,924.11, in favour of The Secretary of State, forwarded to you and dated February 9th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- $ 1,267.00
Less arrears of taxes to January 1st, 1943,	- $ 22.35
Amount paid to Secretary of State	- $ 1,244.65

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,
W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

FEB 29 1944
Date

Solicitor for
The Secretary of State

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 27 1942

% J. O. A. Stevenson,
Box 50.,
Raymond, Alta.
November 2nd 1942.

Dear Mr. Nigg,

We were very pleased to receive your letter. Seems like you are in good health and getting along fine which we are very glad to know.

We are thankful of the way you are looking after our farm. Things such as limb bat breaking are very likely to happen. Feeding: the dog must be a nuisance as they eat lots and do one knows when we will be back to take it off your hands so if it is a bother to you please get rid of it as we won't mind.

Topping sugar beets is a hard job, everyone complaining of aching backs sore arms and hands. Though we have been working at it for a month and one week there is still one half an acre left. It snowed yesterday so cannot finish today. The crop is not so good between 11 to 12 tons to the acre.

The weather has not been too bad yet, for the last week we have been getting the chinook winds and some snow alternately but one day it was very cold. As you stated in your letter it sure is necessary to bank the

outside up good and have a warm fire.

The grain crop is good but on this farm and many others it had not been threshed yet, because of the wet weather before last. Topping, so has to be done quite soon.

The Custodian has sent us an inventory of chattels. The wheelbarrow, which was left for you to use, is not shown and the scale. If you are using them it is fine or maybe they overlooked them.

We were going to have you take the payment for the land taxes to the Municipal Hall if the amount coming to us is not too far from the cost of the taxes. So we would like to have you send us a statement of the crop work since the last one stating the amount coming to us. Then we will send you the amount asked and the tax statement which was sent to us earlier in the year.

We think the Custodian has no right to take the money from either party signed in the lease. It is allright if they pay for taxes and other costs towards our land.

If we have you to pay the amount coming to us towards taxes, it may get you in trouble with us, we don't want to be so will you please ask Mr. A.L. Kent if it is allright.

If he says you should pay to the Custodian please ask his reason and whether the Custodian

(LANGLEY)

Part Lease No 355

3923

Soldier Settlement of Canada
RECEIVED
SEP 15 1942
Vancouver, B. C.

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-328

Place Langley, B.C.

Date September 1942.

Custodian of Enemy Property,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 18 1942

Re: K. FUKUMOTO Property.

Pt.5 acs.,also Pt.20 acs.of NE¼.Sec.14.Tp.7.
as shown on Sk.Nos.19269 and 2438, N. W. D.

I hereby offer to lease the above described property

on the following basis:

Term: From ~~October 1st~~ Jan 1/43 1943 to ~~October 1st~~ Dec 31st 1943.

Cash Rental: $ 50.00 per year to be paid as follows:
on August 1st, 1943.

Lease to include all land and buildings, - except

Other special conditions (if any): no chattels

The following taxes will be payable by me: Nil

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:
(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises,and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

Dike Road

Full Name: Charles Basil Wigg

Address: R.R.2 Langley
B.C.

CHARLES BASIL WIGG

INVENTORY OF CHATTELS REMAINING AT

of FUKUMOTO, K.Wix Rd.
Langley Prairie, B.C.

Box containing (continued)
- storage battery
- 5 gal gas tin
- 2 gal gas tin
- Cross cut saw
- 5 qt. sealers

9 Sake Bottles
2 iron pots
Jap basket
2 ctn tie up contents unknown
Large Master incubator(oil)
2 gallon crocks
2 bicycle tires
Box of books
Ctn. (cont.new pump tank sprayer)
Metal Pot
small roll of screen
Nail box of old tools
2 small bundles of sack
2 molds (tongs)
[illegible]t tongs
[illegible]sh tub
large box (cont.180 pains of glass)
16 panes of glass loose
Box of broken glass (50lbs)
large box(cont.200 panes of glass)
2 heavy iron bars
Box of car chains
Metal Box containing
- Parcel wrapped car jack
- coil
- few car tools
- small quantity of scrape metal

Box of misc metal(old parts)
3 pieces of 1" pipe 5' long
Egg scales
Tin oil lamp

Store Shed

Metal music stand
4 old shovels(no handles)
1 lantern
2 metal containers
3 ctn of old clothes
tea kettle
bundle of quilts
box of old rubber boots.

Garage:
Remains of Model T. ford
4 tire rims
7 spring leaves
3 old tires

4 egg crates and fillers
box of mixed bottles
small quantity of old parts

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
FUKUMOTO, K. Wix Rd. Langley Prairie, B. C.

Root House

shovel
Grub hoe
Hoe
Rake(broken)
Hay fork
2 D. B. axes
carpenter square
2 car wheel
4 car rims
1 car tire
Box (cont. 3 Jap planes, auger, monkey wrench,
2 gas taps,
storage battery
5 gal. gas tin
2 gal. gas tin
Cross cut saw
5 qt. sealers
9 Sake bottles
2 iron pots
Jap.basket
2 ctn. tie up contents unknown
Large Master incubator(oil)
2 gallon crocks
2 bicycle tires
Box of books
Ctn.(cont. new pump tank sprayer)
Metal pot
small roll of screen
Nail box of old tools
2 small bundles of sack
2 molds (tongs)
Flat tongs
Wash tub
Large box(cont.180 pains of glass)
16 pains of glass loose
Box of broken glass(50 lbs .)
Large box(cont. 200 pains of glass)
2 heavy iron bars
Box of car chains
Metal box (cont. parcel wrapped car jack, coil few car tools
Box(cont. 3 cultv. attachments pevvee head, ax head
small quanity of scraped metal
Box of misc. metal (old parts)
3 pieces of 1" pipe 5' long
Egg scales
Tin oil lamp

Bundle of quil ts
Box of old rubber boots

Garage:

Remains of Model T ford
4 tire rims
7 spring leaves
3 old tires
4 egg crates and fillers
box of mixed bottles
small quanity of old parts

Store Shed

Metal music stand
4 old shovels(no handle)
1 lantern
2 metal containers
3 ctn. of old clothes
Tea kettle

Signed R. M. Anderson
J. F. Trumbull

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
FUKUMOTO? Keizo, Wix Road, Langley Prairie, B. C.

House (inside)

Bed and spring c
2 table(H M)
Box of books
1 blind
1 school room globe of the world
Box of rags
Crockery bowl
Ctn. tied up contents unknown
Ctn. of personal papers
Bed pan
Gallon butter churner
scrub board
Roll of door screen
5 coleman gas lanterns
Ctn.(cont. large gas lanterns)
ironing board (poor)
25' ½" rope
5 kitchen chairs(one no back)
Table(H M)
stove(old andpoor)
Bench
Medicine cabinet
Cupboard(cont.
frying pan
Bake pan
2 cookie tins
Pop corn popper
Crockery bowl
4 mixed sealers
2 enamel pots
Water dipper
Bucket
Tea pot
Stove toaster
Dish cabinet with drawers(cont.
5 cups,
5 Sake cups
2 enamel pots(poor)
Jap dish 2 pieces
2 Sake jugs
Leather cover stool
Corner closet(cont. small quanity of school books,
couple of toys, school box
Letter rack
Roll of wax paper
3 small bags of seeds
Broom
2 pictures
Plant stand
Elect rical treatment machine
Box of post cards
2 book cases
Home made bed no spring poor mattress
Old chair
Phonagraph(old a nd poor)
8 records
School suit case
Heater stove
2 lantern coal oil
Window screen
5 Model tires and tubes
Bed, spring and mattress
small table (H M)
Magazine rack(full)
Dolls baby's buggy
Rocking chair(poor)
Old dinning room chair
Corner cupboard
Few toys
Tin of buttons
Table tennis set
Small suit case
45 school books
2 biscuit tins
2 bundles of V joint 10' L

Under House

Box of scrap metal
small hand sprayer
Box of old rubber boots
2 Jap tubs
1 barrel
Muskrat trap
Old buggy box

Bath House

Old table(H M)
Jap tub
Bucket

Root House

small screen cooler
potato fork
Shovel
small stool
3 asp. knives
5 picking trays
Broom
Large Incubator(oil)
Medium petaluma Inc.(oil)
Lamp chimney
3 wooden tubs
iron pot
Large enamel pot
3 ctn. tied up cont. unknown

Signed R. M. Anderson
J. F. Trumbull

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
FUKUMOTO, Keizo, Wix Rd. Langley Prairie, B. C.

Shed(Chicken)

4 wedges
Fro
small sythe
Large Jap cooker iron
small tin bath tub
4 brooder stoves and covers
12 picking troughs
12 bundles of shingles
12 lengths brooder pipes
Pevee head
3 cross cut saws(1 broken)
Slay
Sythe
2 cultv.(Hand)
2 spade shovels
spud fork
bent shovel(poor)
36 cases of 12 ft. flooring
small quanity of used lumber
13 metal water troughs
12 small metal troughs
4 large rolls of enclosure wire 6' long
2 small rolls of chicken wire
2 feed buckets
2 ga llon crockery water feeders
4 gal water feeder
6 metal water feeders
Bucket
5 gal. water tank
50 lbs. berry wire
2 wooden tubs(poor)
wheel barrel(H M)
2 10 gal milk cans
2 sledge hammer
Mattock
Knife mounted on board
Large tin (cont..lime)
50 lbs. sack of lime
20 lbs . Lime
Cross cut saw handle
Large trap
small box (cont. stove pipes)
Hoe)poor(

I have the use of the articles listed above and will be responsible for their safe keeping.

W itnessed: R. M. Anderson. Signed: Charles H Wigg

Office of the Custodian. J. F. Trumbull

Richardson
rec'd to Anderson.
N.R. 2 Langley
B.C.

Ref 3923

9th Aug 1942.

Dept. of the Secretary of State
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 11 1942

Dear Sir:

I have your communication of the 3rd ult. in respect of the property of Kenji Fukumoto.

I have now received a further acknowledgement from him in reply to my last letter and cheque, which I enclose for your information.

In regard to the care of this place next year, have you reached any decision as what you wish to be done, because if it is to produce anything, it would be necessary to do quite a lot of work thereafter. I could arrange for this to be carried out, if I was reasonably sure of getting some return, but things are by no means going to be very easy next year; The cannery will not

[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 27 1942

Coffey Anderson
[illegible]
% J. O. A. Stevenson,
P.O. Box 50,
Raymond, Alta.,
November 21, 1942

Department of the Secretary of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

In your letter of the 17th inst. you say you have not received the list of chattels which was sent from here on the 5th.

Maybe within a day or two after your letter was sent it reached there as it should of if it has not reached there yet it must of got mixed with other letters so should be there in a little while.

Yours very truly.
Keizo Fuckiemoto

Registration No. 12782.
File No. 3923

out → ~~Richardson~~
Anderson
N.N. 2 Langley
N.C.

File No. 3925

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 1 1942

Nov 30th 1942.

Dept of Secretary of State
Vancouver.

Dear Sir

In reply to your communication of the 25th inst. re. omission of articles from inventory

There is a wooden frame for green house under chicken-pen as stated; also two lengths of 30 ft and seven lengths of 20 ft piping; these lengths are approximate they vary.

There are also two wheelbarrows with sides one without.

Trusting this is the information you require.

Yrs faithfully

Chas B. Higg.

Corporation of the Township of Langley

ALEX C. HOPE, Reeve
E. A. FOUNTAIN, Acting Clerk

D. M. MATHIESON, Engineer
H. E. PENZER, Social Service

MUNICIPAL HALL
MURRAYVILLE, B.C.

EVACUATION SECTION
Rec'd APR 21 1943
File No.
Ans.
Referred Ian Macp

19th.April 1943

Ian Macpherson Esq.,
Title Examiner,
Office of the Custodian.,
Japanese Evacuation Section,
Vancouver,B.C..

Dear Sir. Keizo Fukumoto. File no.3923

Mr Hancq has handed me your letter to him, dated 12th.inst. He tells me that he has not sold any land to Fukumoto and therefore does not enter the picture. I believe that Fukumoto's description is right as far as it goes, but should probably be augmented by sketch on map no. 2428 - this being in the west half of the North East quarter. We show no registration other than title no.53681E, which covers only 5 acres of the 25 acres he apparently has, and is assessed for.

Yours faithfully,

S. F. Laing

Collector.

3923

April 12th, 1943.

Mr. Emil Hanoq,
R.R. 2,
Langley Prairie, B. C.

Dear Sir:

Re: Keiso FUKUMOTO

The above named Japanese made declaration to the Custodian of Japanese Property that he is the owner of 'Lot 2, N.E.¼ of Section 14, Township 7 - 31 acres. We find in the records of the Land Registry Office that Lot 2 of the E.½ of the N.E.¼ of Sec.14, Township 7, Map 2671 is owned by you. There is a difference in these two descriptions of property and we are not sure that Mr. Fukumoto gave us the correct description of the land owned by him. Will you kindly advise us if you have sold Lot 2 or any other land to Mr. Fukumoto and if so let us have the correct description of the land sold.

Yours truly,

Ian Macpherson
Title Examiner

IM:PB

#3923

R.R. 2, Langley, B.C.

Saturday, June 19th, 1943.

To Custodian of Japanese Property,
Vancouver.

Dear Sirs:

I have just heard over the radio that Japanese farm property is to be sold and tenders must be sent in today.

This is the first intimation I have had of this, I take the paper every day, that is the "Daily Province" but have not seen it advertised anywhere.

I would like to tender for the place I am at present working and enclose my offer, I don't know whether you want a deposit, but will send one if you will advise me how much you want.

Trusting to have your consideration.

Yrs. faithfully,

"Chas. B. Wigg"

3923

30th June, 1943.

Mr. Chas. B. Wigg,
R.R. #2,
Langley, B.C.

Dear Sir:

re: Keizo FUKUMOTO.

We are in receipt of your enquiry of June 19th regarding disposition of subject Japanese property.

You may have noticed in the press recently that 769 properties in the Fraser Valley have been disposed of to the Soldier Settlement and Veterans Land Act Committee, and the property in which you are interested is included in these parcels.

Any question of purchase, therefore, will need to be taken up with the Soldier Settlement of Canada.

The sale has been made subject to existing leases and this matter also will be one for the Soldier Settlement of Canada to negotiate with you in due course.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Keizo Fukumoto
Registration No. 12782
File No. 3923.

c/o J. O. A. Stevenson,
Box 50.,
Raymond, Alta.,
Nov. 22nd 1943.

Department of the Secretary of State
Office of the Custodian,
Japanese Evacuation Section.

EVACUATION SECTION
Rec'd NOV 25 1943
File No.
Ans.
Referred

Dear Sir:

There must of have been a mistake in stating that I owned 31 Acres because I am quite sure that I did not say so.

The land I own is as stated in your letter of November 12th

"Part 20 Acres of the West ½ of North East ¼ of Section 14, Township 7,

and

Part 5 Acres ~~of~~ of the West ½ of the North East ¼ of Section 14, Township 7,"

Total 25 Acres.

In your letter of June you stated, "as far as we have been able to ascertain this land has an area of 25 Acres. If this is not correct and you own an additional 6 Acres will you kindly advise us." This is correct as I did not write to you.

Yours very truly,
K. Fukumoto.

EVACUATION SECTION
Rec'd JUN 24 1944
File No. 3943
Ans. [illegible]
Referred [illegible]

R.R. 2 Langley

B.C.

23/6/44.

To The Custodian of Enemy property

Vancouver.

Dear Sir:

In reference to the Japanese property I am renting; one of my neighbours has been given notice to vacate her house, it having been sold; she has asked me, if she might live in the Japanese shanty, I said that I was agreeable, so long as I had nothing to complain of; I did not ask her for any rent, so long as she made the place habitable, if this is satisfactory to you, will you kindly send me the keys and an inventory of the goods and chattels which I will ask her to sign.

Thanking you

Yrs faithfully

Chas. B. Wigg.

3923

June 30, 1944.

Mr. Charles B. Wigg,
R. R. No. 2,
Langley, B. C.

Dear Sir:

Re: Keizo FUKUMOTO.

In reply to yours of the 23rd instant, we enclose herewith keys for the dwelling house on the property of subject Japanese.

This property has been sold to the Director, Veterans' Land Act, 470 Granville Street, Vancouver, B. C., therefore, you must contact that office for approval to sublet the dwelling on the property.

The Custodian would appreciate you obtaining a signed acknowledgement from the prospective tenant for the chattels which are on the premises and we are enclosing an itemized list for your information.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.3.
WEA/EG

File 3923 September 21st, 1946.

REPORT

Re: Keiso FUKUMOTO - 12782.

Visited the Veterans' Land Act property, Sunnyside Road, Langley, on September 11th for purposes of checking on some effects that appeared to have been left on the property after the chattels were cleared. Collected $10.00 for some old car parts and was shown by the tenant, C.B. Wiggs, some glass and 2 incubators that had not been taken away. I saw Mr. Wiggs again today and collected $25.00 for glass, incubators, 2 old wheelbarrows (had been rebuilt by him from wheels) and an old scale.

A quantity of pipe was left, but upon examination it appeared to be badly pitted outside and corroded inside, and I am convinced is useless.

A greenhouse frame is still on the property and I do not think it would pay for removal. Mr. Wiggs showed me a lot of odds and ends left on the property at the time the saleable effects were removed, all of which I consider of no value. The flooring referred to in my letter of September 16th, 1946, to Mr. Wiggs, was sold at auction, the mail box was lying in a ditch and of no value.

WJI:ML

NAME FUKUMOTO, Keiso

REGISTRATION NO. 12782 FILE NO. 3923

The following chattels were sold by public auction at Abbotsford, B.C. on 28/6/44. Page 1

Tin Bath	see below + page 2	$ 3.00 misc
Pot		1.10 F
Axe		1.00 M
Peevey & Hammer		1.25 M
Bdle. Tools		1.00 misc
Netting		.50 "
Pails		.25 "
Tank		.50 "
Sledges		.25 M
Pot		1.00 F
Moulds		.25 misc
Sleigh		.80 "
Bdle. Tools		1.00 "
Saw		.25 M
Saw		.85 M
Saw		.60 M
Bdle. Tools		.75 misc
Bdle. Tools		.70 misc
Saw Handles		* .50 M
Box & Contents		2.50 misc
Cultivator		.60 M
Tank		1.00 misc
Fountains & Pipe		.25
Fountains & Pipe		1.40
Fountains & Pipe		1.40 CE
Fountain		.75
Crock		.50 F
Total to be carried forward		$ 23.95
[redacted]		$
[redacted]		$
[redacted]		
[redacted]		
[redacted]		

x see page 5.

NAME FUKUMOTO, Keizo

REGISTRATION NO. 12782 FILE NO. 3923

The following chattels were sold by public auction at Abbotsford, B.C. on 28/6/44. Page 2

Brought Forward	$ 23.95	
Fountain	1.00	CE
Fountain	.35	
Sacks	.35	miss.
Lumber	5.00	GREENHOUSE
Shingles — x see page 3.	2.35	CE
Milk Cans	.50	CE.
Breeder	2.00	CE
Breeder	2.00	
Breeder	4.00	
Breeder	2.00	
Cauldron	1.00	miss
Oilcans — see page 4	.50	CF
Pails & Tubs — see page 3	1.00	miss
Iron Pot	.25	F
Anvil	.35	miss
Troughs	3.00	CE
Troughs	5.25	
Troughs	1.80	
Troughs	.90	
Troughs	1.00	
Troughs	.60	
Poultry Wire	6.00	CE.
Page Wire	8.00	CE
Wire	5.00	CE
Incubator X	1.00	CE.
Wood Troughs — page 3	3.60	CE.
Total to be carried forward	$ 82.75	
[redacted]	$	
[redacted]:	$	

[redacted]

NAME FUKUMOTO, Keizo

REGISTRATION NO. 12782 FILE NO. 3923

The following chattels were sold by public auction at Abbotsford, B.C. on 28/6/44. Page 3.

Wood Troughs — see P. 2	Brought Forward	$ 82.75
Rasp. Wire		3.60 C E
Box Paper		1.00 C E
Box Paper		.50 misc
Box Paper		.60 misc
Smooth Wire		1.00 misc
Sundries		.35 C E
Box, etc.		.25 misc
Vase		.60 misc
Junk		.50 4 F
Tubs		1.00 misc
Tubs	see pages 2, 4 + 5	.50 6 F
Junk		.35 6 F
Bed & Spring		1.00 misc
Bed & Mattress		15.00 2 F #
Jar		6.00 2 F #
Spring		.25 misc
Broom		.50 2 F #
Flooring — x		.35 misc
Tires		1.00 C E
Cream Separator		8.00 misc
Dishes		1.00 F
Picture		.50 misc
Cupboard		.35 "
Junk		1.00 "
Globe		.50 "
Total to be carried forward		2.50 5 F
		$ 130.95
~~Less Expenses:~~		$
~~Net Proceeds Credited:~~		$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

Remarks.

NAME FUKUMOTO, Keizo

REGISTRATION NO. 12782 FILE NO. 3923

The following chattels were sold by public auction at Abbotsford, B.C. on 28/6/44.

Page 4.

Brought Forward	$130.95	
Cupboard	misc. 1.25	Transferred
Bed & Spring	22.50	to file 4810
Tools	misc. .95	
Shelves	misc. .75	SAITO, Tomoe
Cabinet	1.20 F	May 17, 1946
Cups & Saucers	.50	misc.
Churn	2.75-5 F	
Junk	.25	misc.
Table, etc.	.75	"
Bowl	.25	"
Steel	SEE PAGE 5 — .50 F	
Chair ⊗	.25	
Chair ⊗	1.25 F	
Chair ⊗	.50	
Gramaphone	7.00-10 F	
Gas Lantern	3.50	
2 Gas Lanterns } 6	2.25	C.E.
2 Gas Lanterns	2.00	
1 Gas Lantern	1.00	
Wash Board	.25 6 F	
Lanterns	.75 F	
Stands	.25	misc.
Mag. Rack	.60	"
Wire Netting	1.00	"
Doll Buggy	1.00	"
Oil Can	1.10	
Table	.25	
Total to be carried Forward	$ ~~[illegible]~~ 163.05	

see page 2 for other sales

[redacted]

$

[redacted]

$

[redacted]

[redacted]

[redacted]

NAME FUKUMOTO, Meiso

REGISTRATION NO. 12782 FILE NO. 3923

The following chattels were sold by public auction at Abbotsford, B. C. on 28/6/44 Page 5

	Brought Forward	~~$ 165.35~~ 163.05
Tar Paper		.50 misc.
Pail, etc.		.80 "
Battery Box - electric treatment machine		1.00 F
Toy		.25 misc.
Rope		.45 "
Junk		.25 "
Tubs		.25½ F
Egg Fillers		1.35 misc.
Stool		.25 F
Egg Crates		.20 misc.
Egg Crates		1.20 "
Books		1.00 "
Rat Traps		1.00 "
Crock		.50 "
Fountain)		2.00 C.C.
Scythe		2.00 ● M.
Cutter - Feed shoppers,		.25 F
Tool Box		1.25 misc.
Crowbar		.85 "
Crowbar		.50 "
Bolts, etc.		.35 "
Spray		5.00 C.C.
Wrenches		.50 misc.
Wrenches		.50 "
Scales		2.25 M

Total			~~$ 230.00~~ 187.50
Less Expenses:	(Auctioneer's Fee:	~~23.01~~ 18.76	
	(Advertising:	~~9.75~~ 8.70	
	(Moving:	~~37.96~~ 33.90	~~$ 69.72~~ 61.36
Net Proceeds Credited:			~~$ 161.28~~ 126.14

Members of Custodian Staff Present. Mr. Anderson

~~Members of Custodian Staff Present.~~
~~Extracted~~
Extracted from Auctioneering List No. Abbotsford 8.

Remarks.

Charlotte

EVACUATION SECTION
Rec'd AUG 15 1944
File No. 3973
Ans.
Referred [illegible]

N. N. 2 Langley
B.C.

Aug 12th 1944.

To Department of Secretary of State
Vancouver.

Dear Sir,

I enclose a list of the articles now left in the house of Kenzo Fukamoto and occupied by Mrs McPherson. Hoping this is in order.

Believe me
Yrs faithfully
Chas B Wigg

Aug 6th 1944.

I do hereby take full responsibility for the following articles; remaining upon the premises, at my occupation of the residence of Keijo Fukumoto. Sunnyside Road, Langley. Viz.

One cook-store
One heating-store
One small bed of mattress
One kitchen table
One stool
Some odd lengths of Stove pipe (poor)

H. McPherson.

N.N. 2 Langley
B.C.

EVACUATION SECTION
Rec'd AUG 7 1944
File No. 3943
Ans. [illegible]
Referred Anderson

7/8/44.

To Custodian of Enemy Property
Vancouver.

Dear Sir:

I thank you for the key to the house of Kiyo Fukumoto, also your letter and inventory.

The house with the exception of two stores a table and some rubbish has been cleaned out by the auctioneer; so I will ask the lady to sign for these and send you a copy if this is satisfactory.

Yrs faithfully

Chas B Higgs.

MEMORANDUM

To: File 3923 March 23, 1944.

From: Specified Articles Department

Re: FUKUMOTO, Keizo - Reg. 12782

ARTICLE	DESCRIPTION	APPRAISED VALUE
TRUCK	1929 Ford Light Del. No. T40 License No. (41) C 2537	$50.00

Sold to: Peter Sawatzky Date: August 26, 1942.

Selling Price: $50.00

H Parker

Form 248

ROYAL CANADIAN MOUNTED POLICE

Detachment
Seizure No. 240
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19

RE:- Keiso FUKUMOTO, Langley Prairie, B.C.
NAME OF FILE

On March 9, 1942 19 , I R.F. Price, R.C.M.P.
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) 02527 MAKE & MODEL Ford light del. TIRE NUMBERS SERIAL NO. Ca141307 ENGINE NO. SPEEDOMETER READING 77703 CONDITION appears fair EXTRA EQUIPMENT NONE DESCRIPTION & CONDITION VERIFIED X K. Fukumoto Signature of Owner Japanese Registration No. 12702 Handed over to representative of Custodian whose signature in receipt thereof appears hereunder R.F. Price, DATE: March 9, 1942 SIGNATURE OF MEMBER SUBMITTING REPORT

RR #3 Cloverdale B.C. June /46

Secretary of State
Vancouver B.C.

EVACUATION SECTION
Rec'd JUN 12 1946
File No. 3973
Ans.
Referred Interior

Dear Sir

There is a saw stand and a Model T Ford on whatever is left of it because its rooted a number of times, on the Fukumoto property, sunny side road Langley prairie, I will pay $10.00 for it if accepted, let me know by return mail please!

Yours Truly
J. Stavatsky

3923

June 22nd, 1946.

Mr. ". SAWATSKY,
R. R. #3,
Cloverdale, B. C.

Dear Sir:

Re: Keizo FUKUMOTO - Reg. 12782.

We acknowledge your letter of the 12th instant and of your offer to purchase the remains of an old Model T. Ford and a Saw Stand for the sum of $10.00. We cannot for the moment accept your offer, but the writer will be in your locality Monday or Tuesday and will then go into the matter with you.

Yours truly,

W.J. Iverson,
Protection Department.

WJI:ML

3923

June 27th, 1946.

Mr. Chas. B. Wigg,
R.R. # 2,
Langley Prairie, B. C.

Dear Mr. Wigg:

Re: Keiso FUKUMOTO.

Mr. J. Sawatsky of Cloverdale wrote us a few days ago relative to the old Ford car and offered $10.00 for it. I think this must be the man you spoke of but I was unable to locate him. If he turns up at your place, will you please let him have the car remains at this price.

Yours truly,

W.J. Iverson,
Protection Department.

WJI:ML

R.R. No 3923.

R.R. 2 Langley
B.C.
June 27th 1946.

Dept of the Secretary of State
Vancouver
B.C.

EVACUATION SECTION
Rec'd JUN 29 1946
File No. 39-3
Ans.
Referred

Dear Sir:

I received your communication
and can

I am afraid I will not be able to
[illegible] as I
[illegible] on Sunday morning
[illegible]
[illegible]
[illegible]

[illegible] any [illegible] which [illegible]
[illegible] will [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible]

Tremain

Yrs faithfully

Chas B Wigg.

N.N. 2 Langley

B.C.

Sept 18th 1946.

To Dept of Secretary of State

Vancouver.

EVACUATION SECTION
Rec'd SEP 19 1946
File No. 3923
Ans. Notes [illegible]
Referred [illegible]

Dear Sir:

I have your communication of the 10th inst. and have noted the contents.

I had overlooked the wheelbarrows which I had been using on the farm, they are still here, as far as I am aware Mr Frost took the flowing. I thought also that he had taken the piping, but I see it is still under the chicken house. There was an old mink-box lying in the ditch along the roadside I will see if it is still there.

If you are coming out this week we can

sellt. about the glass and incubator.

Thanking you in every way.

Yrs faithfully

Charles B. Pigg.

S. O. [illegible]

USED CAR APPRAISAL RECORD

NAME T 40

ADDRESS

Paint	$ 6 00	Make
Tires 5 fair.	$	Ford
Body & Fenders	$ 8 00	
Glass	$ ✓	
Top	$ 18 00	Body Style
Nickelling	$ ✓	Pickup
Radiator	$ ✓	
Running Boards	$ ✓	
Mats & Kick Pads	$ 3 00	Year
Upholstery	$ ✓	Mod A
Hardware	$ ✓	29
Motor Expense	$ ✓	
Transmission	$ ✓	License
Rear Axle	$ ✓	62537
Universal Joints	$ ✓	
Clutch	$ ✓	Serial
Steering	$ ✓	CA1
Brakes	$ ✓	
Tighten Up	$ 8 00	41367
Muffler	$ ✓	Mileage
Sundries	$ 10 00	77783
Wash & Clean Motor	$ ~~2 50~~	
Clean Interior	$ ~~2 00~~	Remarks
Oil & Grease, Change / Oil & Check Over	$ ~~4 50~~	
Total	$ 53 00	

Mod. interested in

Salesman ✓ Selling price $ 50.00

Less Repairs $

Date

Appraised By H. Grove Allowance $

For immediate acceptance only.

BEDFORD - PATENTED - DUST BUSINESS FORMS LIMITED 8136

McDermott Motors

3923

September 16th, 1946.

Mr. C. B. Wigg,
R.R. #2,
Langley, B.C.

Dear Sir:

Re: Keizo FUKUMOTO.

Herewith our official receipt for $10.00, covering sale of old car parts that were lying on the FUKUMOTO property.

Relative to the green-house glass and incubators that you showed the writer on the 11th instant, we have obtained an appraisal of these from Messrs. Trapp & Co., New Westminster. Their appraisal is $16.00 for the glass and $4.00 for the incubators.

We note that there was 206 feet of 1 inch pipe, 36 cases of 12 inch flooring, 2 wheelbarrows and a mail box inventoried. Can you tell us if these are still there? The writer will be in Langley next week and would like to clean up any remaining chattel matters.

Yours truly,

W.J. Iverson,
Protection Department.

WJI:ML
Encl. (receipt)

VLA.

NOV 27 1947

3923

JL 328
PC 332 P 2605 A
Inv. 24

Proof of Claim

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

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

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

---

1. Name of Claimant in full:

Keizo Fukumoto

Registration No.

12782

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

R.R. NO. 2, Langley Prairie, B.C.

3. Claimant's present address:

c/o V. Hage, Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property:

(b) Legal description of property:

Township7, Section 14, N.E. Quarter Lot 2.

VIRTUE & RUSSELL, Barristers, Lethbridge.

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

25 Acres Farm 6 Acres cleared.
4 room House, Chicken Houses for 1500 Hens.
2 incubator House, 1 acre Tree Fruit, 1 acre Asparagus
1acre Strawberry

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

Title No. 53681 E.
No. 5959E.

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

(I) Land—	$ 2225	25 Acres Land	1375.00
		clearing and planting	850.00
(II) Buildings—	$ 2050 1900	House	400.00
		2 Incubator House	100.00
		(20'X20') 4 New Chicken House	600.00
		(12'X32') 8 Room "" ""	800.00
		(12'X328) 1 Room "2 ""	150.00
			$ 4275.00

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

$ 4275.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation: Stored in Building on Above Mentioned Farm

Chicken House
Home Locked.
Packin in box

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

VIRTUE & RUSSELL, Barristers, Lethbridge.

Building Material for Green House 20x30 $ 125.

House Articles

2 Bed & Spring	$ 25.00
Globe	2.50
Flower Vase	1.50
Butter Churn	2.50
Wash Board And Tubs	.50
Stove	25.00
Stool	1.50
Elect. Tretment Machine	12.50
Phonograph & Record	5.00
2 oil lamps	1.50
3 iron pots	15.00
2 gallon crocks	1.00
Medians cabinet	1.00
Cream separtor	5.00
Food chopper	2.00
6 Chairs	2.00
	$ 104.00 ✓

Farm Equipment

2 cultivator	10.00
Seythe	1.00
Sledge hammer	2.00
Shovels	5.00
Hoes	1.50
2 Wheelbarrowr	8.00
Axes	2.00
Mattocks	6.00
4 Cross cut saws	6.00
Shakeknife	1.00
Fevee	2.00
Rake	1.00
Auger bit	1.00
Scale	10.00
2 Gas tins 5 & 2 gals.	2.50
Remainder of Model T. Tires Buzz Saw	40.00
Fork	1.00
	$ 96.00 ✓

Chicken Equipment

Egg scale	$ 2.00
12 Bundle & shingle & flooring	$ 22.00
6 Gas lanterns	$ 30.00
13 watter trough	6.50
Incubator	15.00
Incubator	50.00
4 Brooder Stove & Pipe	60.00
Incubator	60.00
Sprayer	6.50
Chicken fence wire	30.00
2 crock water feeders	3.00
4 gallon water feeders	4.00
6 metal water feeders	3.00
2 --10 gal milk can	$ 6.00
Knife mounted on board	5.00
Wire 50 lbs.	2.00
	$ 305.00

Ford Truck $ 150

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

Left in care of Dept. of the Secretary of state office of the Custodian, With the Farm.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Groups of items of value from the inventory of chattels Received from the Custodian for the farm.

1929 Ford Truck	$ 150.
Farm Equipment	$ 96.
Chicken Farming Equipment	$ 305.
House Articles	$ 104.
Building Material for 20X30 Greenhouse	$ 125.
	$ 780.

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

$ 780.00

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

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

Yes

DATED this ..... day of October, A.D. 1947.

S. Kusumoto
Witness to Signature of Claimant.

K. Tsukumoto
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Keizo Fukumoto
(Full Name of Claimant)

of c/o V. Nage Picture Butte, Alta. Sugar Beets Worker.
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. **I am the above named Claimant.**

2. **I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.**

3. **The above Claim is true and correct.**

4. **I have not received any payment upon the above Claim other than the following:**

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

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

K. Fukumoto

Ronnie D. Virtue
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

CASE NO. 1.

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

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

(THE HONOURABLE MR. JUSTICE H.L. REID, COMMISSIONER).

Lethbridge, Alberta,
March 25rd, 1943.

IN THE MATTER OF THE CLAIM OF
KEIJO FUKUNAGA.

PROCEEDINGS AT HEARING.

APPEARANCES:

F.M.G. MEWETT, Esq.,	appearing for the Dominion Government.
A.G. VERTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.E. UPTON, Esq.,	Official Interpreter.
T.P. MORRISEY, Esq.,	Official Reporter.

K. Fukumoto,
In Chief.
Discussion.

THE COMMISSIONER: What claim do you wish to proceed with first, Mr. Virtue?

MR. VIRTUE: No. 7 on the list, that is the first on the list for today, Fukumoto.

KEIZO FUKUMOTO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Fukumoto, is this statement prepared by you with the assistance of your Interpreter showing the value of your land and improvements?

A Yes.

MR. VIRTUE: I will put this in, sir, but I want to make a comment or two about it after it is in.

(STATEMENT MARKED EXHIBIT NO. 1).

Q And is this a statement signed by you showing your personal property? A: Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q And this other paper, is it a short statementof your claim that was also prepared by you with the help of your Interpreter? A: Yes.

MR. VIRTUE: I will offer that as the third exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Now, sir, instead of me asking him piecemeal about his figures, I simply point out to your Lordship one or two of the pertinent facts. The original cost of this land in a raw state without any buildings was $1625.00. You will find it in the summary of evidence, sir. Now, the buildings

which are listed, $2,050.00, the cultivation of only six acres of this land which has been cleared and planted, and he puts the very modest appraisal of $850.00 on his work which makes a total of $2925.00. Now what I wish to point out to your Lordship at this stage is simply this, that the land sold in that state of improvement and cultivation for $1267.00 which was less than the cost price of the land in its raw state.

THE COMMISSIONER: You must not overlook the fact, Mr. Virtue, that the land was bought in 1911 which was the peak of real estate prices in British Columbia, and the sale no doubt was made in 1943 which was at a time when real estate was not in great demand in B.C.

MR. VIRTUE: Of course that would have a bearing on it, but I thought it was an extraordinary state of affairs when improved land could be sold for less than its original cost, after thirty years of cultivation.

Q Now here is a letter from the files of the Custodian. I am going to ask the interpreter to read it to you and then ask you if that letter was written on your behalf by the Custodian.

A Yes.

MR. VIRTUE: I would like to read this, my lord, and offer it as an exhibit. It is dated at Raymond, Alberta, which is a little town about twenty miles south. (Reading).

THE COMMISSIONER: What is the date of that letter?

MR. VIRTUE: May 1st, 1944, sir. I offer that as the

E. Palmerton,
In Chief.
Examination.

mark exhibit.

(LETTER MARKED EXHIBIT NO. 4).

Q Now, I want to ask you about just three or four pieces of your personal property. You list building material for a greenhouse, 20 x 30 feet, at $125.00.

A Yes.

Q Did you have that material for the greenhouse and leave it there when you left British Columbia?

A You mean the material?

Q The material to build it. A: Yes.

Q What did that material cost you about?

A The glass was $50.00.

Q Glass, $50.00? A: Oh, the frames.

Q The frames were how much?

A $50.00.

Q $50.00 for the frames? A: $25.00 for pipe.

Q $25.00 for pipe?

A Two inch pipe.

Q Haven are told that that was sold altogether for $21.00? A: Yes.

Q Was that a fair price?

A I think it was very cheap.

Q Yes. Was it worth $125.00 you have claimed?

A Yes. I consider $125.00 a fair price.

Q Now, I want to ask you about one or two other things. There were two incubators, one you valued at $50.00 and one at $60.00. Take the $50.00 incubator first and tell us whom you bought it and what you paid for it? A: I bought it at $75.00.

E. Palmquist,
In Chief.

Q How long before you were moved away had you bought it? About how long?

A About six or seven years.

Q About six or seven years. Was it in good working condition in every way?

A It was in good condition when I was evacuated.

THE COMMISSIONER: This is the $50.00 incubator?

MR. VIRTUE: This is the $50.00 incubator.

Q Was it well worth $50.00?

THE COMMISSIONER: Well now, that is decidedly leading, Mr. Virtue.

MR. VIRTUE: Yes, I realize that.

THE COMMISSIONER: We have his statement that it was worth $50.00.

MR. VIRTUE: Q Well what was it worth when you left?

A I think $60.00 was a fair price.

Q $60.00 was a fair price.

A $60.00.

Q Now take the second incubator, the one that you valued in your claim at $60.00.

THE COMMISSIONER: Now just one moment. There is one incubator at $15.00 and one at $50.00.

MR. VIRTUE: According to the Custodian's list, sir, there is one incubator on the list as No. 40, and then there is one on the list as 42. There were three all told, one at $15.00, one at $50.00, and one at $60.00.

THE COMMISSIONER: You are quite right. I see the three now.

MR. VIRTUE: I am not asking about the $15.00 one, but

the $50.00 one. I don't want to cover them all.

Q Take the one he values at $60.00 and ask him the same thing about it, when he bought it, what condition it was in, and what it was worth?

A I bought it for $65.00.

Q $65.00. And was it in good condition? Was it in good working order when you left?

A Yes, it was in good condition.

Q And that is the one that he bought at $65.00? What was the value of it when he went away?

A In my opinion, $50.00.

THE COMMISSIONER: Q: When was it bought?

A Eight yearsbefore I was evacuated.

MR. VIRTUE: Q: Which one is he speaking about now?

A Apout the one that we have been referring to.

Q That is he bought them about eight years before—the both of them? A: This particular one.

Q One was bought six years before and one eight?

A One was bought six or seven, he said, and this one eight.

Q Q While we are on the incubator question, apparently he had a third incubator which he valued at $15.00. What condition was it in? Why did he value it at $15.00?

A That was an old machine.

MR. VIRTUE: I don't need to waste your time getting this information out of him, sir. You will notice that the second machine — not the third one, but the second machine — was sold for $4.00.

K. Fukumoto,
In Chief.

THE COMMISSIONER: I have not the Custodian's analysis form yet.

MR. VIRTUE: I will ask Mr. Hunter if he would mind putting that in now.

MR. HUNTER: As your Lordship knows, it has been customary for counsel for the Japanese to file these on my behalf early in the presentation of themes in order to facilitate your Lordship. I would appreciate it if he could do that.

MR. VIRTUE: Yes, I neglected that; I am sorry. The one that is first described, sir, apparently sold for $10.00. The one that was secondly described was sold for $4.00, and there is a remark opposite it, "Sold for $4.00" on No. 40.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. VIRTUE: I would also ask him about four bronze stoves and pipe which he valued at $60.00.

Q Ask him when he got that and what he paid for it and what condition it was in?

A What was the price?

Q He valued the four, apparently, at $60.00. I am talking now, sir, about No. 40 on the list.

A Yes.

Q When did he get those and what did he pay for them?

A I bought one in 1913 — 1917 — 1920 —1927 or 1928.

Q About what did you pay for all four of them? Tell him it doesn't have to be to a cent, but about?

A About $90.00.

Q Yes, what condition were they in?

E. Palmquist,
In Chief.

THE COMMISSIONER: Q: $90.00 for the four, is that clear?
A Yes, that is correct, my lord.
MR. VIRTUE: Q: What condition were they in? That is, when he left. A: One wasn't in very good condition. The others were serviceable but slightly damaged or slightly poor.
Q What was a fair value for those four when he left, that is the whole four put together?
A About half the price I paid for them.
Q That would be about $45.00?
A Yes.
THE COMMISSIONER: Why does he claim $60.00 if he now says they are only worth $45.00?
MR. VIRTUE: I take it he is revising his estimate downward, sir.
Q Now, you had a Ford truck when you left?
A Yes.
Q What did you use it for? A: I went to Langley Prairie to get feed.
Q It was in running order then, was it?
A It was in useable condition.
Q What was it worth? A: I bought it for $150.00.
Q When did you buy it? How long before you left? About how long before you left?
A Two or three years before I was evacuated.
Q Have you kept it in repair?
A Yes, I looked after it.
THE COMMISSIONER: What was this, a 1929 Ford?
MR. VIRTUE: All I have here, sir, is a Ford truck.

E. Fukumoto,
In Chief.

Q Does he know what year it was?

THE COMMISSIONER: In his claim form it is referred to as a 1929 Ford truck.

MR. HUNTER: That is correct, my lord.

MR. VIRTUE: Q: It was sold for $50.00, tell him. Was that a fair price? A: I think it was far too cheap.

THE COMMISSIONER: Q: What do you say is the value of it at the time it was sold?

MR. VIRTUE: Q: Tell him "about". He doesn't have to get it down to a cent or a dollar.

A I think about $125.00.

MR. VIRTUE: All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that any claims for property which was abandoned, lost, destroyed or stolen are exorbitant. I file the Soldier Settlement Board appraisal.

(APPRAISAL MARKED EXHIBIT NO. 6).

MR. HUNTER: Reference is made to Exhibit 5, my lord. The glass for the greenhouse was appraised by Messrs. Trapp & Company for $16.00, and sold for that. It is the first item, my lord. The glass that is included in building material for greenhouses.

THE COMMISSIONER: By whom was it appraised?

MR. HUNTER: Messrs. Trapp & Company of New Westminster. The incubators down further, items 40 and 42, were appraised together for $4.00 and sold for $4.00

by the same outfit. The car was appraised for $50.00 and was sold for $50.00.

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Fukumoto, the frames for this greenhouse, they were wood, I presume?

A Wood.

Q Yes. And had they all been cut, ready to receive the glass? A: Yes, they had been made or they were ready to receive the glass.

Q The framework was all completed? It wasn't just raw material? A: No, they were ready to receive glass, not raw material.

Q But the framework wasn't constructed?

A They were 20 x 30 and ready to receive the glass.

Q In other words, they were just long boards, 20 x 30, or long, narrow boards, 20 x 30, that had been grooved to receive the glass, is that correct?

A They were prepared ready to receive the glass.

MR. VERTUS: I would like to interrupt to go a little further and say if it is true that the witness drews a picture of the frames -- square frames all ready to receive the glass.

MR. HUNTER: My lord, if my friend has anything to say on this, I would be much obliged if he says it at the end of the cross-examination.

THE COMMISSIONER: I think Government counsel's position is well taken. Counsel will refrain from interjecting in the course of the cross-examination. If you have an objection, I would be glad if you

would state you have an objection rather than to break into the cross-examination.

MR. VIRTUE: I am just doing it for this purpose, sir-

THE COMMISSIONER: Well I prefer you do not do it, Mr. Virtue, and I am so directing you.

MR. VIRTUE: My lord, I would like to be heard on this.

THE COMMISSIONER: Yes.

MR. VIRTUE: I noticed in standing beside the witness and the Interpreter that the witness drew a picture for the Interpreter. Now, all I am interjecting this for is to ask the Interpreter, subject to your Lordship's instructions, to show that the witness did draw that picture.

THE COMMISSIONER: Very well. Now, if in the future you have an objection to make, I would be glad if you say you have an objection and I will allow you to break in, but I do not like counsel breaking in in the middle of cross-examination.

MR. VIRTUE: I don't like it either.

THE COMMISSIONER: We will let it go at that. Now, Mr. Interpreter, would you kindly have the witness identify the plan or sketch which he has drawn for you?

MR. VIRTUE: And since I have objected, I would like to conclude my objection now, my lord, in this way; I take it we will be here for some days and I don't want to interrupt my learned friend or lengthen the proceedings at all, but I want to object to this method of cross-examining the witness. My learned friend got the answer three

separate and distinct times that it wasn't just rough lumber, but that the frames had been prepared ready to receive glass. In spite of that he keeps on, again and again and again, asking the same question over again. I object to that method of cross-examination of witnesses.

THE COMMISSIONER: I note your objection, Mr. Virtue.

Q Will you proceed, Mr. Interpreter?

A That is a sketch that he has made, my Lord. 30 there and 20 there (indicating).

THE COMMISSIONER: Now then, Mr. Secretary, would you hand this document down to counsel? Perhaps you would join the Interpreter and Crown counsel in order to be sure you hear what is said by the Interpreter, Mr. Virtue. Will you repeat for the Reporter, Mr. Interpreter, just how the witness has described that sketch he has drawn.

A This is a sketch that he has drawn. It is 30 feet there and 20 there (indicating).

Q Did the witness have anything to say in regard to the nature of the cutting of this lumber, as to whether it wasready to receive glass or was not ready to receive glass? Did he show it on the sketch, or attempt to? A: I don't think, my lord, the whness has the foggiest idea.

THE COMMISSIONER: There was no greenhouse built on the property. It was just building material for the greenhouse.

MR. HUNTER: That is what I thought, my lord.

THE COMMISSIONER: The claim is for building material for

a greenhouse, not for a constructed greenhouse.

MR. VIRTUE: That is true. Apparently this glass and the frames, and so on, and pipes had been assembled.

THE COMMISSIONER: There was no structure that had been erected.

MR. VIRTUE: No, it hadn't been erected.

THE INTERPRETER: It was ready to receive the glass.

Q I think, witness, you are confused because it is quite obvious from the sketch you have drawn that no glass could be put in there. Were there cross pieces in this 20 x 30 framework?

A It was ready to receive the glass.

THE COMMISSIONER: Perhaps you might ask him, Mr. Hunter, how he proposed to install the glass.

MR. HUNTER: Q Mr. Fukumoto, how did you propose to install the glass in this twenty by thirty frame?

MR. VIRTUE: I am sorry, but I must object to that question in that form, sir, and I will state my reasons. What this witness said in the beginning was he had assembled material including the frames for a greenhouse 20 x 30, but he didn't say the frames were 20 x 30. My learned friend apparently has that in his mind, but that is not what the witness said that the frames were 20 x 30 feet. I didn't put the question to him that way and I don't think the question should be put in that form.

THE COMMISSIONER: I don't think there is any significance to be attached to the length of the lumber. I understand the purport of your question, Mr. Hunter,

is how he proposed to affix the glass to the lumber, whatever length it was, is that correct?

MR. HUNTER: My Lord, the witness has repeatedly stated the lumber wasready to receive the glass. Quite obviously it couldn't be ready to receive the glass unless it had been erected.

THE COMMISSIONER: I do not want argument now. Counsel has objected to your reference to the fact that the lumber was 20 x 30.

MR. VIRTUE: That the frames were 20 x 30. As a matter of commonsense, we all know you don't have sheets of glass 20 feet by 30 feet.

MR. HUNTER: Maybe I misheard the witness, but my impression was he said these pieces were 20 feet by 30 feet. It may be my mistake in interpreting it into feet, my lord.

THE COMMISSIONER: We will see what he has to say.

A I didn't take the size.

MR. VIRTUE: Q: What was that answer?

A I didn't take the size.

THE COMMISSIONER: Q: He did not measure the length?

A I didn't measure it.

MR. HUNTER: Q: Now, Mr. Fukumoto, what was this lumber? What type of wood?

A I think it was cedar.

Q And where was it left? A: Underneath the chicken house.

Q Was the chicken house supported on floats?

A Yes. Underneath the chicken house was about two feet, 5 inches. Two feet, 5 inches, to 3 feet.

About as high as from the floor to here (indicating).

Q That doesn't mean very much in the transcript.

THE COMMISSIONER: He said 2 feet, 5 inches.

MR. HUNTER: Q: This lumber was lying on the ground underneath this chicken house.

A Yes.

Q Was the framework or lumber painted at all?

A It was painted.

Q How many coats? A: One coat.

Q How the pipe for your greenhouse, was it in the same place? A: Near the wood.

Q Yes, all the pipe was new or used when you bought it?

A It was old pipe.

Q Yes. And you left it lying on the ground?

A I put it on top of two by fours.

Q Now, you have never been in the greenhouse business before? A: No.

Q Did you buy your greenhouse glass new?

A No, it was old.

Q I see. Are you a mechanic?

A I don't understand machinery.

Q In other words, you were not a motorcar mechanic who could keep your car in repair, is that right?

A No, I don't understand machinery.

Q And you have never carried on business as an auctioneer? A: No.

THE COMMISSIONER: Mr. Hunter, is there anything to be accomplished by cross-examination of that character?

MR. HUNTER: It was just a flying last question before I

sat down. I am quite willing to forget it.

THE COMMISSIONER: Are you through?

MR. HUNTER: I am through.

THE COMMISSIONER: Any re-examination?

MR. VINTER: No. I don't intend to go over these things again. My learned friend has put in the appraisal report and I merely want to call your Lordship's attention to page 3 of it. In this case the valuator has valued the trees and I want to call attention to the nature of the valuation. There are 75 fruit trees that I do think require attention that are in production, he says, and they consist of apples, pears, damsons, prunes, and cherries, all of which he fixes a magnificent value of $75.00 for 75 trees.

THE COMMISSIONER: You will have an opportunity later to criticize the appraiser. That is all, thank you, Mr. Fukumoto.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J P Hoeroben

"T.P. HOEROEN"
Official Reporter.

Defence Brief

Keizo FUKUMOTO

File No. 3923

Case No. 462

LETHBRIDGE
23 March 1948
V.L.A.
Sheet A.21-12

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Part of W.½, N.E.¼, Sect. 14, Twp. 7

Claim	Appraised at	Sale Price
$4275.	$1290.	$1267.

Witness: Appraiser, B.C. Wormworth.

Question of valuation only.

Appraiser (Wormworth) reports - Old house, roof moss covered and will soon need re-shingling. There is little to recommend this place, location is poor. Clearing of the remaining acreage would not pay in these times. Fruit trees value $75.

Custodian's Inspector reports - House not fit for habitation. The cultivation of this land is only 6 acres which have been cleared and planted.

This property was bought in 1911 for $1625., which was at the peak of real estate prices in B.C., and was sold for $1267. in 1943, when real estate was not in great demand.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Household Goods	$ 104.
Farm Equipment	401.
Truck	150.
Building Materials	125.
	$ 780.

Claim	Sold for
$780.	$270.50

(a)	Household Goods	value	$79.	Sold by auction for $46.40
(b)	" "	"	25.	Abandoned (stove)
(c)	Farm Equipment	"	108.	Sold by tender for $17.
(d)	" "	"	288.	Sold by auction for $136.10
(e)	" "	"	5.	Not accounted for.
(f)	Building Materials	"	125.	Sold by Tender $16. Auction $5.
(g)	Truck	"	150.	Sold by Tender for $50.
			$780.	

125 | 95 Tender
30 Auct.

The stove was old and of no value and was therefore abandoned.

The Incubators claimed for at $60. were appraised by Trapp & Co. at $4. and sold for that amount.

The glass was appraised by Trapp & Co. at $16. and sold for that amount.
The Truck was appraised by McDermott Motors at $50. and sold for that amount, the R.C.M.P. reported this truck to be in fair condition.
The frames were found under the chicken house and were sold for $5. The pipes were corroded and of no value.

It is submitted that the personal property was sold for its fair market value and that any claims for property which was abandoned, lost, destroyed or stolen, are exorbitant.

Summary of Defence Witnesses	Where required	
B. C. Wormworth	1	Appraiser
Trapp Motors Ltd.	2 (a) 2 (f)	Appraisers
Gowing Frost	2 (a) (d) (f)	Auctioneer
Mr. W.E. Anderson	2 (a) (d) (f)	Staff
McDermott Motors	2 (g)	Appraisers

BMP/mw

Name of Claimant FUKUMOTO, Keiso Case 462

Custodian File 3985

REAL PROPERTY

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: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1267.		853.16				853.16

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
50.00	12.50							12.50

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
397.00	187.50	56.25	47.23%	5.00	2.36	35.00	5.96	68.57

TOTAL RECOMMENDATION	928.53

1540