

6893



## 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 INFORMATION

NAME: FUKUSHIMA, TorazoHOME ADDRESS: R.R. No. 4, New Westminster, BCREGISTRATION NUMBER 12418 SEX: Male AGE: 37OCCUPATION: 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: HisakoADDRESS OF WIFE OR HUSBAND: R.R. No. 4, New Westminster, BCNAMES OF ANY LIVING CHILDREN: Hiroshi (M) Kimie (F) Michie (F)ADDRESS OF CHILDREN: R.R. No. 4 New Westminster, BCAGE OF CHILDREN: 7, 5, 1.

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

1. LOCATION AND DESCRIPTION: Roll No. 7226, Lot W<sub>2</sub> Block 2, SW sec 32, Twp 2, Map 3270 corner of Sandell and Kennedy Rd.

2. BUILDINGS AND OTHER IMPROVEMENTS: ~~Sixteen~~ Seven-room dwelling, barn, garage, packing shed, root house, storage house.

3. INSURANCE (Give particulars; state where policies are) \$1000 on dwelling and furniture in National Fire Ins. Co. Policy No. 201454 in my possession

4. TAXES (Amount and where payable) \$29.75 payable at Cloverdale Municipal Hall

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

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



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 Strawberries, rhubarb, black currants, fruit trees

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1

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: 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:

Household furniture including 4 beds, buffet, gramophone, records, heater, chinaware, kitchen utensils, electric iron, carpenter tools, in the house on Sandell Rd., Key will be left in care of Custodian.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None



4. INSURANCE CARRIED ON ABOVE PROPERTY: 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) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$50 Victory Bond at home.8. BANK ACCOUNTS: None Royal Bank, Columbia St., New Westminster.9. LIFE INSURANCE: \$2000 35-year endowment policy in the Sun Life Co.  
Beneficiary my wife. Policy No. 2263522 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 29th day of April 1942.(Signature) T. FukushimaT. H. Williams  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Jan. 7, 1943

Our File No. 6893

Full Name FUKUSHIMA, Torao  
(Surname in Block Letters)

Registration No. 12418

✓  
Male - Female  
(Check)

Age June 19, 1905

Former Address R.R. #1, New Westminster, B.C.

Date Evacuated 2/6/42

Naturalized - Canadian-Born - National  
(Check) ✓

Present Address c/o Mr. Parish, Picture Butte, Alta.

✓  
Married - Single  
(Check)

Name of Wife (SUGIYAMA) Hisako #12409

Name of Husband \_\_\_\_\_

Name of Mother HIKAKATA, Yoshi (Dec'd) Name of Father Kamataro (Japan)

Names of Children under 16 Hiroshi (M) Oct. 8/34 Kimiko (F) Mar. 4/37

Michie (F) Apr. 16/41 Hideo (M) July 10/42

Requested by Mrs. O'Brien

Registered with Custodian  
(Yes or No)

Additional Information Farmer. 10 acres New Westminster address.



REAL PROPERTY SUMMARY

**JAPANESE NAME:** Torazo FUKUSHIMA      Reg. No. 12418      File No. 6893.

**CATALOGUE NO:** Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BG/450-P.      First Offer.

**PROPERTY ADDRESS:** 398 Sandall Road, New Westminster, B. C.

**LEGAL DESCRIPTION:** The West half of Lot 2 of the South West  $\frac{1}{4}$  of Section 32, Township 2, Map 3270, being all that portion of said Lot 2 lying to the West of a straight line bisecting the North and South Boundaries of said Lot 2, Municipality of Surrey, D. N. W.

**TITLE:** Registered in the name of Torazo FUKUSHIMA.

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order No. 25169, dated December 14th, 1942.

**ASSESSED VALUE:** Land - \$ 500.00  
Improvements - \$ 800.00 - \$1300.00      Taxes - \$29.75.

**CLASSIFICATION:** Small Fruit Farm, Dwelling and out-buildings.  
The Custodian's representative reported June 3rd, 1942, that the property had an area of 6 acres which were planted to the following crops: 5 acres strawberries,  $\frac{1}{4}$  acre rhubarb,  $\frac{1}{4}$  acre young fruit trees. The Municipality of Surrey claims that there are 9.59 acres in this piece of land.  
The owner, on his JP Form, claims that the property was planted to the following crops: strawberries, rhubarb, black currants and fruit trees.  
1 -  $1\frac{1}{2}$  storey 7 room dwelling, 1 garage, 1 rhubarb house, 1 pickers house, 1 new packing shed, 1 barn.

**HISTORY OF ADMINISTRATION:** The property was leased by Torazo FUKUSHIMA, on May 7th, 1942, to Pacific Coast Packers Limited, for the term of 1 year from 6th May, 1942, to 6th May, 1943, with option to extend lease for 1 year if Lessee requests same in writing before the 15th January, 1943, to the Lessor's Solicitor, J.M. Streight, New Westminster. Same terms and conditions to apply. Consideration \$600.00 payable May 15th, 1942, paid.  
House not included, Lessee to assume responsibility for buildings against fire and damage.  
There was also included in lease a Bill of Sale covering the sale of 530 jam crates for the sum of \$106.00, paid. This lease was relinquished in the Fall of 1942, and an extension given by a new lease for 1 year from March 1st, 1943. The consideration being \$100.00 payable August 1st, 1943. This was paid direct to The Director,



Director,

Page 2.

File No. 6893.

The Veterans' Land Act.

Lease was handed to The Director, The Veterans' Land Act, 29th July, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$1092.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Torazo FUKUSHIMA as at May 23rd, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1074.00 from said transaction.

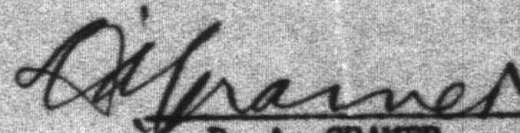
Adjustments to the amount of \$11.60, covering unexpired Fire Insurance Premiums, were placed to Torazo FUKUSHIMA'S credit.

The following Fire Insurance Policy -  
The California Insurance Co., Policy No. 119473 - \$2,000.00,  
was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 170978-E in the name of The Director,  
The Veterans' Land Act.

The above summary is certified to be in accordance  
with information on file.

February 13th, 1946.

  
D. A. CRAMER.

C:JS



FIRE INSURANCE SUMMARY

YORANO FUKUSHIMA, Reg. No. 12418, File No. 6573

The above named Japanese declared on his J.P. Form signed 27th April 1947 that he carried the following coverage, "\$1,000.00 on dwelling and furniture in National Fire Insurance Company, Policy No. 201434 in my possession."

It was found that National Fire Insurance Company Policy No. 201434, \$1,000.00 covered the dwelling only, expiring April 30, 1943. This policy was cancelled by the Company as at September 27th, 1943, and a returned Premium of \$3.37 was paid into this office and credited to Yorano Fukushima's account.

In the meantime, the Lessee had taken out a policy in the California Insurance Company on July 28, 1942, \$2,000.00, No. 119473, covering \$1,000.00 on the dwelling, \$500.00 on Rent house, \$300.00 on Rent house and \$200.00 on the garage. This policy was transferred to the Director, the Veterans' Land Act.

At the request of Yorano Fukushima, the following insurance was placed by the Custodian.

North West Fire Insurance Company, Policy No. 206376, \$500.00 covering Household Effects, expiring February 1st, 1946.

The above summary is certified to be in accordance with information on file.

June 12th, 1947.

*B. J. Cramer*  
B. J. CRAMER



### LIABILITY SUMMARY

Toraseo FUKUSHIMA Reg. No. 12418 File No. 6833

The above named Japanese declared on his J.P. Form signed 29th April 1942 that he had no Personal or Trade Debts.

However, the following claims were lodged:

- |   |          |
|---|----------|
| 1. Canadian Indemnity Company, December 28, 1942<br>(During time house was vacant)..... | \$ 13.75 |
| 2. B.C. Electric Railway Co. Ltd., December 28, 1942.....                               | 1.47     |
| 3. Mrs. Siglow, Fowler & Poulsen, Lethbridge, Alberta,<br>February 6th, 1945.....       | 35.00    |
| 4. St. Michael's General Hospital, Lethbridge, Alberta,<br>February 6th, 1945.....      | 55.50    |

CLAIM No. 1 was paid February 20th, 1946.

CLAIM No. 2 was cancelled by the B.C. Electric  
Railway Company Limited.

CLAIM Nos. 3 and 4 were accounts covering illness  
of Mrs. Misako Fukushima (wife of  
Toraseo Fukushima). These were paid  
February 7th, 1945.

The above summary is certified to be in  
accordance with information on file.

June 12th, 1947.

  
D. A. CRAMER.

BAC:10







File No. 6695  
Reg. No. 12416.

Statement of Account.

Torazo YUKUSHIMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 Sept. 14	By Dale & Co. Refund of fire insurance			
1945 Jan. 1	Credit re sale of property Land Registry Office Certificate of Encumbrance Fire Insurance premium	1.00 9.00		
1944 Oct. 5 Nov. 18	Sale of 7 kitchen chairs Net proceeds auction sale		5.40 48.50	
1945 Feb. 8	Settlement of claims, Drs. Magnus, Forbes & Paulson St. Michael's General Hospital	35.00 55.90 309.50 15.00		
Apr. 23	Cheque to you Legal fees in connection with conveyance of property			
1946 Oct. 21	Can. Indemnity Co., full settlement of claim	18.76		
		<u>\$445.76</u>	<u>\$1157.67</u>	<u>\$713.91</u>

April 23/48.  
/28



6893

May 13, 1948.

Mr. Torazo FUKUSHIMA,  
Reg. No. 12418,  
Stirling, Alberta.

Dear Sir:

As requested in your letter of the 6th instant,  
Custodian cheque for \$713.91 is attached hereto, which represents  
the balance of your account, as per the statement sent to you on  
November 17th, 1947.

Kindly acknowledge receipt.

Yours truly,

CHR/fm  
enc. (1)

C. H. Reed,  
Office of the Custodian.



To Kushima Torazo  
Reg. No. 12448  
Stirling, Alta.

Stirling, Alta.,  
Feb. 24th 1948.

The Custodian Office  
Dept of Secty of State  
Vancouver B.C.

EVACUATION SECTION	
Rec'd	FEB 27 1948
File No.	6893
Ans.	
Referred	Jahnston

Dear Sir,

Will you please send me  
the full particulars of the auction  
sale of my chattles.

Yours very truly,

T. Fukushima



*Stirling Alta*  
*May 6, 1947.*

THE CUSTODIAN'S OFFICE  
DEPARTMENT OF THE SECRETARY OF STATE  
OF CANADA  
VANCOUVER

EVACUATION SECTION	
Rec'd	MAY 12 1947
File No.	6893
Ans.	
Deferred	

Dear Sir

I would like to have the money of  
my property in B.C. Will you please send  
it to me right away

*Yours Truly*

71391

Reg. No. 12418,

*T. Fukushima*



6893

17th November, 1947.

Mr. Torazo FUKUSHIMA,  
Regn. No. 12418,  
Stirling, Alta.

Dear Sir:

We are in receipt of your telegraphic communication dated 17th November, 1947, and in accordance with your request we are enclosing herewith a statement of your account with the Custodian.

Yours truly,

W.J. Johnston,  
Office of the Custodian.

WJJ:HA  
Encl.



6893

11th March, 1947.

Mr. Torao FUKUSHIMA,  
Registration No. 12418,  
Stirling, Alta.

Dear Sir:

We received your enquiry of the 4th March, and wish to advise that the Insurance Policy placed on your property by the Pacific Coast Packers Limited was for coverage of \$2000.00 on your house, garage and other buildings. The unexpired portion of this policy premium was credited to your account on the sale of the property.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA



STIRLING,  
March 4, 1947.

EVACUATION SECTION	
Rec'd	MAR 8 1947
File No.	6873
Ans.	
Refused	<i>Anderson</i>

The Custodian,  
Dept. Secretary of State,  
Vancouver, B.C.

Dear Sir:

In 1942, I sold my strawberry crop to the Pacific Coast Packers Ltd. of New Westminster, B.C. When this firm took over the responsibilities, it took out a fire insurance policy covering the buildings on my property.

I was in receipt of the conditions of the policy but have, in the intervening years, lost track of them. Would you be so kind as to check your files to determine the amount of the policy? I would be obliged if you would forward the information to me.

For your convenience, I am enclosing a stamped, self-addressed envelope.

Yours very truly,

*T. Fukushima*

T. Fukushima.

2000?



6893

20th February, 1946.

The Canadian Indemnity Company,  
Standard Bank Building,  
Vancouver, B.C.

Dear Sirs:

Re: Bond No. 510459 - Torazo FUKUSHIMA, 398 Sandal Road  
& Kennedy Road, Surrey Municipality; Corner Lot W. 1/2  
Block 2, S.W. 1/4, Section 32, Township 2.

We enclose herewith Custodian cheque in the amount of \$18.72  
in full settlement of your claim against the above Japanese, covering guaranteed  
payment of Electric Light Contract during period in 1942, when Torazo FUKUSHIMA  
was evacuated, and the house was not rented.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA



6293

11th January, 1946.

Mr. Torazo FUKUSHIMA,  
Registration No. 12418,  
c/o Mr. Ralph Erickson,  
STIRLING, Alberta.

Dear Sir:

Re: Sun Life Policy No. 2263522

We have received from the Sun Life and enclose herewith  
their cheque for \$204.62 in favour of yourself and your wife, being the  
cash surrender value of this policy. This amount is in full settlement  
of all claims under this policy.

Yours truly,

W.E. Anderson,  
Administration Dept.

WEA:HA  
Encl.



6893

March 1st, 1945.

Mr. Torazo FUKUSHIMA,  
Registration No. 12418,  
c/o Mr. Ralph Erickson,  
Stirling, Alta.

Dear Sir:

re: B.C. Electric Railway Co. Ltd. - \$20.23

Replying to your letter of the 8th of February, 1945 dealing with the above claim. We find on reviewing your file that the lease you made with the Pacific Coast Packers Ltd. for 1942 did not include the use of the house and that we also find that no electric current was used during the period covered by this claim, namely, June to December inclusive 1942. The charge represents the minimum monthly charge of \$2.89, whether or not current is used. This minimum charge was guaranteed by your Bonding Company, therefore, the Custodian has no alternative but to pay on your behalf as otherwise the Bonding Company could sue you and obtain a Judgment. This we do not propose to allow and, therefore, we are proposing to pay this claim but we would first prefer to receive your authorization to do so.

Please forward your consent by return mail. As you are aware you have ample funds at your credit (\$747.67) to take care of this claim.

Yours truly,

  
ALMA:ND

A. McAlister,  
Claims Department.



6893

February 10th, 1945.

Mr. Torazo FURUSHIMA, #12418,  
c/o Ralph Erickson,  
Stirling, Alta.

Dear Sirs

This is to advise you that at the request of the B.C. Security Commission we have paid the claim of \$35.00 lodged against you by Drs. Bigelow, Fowler & Foulson and also the claim of \$55.50 lodged against you by St. Michael's General Hospital. Also at the request of the B.C. Security Commission we are enclosing herewith our cheque No. 4713 for \$309.50. This is the balance left out of the \$400.00 asked for by you after paying the two above bills.

Please acknowledge receipt of cheque.

Yours truly,

A. McAllister,  
Claims Department.

AMC:MND

Encl.



Torazo Fukushima,  
c/o Ralph Erickson,  
Stirling, Alta.  
January 25th-'45

Mr A. Wright,  
B.C.S.C.  
Welfare Department,  
Lethbridge, Alta.

Dear Sir,

This is to acknowledge receipt of your letter of the 17th instant.

You have made yourself very clear and I can understand your position.

As I have told you before my property was left in the care of the Custodian for the duration and I sincerely hope that they will take care of my interests. Then again the B.C. Security Commission gave us a promise that they would be responsible for our welfare in case of need; therefore we came out to the Sugar Beet proposition as beet labourers.

But as you are well aware of the fact that the Custodian sold my property without consulting me or getting my consent.

When I asked your office for maintenance help and to settle the Doctor and Hospital bills for my wife's maternity case, I was told that anyone with means (credit with the Custodian) could not and were not entitled for maintenance help.

I am not in favour of nor can I have consent for the action taken by the Custodian for which monies have been credited to me at their office.

With five children to support and having no means of income for the winter months, I can not take care of the added expense of the Doctor and Hospital bills.

Therefore, much as I dislike to touch the money from the sale of my property, I am asking you to make the necessary arrangements to have the sum of \$400.00 which will include our living expenses and the medical service fees, sent out to me at the above address at your earliest possible convenience.

Anticipating an early reply,

I remain,

Yours truly,

(sgd) T. Fukushima.



Peraso  
Reg. 11012  
c/o Mr. Ralph Erickson  
Stirling Alta.,  
February 24 / 45.

The Custodians Office.

Dear Sir :-

Re. B.C.E.Rly. Co. Ltd.

File #6093.

EVACUATION SECTION	
Recd FEB 14 1945	
File No.	6893
Att.	
Refused	McLish

If you will kindly look up my files, I am sure that you will find an agreement that was made out between myself and the Pacific Packers Cannery or the Pacific Coast Packers Cannery (I have forgotten the correct name of the firm) that is situated in Burnaby right along side of the B.C. Electric RR. In the agreement this cannery was to pay the light bills during the lease.

I do not know nor am I in the position to know when and for how long my house was vacant. I have paid up fully up to the month that we were evacuated and so if the claim is for the period after my leaving the coast I can not see how I should be responsible for such claim.

I sincerely hope that this answers yours of the 29th of Jan.

Yours truly,

J. Finkushina

May to Dec 1944

Richardson says house not rented in orig lease,  
& no power was consumed, etc represents  
minimum monthly charge up to the  
end of 1942

29-2-45



INVENTORY OF CHATTEL S BELONGING

to

FUCKUSHIMA, Hisako #12409

Missing -----

Qu. of Utensils.

- 1 Eletric Hot Plate.
- 1 Roll, of green wrapping paper.
- 3 Cords of Wood.
- 1 Cultivator.
- 1 2-Hole Camp stove #25.
- 1 Rubber tired wheelbarrow.
- 1 Planet Junior Cultivator.
- All Garden tools etc.
- 1 Eureka Washing Machine.

" Most of these goods were included in the lease to the  
Pacific Coast Packers up until Oct 1/ 44<sup>7</sup>

Signed.

*Tom Anderson*



INVENTORY OF CHATTELS BELONGING

to

PUCKUSHIMA, Hisako #12409  
398 Sandal Rd., Surrey B.C.

" I have today inspected the undermentioned articles and  
consider them valueless and should be abandoned. "

4 Mattresses.

Few Dishes and Utensils.

1 Door ~~q~~ used on the house. )

Signed.

*Tom Anderson*

Sept 13/44.



Chattels belonging to FUKUSHIMA, Torazo # 12418 File 6893

Sandal Rd., Surrey, B. C.

Sold to tenant Mrs. Usie.

7 Kitchen Chairs	\$ 6.00
	<hr/>
Less appraisal fee(10%)	<hr/> .60
	5.40
	<hr/> <hr/>

"Considered a just and fair appraisal as made by me  
this 19th day of September 1944."

Signed

Witness *Wm. Anderson*

TRAPP MOTORS, LTD.  
*7197-44*



NAME FUKUMINA, Torao

REGISTRATION NO. 12418

FILE NO. 6323

The following chattels were sold by public  
 auction at Surrey, B. C. on September 27, 1944.

X Coil springs	\$ 4.50+
X Phonograph	5.00+
X Hot plate	12.00+
X Buffet	15.00+
X Bedspring and mattress	12.00+
2 Tables	0.50+
2 Tables	0.50+
X 1 Box stove heater	5.50+
Table	0.50+
X Steel range - <i>2 hole camp stove - see analysis</i>	10.00+
Phonograph	4.50+
Table	1.25+
Bed and springs	0.50+
X 3 Chairs	0.50+

Total

Less Expenses:

(Auctioneer's Fee: \$ 7.23  
 (Advertising: 1.30  
 (Moving: 15.42

72.25

23.95

Net Proceeds Credited:

48.30

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Surrey 6.

Remarks.



MEMORANDUM RE SALE OF CHATTELS

(apart from Auction Sales)

FILE NO: 6893

NAME: Torase FUKUSHIMA

DATE ADVERTISED:  
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$6.00

PURCHASE PRICE: \$6.00

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mrs. Ueda

ADDRESS: Surrey, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:  
(state if purchase  
price already paid or  
arrangements made)

YES  
Paid in full.

NO

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: 7 Kitchen chairs

\$6.00



*M. A. L.*

Chattels belonging to FUKUSHIMA, Torazo # 12418 File 6893

Sandal Rd., Surrey, B. C.

Sold to tenant Mrs. Usie.

7 Kitchen Chairs

\$ 6.00

Less appraisal fee(10%)

.60

\$5.40

"Considered a just and fair appraisal as made by me  
this 19th day of September 1944."

Signed

TRAPP MOTORS, LTD.

Witness

*Rm. Anderson*

*J. W. L. app*

*Approved by R.A.C.  
12/2/45*



File No. 6833

Date Sept 27/44.

SUMMARY

*Townline 12418*  
Name: FUKUSHIMA, Kioko # 18409

Address: 398 Sandal Rd. Surrey B.C.

(1) - We have today moved to auction room at Townline & Sandal Rds. effects as per enclosed list at a total cost of \$        as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at ----- where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ 2.00-- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

See Attached List.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The tenant gave us the following explanation: \_\_\_\_\_

See Attached List. -----

\_\_\_\_\_  
\_\_\_\_\_

R.M. Anderson.



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

File No. 6893

Reg. No. 12418

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Torao FUKUSHIMA,  
c/o Mr. Parish,  
Picture Butte, Alta.

JUN 7 - 1944

Dear Sir:

Re: 396 Sandell Road, R.R. #4, New Westminster, B. C.  
The West half of Lot 2 of the South West quarter of Section 32,  
Township 2, Map 3270, being all that portion of said Lot 2, lying  
to the West of a straight line bisecting the North & South boundaries  
of said Lot 2, District of New Westminster, C. of E. 50801.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1092.00
Add:	
Unexpired insurance premium as at January 1st, 1943	11.60
	\$ 1103.60
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 1100.60

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.

R



CR 1103.97

1963	Jan. 1	Balance Brought Forward			
			\$	3.37	\$ 3.37 Cr.
		Credit re Sale of Property			1100.60
		Land Registry Office C. of E.	1.00		
		Fire Insurance Premium	9.00		
			<u>10.00</u>		
					<u>1103.97</u>



## Farm Appraisal Report

File No. J.L.485Land Description W $\frac{1}{2}$  Lot 2 of SW $\frac{1}{4}$  Sec. 32 Tp. 2 Map 3270398 Sandell RoadContaining 9.6

Acres

Owner's Name FUKUSHIMA, TorazoPost Office Address R.R.4, New WestminsterNearest Rail Point Kennedy, S.C.R.R.Distance 1 $\frac{1}{2}$  mi.Market Town New WestminsterDistance 6 "Church (give denomination) Newton PresbyterianDistance 3 "Nearest School Queen Elizabeth and Simon CunninghamDistance 1 $\frac{1}{2}$  "State how property was identified: By survey posts, map and roads.

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

On corner of Sandell and Kennedy Roads, gravel, good; one mile from highway.Is this district a good one? Not good as a district but some fairly good small farms in vicinity. Seasoned on farms, mainly berry-picking. Work in industries along Fraser river such as sawmills, etc. about 6 miles.Predominating Nationality and religion: British, Protestant.EXHIBIT No. 505-4Describe Fencing and its condition: Unfenced.Value \$ Aug 2/48Water supply: Water piped under pressure to property from farm up the Kennedy Road (A.Sato).Value \$ 600.00

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame	9'	Shgle.	10	Cedar posts.	Good	\$600.00
Lean-to Veranda	10 x 24		8'					
BARN	7 x 24							
Garage	14 x 18	Frame	8'	Shgle	new	Posts	"	50.00
BARN	8 x 18							
GRANARY	14 x 40	Frame	8'	Shks.	15	Ced. posts	Good	50.00
Dunk-house	12 x 14	"	8'	Shgls	2	Cone.	Good	250.00
Shed	20 x 50							
Packing shed	16 x 24	Posts & Shks	7'	Shks.	10	Posts	Good	-

Electric light in the buildings.

Total present day value \$ 950.00

Total Value Buildings add to farm

\$ 600.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Habitable.Describe the basement and chimneys: No basement; brick chimney from ground.No. rooms downstairs? 5 Upstairs? Unfin-ished How finished Boards.Are buildings painted? No. Condition of paint +Distance from nearest bush 100 yards.

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



ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.35	Level (drained)	Sandy loam 8-24"	Hardpan some sand.	Straws, good, also rhubarb, oats, etc.	\$65.	\$477.75
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.25	Level	Sdy loam 8-18"	Hard- pan.	Clearing of stumps, etc.,	\$100.	\$20. 25.00
1.00	"	"	"	Clearing of bush	\$150.	10. 10.00
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 \$ 512.75

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 1112.75

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
In good state of cultivation, crops in good shape.

Rented to Pacific Coast Packers but I was unable to learn the amount of rental

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

Noxious weeds:

Some thistles.

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

Taxes \$29.75.

Surrey Municipality.

Date: June 26th, 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 23rd day of June 1942.

Inspector's Signature

"R. W. BROWN"

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



# Farm Appraisal Report

FUKUSHIMA, T.

Remarks: Property is located at 392 Sandell Road, at the intersection of the Sandell and Kennedy Roads one mile from highway. The soil is a sandy loam of fair depth with hardpan underneath about 2' down. Crops are in good shape and property appears to have been well farmed. Buildings are in fair to good shape, the dwelling being unfinished upstairs. There are no fences and the water is piped to property under pressure from a property further west on the Kennedy Road (A.Sato).

There is electric light in the buildings.

About 1 1/2 acres partly cleared with some stumps and brush to be removed, and one acre bush, fairly heavy clearing.

There are certain industries along the Fraser River about 5 miles distant such as sawmills, etc., where a number of men are employed and work would be available.

## (FOR ORCHARD LANDS ONLY)

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

Quite a good property in good state of cultivation. Water is piped from another Jap farm about 1/2 mile west apparently under a mutual arrangement as the Japs are related. Unable to learn of any existing agreement re water: values placed assuming water supply satisfactory.

## 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
Approximate acreages in small fruits.	\$
5.7 acc. bearing straws.	\$
.5 " new plants.	\$
.3 " rhubarb.	\$
Also 0.25 acc. oats, 0.6 acc. garden, mostly weeds.	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total \$	\$

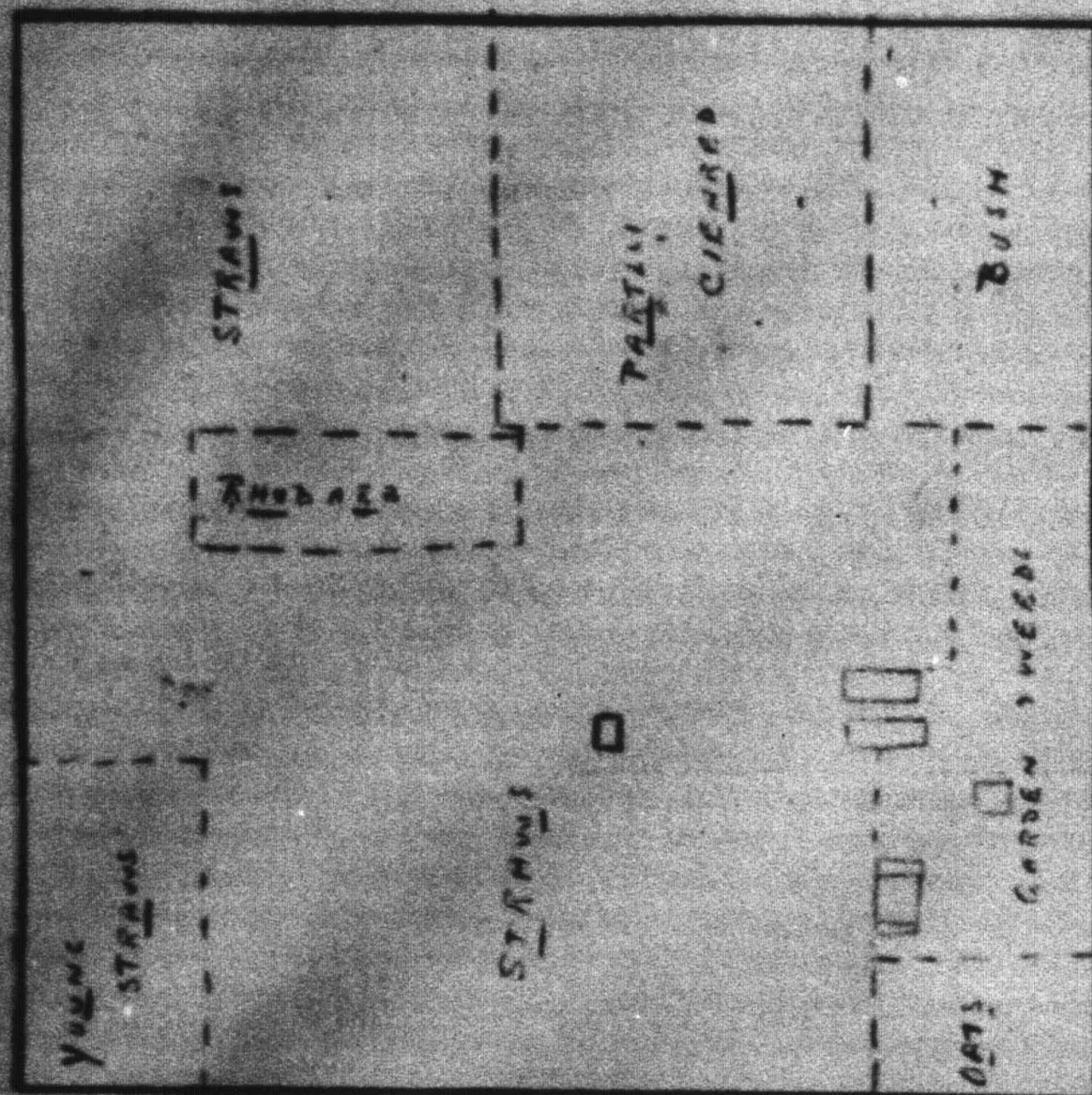
Amount fruit trees add to value of farm \$



Diagram of Property

SCALE 2 CM = 1'

T.W. Brown



SANDELL ROAD

KENNEDY ROAD

W/ 1/2, 1/4, 1/8, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 1/73786976294838206464, 1/147573952589676412928, 1/295147905179352825856, 1/590295810358705651712, 1/1180591620717411303424, 1/2361183241434822606848, 1/4722366482869645213696, 1/9444732965739290427392, 1/18889465931478580854784, 1/37778931862957161709568, 1/75557863725914323419136, 1/151115727451828646838272, 1/302231454903657293676544, 1/604462909807314587353088, 1/1208925819614629174706176, 1/2417851639229258349412352, 1/4835703278458516698824704, 1/9671406556917033397649408, 1/19342813113834066795298816, 1/38685626227668133590597632, 1/77371252455336267181195264, 1/154742504910672534362390528, 1/309485009821345068724781056, 1/618970019642690137449562112, 1/1237940039285380274899124224, 1/2475880078570760549798248448, 1/4951760157141521099596496896, 1/9903520314283042199192993792, 1/19807040628566084398385987584, 1/39614081257132168796771975168, 1/79228162514264337593543950336, 1/158456325028528675187087900672, 1/316912650057057350374175801344, 1/633825300114114700748351602688, 1/1267650600228229401496703205376, 1/2535301200456458802993406410752, 1/5070602400912917605986812821504, 1/10141204801825835211973625643008, 1/20282409603651670423947251286016, 1/40564819207303340847894502572032, 1/81129638414606681695789005144064, 1/162259276829213363391578010288128, 1/324518553658426726783156020576256, 1/649037107316853453566312041152512, 1/1298074214633706907132624082305024, 1/2596148429267413814265248164610048, 1/5192296858534827628530496329220096, 1/10384593717069655257060992658440192, 1/20769187434139310514121985316880384, 1/41538374868278621028243970633760768, 1/83076749736557242056487941267521536, 1/166153499473114484112975882535043072, 1/332306998946228968225951765070086144, 1/664613997892457936451903530140172288, 1/1329227995784915872903807060280344576, 1/2658455991569831745807614120560689152, 1/5316911983139663491615228241121378304, 1/10633823966279326983230456482242756608, 1/21267647932558653966460912964485513216, 1/42535295865117307932921825928971026432, 1/85070591730234615865843651857942052864, 1/170141183460469231731687303715884105728, 1/340282366920938463463374607431768211456, 1/680564733841876926926749214863536422912, 1/1361129467683753853853498429727072845824, 1/2722258935367507707706996859454145691648, 1/5444517870735015415413993718908291383296, 1/10889035741470030830827987437816582766592, 1/21778071482940061661655974875633165533184, 1/43556142965880123323311949751266331066368, 1/87112285931760246646623899502532662132736, 1/174224571863520493293247799005065324265472, 1/348449143727040986586495598010130648530944, 1/696898287454081973172991196020261297061888, 1/1393796574908163946345982392040522594123776, 1/2787593149816327892691964784081045188247552, 1/5575186299632655785383929568162090376495104, 1/11150372599265311570767859136324180752990208, 1/22300745198530623141535718272648361505980416, 1/44601490397061246283071436545296723011960832, 1/89202980794122492566142873090593446023921664, 1/178405961588244985132285746181186892047843328, 1/356811923176489970264571492362373784095686656, 1/713623846352979940529142984724747568191373312, 1/1427247692705959881058285969449495136382746624, 1/2854495385411919762116571938898990272765493248, 1/5708990770823839524233143877797980545530986496, 1/11417981541647679048466287755595961091061972992, 1/22835963083295358096932575511191922182123945984, 1/45671926166590716193865151022383844364247891968, 1/91343852333181432387730302044767688728495783936, 1/182687704666362864775460604089535377456991567872, 1/365375409332725729550921208179070754913983135744, 1/730750818665451459101842416358141509827966271488, 1/1461501637330902918203684832716283019655932542976, 1/2923003274661805836407369665432566039311865085952, 1/5846006549323611672814739330865132078623730171904, 1/11692013098647223345629478661730264157247460343808, 1/23384026197294446691258957323460528314494920687616, 1/46768052394588893382517914646921056628989841375232, 1/93536104789177786765035829293842113257979682750464, 1/187072209578355573530071658587684226515959365500928, 1/374144419156711147060143317175368453031918731001856, 1/748288838313422294120286634350736906063837462003712, 1/1496577676626844588240573268701473812127674924007424, 1/2993155353253689176481146537402947624255349848014848, 1/5986310706507378352962293074805895248510699696029696, 1/11972621413014756705924586149611790497021399392059392, 1/23945242826029513411849172299223580994042798784118784, 1/47890485652059026823698344598447161988085597568237568, 1/95780971304118053647396689196894323976171195136475136, 1/191561942608236107294793378393788647952342390272950272, 1/383123885216472214589586756787577295904684780545900544, 1/766247770432944429179173513575154591809369561091801088, 1/1532495540865888858358347027150309183618739122183602176, 1/3064991081731777716716694054300618367237478244367204352, 1/6129982163463555433433388108601236734474956488734408704, 1/12259964326927110866866776217202473468949912977468817408, 1/24519928653854221733733552434404946937899825954937634816, 1/49039857307708443467467104868809893875799651909875269632, 1/98079714615416886934934209737619787751599303819750539264, 1/196159429230833773869868419475239575503198607639501078528, 1/392318858461667547739736838950479151006397215279002157056, 1/784637716923335095479473677900958302012794430558004314112, 1/1569275433846670190958947355801916604025588861116008628224, 1/3138550867693340381917894711603833208051177722232017256448, 1/6277101735386680763835789423207666416102355444464034512896, 1/12554203470773361527671578846415332832204710888928069025792, 1/25108406941546723055343157692830665664409421777856138051584, 1/50216813883093446110686315385661331328818843555712276103168, 1/100433627766186892221372630771322662657637687111424552206336, 1/200867255532373784442745261542645325315275374222849104412672, 1/401734511064747568885490523085290650630550748445698208825344, 1/803469022129495137770981046170581301261101496891396417650688, 1/1606938044258990275541962092341162602522202993782792835301376, 1/3213876088517980551083924184682325205044405987565585670602752, 1/6427752177035961102167848369364650410088811975131171341205504, 1/12855504354071922204335696738729300820177623950262342682411008, 1/25711008708143844408671393477458601640355247900524685364822016, 1/51422017416287688817342786954917203280710495801049370729644032, 1/102844034832575377634685573909834406561420991602098741459288064, 1/205688069665150755269371147819668813122841983204197482918576128, 1/411376139330301510538742295639337626245683966408394965837152256, 1/822752278660603021077484591278675252491367932816789931674304512, 1/1645504557321206042154969182557350504982735865633579863348609024, 1/3291009114642412084309938365114701009965471731267159726697218048, 1/6582018229284824168619876730229402019930943462534319453394436096, 1/13164036458569648337239753460458804039861886925068638906788872192, 1/26328072917139296674479506920917608079723773850137277813577744384, 1/52656145834278593348959013841835216159447547700274555627155488768, 1/105312291668557186697918027683670432318895095400549111254310977536, 1/210624583337114373395836055367340864637790190801098222508621955072, 1/421249166674228746791672110734681729275580381602196445017243910144, 1/842498333348457493583344221469363458551160763204392890034487820288, 1/1684996666896914987166688442938726917102321526408785780068975640576, 1/3369993333793829974333376885877453834204643052817571560137951281152, 1/6739986667587659948666753771754907668409286105635143120275902562304, 1/13479973335175319897333507543509815336818572211270286240551805124608, 1/26959946670350639794667015087019630673637144422540572481103610249216, 1/53919893340701279589334030174039261347274288845081144962207220498432, 1/107839786681402559178668060348078522694548577690162289924414440996864, 1/215679573362805118357336120696157045389097155380324579848828881993728, 1/431359146725610236714672241392314090778194310760649159697657763987456, 1/862718293451220473429344482784628181556388621521298319395315527974912, 1/1725436586902440946858688965569256363112777243042596638790631055949824, 1/3450873173804881893717377931138512726225554486085193277581262111899648, 1/6901746347609763787434755862277025452451108972170386555162524223799296, 1/13803492695219527574869511724554050904902217944340773110325048447598592, 1/27606985390439055149739023449108101809804435888681546220650096895197184, 1/55213970780878110299478046898216203619608871777363092441300193790394368, 1/110427941561756220598956093796432407239217743554726184882600387580788736, 1/220855883123512441197912187592864814478435487109452369765200775161577472, 1/441711766247024882395824375185729628956870974218904739530401550323154944, 1/883423532494049764791648750371459257913741948437809479060803100646309888, 1/1766847064988099529583297500742918515827483896875618958121606201292619776, 1/3533694129976199059166595001485837031654967793751237916243212402585239552, 1/7067388259952398118333190002971674063309935587502475832486424805170479104, 1/14134776519904796236666380005943348126619871175004951664972849610340958208, 1/28269553039809592473332760011886696253239742350009903329945699220681916416, 1/56539106079619184946665520023773392506479484700019806659891398441363832832, 1/113078212159238369893331040047546785012958969400039613319782796882727665664, 1/226156424318476739786662080095093570025917938800079226639565593765455331328, 1/452312848636953479573324160190187140051835877600158453279131187530910662656, 1/904625697273906959146648320380374280103671755200316906558262375061821325312, 1/1809251394547813918293296640760748560207343510400633813116524750123642650624, 1/3618502789095627836586593281521497120414687020801267626233049500247285301248, 1/7237005578191255673173186563042994240829374041602535252466099000494570602496, 1/14474011156382511346346373126085988481658748083205070504932198000989141204992, 1/28948022312765022692692746252171976963317496166410141009864396001978282409984, 1/57896044625530045385385492504343953926634992332820282019728792003956564819968, 1/115792089251060090770770985008687907853269984665640564039457584007913129639936, 1/231584178502120181541541970017375815706539969331281128078915168015826259279872, 1/463168357004240363083083940034751631413079938662562256157830336031652518559744, 1/926336714008480726166167880069503262826159877325124512315660672063305037119488, 1/1852673428016961452332335760139006525652319754650249024631321344126610074238976, 1/3705346856033922904664671520278013051304639509300498049262642688253220148477952, 1/7410693712067845809329343040556026102609279018600996098525285376506440296955904, 1/14821387424135691618658686081112052205218558037201992197050570753012880593911808, 1/29642774848271383237317372162224104410437116074403984394101141506025761187823616, 1/59285549696542766474634744324448208820874232148807968788202283012051522375647232, 1/11857109939308553294926948864889641764174846429761593757640456602410304



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Torazo Fukushima

File No. 6893

*to Mr. Perich*

Reg. No. 12418

*Picture Button*  
*also*

Company Sun Life

Agency Vancouver Agency

Policy No. 2263522

Premium - \$65.00

X

Payable: Annually, Semi-annually or monthly

Month October

Day 10

REMARKS:

*One letter*

*letter sent 13/9/42*



C O P Y

PACIFIC COAST PACKERS LTD.

2100 McPherson Avenue  
New Westminster, B.C.  
September 15th, 1943.

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings and Granville Sts.,  
Vancouver, B.C.

Dear Sirs:

This is to advise that we do not wish to continue our  
lease on the following Japanese property.

Toraso Fukushima: The West Half, ( $W\frac{1}{2}$ ) of Lot Two (2)  
of the South West Quarter ( $S.W.\frac{1}{4}$ ) of Section Thirty-  
Two (32), Township Two (2), according to a registered  
map or plan thereof deposited in the Land Registry  
Office, City of New Westminster, Province of British  
Columbia, and therein numbered Thirty-two Hundred and  
Seventy (3270), being all that portion of the said lot  
Two (2) lying to the West of a straight line bisecting  
the North and South boundaries of said Lot Two (2),  
District of New Westminster. Certificate of Title No.  
96194 P. (Also known as 398 Sandell Road.)

Yours very truly,  
PACIFIC COAST PACKERS LTD.

Per "F. Brown"

FB:JT



MEMORANDUM

File Nos.: 4110  
6893

May 19th, 1943

To: FILES

From: Mr. Green

Re: Mr. & Mrs. Torazo FUKUSHIMA

Chattels on these files are now satisfactorily covered since the husband, Torazo Fukushima, signed on November 10th a list of chattels as being correct and as including the Eureka washing machine declared by his wife. The property is rented to the Pacific Coast Packers Ltd.

WFG:IF



EVACUATION SECTION	
Rec'd	NOV 30 1943
File No.	6895
Ans.	Wb
Referred	Opinion

November 29-1943

610 Hickleton Rd.

B. R. 4. N. Matminates

B. C.

The Custodian of Enemy Property.

Gentlemen:

I would like to find out, if it possible to rent a Farm from Jay in the Surrey District, if possible between Scott Road and Nepton road.

I would ask Jay if it would possible to rent the Farm that is on East ~~Can~~ Kennedy road.

Please let me know about it to the above adress.

Thank Jay kindly  
John Delasky.

T. FUKUSHIMA



6893

February 19, 1943

McGregor, Johnston & Thomas Ltd.  
414 West Pender Street  
Vancouver, B. C.

Dear Sirs:

Re Torazo FUKUSHIMA

We wish to acknowledge with thanks  
your letter of the 2nd instant enclosing North-  
West Fire Insurance Policy No. 206376.

Please find enclosed our cheque for  
\$9.00 in full payment for the premium. Kindly  
receipt and return your statement attached.

Yours very truly,

S.M. Gibson  
Insurance Department

SMG:KT  
Encl.



6493

January 30, 1943.

McGregor, Johnston & Thomas, Ltd.,  
411 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Torazo FUKUSHIMA

Further to our letter of September 24th and October 26th, we have received word from the above named that he would like fire insurance carried on his chattels stored in the dwelling and in a previous letter he stated that he would like to carry \$500.00.

I did suggest in my letter of October 26th that the logical thing would be to cover this furniture under an existing policy. The California Insurance Company, being No. 119473, but this policy is only written for a year and expires on July 26th next, and was put on by the lessee according to the terms of the lease to protect the property during the period of the lease to the Pacific Coast Packers. I think it would be better to have a separate policy written.

The dwelling is described as one-story frame with shingle roof and located on the N.E. 1/4 of Lot 2, S. 7. 1/2 of Section 32, Township 2, Map 3270, on the corner of Kennedy and Sandell Roads in the Municipality of Surrey, Province of British Columbia. Cover for \$500.00 on household furniture and personal effects as from to-day's date.

I wish to advise also that this California Policy mentioned above is endorsed for superior construction in that all chimneys are brick, natural stone or rock built from the ground.

Yours truly,

S. H. Gibson,  
Insurance Department.

SHG:MAD



6893

January 30, 1943.

Mr. Torazo FUKUSHIMA,  
Registration Number 12418,  
c/o Mr. Parish,  
Picture Butte, Alta.

Dear Sir:

In response to your letter of January 14th, I have instructed the North West Fire Insurance Company to write a policy covering your chattels. Copy of our letter to the Insurance Company is attached hereto, and will be self explanatory.

The premium on this insurance will be charged to your account to be finally paid from income from your property.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAD  
Enclosure.



Department of the Secretary of State  
Office of the Custodian

Fiction Butte Alta  
Jan 1st 1943

EVACUATION SECTION	
Rec'd	JAN 18 1943
File No.	6893
Ans.	JS
Referred	Gibson

Dear Sir:-

Your letter of December 18<sup>th</sup>  
for asking to me about Fire Insu-  
rance for my Chattels stored. this is  
no question to cover my chatte  
stored. but I can not to make  
a camplet to covering this Fire In-  
surance payment. therefor let me  
know how you will doing this Pay-  
ment. Right now I can not send  
any money from here because Sugar  
beet working just only living.

If you will collect from  
my farm lent to make cover the  
Fire Insurance.

Yours Truly

Torago, Fukushima.  
Go. Neck. Perriol  
Fiction Butte  
Alta



6893

18th December, 1942.

Mr. Torazo FUKUSHIMA,  
Registration No. 12418,  
c/o E.J. Larter,  
Box 60,  
Picture Butte, Alta.

Dear Sir:-

Re: Fire Insurance

We have not yet received a reply to our letter to you of October 26th and in the meantime there is no insurance being carried on your chattels.

The rate given by McGregor Johnston & Thomas for the North-West Fire Insurance Company is \$1.80 for three years on this risk. That would be \$9.00 for the \$500.00 coverage that you inquire about. That is, of course, the rate for chattels stored in the Dwelling. Chattels stored in any other building on the property would take the rate of that particular building.

Yours very truly,

S.M. Gibson,  
Insurance Department.

SMG:FM



File #6893

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

August 15, 1942

NAME: Torazo FUKUSHIMA

REG. NO: 12418

RECEIVED  
NOV 20 1942

CHATEL, 398 SANDELL RD., NEW WESTMINSTER,

B. C.

~~1 bed complete~~ 5

1 electric plate

1 electric toaster

1 dresser

1 box dishes

1 carton utensils

~~1 gramophone and records~~ 5

~~1 small table~~ 5

\* 4 mattresses

~~1 small round table~~ 5

9 kitchen chairs 75.

1 heater

~~1 camp stove~~ 5

LOCKED ROOM UPSTAIRS (in cupboards)

sad iron

roll green wrapping paper

nail puller

tin (cont. dishes)

iron pot

watering can

1 door (not being used, new)

floor mop

1 cord of wood (behind pickers house)

BASEMENT

3 cords of wood

2 axes

1 shovel

1 hoe

logging chain

GARAGE

cultivator

potato fork

hoe

shovel

(No sign of carpenter tools or electric iron)

FARM IMPLEMENTS BEING USED BY  
PACIFIC COAST PACKERS LTD.

530 only berry crates (marked "Surrey  
Berry Growers #43")

200 only berry hallock trays

1 only two hole camp stove #25

1 only rubber tired wheelbarrow

1 only Planet Junior type cultivator

5 only garden hoes

This represents all my chattels remaining in protected area of British Columbia.

Confirmed:

DATE: November 10<sup>th</sup>

SIGNED: T. Fukushima

Please sign and return one copy to the Custodian.

S. Sold by auction 27/9/44  
Surrey 6

\* The above should read 14 mattresses instead of 4.

1 Eureka Washing Machine at above address and declared on Registration of Mrs. FUKUSHIMA.

S. Sold to tenant - Mrs. Urie.  
19/9/44 - Approved by Trapp Motors Ltd.



6693

September 17, 1942

Mr. Torazo FUKUSHIMA, #12418  
c/o E. J. Larter  
Box 60  
Picture Butte, Alta.

Dear Sir:

Re: Chattels

We thank you for your letter of the 8th. We have found that through a typographical error the incorrect number of mattresses was given, and the number should read 14. We did not include the washing machine for this was covered by your wife's Registration Form. However, to make this list complete we are including the same on the list which we return herewith for your signature.

Yours truly,

H. F. Green  
Protection Department

WGB:MD  
Enclosure  
c/c to File No. 4110



August 3, 1942.

Additional chattels found on the property of FUKUSHIMA, Torazo  
398 Sandell Rd., New Westminster, B.C.

In locked room upstairs. (in cupboards)

Sad iron.

Roll of green wrapping paper.

Nail puller .

Tin. (cont. dishes)

Iron pot.

Watering can.

1 Door. (not being used, new)

Floor mop.

1 Cord of wood. (behind pickers hse.)

In basement.

3 Cords of wood.

2 Axes.

1 Shovel.

1 Hoe.

Logging chain.

In garage.

Cultivator.

Potato fork.

Hoe.

Shovel.

No sign of carpenter tools or electric iron.

Signed

*J. Mayson.*

*H. Logan*

*Included in list dated  
Aug. 15 for signed by F. Fukushima*



6893

26th October, 1942.

Mr. Torazo FUKUSHIMA, #12418,  
c/o E.J. Larter,  
Box 60,  
Picture Butte, Alta.

Dear Sir:-

Re: Fire Insurance

You asked to be advised as to the cost of \$500.00 fire insurance covering your chattels stored on your property at the corner of Kennedy and Sandell Roads, in the Municipality of Surrey, being the West half of Lot 2, South-west quarter of Section 32, Township 2.

There is a policy in the California Insurance Company, being No. 119473 written in the joint names of yourself and Pacific Coast Packers for one year, expiring 28th of July, 1943. The coverage is \$1100.00 on the dwelling, rate \$1.00, \$500.00 on root house, rate \$1.25, \$300.00 on the Bunk-house, rate \$1.25, and \$100.00 on the private garage, rate \$1.25. *(annual rate)*

The rate that you request on chattels stored on this property will be the same as the building in which they are stored. If you wish this insurance placed, would you kindly indicate as to which building or buildings they are stored in and if in more than one, let us know the amount and the nature of the chattels in each.

We might say further that this insurance can be added by endorsement to the above numbered California Policy expiring next July 28th or can be written on a separate policy for one or three years, whichever you wish. Three three-year rate would be double the annual rate.

The rates shown above, now in effect, are likely to be revised downward to some extent because today we have advised the insurance company to the effect that all chimneys are built of brick from the ground.

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:FM



6693

26th October, 1942.

Messrs. Burnett & Matheson,  
421 West Pender Street,  
Vancouver, B.C.

Dear Sirs:-

Re: Policy No. 119473, California  
Insurance Company.

With reference to the above numbered policy written in the name of Torasco FURNISHING and Pacific Coast Packers Limited. Would you kindly add Superior Construction endorsement to the above policy as all chimneys are built of brick and built from the ground.

I believe the return premium, whatever it may be, should be sent to the Pacific Coast Packers, 2210 McPherson Avenue, New Westminster, who I understand paid the premium on this policy.

Please also change by endorsement the name of the Assured to read as follows:- "The Secretary of State of Canada, acting in his capacity as Custodian, and Pacific Coast Packers Limited".

Kindly also add the following Vacancy Clause:-

"PERMISSION is hereby granted for the property herein insured to remain vacant from time to time, not exceeding 90 days at any one time, without notice and without invalidating the insurance. All other terms and conditions remain unchanged."

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:FM



*Johnson with 7-10-42*

# North West Fire Insurance Company

INCORPORATED - 1890

VANCOUVER BRANCH

JOHN ANDERSON  
MANAGER

OFFICE OF THE CUSTODIAN

Vancouver, B.C.

McGREGOR, JOHNSTON & THOMAS LTD.

GENERAL AGENTS

414 PENDER STREET WEST  
VANCOUVER, B.C.

PHONE, PACIFIC 4374

RECEIVED  
OCT 5 1942

3rd. October '42

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:-

re Torazo Fukushima, File No. 6893

In reply to your letter of the 24th. Ult.,  
would say that the rate on Furniture in dwelling described  
in National Union Policy #201454 is 1.80% for three years,  
provided that all chimneys are of brick built from the ground,  
as shown on daily report. If not, the rate would be 2%.

We note that California Policy #119473 covering  
the buildings is written at 2% on Dwelling and this policy  
should be endorsed if the chimneys are built from the ground.

As requested we return herewith copy of National  
Union policy.

Yours very truly,

McGREGOR, JOHNSTON & THOMAS, LTD.

per. *J.W. Thomas*

McK/NH.





6893

24th September, 1942.

McGregor, Johnston & Thomas, Limited,  
414 West Pender Street,  
Vancouver, B.C.

Dear Sirs:-

Re: Torase FUKUSHIMA

For your information I am enclosing copy of National Union Policy No. 201454. This policy is being cancelled as at the 25th of September. In this particular case I am not interested in renewing coverage on the buildings because that has been done by the Lessee.

The above mentioned Japanese has requested that we give him the rate for fire coverage on his chattels which are stored in the dwelling shown on the copy of policy enclosed. Would you kindly let me know what the premium will be for \$500.00 coverage on his household effects and we will advise you later as to writing the policy.

I might mention that the coverage now in force on the California Policy No. 119473 is for an amount of \$2,000.00, the rate on the dwelling is given as \$1.00 and other buildings \$1.25.

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:FM

Enc.

P.S. Please return the copy of policy enclosed.



6673

24th September, 1942.

Dale & Company,  
1006-1015 Marine Building,  
Vancouver, B.C.

Dear Sirs:-

Re: Cancellation of Japanese Insurance

We wish to acknowledge with thanks your letter of September 11th giving us a list of the Japanese names, file numbers and policy numbers, which policies you wish to cancel.

We also wish to thank you very much for your further letter of September 16th enclosing copies of the various insurance policies to be affected by cancellation.

Please find attached our receipt covering your cheque received in your letter of September 11th, being the return premiums on the policies affected.

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:FM

Enc.



~~CONFIDENTIAL~~

Copy of the Original letter on File No. 3875  
 Copies to be filed on:  
 3875 3885  
 4940 6893✓  
 4941 4242  
 6894 9602  
 6902 2298  
 2298

September 11th, 1942.

Department of The Secretary of State,  
 Office of the Custodian,  
 Japanese Evacuation Section,  
 506 Royal Bank Building,  
 Vancouver, B.C.

Dear Sir:-

Referring to recent correspondence regarding our intention to cancel fire insurance policies issued to various Japanese individuals, we now enclose copies of registered letters we have written effecting cancellation of the policies:

The individuals concerned and the policies cancelled are as follows:

<u>Insured</u>	<u>File</u>	<u>Policy No.</u>	<u>Return Premium</u>
Gihachi Ito	3875	201449	\$6.62
Tokuji Hirose	4940	201450	3.30
Chiye Hirose	4941	201450	
Shisuo Kado	6894	201451	3.37
Kanetoshi Morioka	6903	201452	6.55
Gunjiro Ikeda	3885	2 1453	6.55
Terazo Fukushima	6893	201454	3.37
Saichi Ito	4242	201456	3.18
Shigeki Nishio	9602	201457	3.26
Kunikazu Shinohara	6908	201504	5.85
Saichi Shinmoto	2298	201455	3.37
			<u>\$ 45.42</u>

Our cheque No. 7539 for \$45.42, covering the total of above return premiums, payable to G. W. McPherson, Deputy Custodian, is enclosed as requested.

If these policies are in your possession, will you kindly return them to us.

Yours very truly,  
 DALE & COMPANY LIMITED

AFG/J.Enc.

Per(Signed) " "







OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 14 1942

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

and Bill

Pictura Butte  
Alta. Sep 8 1942

Dear Sir:-

Received your letter and  
duplicate to say. but I can not  
see your duplicate one of electric  
washing machine and 20 mattresses and  
mattresses I kepted in upstairs room  
therefor you find these two and  
to add in this duplicate then please  
send to me again as I will sign it.

By please let me know how  
much the insurance cost \$500.00 dollars

Your Truly  
Tarago Fukushima.  
To E. J. Carter  
Box 60. Pictura Butte  
Alta.

In witness

see copy of certificate  
Not. For 201454

Sum  
bills

Aug  
15



August 25, 1942.

Messrs. British Columbia Security  
Commission,  
Marine Building,  
Vancouver, B. C.

Dear Sirs:

Re: Torazo FUKUSHIMA  
Reg. No. 12418

With reference to yours of the 21st instant regarding the above named. We beg to report as follows:-

This man has no funds in this office, however, the following information is taken from our "JP" form declaration filled in by him when he registered.

REAL PROPERTY: Roll No. 7226, Lot W $\frac{1}{2}$  Block 2, SW sec 32, Twp. 2, Map 3270 corner of Sandell and Kennedy Rd. Seven room dwelling, barn, garage, packing shed, root house and storage house.

With regard to this real property we have a tax claim for 1942 of \$32.73 unpaid.

INSURANCE: \$1000 on dwelling and furniture in National Fire Ins. Co. Policy No. 201454 in his possession.

CROPS SOWN IN 1942: Strawberries, rhubarb, black currants and fruit trees.

BONDS: \$50.00 Victory Bond, held by himself.

LIFE INSURANCE: \$2000 35-year endowment policy in the Sun Life Co. Beneficiary his wife. Policy No. 2263522, held by himself.

PERSONAL PROPERTY: Household furniture including 4 beds, buffet, gramophone, records, heater, chinaware, kitchen utensils, electric iron, carpenter tools.

His farm has been rented to Pacific Coast Packers Ltd. for 1 year from 6th May 1942 to 6th May 1943, with option to extend lease for 1 year if Lessee requests same in writing



Phone DEster 1456

*Richardson  
Anderson*

# PACIFIC COAST PACKERS LTD.

GARDEN GATE BRAND

CANNED FRUITS, VEGETABLES AND JAMS

BETTER BUY BRAND

2100 McPHERSON AVENUE

NEW WESTMINSTER, B.C.

August 8th, 1942.

ALL AGREEMENTS ARE CONTINGENT UPON FIRES, STRIKES, GOVERNMENT REQUISITIONS, TRANSPORTATION, BUSINESS CONDITIONS OR OTHER CAUSES UNAVOIDABLE OR BEYOND OUR CONTROL. ANY CHANGE IN CUSTOMS DUTY OR INLAND REVENUE HEREAFTER LEVIED IS FOR BUYERS ACCOUNT. ALL QUOTATIONS ARE SUBJECT TO PRICE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE. ALL PRICES QUOTED HEREIN ARE SUBJECT TO THESE CLAUSES.

6893

Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
AUG 10 1942

Dear Sir: Re: Torazo Fukushima

In reply to your letter of July 23rd, regarding the above.

We enclose, herewith, copy of fire insurance policy which we trust you will find in order, also list of tools for which we are responsible.

At the present time the house is unoccupied.

Yours very truly,  
PACIFIC COAST PACKERS LTD.

Per

*C. Brown*

FB:JT



Phone DEster 1456

# PACIFIC COAST PACKERS LTD.

GARDEN GATE BRAND

• CANNED FRUITS, VEGETABLES AND JAMS •

BETTER BUY BRAND

2100 McPHERSON AVENUE

NEW WESTMINSTER, B.C.

August 8th, 1942.

ALL AGREEMENTS ARE CONTINGENT UPON FIRES, STRIKES, GOVERNMENT REGULATIONS, TRANSPORTATION, BUSINESS CONDITIONS OR OTHER CAUSES UNAVOIDABLE OR BEYOND OUR CONTROL. ANY CHANGE IN CUSTOMS DUTY OR INLAND REVENUE HEREAFTER LEVIED IS FOR BUYERS ACCOUNT. ALL QUOTATIONS ARE SUBJECT TO PRICE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE. ALL PRICES QUOTED HEREIN ARE SUBJECT TO THESE CLAUSES.

Farm tools and equipment at the

Fukishima Ranch.

530 only berry crates: Marked "surrey 5/5 to  
Berry Growers #43"

200 only berry hallock trays:

1 only two hole camp stove #25

1 only rubber tired wheelbarrow

1 only Planet Junior type cultivator

5 only garden hoes.

*Handwritten notes:*  
Pacific Coast Packers  
as per data in  
lease  
Included in lease  
dated May 7/42  
J.P.



6893

23rd July, 1942.

Pacific Coast Packers Ltd.,  
2100 McPherson St.,  
Vancouver, B.C.

Dear Sirs:

re: Torazo FUKUSHIMA.

We have a copy of your lease covering the property of the above Japanese, and note that it covers the use of only the farm implements which were left on the property.

As we understand the house is occupied, would you kindly state whether or not the chattels of the Japanese left therein are being used by your operator. If so, would you please make a complete list of them including the farm implements, and send them to this office, stating your responsibility for their safe-keeping.

We note that you are to assume responsibility for the buildings against fire and damage. Kindly inform us as to what steps you have taken towards this and, if insured, please let us have a copy of the policy.

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

Yours truly,

Manager,  
Farm Department.

WEA:OF



Extract from Lease.

File #6893.

Lessor: Torazo FUKUSHIMA.

Lessee: PACIFIC COAST PACKERS LTD.

Date: 7th May, 1942.

Term: 1 year, 6th May 1942 to 6th May 1943, with option to extend lease for 1 year if Lessee requests same in writing before the 15th January, 1943 to the Lessor's solicitor, J.M. Streight, New Westminster, same terms and conditions to apply.

Consideration: \$600.00 payable 15th May, 1942; Paid.  
530 jam crates for \$106.00, which sum has been paid.

Property:

Land: W.  $\frac{1}{2}$  of Lot 2 of the S.W.  $\frac{1}{4}$  of Section 32 Township 2, Map 3270 being all that portion of Lot 2 lying to the West of a straight line bisecting the North and South Boundaries of said Lot 2, New Westminster District. Municipality of Surrey.

House: Not included, lessee to assume responsibility for buildings against fire and damage.

Chattels: Farm implements only, as per lease attached to lease, to be returned at expiration of term, full compensation to be made for any tools lost or stolen.

*Replaced by Lease No. 117 - see extract  
of new lease.*

*Lease handed S.S. 29/4/43*



6893

August 15, 1942

Mr. Torazo FUKUSHIMA, #12418  
c/o E. J. Larter  
Picture Butte, Alta.

Dear Sir:

Re: Chattels

Our inspector recently called at 398  
Sandell Road, New Westminster, and has prepared  
a list of your chattels there, which we enclose  
herewith in duplicate. Please sign and return  
one copy to this office.

Yours truly,

H. F. Green  
Manager, Protection Dep't.

WFB:MD  
Enclosure

P.S. If you wish to cover your chattels with  
insurance kindly let us know the total value  
and we will then advise you how much the  
insurance will cost.



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 6293

MUNICIPALITY:

Date: June 3, 1942

NAME: FUKUSHIMA, Torazo

REGISTRATION NO. 12418

ADDRESS: 398 Sandell Rd., New Westminster

PROPERTY: Farm.

ACREAGE: 6

KIND OF CROPS: Strawberries, Rhubarb, Fruit trees young.

APPROXIMATE ACREAGE OF EACH: 5  $\frac{1}{2}$   $\frac{1}{2}$

HOUSE: Frame

VACANT:

OCCUPIED X

DESCRIPTION  $1\frac{1}{2}$  storey

ROOF: shingle

SIZE: 24 x 36

NO. OF ROOMS 7

CONDITION: Fair.

OTHER BUILDINGS: Rhub. hse 24 x 40 G. Pickers hse. 18 x 38 P. Gar. 14 x 18  
new packing shed 12 x 20 P.

NAME OF LESSEE OR RENTOR: Pacific Coast Packers through Custodian

TERMS:

WATER: none

ON:

OFF:

LIGHT:

ON: X

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

- 1 Bed complete.
- 1 Electric plate.
- 1 " toaster,
- 1 Dresser.
- 1 Box dishes.
- 1 Carton utensils.
- 1 gramophone and records.
- 1 small table.
- 14 mattresses.
- 1 small round table.
- 9 Kitchen chairs
- 1 heater.
- 1 camp stove.

Signed:

*D. A. Smith*



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY:

Date: June 3, 1942

NAME: FUKUSHIMA (Hisako) Mrs. Torozo

REGISTRATION NO. 12409

ADDRESS: 398 Sandell Rd., New Westminster.

PROPERTY:

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE:

VACANT:

OCCUPIED

DESCRIPTION

ROOF:

SIZE:

NO. OF ROOMS

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Eureka Washing machine.

Signed: \_\_\_\_\_



V.L.A.

NOV 27 1947

## IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

Mr. 485  
Re 450P 6893  
Nov 30

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

- (1) NAME FUKUSHIMA Torao (RCMP) Reg. No. 12418  
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. #4, New Westminster, B.C.
- (3) Present Address Stirling, Alberta
- (4) REAL ESTATE
- (a) Street Address (if any) Municipality of Surrey, B.C.  
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)  
Block 2 S.W. quarter section 32 township 2  
Map 3270
- (c) Type of Real Property (cross out words which do not apply):  
(i) Farm  
(ii) ~~Residence~~ Type of business  
(iii) ~~Business~~  
(iv) ~~Any other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land \$ 2550.00  
(ii) Buildings \$ 2800.00  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ 6350.00  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 6350.00  
(v) Amount at which Custodian sold property and credited your account \$ 1097.00  
(vi) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 5253.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation  
On the farm
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
In house, garage, and bunkhouse.
- (c) How stored or packed at time of evacuation

(over)



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

#### In care of the Custodian

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

1. Furniture	Estimated Value \$	600.00
2. Groceries, implements & stock	Estimated Value \$	150.00
3.	Estimated Value \$	
4.	Estimated Value \$	
5.	Estimated Value \$	
6.	Estimated Value \$	
7.	Estimated Value \$	
8.	Estimated Value \$	
9.	Estimated Value \$	
10.	Estimated Value \$	
TOTAL CLAIM FOR PROPERTY LOSS \$ 650.00		

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 590.00

(6) (a) Place at which claimant prefers to be heard.  
(b) Do you require the services of an interpreter at the hearing? Yes or no ☒ Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA  
Province of Alberta  
TO WIT:

I, **TORRIS PUKSHINA**

of the **Village** in the **Province of Alberta**

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city

of **Calgary**

in the **Province of Alberta**

this **24** day of **November**

A.D. 1947.

A Commissioner etc.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



## SUPPLEMENT

MR. T. FUKUSHIMA

LAND

Bushes	1 acre @ 75.00	75.00	
Cleared:			
(no crop)	1 acre @ 250.00	250.00	
In crops	7 1/2 acres @ 430.00	3225.00	
		<u>3550.00</u>	3550.00

## Details of crops planted:

Strawberries:	6 1/2 acres
Currents:	"
Rhubarb:	"

BUILDINGS:

Dwelling	24x38'	1500.00	
Bunkhouse	14x40'	350.00	
Root cellar	20x50'	800.00	
Garage		<u>150.00</u>	
		2800.00	2800.00

CHATELS:

Furniture insured for \$500.00 by Custodian. 500.00

## Implements:

In Garage:	Cultivator	2.50
	Potato fork	150x 1.50
	Hoe	.80
	Shovel	1.50
		<u>6.30</u>

530 berry crates	94.40
200 berry halloway trays	20.00
1 two burner kero camp stove	15.00
1 rubber tired wheelbarrow	15.00
1 Planet Junior type cultivator	10.00
5 garden hoes	<u>1.50</u>
	155.90.

Total for implements: 162.20

Loss Claim: 162.20, less 12.20 depreciation 150.00

650.00



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

JAPANESE PROPERTY CLAIMS COMMISSION

**B E F O R E**

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER)

10

Lethbridge, Alberta,  
August 2nd, 1948.

IN THE MATTER OF THE CLAIM OF  
TORAZO FUKUSHIMA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the  
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the  
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30



2  
T. Fukushima,  
In Chf.

THE SECRETARY: Case No. 515, Torase Fukushima.

TORASE FUKUSHIMA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Fukushima, you have a claim with respect to  
farm land?

A Yes.

10 Q And that land is in the Municipality of Surrey?

A Yes.

Q And it is the West Half of Lot 2, in the South-west  
of 32, Township 2; is that correct?

A Pardon?

Q Ask him if that description in there (indicating)  
is correct of the land that he is claiming?

A Yes, that is correct.

Q Now, has that form been prepared under your in-  
structions (indicating)? Will you take a look at  
20 it and answer me?

A Yes.

Q If it is correct, will you sign it, please?

A (Witness complies).

Q Now you have seen that form and according to the  
best of your information it is true and correct,  
is that right?

A Yes.

MR. HUCKVALE: I will tender that as Exhibit 1, sir.

(REAL ESTATE FORM MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q Now, Mr. Fukushima, you bought that  
30 land in October, 1930?



A Yes.

Q And you agreed to pay \$500.00 for it?

A Yes.

Q Is that correct? A: Yes.

MR. HUCKVALE: I have here, sir, the original agreement for sale. I think Mr. Justice Bird's practice was for me to exhibit it to the other side and if admitted, it would not be put in as he did not want to encumber the record with too many exhibits.

10 THE SUB-COMMISSIONER: All right.

MR. HUCKVALE: That is the agreement proving the purchase price of this land to be \$500.00. I take it part of the idea was to avoid future search to check these things.

MR. RICE: Did he obtain title?

MR. HUCKVALE: Yes, here is the deed.

THE SUB-COMMISSIONER: All you want him to agree to is that the original payment agreed to was \$500.00.

20 MR. HUCKVALE: Yes, and I wish to ask him to admit it was paid or I can get it from the witness.

MR. RICE: He agreed to buy it but there is no evidence that he paid it.

THE SUB-COMMISSIONER: You dispense with the filing of the agreement, Mr. Rice?

MR. RICE: Oh yes.

MR. HUCKVALE: Q: Did you finish paying for that land?

A Yes.

Q And you paid the full \$500.00 and some interest, I take it? A: Yes.

30 Q Mr. Fukushima, now I show you a picture. Can you



T. Fukushima,  
In Chief.

tell me what that is a picture of?

A That is my strawberry farm, part of it.

Q What is the building that is shown in that picture?

A The building in the centre is my house.

Q And when was that picture taken?

A This was taken in 1938 or '39, I am not sure.

MR. HUCKVALE: I will file that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q I show you another picture. Can you  
10 tell me what it is a picture of?

A This is also a part of my strawberry farm with the  
pickers working, and in the top left hand corner  
the front house is the bunkhouse for the pickers  
and the building at the rear is the forcing house  
for early rhubarb.

Q And these are all on your land?

A Yes.

Q Can you tell me what year that picture was taken?

A The same year that the other picture was taken,  
20 1938 or '39.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

THE SUB-COMMISSIONER: This first picture, Exhibit 2,  
what is that?

MR. HUCKVALE: That is the dwelling house.

THE SUB-COMMISSIONER: His residence?

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: All right.

30 MR. HUCKVALE: I would ask my friend at this time to file



the appraisal, sir.

MR. RICE: Here is the farm appraisal.

(APPRAISAL MARKED EXHIBIT No. 4).

THE SUB-COMMISSIONER: Who is that made by?

MR. HUCKVALE: They are all made by the Soldiers Settlement Board, the appraisals, they are all made by the Soldiers Settlement Board.

THE SUB-COMMISSIONER: By the Soldiers Settlement Board?

10 MR. HUCKVALE: Yes. That is true of all these photo-static ones, sir.

Q Now, did you sell your crop through a Co-Operative?

A No, I sold it privately.

Q Did you insure your buildings?

A No, the person who bought the crop took out insurance on the buildings.

Q That was after you left?

A Yes.

20 MR. HUCKVALE: Now with respect to the real property, sir, the only other point I wish to bring out is the assessed value for the year 1942, and the assessment there is, which my friend unquestionably has, improvements \$800.00, land \$500.00.

THE SUB-COMMISSIONER: Do you want to file that?

MR. HUCKVALE: I don't think it will be necessary.

THE SUB-COMMISSIONER: What do you say, Mr. Rice?

Are you admitting those assessed values?

MR. HUCKVALE: He will have it on his files, sir.

MR. RICE: Yes, somewhere.

30 MR. HUCKVALE: I will file it, if he likes, but I simply don't want to get too much on the record.



THE SUB-COMMISSIONER: I think possibly you want to get  
the values on the record.

MR. HUCKVALE: Yes.

MR. RICH: That is only a statement there.

MR. HUCKVALE: You can check it from your own file.

You will find it on your own file, the statement of  
assessed values.

MR. RICH: Yes, that is right. That was '43.

MR. HUCKVALE: And the same thing for '42, \$800.00, and  
10 \$500.00. I take it my learned friend admits that  
is correct.

MR. RICH: I admit that this statement of the Municipality  
has an assessment like that but I am not saying that  
is the real value of the property, sir.

MR. HUCKVALE: Very well, sir. I will file this as an  
exhibit now.

THE SUB-COMMISSIONER: The assessment notice received by  
him?

20 MR. HUCKVALE: Yes, for the year 1942.

THE SUB-COMMISSIONER: From the Municipality of Surrey?

MR. HUCKVALE: That is correct, sir.

THE SUB-COMMISSIONER: That will be Exhibit 5.

(ASSESSMENT NOTICES MARKED EXHIBIT No. 5).

MR. HUCKVALE: Q Now you have also made a claim with  
reference to personal chattels?

A Yes.

Q And will you look at that (indicating) and tell me  
if that is a list of the chattels for which you  
are claiming?

30 A Yes.



Q And would you ask him if he will sign that, please?

A (Witness complies).

Q And that statement has been prepared under your instructions, has it?

A Yes.

Q And is it true and correct, according to your best knowledge, information and belief?

A Yes.

10 MR. HUCKVALE: I will file that.

(STATEMENT MARKED EXHIBIT No. 6).

MR. HUCKVALE: Q: Was your furniture insured?

A It wasn't insured until I left, but the Custodian insured it after I came away.

Q How much did the Custodian insure your furniture for?

A I received a communication from the Custodian suggesting that it be insured, and I requested that it be insured for \$500.00.

20 MR. HUCKVALE: I refer, sir, if my learned friend wants it, to the Custodian's letter, of December 18th, 1942, in which he suggests that \$500.00 be placed on the furniture.

THE SUB-COMMISSIONER: The Custodian?

MR. HUCKVALE: The Custodian, sir. The letter is signed "S.M. Gibson, insurance department".

THE SUB-COMMISSIONER: Do you wish that to go into the record of the document itself?

MR. HUCKVALE: No, my learned friend will have it on his files.

30 THE SUB-COMMISSIONER: He will have a copy of it?



T. Fukushima,  
In Chief.  
Cross-Exam.

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: As long as there is no question raised, that is all.

MR. HUCKVALE: Q: Thank you, Mr. Fukushima. Will you answer my learned friend, please?

MR. RICE: On behalf of the Crown, your Honour, it is submitted that the land was sold for its fair market value, and with respect to the chattels it is submitted that they were sold at their fair cash value. The ones that were lost, destroyed or abandoned were considered either worthless and of no value and the claim filed for the same is exorbitant.

THE SUB-COMMISSIONER: Was the land sold?

MR. HUCKVALE: What was it sold for, is that the question, your Honour?

THE SUB-COMMISSIONER: I say was the land sold?

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: And certain chattels were sold, were they?

MR. HUCKVALE: I so, sir. Perhaps it might assist you, sir, if I point out that in all these claims where there is a photostatic valuation they were all appraised by the Soldiers Settlement Board officials and the land subsequently purchased by the Department of Veterans Affairs. That is true in every instance where that happened.

THE SUB-COMMISSIONER: Oh, I see.

MR. RICE: I tender as an exhibit the analysis of the



personal property claim.

(ANALYSE MARKED EXHIBIT NO. 7).

CROSS-EXAMINATION BY MR. RICE:

Q Who did you turn over your household chattels to?

A To the Custodian.

Q And you gave a key to the Canada Packers, did you?

A I handed it to the Canada Packers and the  
Custodian.

10 THE SUB-COMMISSIONER: Q: That is the key?

A I handed the pass key to the house to the Canada  
Packers.

MR. RICE: Q: And then after that you gave a key to  
the Custodian? A: Yes.

THE SUB-COMMISSIONER: Just what do I understand by that?  
He gave the key to the house to the Canada Packers;  
that is what he says.

A The pass key.

THE SUB-COMMISSIONER: Q: And then another key to the  
20 Canada Packers?

A He handed the pass key to the Canada Packers and  
then afterwards gave another key to the Custodian.

Q Oh, I see.

MR. RICE: That is all.

MR. HUCKVALE: Just one point, your Honour.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Q: I take it you are combining in this  
chattel claim not only your own chattels but  
30 any that your wife left behind as well?




T. Fukushima,  
Cross-Exam.  
Re-Direct Exam.

A Yes.  
Q That is right, is it? A: Yes.  
Q I think that will just avoid any confusion that  
there might be. That is all, thank you, Mr.  
Fukushima.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
"E.R. HOWARD"

OFFICIAL REPORTER.



DEFENCE BRIEF

Toraco FUKUSHIMA

File No. 6893

Case No. 515

LETHBRIDGE

2 August 1948

V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

\$6350.00

Appraised at

\$1112.75

Sold for

\$1092.00

Witness: R.W. Brown, Appraiser. ^

Ex. 1 - Real Estate Statement

Ex. 2 - Photo of house.

Ex. 3 - Photo of Farm.

Ex. 4 - S.S.B. Appraisal.

Ex. 5 - Assessment for 1942.

Sold for fair market value.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

500.00 Furniture

150.00 Crates, Implements & Stock ) Claimed under item (5)(e) on

650.00

claim form dated 24 Nov. 47.

Declared in a very general way on J.P. Form as "Household furniture including 4 beds, buffet, gramophone, records, heater, chinaware, kitchen utensils, electric iron, carpenter tools, Eureka washing machine."

A specific claim was filed at the hearing Exhibit 515-6 totalling \$600.55 necessitating a new Claims Analysis which has been made and put on claim file.

This was prepared on the assumption that claimant had dropped the 24 Nov. 47 claim for crates, implements and stock, which were leased by claimant along with the land and buildings.

Chattel Claim Ex. 515-6

600.55

(a) Goods valued by claimant at 192.75 Sold at auction for 72.75

Witness: Trapp Motors, Auctioneers.  
R.M. Anderson, attended sale. ^



(b) Goods valued at 10.50 Sold by tender for 6.00.

Witness: Trapp Motors, *Amateur*

(c) Goods valued at 22.00 Sold with real property.

Electric wiring & switches and pulleys  
for well rope.

(d) Goods valued at 238.65 Lost, destroyed or stolen.

Witness: R. M. Anderson. ^

These goods were on the inventory  
dated 15 Aug. 42 which Custodian  
submitted to claimant and which  
claimant agreed represented all his  
chattels remaining in the protected  
area. They were missing when goods  
were removed to auction.

(e) Goods undeclared and not found. 62.00.

Witness: R.M. Anderson. ✓

Although the goods were declared very  
generally on the J.P. form, it is not  
considered that these articles come  
under that general declaration. In  
any case home made beds would have no  
sale value.

(f) Goods declared but not found. 48.50

These articles were not included on  
the inventory signed by claimant.

(g) Goods abandoned. 26.15. ✓

Witness: R.M. Anderson. ✓

Ex. 6 - List of personal chattels.  
Ex. 7 - Analysis of personal property claim.

Submission: Chattels - It is submitted that they were  
sold at their fair cash value. The ones that were lost,  
destroyed or abandoned were considered either worthless  
and of no value, and the claim filed for the same is  
exorbitant.



Name of Claimant **PERKINS, Toros**Case **515**Custodian File **6893**

<u>REAL PROPERTY</u>										Total
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 Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1092	1116.50				1116.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
119.75	62.25	18.67	51.67%	297.15	154.13	6.00	.72	173.52		
TOTAL RECOMMENDATION										1290.02



6893

October 3rd, 1950.

Mr. Torano FUKUSHIMA,  
Stirling, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 515

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 \$1,290.02.

Cheque for \$1,274.48 is enclosed herein, and the sum of \$15.54 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FGS/js  
1 encl.