

5431

~~MISSION~~
OFFICE OF THE CUSTODIAN
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 INFORMATIONNAME: FURUKAWA, GentaroHOME ADDRESS: R.R. No. 1, Port Hammond, BCREGISTRATION NUMBER 14052 SEX: Male AGE: 58OCCUPATION: 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: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: HichiADDRESS OF WIFE OR HUSBAND: R. No. 1, 1st Ave., Port Hammond, BCNAMES OF ANY LIVING CHILDREN: None under 16ADDRESS OF CHILDREN: --AGE OF CHILDREN: --**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)No. 132918

1. LOCATION AND DESCRIPTION: Lot "B" of subdivision of Lot 3 of a
subdivision of a portion of District Lot 279, Group 1 according to
Map 4246, District of New Westminster, BC. No. 79344. Mun. Maple Ridge
Lot 280, Group 1, District of
New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: Barn on Lot 280.
Seven-room dwelling house, woodshed, (2), on Lot "B"

3. INSURANCE (Give particulars; state where policies are) \$1500 on house and furniture
Union Fire Ins. Co.

4. TAXES (Amount and where payable) About \$100 for both lots. Payable at
\$32 dyking tax. Maple Ridge

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None on Lot "B"
\$1000 owing on Lot 280. to Tom Davidson, Naney, B.C.

6. OCCUPANCY AND LEASES (If vacant so state) Both lots are leased to Tom Lee
Hammond, BC for \$100; Interest on above \$1000 + Taxes to
be paid by Lessee.

STATE WHEREABOUTS OF TITLE DOCUMENTS: None in my possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberry raspberries, hops

100 fruit trees, asparagus. *only* sold to Tom Lee for \$100 - money
already received

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Seven-room dwelling at 1st Ave., Port Hammond

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

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

MEMO-

Re: Furukawa Gentaro - Reg. No. 14052

Fire Insurance Policy # 205274, North West Fire Ins. Co. of
Winnipeg; \$1500.00 on Dwelling & Furniture.

R. #1 1st Ave., Hammond, B. C. - Lot 3, D.L. 279 Municipality
of Maple Ridge.

Agent: McGregor Johnston & Thomas, 414 Pender St., Vancouver, B.C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. 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)

Paying for one \$50 Victory Bond~~\$40.00 per year~~8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$1000 25-year endowment policy in Manufacturers Life
Beneficiary my wife. Policy No. 631923 in my possession10. INTEREST IN ANY ESTATES OR TRUSTS. None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 21st day of April 1942.

(Signature)

Gentaro Furukawa

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

25

Date October 23rd, 1943.

Full Name FURUKAWA, Gentaro
(Surname in Block Letters)

Registration No. 14052

Male - Female
(check)

Age Aug. 13, 1883

Former Address R.R. #1, Hammond, B.C.

Date Evacuated May 19/42. Naturalized - Canadian-Born - National
(check)

Present Address 4, Frank Stienas, Glenora, Man.

Married - Single
(check)

Name of Wife (Mie) Kichi #14054

Name of Husband

Name of Mother (Mie) Shika

Name of Father Finroku (Deed)

Names of Children under 16

(See Over)

Our File No. 5431

Registered with Custodian NO
(yes or no)

Requested By Miss D. M. Chope,

Additional Information Willhand Corner of 25
avenue & bridge in Hammond District

5431
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 27th, 1942.

NAME: FURUKAWA. Gentaro,

REGISTRATION NO. 14052.

ADDRESS: 34. 1st. Ave. Hammond, B.C.

PROPERTY:

ACREAGE: Lot B. 5.428 D.L. 280. 20 Acres. Total 25.428

KIND OF CROPS: Strawberries. Raspberries. Asparagus. Hops.

APPROXIMATE ACREAGE OF EACH: 4. $\frac{3}{4}$. $\frac{3}{4}$. $1\frac{1}{2}$. Covers both places.

HOUSE: VACANT: OCCUPIED Yes. Lessee, Tom Lee.

DESCRIPTION 2 Story wooden frame house on Lot B. ROOF: Shingle.

SIZE: 15 x 18. (2 additions to house) NO. OF ROOMS 6.
12 x 12. & 12 x 16.

CONDITION: Very poor.

OTHER BUILDINGS: On Lot 280. Barn. On Lot B. 2 Woodsheds

NAME OF LESSEE OR RENTOR: Tom Lee.

TERMS: \$100.00 Paid for crop on both lots, Lot 280 & Lot B.

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: \$1,000.00 Owing on Lot 280 to Tom Davidson, Haney, B.C. Lessee
to pay Interest & Taxes on this. And also Taxes on Lot B.

INVENTORY OF CHATTELS LEFT ON PROPERTY
None.

Signed:

I. C. Bardwell.

File No. 5431

August 15, 1947.

REAL PROPERTY SUMMARY

FILE NO. 5431
REGN. NO. 14052.

JAPANESE NAME: (Mr.) Gentaro FURUKAWA

CATALOGUE NO.: Part of Director of Veterans' 'Lands' Offer.

PROPERTY ADDRESS: Port Hammond, B. C., R. R. No. 1.

LEGAL DESCRIPTION: Part, 20 acres more or less, of Lot 280 Group 1 as shown outlined in red colour on sketch Deposited No. 8088, Municipality of Maple Ridge in the District of New Westminster.

SOLD

TITLE: In the name of Thomas DAVIDSON, C of T #70518E.

ENCUMBRANCES: Certificate of Vesting in the Custodian File No. 25746
Dyking Charges.
79344G. Dec. 2/38 Agreement of Sale and Purchase to
Gentaro Furukawa.

ASSESSED VALUE: Land \$1,750.00 Improvements \$550.00

CLASSIFICATION: Farm land of some 20 acres, part of which is planted in
Berries, Hops and Fruit, with a barn on this property.

HISTORY OF
ADMINISTRATION: On his "JP" Form Mr. Furukawa stated that he owed \$1,000.00
on the purchase price of this property, further that the
property had been rented to Mr. Tom Lee for one year from
April 1/42 and that the rental of \$100.00 had been received.
Extract from lease on file shows the following: Lessor
Furukawa; Lessee Tom LEE; date April 20/42; Terms 1 year
from April 20/42 with option of renewal for one year for
consideration of \$100.00 and interest on Agreement of Sale
due to T. Davidson on Lot "B", also payment of taxes on both
properties.

A new lease was granted to T. Lee on Dec. 12/42, for 1 year
at \$60.00 and taxes.

SOLD:

To Director of Veterans' Land Act on July 5/44, - as at January 1/43 for \$1,375.00.

APPROVED BY:

Advisory Committee June 1/43.

FUNDS:

Released to credit of Gentaro Furukawa Sale Price \$1,375.00 less Registration Fee \$3.00, Legal Fees \$15.00, Taxes \$37.00. Balance of Original Purchase Price \$1,000.00 - Interest \$97.17. Net amount released to credit \$222.83.

TITLE:

Included in C of T 173668E and payment of consideration to Custodian included in cheque dated July 5/44.

The above Summary is certified to be in accordance with the information on file:


M. L. Brown

MLB/JJW

File No. 5431

August 15, 1947.

REAL PROPERTY SUMMARY

FILE NO. 5431
REGN. NO. 14052.

JAPANESE NAME: (Mr.) Gentaro FURUKAWA

CATALOGUE NO.: Part of Director of Veterans' Land Act Offer.

PROPERTY ADDRESS: Port Hammond, B. C., R. R. No. 1.

LEGAL DESCRIPTION: Lot "B" of Lot 3 of Lot 279, Group 1, Map 4246, District of New Westminster.

SOLD

TITLE: In the name of Gentaro Furukawa.
Register of Indefeasible Fees Folio No. 132918E.

ENCUMBRANCES: Certificate of Vesting in the Custodian Filed No. 25613.

ASSESSED VALUE: Land \$500.00 Improvements \$700.00

CLASSIFICATION: A Fruit Farm of some 5.4 acres planted in Berries, hops and fruit, with seven room dwelling house and two woodsheds.

HISTORY OF ADMINISTRATION: On April 1/42 this property was leased to Mr. Tom LEE, together with other property owned by the Lessor, for one year, with option to renew for another year, for the rental of \$100.00 per year together with taxes, interest on \$1,000.00 unpaid principal due to T. Davidson on 20 acres above mentioned. A new lease was granted to T. Lee by Director of Veterans' Land Act on Dec. 12/42, for one year at rental of \$60.00 and Taxes.

SOLD: To Administrator of Veterans' Land Act, as at Jan. 1/43.

APPROVED BY: Advisory Committee June 7/43.

FUNDS:

Released to the credit of Gentaro Furukawa.
Sale Price \$718.00. Less Registration Fee \$3.00, Legal
Fees \$15.00. Net amount released to credit \$700.00.

TITLE:

Included in C of T 169954E, and payment of consideration
included in cheque to the Custodian dated March 13/44.

The above Summary is certified to be
in accordance with the information
on file:


M.L. Brown

HLB/JJW

File No. 5492

NATURE OF ENCUMBRANCE Agreement for Sale.. or
(registered) (unregistered)

Name of Owner of Property .. FURUKAWA, Gentaro..... Reg. No. 14052.....

Address R.R. #1, Port Hammond, B.C.

Occupation ... Farmer..... Age ... 50.....

Registered Owner of Property .. Thomas Davison..... C.T.No. 70518-B.....

Property:

Property Address Mun. ... Maple Ridge.....

Legal Description Sea Revense Side.....

..... L.R.O. 79344-C.....

Nature of interest Owner.....

Particulars of Encumbrance:

Date 2nd December, 1938.....

Parties to document:

Name Thomas Davison..... Vendor.....

Address Haney B.C., New Bort. Hammond, B.C.

Name Gentaro Furukawa..... Purchaser...

Address R.R. #1, Port Hammond, B.C.

Principal Amount .. \$3000.00.....

Terms of Payment .. Cash \$1000.00, Balance \$500.00, 1st Dec. 1938,

\$500.00 1st Dec. 1940, \$500.00 1st Dec. 1941..... Rate of Interest .6%..

\$500.00 1st Dec. 1942
Arrears, if any: Principal .. 1,000.00..... Interest .. 6.00.....

Balance owing as at this date 1,000.00 to Dec. 1942.....

Standing of Taxes: Arrears Current \$62.10.....

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp.Date

(2) Agent Company

Policy No. Amt Prem Exp.Date

sure, particulars and whereabouts of unregistered documents, if any:

Dated at .. Hammond..... this 27..... day of November... A.D. 1942.

CERTIFIED CORRECT:

Thomas Davison
(Signature)

Farm Appraisal Report

CPY
File No. 7-5
K.P.3

Land Description 20 acs. of D.L. 220, Sp. 1, Sk. 2222, N.E.D.

Containing 20 Acres

Owner's Name J. Parakana Post Office Address Hammond, N.C.

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

Nearest Town Hammond 1 mile, New Westminster 15 miles Distance

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond 1 mile and Nancy High School 4 miles

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.

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

In 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 N. only. Value \$ Ditches at south and west.

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

BUILDINGS ON FARM

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BUILDING	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	20 x 24	Rough lbr	10	shake	5 yrs. post	Fair	Fair	\$125.00
Shed	10 x 20	" "	6	"	"	"	Fair	-
BARN	X							
	X							
CHICKEN	X							
	X							
	X							
	X							

956-2

Apr. 1948

L. H. Clement

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.

3

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Buildings unexposed.

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

Cultivated Land

BC/18-P
BC/2400-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	CROP AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
20	Undulating	Ches., blk. & cl. lm. 12" to 18"	Sdy. & cl.	5 aces. straws; rashes & 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 Unavailable for Cultivation.

CHARACTER OF LAND E. G. HEAVY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land \$1200.00

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 Suvakana bought this property in 1938 from
Thos. Davison for \$2000.00. He paid \$1000.00 down, has since paid off
another \$2000.00 and still owes \$2000.00, bearing interest at 5%.

Although 2 or 3 acres may flood at high water, except for an area 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 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. He 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 life of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Lies on boundary between Pitt Meadows - Maple Ridge 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 SW 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.)

[illegible]

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.

BC-17-P
BC-2211-B

Farm Appraisal Report

File No. J.L. 6

R.P. 3

Land Description: 2nd of 3, 69.1, D.L. 279, Map 4246.

Containing 5.428 Acres

Owner's Name FURUKAWA, G.

Post Office Address Hammond, B.C.

Distance 1/2 mile

Nearest Rail Point Hammond, B.C.

Distance 16 miles

Market Town New Westminster, B.C.

Distance 1/2 mile

Church (give denomination) Hammond, All denominations

Distance 1 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.

EXHIBIT NO. 956-4

DATE 21 Apr. 1948

PREPARED BY J. W. G. Hunter

Employment opportunity 2 sawmills, and Brickyard.

Predominating Nationality and religion: Mixed, with Japanese predominating.

Value \$

Describe Fencing and its condition: No fences.

Value \$

Water supply: Domestic water from well, supply good.

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BUILDINGS ON FARM

BUILDING	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 36	frame	1 st	shgl	25 yrs	WOOD	DOOR	500.00
ADDN lean-to	21 x 18	.	1 "	.	.	.	.
BARN	12 x 18	.	1 "	.	.	.	.	30.00
Eng Shed	x	lbr.	7	shks	old	.	.	20.00
BARN	21 x 21	lbr.	7	shks	.	.	.	-
Shed	18 x 18	lbr.	7	shks	.	.	.	-
CHIMNEY	x	.	5	boards	.	.	.	-
Woodshed	30 x 8	poles	6	shgl	.	.	.	-
Garage	12 x 9	lbr.	.	.	.	.	.	-
	x	.	.	.	.	.	.	-
	x	.	.	.	.	.	.	-

Total present day value \$ 550.00

\$ 400.00

Total Value Buildings add to farm

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.

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 clay		1.50 acs. strawberries	65	260.00
1.428	Level	14" Gravelly	clay. Hard- pan	.50 " peas 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 1942.

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.)

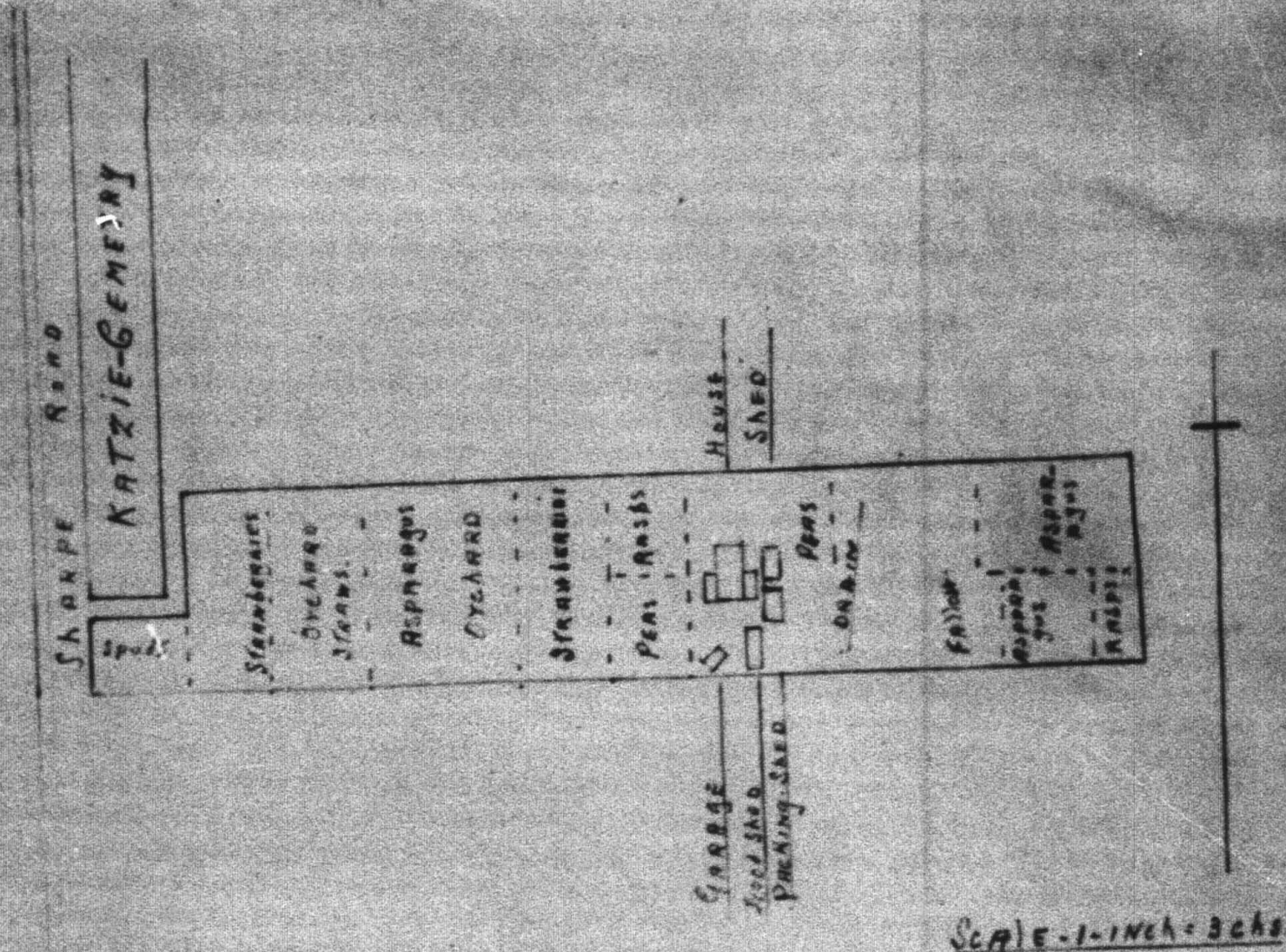
	Present Value
1.00 ac. fallow	\$
1.50 acs. Strawberries - mixed ages - in poor condition	\$
.50 " Peas. fair	\$
1.50 " Asparagus	\$
.50 " Raspberries	\$
Also 75 young apple trees, not commercially productive,	\$
Value of same included in land value.	\$
Balance of land taken up by buildings.	\$
	\$
Total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

Amount fruit trees add to value of farm \$

FURUKAWA, G.
J.L. 6

Diagram of Property

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



GENTARO. FURUKAWA.

Parcel "B" of 3 - Group 1 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, 1942.

"I. T. BARNET"

District Superintendent.

This Agreement, ^{duplicate} made in ~~triplicate~~ this second

day of December in the year of Our Lord one thousand nine hundred and ~~forty~~ thirty-eight.
BETWEEN

THOMAS DAVISON of the town of Haney, in the
Province of British Columbia.

Name,
Address, and
Occupation
of Parties

AND

hereinafter called the "Vendor" of the one part

GENTARO FURUKAWA of the town of Haney, in the
Province of British Columbia.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, province of British Columbia, more particularly known and described as being a portion of a 49.15 acre portion of District Lot 280, Group 1, District of New Westminster, according to Sketch No. 6386, deposited, and being more particularly described as follows:—

COMMENCING at the Northwest Corner of the 49.15 acre portion of District Lot 280, aforesaid: thence N. 89° 39' E., and following the Northerly Boundary of said 49.15 acre portion, 1.52 chains to an iron pin; thence S. 57° 03' E., and following the Northeasterly Boundary of said 49.15 acre portion 8.859 chains to an iron pin; thence S. 1° 27' E., 19.406 chains to an intersection with the Southerly Boundary of the said 49.15 acre portion; thence n. 89° 51' W., and following the Southerly Boundary of the said 49.15 acre portion, 8.171 chains to the Southwest Corner of the 49.15 acre portion,

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of THREE THOUSAND DOLLARS (\$3,000.00)-----Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of ONE THOUSAND DOLLARS (\$1,000.00)-----Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows: The sum of \$500.00 on the 1st day of December, 1939, \$500.00 on the 1st day of December, 1940, \$500.00 on the 1st day of December, 1941, \$500.00 on the 1st day of December, 1942.

CONT'D FROM ABOVE

8.171 chains to the Southwest Corner of the 49.15 acre portion aforesaid; thence Northwardly and following the West Boundary of the said 49.15 acre portion, 24.512 chains to the point of commencement, and containing, by admeasurement, 20 acres, be the same more or less, as more particularly shown on the plan hereunto annexed and thereon outlined with Red Colour.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Six(6%) per cent. per annum, payable with each payment of Principal.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness Halbert Menzies

Thos. Davison (Seal)

Street Address _____

City Haney, B. C.

G. Furukawa (Seal)

Occupation Notary Public

FOR ATTORNEY

I Herby Certify that, on the _____

day of _____

194 _____, at _____

in the Province of British Columbia,
(whose identity _____, who is)

has been proved by the evidence on oath of

personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name

of _____ to the annexed instrument as the maker thereof, that the said

is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and

that he, the said _____ instrument, and subscribed the name of the said

as the free act and deed of the said

attorney which has not been revoked.

knows the contents of said
thereto voluntarily
under authority of a power of

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at _____
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DECLARATION BY ATTORNEY

I, _____

of the _____

in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.

2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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 _____

in the Province of _____

this _____ day of _____

A.D. 194 _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____

day of _____

194 _____, at _____

in the Province of British Columbia,
(whose identity has been proved by the evidence on _____, who is) personally known to me,

oath of _____

appeared before me and acknowledged to me that he is the _____

who subscribed his name to the annexed instrument as _____

and that he is the person
of the said
and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at _____
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

1.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Province of British Columbia
To Whom:

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B. C. Form No. 17

GENTARO FURUKAWA

ANZ

THOMAS DAVISON

Butrd December 2nd 1943

5431

FOR MAKER (INCLUDING MARRIED WOMEN)

A. Murray Werring that, on the second day of December, 1943, at
 Haney
 Thomas Davison
 before me and acknowledged to me that he
 the person mentioned in the annexed instrument as
 subscribed thereto as part of that he of the full age of twenty-one years,
 contents thereof, and that he executed the same voluntarily, and that he knows the
 the maker thereof, and whose name he has
 IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
 at Haney
 in the Province of British Columbia, this 2nd day of December
 in the year of our Lord one thousand nine hundred and forty-
 H. Menzies,
 Notary Public in and for the Province of British Columbia
 1943, at

[illegible]

Extract from Lease.

File #5431.

Drawn by Hal Menzies.

Lessor: Gentaro FURUKAWA.

Lessee: Tom LEE.

Date: 20th April, 1942.

Term: 1 year from 20th April, 1942, with option to renew lease for another year.

Consideration: \$100.00, paid, and interest on Agreement of Sale due Thomas Davison on second described property on 1st Dec. 1942. Same interest to apply on extension of lease, plus taxes on both properties.

Property:

Land: Lot "B" of Subdivision of Lot 3 of Subdivision of a portion of D.L. 279 Gp.1 according to Map 4246, N.W.D.

20 acres more or less as more particularly shown on the plan annexed to charge No. 79346 and outlined red, of a 49.15 acre portion of D.L. 280 Gp.1 N.W.D. Municipality of Maple Ridge.

House: Included.

Chattels: Not included.

*Lease given to 3 Renewed by Lease No 179 to same Tenant.
SSC Aug 6/43*

Extract from Lease.

Lease No. 179.

File No. 5431.

Lessor: The Secretary of State. (Gentaro FURUKAWA)

Lessee: Tom LEE.

Date: 17th December, 1942.

Term: 1 year from 21st April, 1943 to 20th April, 1944.

Consideration: \$60.00 on 1st December, 1943. Taxes.

Property:

Land: Lot "B" of Lot 3 of Lot 279, Gp.1, Map 4246; and part 20 acres
Sketch 8088 of a 49.15 acre portion of Lot 280, Sketch 6386,
Gp.1, C. of T. 132918 E & 79344 E. Municipality of Maple Ridge.

Buildings: Included: Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 6/8/43.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER SIDE WAS DULY DELIVERED ON THE Feb 2nd
Le soussigné déclare que l'envoi mentionné d'autre part

DATE WHEN IT WAS DELIVERED
Date quand et où elle a été livrée
PLACE OF DELIVERY
Lieu de livraison

SIGNATURE OF THE ADDRESSEE
Signature du destinataire
R. J. J. J. J.

SIGNATURE OF THE REPRESENTATIVE
Signature du représentant
R. J. J. J. J.

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

RENNIE.
FEB 2 1944
MAN.



Advice should be signed by the addressee or if the regulations of the country of destination so require, by the Postmaster of the Delivery office and returned by first mail to the address shown on the card.
Le réçu doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse est indiquée sur cette carte.
Every delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Toute livraison est faite au représentant autorisé du destinataire, le nom du destinataire et la signature du représentant doivent paraître sur ce reçu.

August 16, 1947.

PERSONAL PROPERTY SUMMARY

Re: Gentaro FURUKAWA
Regn. No. 14052

Chattels:

The above named Japanese on his "JP" Form of April/42 stated that he had left no chattels on his property. However a mail-box was taken over by W. Moyer of Hammond for \$2.00 and this amount was credited to Furukawa on Dec. 11/43.

Livestock:

"None".

Specified Articles:

"None"

Bonds:

Declared to be paying for one \$50.00 Victory Bond. As this did not come under the Custodians care we are not aware of the final outcome.

Bank Account:

"None".

Life Insurance:

\$1,000.00-25 year endowment policy with Manufacturers Life Insurance Co. #631923, with wife as beneficiary. This was not brought under control nor administered by the Custodian.

Liabilities:

\$1,000.00 to Mr. Tom Davidson, Haney, B. C., under agreement to purchase 20 acres of Lot 280, Maple Ridge, B. C. This debt together with accumulated interest was liquidated upon completion of sale of the property to the Director of Veterans' Land Act.

The file reveals no other Personal Property Assets.

The above Summary is certified to be in accordance with the information on file:


M. L. Brown.

MLB/JJW

File No. 5431.

March 19/48.

ANALYSIS OF CLAIM - Mr. Gentaro FURUKAWA, Reg. #14052.
Evacuated: May 19/42.

Dated Apr. 21/42.

Claim- Left in c/o Tom Lee, Tenant.

Equipment and Supplies - \$250.00

REMARKS

No chattels declared on JPF form.
See letter from tenant, Tom Lee
31 July/42, stating only chattel
(kitchen stove) bought by him
for \$10.00.

Mail box was taken over by
W. Moyer of Hammond for \$2.00
and Furukawa credited for same.

No record of any other chattels
on file.

Crops

- 4700.00

Included in Sale of Property.

Maple Ridge Co-Op Exchange
shares

- 200.00

Maple Ridge shares were
redeemed 1st March, 1948,
at \$1.27755 on the dollar.
Furukawa credited with \$163.53.

Western Hops, Mission City, B.C.

shares - 250.00

Western Canada Hop Co-Op.
has not been liquidated.

CLAIM - - - \$5400.00

J. Spratt

File 5431

October 16th, 1942.

MEMO TO: MR. CRAMER
FROM: MR. COFFEY

Re: Gentaro Furukawa

Mr. Thomas Davidson of Haney has a mortgage on this property and has instructed the present lessee, Mr. Tom Lee, to pay the interest, which is due in December, 1942, direct to him.

I have written Mr. Ian McPherson asking him to kindly put a certificate of vesting on this property.

If you would kindly write Mr. Davidson for particulars of this mortgage, it would be greatly appreciated.

HRC/EM



File No. 5A31.

CLAIMS DEPARTMENT

May 27th, 1943.

Gentaro FURUKAWA - Reg. No. 14052

CREDITORS:

M. Nishiguchi Co. Ltd. \$11.18 *Debit to expense*

W.H.

*Still
Open*

A

BRD:DE

FILE NO.

FUKUKAWA, Gentaro

5431

[illegible]

August 18, 1947.

FIRE INSURANCE SUMMARY

Re: Gentaro FURUKAWA
Regn. No. 14052

Although no record of Fire Insurance appears on his "JP" Form of April 21/42, it later transpired that Mr. Furukawa had a Fire Insurance Policy #205274, with the North West Fire Insurance Company, for \$900.00 on his dwelling and \$600.00 on contents.

The insurance on the dwelling was transferred to S. S. Board when sale of property was effected, that covering chattels was allowed to expire on June 8/44, as chattels had been removed.

The above Summary is certified
to be in accordance with the
information on file:


M. L. Brown.

MLB/JJW

farm

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Gentaro Furukawa

File No. 5431

l/o G. Miller
Kane
Reg. No. *14052*

Company Manufacturers Life Ins. Co.

Agency Winnipeg

Policy No. 631,923

Premium - \$ 25.95

Payable: ^X Annually, Semi-annually or monthly

Month January
July

Day 11th
11th

REMARKS:

3'

Letter sent 16/7/14

5431

July 10, 1944.

Mr. Thomas Davison,
Haney, B. C.

Dear Sir:

Re: Gentaro FURUKAWA - Pt. 20 ac. of Lot 280,
Gp. 1, Sk. 8088, Municipality of Maple Ridge.

Pursuant to our letter of May 20, 1944, we enclose herewith a cheque in the amount of \$1097.17 representing payment in full of balance owing under Agreement for Sale by subject Japanese on the above described property, made up as follows:

Balance of Principal under Agreement for Sale	\$1000.00
Interest @ 6% from Dec. 2/42 to July 15/44	<u>97.17</u>

\$1097.17

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

Filled
5/4/34

and Green Tom Lee

Post Hammond La.
July 21/1942

Department of the Secretary of State
Office of the Custodian

OFFICE OF THE CUSTODIAN
JAPANESE SEIZURES

RECEIVED
AUG 3 1942

Dear Sir +

Replying to your letter which I
received July 14th 1942. The information
I have gathered in the letter was
concerned with chattel left in my
car when Mr. Furukawa left for the
interior. The only chattel to me was a
kitchen stove and I bought it off
his hands for ten dollars. \$10.00.

Yours truly
Tom Lee

5431

14th July, 1942.

Mr. Tom Lee,
Hammond, B.C.

Dear Sir:

re: Gentaro FURUKAWA.

We understand you have leased the property of the above Japanese, and would appreciate your mailing us a copy of the Agreement. If you have no spare copy on hand, we shall be glad if you will send us yours which we shall copy for our records and return to you.

Kindly state if the chattels belonging to Furukawa are being used by you and, if so, forward us a list of same, acknowledging your responsibility for them.

Thanking you in anticipation and awaiting an early reply, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

5431

7th August, 1942.

Mr. Tom Lee,
R.R. #1,
Port Hammond, B.C.

Dear Sir:

re: Gentaro FURUKAWA.

We note that the consideration for your leasing the above Japanese property was the sum of \$100.00 cash and that you are required to pay the interest on an agreement of sale due Thomas Davison plus the taxes on the two properties.

We would appreciate hearing from you as to what payments you have made, and wish to advise you that monies due under the lease are to be paid into this office for disbursement from here, cheques to be made payable to the Custodian of Enemy Property.

Yours truly,

Manager,
Farm Department.

WEA:GF

R. R. 1

Hammond B.C.

Aug. 11. 42

R. D. Richardson

Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 14 1942

Dear Sir.

Your letter regarding the
Furukawa property. received

There seems to be some misunderstanding
between your office and the Soldiers
Settlement Board as to who the
money should be paid to.

I am paying the taxes this month
on both properties, & also paying
the interest of \$60.00 to Thomas Davison
according to my agreement
with Furukawa.

If you wish the receipts I
will send them to you.

Yours Truly.

Tom Lee

Lades Aug 31/42

34.35
62.10
96.45

Richardson R R 1 Hammond Be
Aug. 20th 1942

R D Richardson
Kamowar.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 24 1942

Dear Sir.

Your letter File No. 5431 of
Aug 15th received.

The Agreement I hold with Gentaro
Furukawa is an Agreement for
Sale of land. dated Dec 2nd 1938.

for \$3,000.00. Cash payment \$1,000.00

500.00 to be paid Dec 1st 1939.

500.00 " 1. 1940.

500.00 " 1. 1941.

500.00 " 1. 1942.

Interest 6 %.

I have received \$2,000.00 including the
Cash payment & interest.

There is ~~now~~ due \$1,000.00 & interest
on Dec 1st 1942.

Yours Truly.

Thos Davidson

File No. 5431

15th February, 1944.

• Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Ian Macpherson

Dear Sir:

RE: Part 20 acres of Lot 280, Gp. 1,
as shown outlined in red colour
on sketch deposited No. 8088,
Municipality of Maple Ridge, N.W.D.

I, the Vendor in an Agreement For Sale dated December 2nd, 1938, covering the above described parcel of land given Gentaro FURUKAWA, certify that on the 29th of February, 1944, there will be owing to me in respect to said Agreement, the sums below stated:

Unpaid balance of Purchase Price \$ 1,000 00.

Interest on \$ 1,000 @ 6%
from Dec 2 1942.
to 29th February, 1944.

\$ 74 65 - ~~100~~

Total amount owing on Agreement

\$ 1,074.65

If you have paid any taxes or insurance to protect your interest in this property please add the amount to the above total, giving each payment separately.

Ivan Davison

offer \$
1375

EVACUATION SECTION	
Rec'd	FEB 21 1944
File No.	8431
Ans.	
Referred	Macpherson

Feb. 16, 1944

Bennie Man.

Dear Sir:

According to your letter which I received sometime ago that I have indebted to Mr. D. Davison the sum of principal \$1000.00 but the interest on principal will be paid by Tom Lee. In according to the agreement which was made in Harry B. C. at Hal. Mengis's estate office.

Yours truly
G. Furukawa

FURUKAWA

5431

February 21st, 1944.

Mr. Thomas Davison,
Port Haney, B. C.

Dear Sirs:

RE: Part 20 acres of Lot 280, Gp. 1,
as shown outlined in red colour
on sketch deposited No. 8088,
Municipality of Maple Ridge, N.W.D.

We are today in receipt of a letter from
Mr. Centaro FURUKAWA of which we enclose a copy.
Will you kindly advise us if Mr. FURUKAWA'S state-
ment that interest on loan is payable by Mr. Tom
Lee is correct, and if so, do you accept Mr. Lee
as responsible for the payment of the interest, and
do you release Mr. FURUKAWA from that liability.

Yours truly,

Ian Macpherson
Title Examiner

IM:JS
Enc.

5431

February 25, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Gentaro FURUKAWA - Pt. 20 ac. of Lot 280
Op. 1, Sk. 8088, Municipality of Maple
Ridge.

We enclose herewith Certificate of Encumbrance No. 51694,
covering subject property and showing the registered owner as
Thomas Davison of Haney, B. C., with Agreement for Sale and
Purchase to Gentaro FURUKAWA, Evacuee, Registration No. 14052.

We are in receipt of a statement from the Vendor showing
the balance owing on the Agreement as at February 29, 1944,
as follows:

Unpaid Balance of Purchase Price	\$ 1,000.00
Interest @ 6% from Dec. 2/42 to Feb. 29/44	<u>74.65</u>
Total amount owing on Agreement	\$ <u>1,074.65</u>

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

74.65
2254
97.17

3
x 15
248

5431

May 20, 1944.

Mr. Thomas Davison,
Haney, B. C.

Dear Sir:

Re: Gentaro FURUKAWA - Pt. 20 ac. of Lot 280
Gp. 1, Sk. 8088, Municipality of Maple Ridge.

According to advice received from you the balance owing on the Agreement for Sale of the above property in favor of subject Japanese amounted to \$1,074.65, as of February 29, 1944.

This property has been sold to the Director, Veterans' Land Act, and conveyance is now required in order to complete the sale.

We are enclosing herewith conveyance for your signature and we would be obliged if you would sign the document and deliver same forthwith to our representative, Mr. J. Moryson, whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the conveyance will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Moryson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

Bec 195, Sanbiller, Ont.
May. 12/48.

The Custodian Office,
Dept of the Secretary of State
of Canada,
Ottawa, D.C.

EVACUATION SECTION	
Rec'd	MAY 17 1948
File No.	5431
Ans.	140-2
Referred	

Dear sir:

I am enclosing the following
share certificate of Maple Ridge Co-operative
Produce Exchange.

No. 109 25 shares

177 5

469 30

590 29

695 37

CAR

Total of 126 shares

This is all the share I had in my
hand. I am certain that some certificate is lost,
so kindly check the matters in your file.

I also have a share certificate
of Western Canada Ship Co-operative Union,
so please kindly check the matter and
reply at your earliest convenience
will be appreciated

Shuntaro FURUKAWA
163-53

Remain
yours truly

May 17, 1948.

Mr. Gentaro FURUKAWA,
Reg. No. 14052,
Box 195,
Geraldton, Ontario.

Dear Sir:

We beg to acknowledge receipt of your unsigned letter of the 12th instant, enclosing certificates covering 126 shares of the Maple Ridge Co-operative Produce Exchange.

You were the holder of 128 shares, but apparently the certificate for two shares is not in your possession at the present time. If this certificate should come into your hands in the future, please forward it to the Custodian without delay.

We attach hereto Custodian cheque in the amount of \$163.53, the proceeds from the redemption of 128 shares at the rate of \$1.27755 per share.

We also note that you are the holder of a certificate covering Western Canadian Hop Co-operative Union shares, but no arrangements have been made for the redemption of these. If any action is taken you will be so advised.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Port William, Ontario,
April 21st, 1948.

IN THE MATTER OF THE CLAIM OF
SEITARO 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.

B.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HERRONEN, Esq.,

Official Reporter.

30

2
G. Furukawa,
In Chief.
Discussion.

10 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 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"?

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

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

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G. Furukawa,
In Chief.
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situation?

MR. CHERNIACK: That is correct, my lord.

SEITARO 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. HENNER: 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

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in my possession/document 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 8 950 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.

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 specialised or truck farming". The rest is information, my lord, which the appraiser has apparently acquired.

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

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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-

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

10 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 1926 from Fannie B. 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
20 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
30 building section he states in addition to those

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G. Furukawa,
In Chief.

buildings he added a lean-to to the 21 x 16 --
21 x 16 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. GREENHACK: 1928, my lord.

30 THE COMMISSIONER: Yes, compared with the prices fixed by

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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.

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?

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.

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.

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 these 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

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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: 5 years.

Q And in that time did you get to know the various land in that vicinity?

A: Yes.

20 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

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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 15 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.

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

20 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.

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Discussed on.

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. L. Horrabin
"T. P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

Gentaro FURUKAWA

File No. 5431

Case No. 956

REAL PROPERTY CLAIMS

1. Real Property Claim

(a) Parcel A \$4000.00
(Lot 280)

Appraised at

\$1400.00

Sold for

\$1375.00

Witness: Patterson (V.L.A.) appraiser

(b) Parcel B \$3000.00

\$731.40

\$718.00

Witness: Sinclair (V.L.A.) appraiser

Questions of fair value only.
Note transcript, especially pages
7 line 25 et seq. Commissioner
wants "abundant" justification for
sale at such low prices.

Parcel A - purchased 1938 for \$3000.00
Parcel B - purchased 1928 for \$1700.00

PERSONAL PROPERTY CLAIMS

2. Chattel Claim - - Abandoned

3. Witnesses:-

Patterson
Sinclair

WHERE REQUIRED -

1 (a)

1 (b)

JLG/ma

Name of Claimant

FURUKAWA, Gentaro

Case

925

Custodian File

5431

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1375.00 712.00	1761.07 872.12				1761.07 872.12
PERSONAL PROPERTY										130.00
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	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

October 5th, 1950.

Mr. Gentaro FURUKAWA,
Box 85,
Geraldton, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 956

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$2,771.19.

Cheque for \$2,610.89 is enclosed herein, and the sum of \$160.30 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.