

3783

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: Fujii Hyogoro

HOME ADDRESS: 142 Harris Rd. Pitt Meadows, B. C. R. R. #1.

REGISTRATION NUMBER 14137 SEX: M AGE: 60

OCCUPATION: Strawberry Grower

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sen

ADDRESS OF WIFE OR HUSBAND: 142 Harris Rd. Pitt Meadows, B. C.

NAMES OF ANY LIVING CHILDREN: Hanae (F) Tomiko (F) Teruko (F) Yueko Mary (F)
Kimie (F) Hisao (M) Tokio (M)

ADDRESS OF CHILDREN: 142 Harris Road, Pitt Meadows, B. C.

AGE OF CHILDREN: 19, 18, 17, 16, 14, 12, 10 yrs.

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

1. LOCATION AND DESCRIPTION: Lot 2 of Subd. "A" D.L. 261, Plan 6115.
Lot 2, of Subd. "A", D.L. 286 and part 261 Plan 6401
~~xxxxxxx~~ Pitt Meadows, B. C. in New Westminster, District.

2. BUILDINGS AND OTHER IMPROVEMENTS. One lot contains: 1 house (dwelling) & a green house. The other lot cultivated farm land. 4 shacks. 2 wood sheds, 3 green houses.

3. FIRE INSURANCE (Give particulars; state where policies are) North West Fire Insc. \$1000.00
on the dwelling house. Paid up to date.

4. TAXES (Amount and where payable) \$45.00 land tax. Dyke tax \$35.00
Municipal Hall, Pitt Meadows New Westminster, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

\$2250.00 on property Agreement of Sale. To: Geo. H. Dorrell and
Albert F. Arnold-Executors of the
Estate of F. V. Harris.
Vancouver, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Fujii family--9 members.

Owner is endeavoring to find a
tenant for house & green house

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.

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

9. IF FARM LAND STATE CROPS SOWN: Raspberries, rhubarb, strawberries, tomatoes & cucumbers (in green-houses)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 Kitchen stove, 1 heating stove, 3 bureaus, chairs, sofa, beds, kitchen utensils.
Garden tools, 2 cupboards, Barrell burner, pipe cutter, 2 cultivator, Rubber hose,
Scales, buck saw, hand saw, spray pump, sandust burner, 2 boilers in greenhouse.

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

(Will give them to neighbors.)

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: Fire Insurance on house. See page 1.

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$161.00 Shares in Pacific Co-operative Union, Matsic, B. C. in own possession

8. BANK ACCOUNTS: None

Two: Canadian Mutual Benefit \$1000.00 & \$2500.00 Beneficiary, wife-Son.

9. LIFE INSURANCE: Pacific Mutual Life: \$2500.00 Beneficiary, wife-Son.

Two Policies at home. Details unknown.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Vancouver General Hospital--\$44.00 for children.

(Won't be able to pay off- before going to camp).

2. TRADE DEBTS: None

REMARKS:

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 10th day of April 1942.

(Signature)

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept 24/42

Our File No. 3783

Full Name

FUJII, Hyakuro
(Surname in Block Letters)

Registration No.

14137

Male - Female
(check)

Age

Twenty, years

Former Address

58 No. 1, Pitt Meadows, B.C.

Date Evacuated

Apr. 16/42

Naturalized - Canadian-Born - National
(check)

Present Address

90 Victor Lake, Letellier, Man.

Married - Single
(check)

Name of Wife

FUJII, Sen #14196

Name of Husband

Name of Mother

HATANAKA, Shige

Name of Father

TANAKA, Ichijiro

Names of Children under 16

Yuko (F) 29/10/25

Kimie (F) 5/7/27

Hissao (M) 26/6/28

Yuko (M) 12/9/31

Placed by

Doris Bragg

Registered with Custodian

(Yes or No)

Additional Information

Strawberry Farmer - owns

19 1/2 acres of land

Captured into wife's family.

REAL PROPERTY SUMMARY

Property "A"

Catalogue No: S.S.B. (B.C.) 488 P)

File No. 3783

Name: FUJII, Hyogoro

Reg. No. 14137

Address: 142 Harris Rd., Pitt Meadows, B.C.

Legal Description: Lot 2 South pt. Blk. "A" Lot 261, Gp. 1, Map 6115, Municipality of Pitt Meadows, District of New Westminster.

Classification: 4.37 acres partially cultivated. Four room $1\frac{1}{2}$ storey dwelling on stilts but fair, three small greenhouses, 2 rhubarb houses, woodsheds, hen house and shack of low value.

Registered Owner: Geo. H. Dorrell and Albert F. Arnold "In Trust"
Filing 23094 (Executors of Estate F.V. Harris)

State of Title: Encumbered #83765C Agreement for Sale to Hyogoro FUJII (Inter Alia with Lot 2 of Blk. "A" Lot 261 and 286, Map 6401.) Balance owing on both lots \$2250.00 plus interest \$281.25 at date of discharge.

Administration & Revenue: The property excluding buildings was leased by FUJII from April 1, 1942 to January 31, 1943 for \$75.00 and the was collected by him at the time. The dwelling was rented by him from April 18, 1942 @ \$5.00 per month, and all rentals were collected by this office, \$42.50 being credited to FUJII's account up to December 31, 1942. Rents after that date accrued to the Veterans' Land Act.

The crop in the greenhouses on the property had been sold by FUJII and on July 1, 1942 after harvest of the crop the Custodian leased the greenhouses only for 1 year for \$150.00 which was collected to FUJII's credit. No adjustment was made at time of property sale regarding this.

Sold to the Director, Veterans' Land Act together with Lot 2 of "A" Lots 261, 286, for \$2650.34.

Title delivered July, 1944.

Payment received and net proceeds credited to the account on August 8, 1944 as per other sheet.

Chattels: Not involved in property sale other than electric pump as fixture.

Insurance: On buildings - Transferred to V.L.A. & refund rec'd \$7.57.
On household effects - cancelled on Sept. 8, 1945.

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

October 24, 1945.
WEA:HA

W.E. Cameron

Property "B"

REAL PROPERTY SUMMARY

Catalogue No: S.S.B. (B.C.487 P)

File No. 3783

Name: FUJII, Hyogoro

Reg. No. 14137

Address: Harris Rd., Pitt Meadows, B.C.

Legal Description: Lot 2 North pt. Blk. "A" of Lots 261 & 286 Group 1, Map 6401, Municipality of Pitt Meadows, District of New Westminster.

Classification: 15 acre farm property - all cleared - approx. half in small fruits, balance pasture and slough. No buildings.

Registered Owners: Geo H. Dorrell & Albert F. Arnold 'In Trust' (Executors of Estate F.V. Harris)

State of Title: Encumbered #83765C Dec. 17/40 Agreement for Sale to Hyogoro FUJII for \$2500.00 Inter alia with Lot 2 of pt. Blk. "A" Lot 261 Plan 6115.
Balance owing principal \$2250.00 plus interest \$281.25 at time of discharge.

Administration & Revenue: Leased by Fujii April 1, 1942 to Jan. 31/43 for \$300.00. This was paid to FUJII by Lessee. Renewal of lease not signed but consideration for 1943 \$165.00. Latter accrued to V.L.A. (This land flooded badly in 1942 spoiling small fruit crop.)

Sold to the Director, Veterans' Land Act for \$2650.34 Cash together with Lot 2 of Blk.A Lot 261 Map 6115 (shown on other sheet) and net proceeds of \$89.96 were credited to account after discharging Agreement for Sale \$2531.25, Paying Tax Arrears \$30.70, L.R.O. fees \$6.00 and receiving refund of Fire Insurance \$7.57 on Aug. 8/44. \$15.00 Legal fees were charged later for each lot.

Chattels: None on this piece of property.

Insurance: None carried on this property (see other sheet)

NOTE: Agreed price of both properties was \$2446.00. However, this was not sufficient to discharge encumbrances and therefore, the price was increased to \$2650.00 leaving sufficient balance to cover legal fees.

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

Dated Oct. 24/45

W.E. Lumsden

MEMORANDUM.

File #3783

July 24, 1943.

TO: File

FROM: Mr. G. T. McKay

A lease was signed by H. Fujii on the 15th of April 1942, renting an undescribed parcel of land to Harry Beach for the sum of \$300.00, for a ten-month period from April 1st, 1942. On April 21st, Beach executed a lease with Raymond Bouffard in the same amount and for the same period, giving the legal description of the property as Lot 2, of Block "A", D.L. 261, 268, Map 6401.

175-
Bouffard agreed to rent that property again in 1943 for ~~\$300.00~~, but he did not sign the lease mailed to him. However, a crop order was given on the P.C.U., Mission, to cover the rental. This went forward to Mr. Ure, Custodian representative, on the 8th of July along with a number of other assignments given by Bouffard.

GTM/MFP

[Signature]

File No. 3783

October 21st, 1944

CLAIMS DEPARTMENT

Hyogoro FUJII - Reg. No. 14137

CREDITORS:-

1. Dr. Morse..... \$55.00

50
Keifud

*2) 10.44 + paid from
his acct 2/21/44*

F

AMCA:ND Cr Bal \$ 149 ⁵⁴/₁₀₀

31.10.44

File No. 3783

Date Nov. 13/44

SUMMARY

Name: Tajiri, H.

Address: Harris Rd. Pitt Meadows, B. C.

(1) - We have today moved to auction room at Haney, B. C. effects as per enclosed list at a total cost of \$13.00 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Quadruple 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 \$ none 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:

No important shortages.

The tenant gave us the following explanation: _____

Supp. A.

Harris Rd., Pitt Meadows.

Stored at Broad Supply.

31 boxes books & pictures.

LIABILITY SUMMARY

File No. 3783

10 October, 1945

Re: FUJII, Hyogoro - Reg. No. 14137

The above Japanese person declared a debt of \$44.00 to the Vancouver General Hospital. This account was actually with the Corporation of Pitt Meadows and was paid by funds deposited with this office prior to his evacuation.

A debt of \$220.00 stated by FUJII to be owing to B. Schick for a water pump was actually owing to Beatty Brothers, the balance outstanding being \$70.78 paid through the Custodian 2/7/42. *3 Beatty Bros. paid for pump through the Custodian.*

An account with Struthers Grocery also declared by FUJII on April 11, 1942 amounted to \$93.08 and FUJII deposited \$93.00 with this office to pay same on April 14/42. This account was paid in full 2/7/42.

Dr. G. Morse filed a claim of \$55.00. This was confirmed as correct on 27/10/44 and paid from FUJII's account here.

A debt with the Pacific Co-operative Union stated by FUJII on April 11/42 to be \$275.00 for advances was actually \$169.25. Certain of FUJII's share interest as follows was cancelled by the Pacific Co-operative Union to cover his debt: 1 - 1937, 2 - 1938, 5 - 1939, 4 - 1940, each \$10.00 totalling \$120.00, and \$41.13 of his 1941 shares totalling \$161.13 and interest on shares made up the balance.

No other liabilities appear on file against this person.

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

Dated: 10/10/45

WEA:EH

WE Hanson

PERSONAL PROPERTY SUMMARY

File No. 3783

9 October, 1945.

Name: FUJII, Hyogoro

Reg.No.14137

CHATELS: The above Japanese declared a quantity of chattels which were inventoried by the Custodian Representative on May 18, 1942. His declared and inventoried chattels agree pretty well and are shown on the attached schedule.

The saleable chattels were liquidated by Auction on 14/12/44 and the chattels are well accounted for. Net proceeds from the sale, \$22.15, were credited to the account. Certain chattels as shown on the attached schedule were abandoned as not saleable while a pipe cutter and saw were missing. The greenhouse boilers and the electric water pump outfit remained on the property as fixtures.

SPECIFIED ARTICLES: This file reveals no interest in any Specified or Prohibited Articles.

ACCOUNTS RECEIVABLE: The refund of the above Japanese B. C. Electric Railway Security Deposit of \$1.41 was paid into this office and credited to his account.

BONDS & INVESTMENTS: The above Japanese declared a \$161.00 share interest in the Pacific Co-operative Union. His share interest in redeemable shares according to the Pacific Co-operative Union records is:-

- 1 - \$10.00 - 1937 Share
- 2 - \$10.00 - 1938 Shares
- 5 - \$10.00 - 1939 Shares
- 4 - \$10.00 - 1940 Shares
- 5 - \$10.00 - 1941 Shares

Of his above share interest in redeemable shares amounting to \$170.00, \$161.13 was cancelled by the Pacific Co-operative Union in settlement of his debt with them leaving \$8.87 which should be redeemable early in 1947.

He is also the holder of 29 - \$10.00 Unredeemable P.C.U. Shares. Interest on shares amounting to 96¢ has been credited to his account during 1945. Previous interest was credited against his indebtedness by the Co-operative.

LIFE INSURANCE: The above Japanese declared himself to be the holder of two Canadian Mutual Benefit Association policies and a Pacific Mutual Benefit Association Life Policy with his wife stated as beneficiary. These policies were not brought under control by the Custodian.

This file reveals no other Personal Property interest.

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

Dated: 9/10/45

[Signature]

CHattel SCHEDULE

File No. 3783

10 October, 1945

Re: FUJII, Hyogoro - Reg.No.14137

Registered April 10, 1942

Evacuated April 16, 1942

<u>Declared</u>	<u>Inventoried May 18/42</u>	<u>Auction</u>	<u>Abandoned</u>
Stove	x		x
Heater	x	14/12/44	
3 Bureaus	x	2 - 14/12/44	
Chairs	9	6 - 14/12/44	3
Sofa	x	14/12/44	
Beds	2 beds - 4 springs		x
Kitchen Utensils		See Sundries	
Garden tools	x	14/12/44	
2 Cupboards			x
Drum Heater		14/12/44	
Pipe cutter			Missing
2 Cultivators	1 Horse Cult.	14/12/44	
	1 Hand Cult.	14/12/44	
Hose			Rotten
Scales	x	14/12/44	
Buck Saw	1		1 Missing
Hand Saw	2	1 - 14/12/44	
Spray	x	14/12/44	
Sawdust burner	x	Hopper	
2 Greenhouse boilers	x		Fixtures
		Crock Sundries	

3 boxes of books and pictures moved to Haney Storage.

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

Dated: 10/10/45

W.E. Hano

WEA:EH

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3783

MUNICIPALITY: Pitt Meadows.

Date: May 18th. 1942.

NAME: FUJII. Hyogoro,

REGISTRATION NO. 14137.

ADDRESS: 142 Harris Road, Pitt Meadows, B.C.

PROPERTY:

ACREAGE: 4.37

KIND OF CROPS: Strawberries.

APPROXIMATE ACREAGE OF EACH: 2.

HOUSE: VACANT: OCCUPIED Yes, Lessee, Karl Kovach.

DESCRIPTION 1½ Story wooden frame house ROOF: Shingle.

SIZE: 24 x 20. NO. OF ROOMS 4.

CONDITION: Fair.

OTHER BUILDINGS: 3 Greenhouses, 2 Rhubarb houses, 2 Woodsheds, 1 -2Room
Chicken house. shack.

NAME OF LESSEE OR RENTOR: Karl Kovach from Fujii

TERMS: Monthly rental, \$5.00 paid to Custodian.

WATER: "Well" ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: 3 Green houses leased to Fred Gee, Estimated 350 Crates Tomatoes &
60 Dozen Cucumbers, Says he paid \$525.00 for this years crop.
Presume that this agreement is between Gee & Fujii.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in Attic of the house.

Platform scale.

9 Kitchen chairs.

2 Beds & 4 Springs.

Heater.

Bureau.

Chiffonier.

Sanitary couch. Down stairs, Kitchen range only.

Root house.

Sawdust burner.

2-7'6" Crosscut saws.

Green house.

1 Small & 1 Large steam boilers, (Heat for Greenhouses.)

Electric pump water system. in Pump house. Balance of \$100.00 to pay
Beatty Bros. Ltd.

Rhubarb shed.

Bdl. Garden tools.

Hand cultivator.

Spray pump³

Cultivator. (Horse drawn)

Signed:

I. C. Bardwell.

PACIFIC CO-OPERATIVE UNION

GROWERS - PACKERS - SHIPPERS
OF HIGH CLASS BERRIES & RHUBARB

MISSION CITY, B.C.

January 16th, 1946.

EVACUATION SECTION	
Rec'd	JAN 18 1946
File No.	3783
Ans.	
Referred	Anderson

Mr. W.E. Anderson
Office of the Custodian
506 Royal Bank Building
Vancouver, B.C.

Dear Sir: Re: Hyogoro Fujii - Reg. No. 14137,
 Your file 3783

We are enclosing herewith a copy of statement of all transactions between H. Fujii and ourselves from December 4th, 1941 to August, 1943.

The statement to which you refer amounting to \$231.88 was actually made up before the entries were made on our regular growers statement. The next statement showing \$169.25 represents February 11th cheque for \$100.00 and fertilizer purchased \$69.25. These items were apparently overlooked when settlement was made with Fujii at the last minute before evacuation. The following figures will prove this to be so.

Dec. 4, 1941 Cheque	\$173.78	
Jan. 1942 Interest		\$10.40
Apr. 1942 Crop Agreemt.		300.00
Apr. 16, 1942 Cheque	136.62	
	<u>310.40</u>	<u>310.40</u>

We note Fujii stated he received a cheque from Mr. Shimek in the amount of \$125.00. The writer has looked up this cancelled cheque and it is definitely \$136.62. It is endorsed by H. Fujii.

Trusting the above information will straighten this matter out, we remain

Yours truly,

PACIFIC CO-OPERATIVE UNION

Per:

Geo. A. Reid
Geo. A. Reid,
Office Manager.

GAR/as

Copy 8th Will of Frank Viccars Harris

This is the last Will and Testament of me, Frank Viccars Harris of Pitt Meadows, in the Province of British Columbia, (farmer)
 I hereby revoke all former Wills and Testamentary dispositions made by me and declare this to be my last will and Testament.
 I appoint George Henry Dorrell and Albert Frederick Arnold both of the City of Vancouver in the Province of British Columbia, to be the Executors and Trustees of this my will.
 I direct my Executors to convert all my estate and effects, both real and personal into money as soon after my decease as may be convenient and to pay thereout all my just debts, funeral and testamentary expenses.
 I give and bequeath to John Malcolm of Sydney, Vancouver Island in the Province of British Columbia the sum of \$1200 as recognition of favours received from his Uncle, the late William Hanson.
 I give and bequeath to Hubert F. Page of Matsqui in the Province of British Columbia, or his heirs the sum of \$500 as recognition of favours received from him by my late father.
 I give and bequeath to Ethelyn S. Morton (wife of Hudson T. Morton) R.F.D. No. 2 Ann Arbor, Michigan, United States of America the sum of \$1000.
 I give and bequeath to George Beavers of 150 East 28th Avenue, in the City of Vancouver, Province of British Columbia the sum of \$600 provided the said George Beavers be living at the time this will becomes operative, if not to his wife Phoebe Beavers and if both be dead, then to their niece Mrs. Ada Kern of the same address.
 I direct my Executors to pay the aforementioned sums in full, free of all probate and succession duties.
 I give and bequeath to the Presbyterian Church of Canada, that is the continuing Presbyterian Church not merged in or associated with the United Church of Canada and hereinafter referred to as the Presbyterian Church for the general purposes of the Hammond Presbyterian Church, the sum of \$200.
 I give and bequeath to the said Presbyterian Church of Canada, not united to any Church for the erection purchase or completion of a church in Pitt Meadows, the sum of \$500 the said sum to be payable when their congregation can show an average attendance of twenty persons, at the regular service on each Sunday, whether weekly or bi monthly for the previous 12 months by production of an affidavit to that effect by the Minister or other responsible officials, satisfactory to my executors who may investigate the same and call for further proof at their discretion.
 I give and bequeath to the Anglican Synod of the Diocese of New Westminster in British Columbia for the erection, purchase or completion of a church in Pitt Meadows, the sum of \$500 the said sum to be payable when their congregation can show an average attendance of 20 persons at the regular service on each Sunday whether weekly or bi monthly for the previous 12 months by the production of an affidavit to that effect by the minister, or other responsible officials, satisfactory to my Executors, who may investigate and call for further proof at their discretion. Provided always that the said Presbyterian Church and the said Church of England may unite in the erection and use of a church building and the said bequests shall be paid to each, the same as if they had built separately.
 Provided further that if the aforementioned condition as to average attendance of 20 persons shall be complied with for 5 years from the date of my death, then the aforesaid 2 bequests of \$500 each shall be added the residue of my estate.

I give devise and bequeath all the residue of my estate both real and personal of which I shall be possessed or to which I shall be entitled at the time of my decease or over which I may then have the power of appointment and disposal to my trustees and I direct them to invest the same in Trust Securities permitted by law to Trustees and to divide the income therefrom equally between the aforesaid Presbyterian Church in Canada and the Anglican Synod of the Diocese of New Westminster, for the general purposes of Pitt Meadows Congregation and the Hammond Presbyterian Church as aforesaid one third each.

And I direct my executors and trustees to exercise their best judgment as to the collection of all instalments of purchase money payable to my estate under agreement for sale and purchase without causing undue hardship to purchaser or purchasers and to extend time or make any other concessions for the payment of the same, particularly if taxes, interest and fire insurance (if any) have been kept paid by the purchaser and I further direct that should my said estate not yield sufficient to pay all the aforementioned bequests in full that the said bequests shall be abated and paid pro rata.

And I also direct, authorise and empower my executors to make payments on account of the aforesaid bequests as funds are available until all are paid.

In witness whereof I have set my hand to this my will, this 22nd day of May 1937.

Signed: A.W. Keith
Port Coquitlam, B.C. (Broker)

Sgd. 'Frank Viccars Harris'

W.W. Stewart
Port Coquitlam, B.C. (Tailor)

Frank Viccars Harris:

Inventory (Copy)

Lot 2 of Lot "A" of Lots 261 and 286, Plan No. 6401.	\$1020.		
Lot 2 of Lot "A" of Lots 261 and Plan 6115.	1875.		
Lot 1 of Lot "A" of Lot 261, Plan 6115.	2475.		
Lot 3 of Block "A" of Lot 283, Plan 283, all in Group 1, N.F.D.	1200.		
	\$6570.		
	<u>Princ.</u>	<u>Int.</u>	<u>Total</u>
Moneys secured by Mortgage or Agreements for Sale.	\$2000	23.74	2023.74
K. YAMADA: Lots 1 and 3 Subdivision "A" of Lot 261, Group 1, District of New Westminster Map 6401.	300-	6.75	306.75
Pitt Meadows Athletic Association	300	6.75	306.75
Benjamin Schlick: Lots 4 Subdivision of part of Lot "A" of Lot 261, Group 1, District of New Westminster, Map 6115.	675	1249.00	687.49
			3017.98

Filing 23094

In the Supreme Court of British Columbia "In Probate" Vancouver
Registry.

Be it known that on the 9th day of December in the year of our
Lord 1940, the last will and testament (a copy whereof is herewith annexed)
of Frank Viccars Harris (sometimes known as Franklin Viccars Harris) late of
the Municipality of Pitt Meadows, in the Province of British Columbia, deceased,
who died at the Municipality of Pitt Meadows aforesaid on or about the 22nd day
of October 1940 was exhibited read and proved before a judge of the Supreme
Court of British Columbia, and administration of all the estate which by law
devolves to and vests in the personal representative of the said deceased was
granted to George Henry Derrell, of the City of Vancouver, and Albert Frederick
Arnold of the Municipality of Burnaby, both in the Province of British Colum-
bia, the executors in the said will named.

Given under the seal of the said court, this 10th day of December 1940 A.D.

Sgt. J.F. Mather
District Registrar

Extracted by
D. Blair Smith Esq.
Solicitor

Estate sworn under \$.....

Probate duty

Succession

This grant is made upon the condition that no portion of the assets shall be
distributed or paid during the War to any beneficiary or creditor who is a national
of the German Reich wherever resident or to anyone on his behalf or to or on behalf
of any person resident in the German Reich of whatever nationality, without the
express sanction of the crown acting through the Minister of Finance and if any
distribution or payment is made contrary to this condition the grant of probate or
letters of administration will be forthwith revoked.

R.P. 83765-C dated December 17th, 1940.

Between George Henry Dorrell of the city of Vancouver and Albert Frederick Arnold of the Municipality of Burnaby both in the Province of British Columbia as Executors of the Estate of Frank Viccars Harris, deceased, (sometimes known as Franklin Viccars Harris, deceased,

Hereinafter called the "Vendor" of the one part.

Hyogoro FUJII of the Municipality of Pitt Meadows, in the Province of British Columbia "farmer" Hereinafter called the "Purchaser" of the other part.

Whereas the Vendor agrees to sell to the Purchaser and the purchaser agrees to purchase of and from the Vendor of 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 Pitt Meadows in the Province of British Columbia and known and described as: Lot 2 of Subdivision of Lot "A" of District Lot 226, and part of District Lot 261, Plan 6401, both lots being in Group 1, District of New Westminster. Price \$2500 Cash \$250 on the 1st day of August 1941 and the sum of \$250 on the 1st day August in the years 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949 and 1950. Provided always that the purchaser shall have the privilege of paying in advance further sums on account of principal on any date hereinafter fixed for payment of interest. Together with interest computed from the ninth day of June 1940 at the rate of 5% per annum on the moneys from time to time owing under this agreement payable half yearly on the 1st June and 1st December in each year, the first of such payment of Interest to be payable on the 1st December 1940.

The Purchaser shall assume and discharge all taxes, rates and assessments that may be owing in respect of the said Lots.

3783 ~~11~~ 11

April 14th 1942

April 14th.1942

I Mr. H. Fujii Pitt Meadows.

Owner of property two (2) acres of Raspberries, two and one half
acres (2½) Strawberries, two acres Rhubarb in the municipality
of Pitt Meadows, B. C. hereby agree to let the above de-

scribed lands to Mr. E. Bouffard of Fort Moody, for the sum of
giving him the right \$ 300.00 for 1942 and \$ 150.00 for 1943 and after
described above.

This agreement is to protect both parties against the legal rights
of myself as owner of the said lands and the new occupant carrying
on to conserve the crop thereon and not to be construed as inter-
fering with the legal rights of the Custodian of Japanese property
if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

Signed:

H. Fujii

Witness:

Id. F. Ajimoto

on Test

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 7 1942

FARM LEASE

THIS INDENTURE made in duplicate the 15th day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"
H. FUJII - 142 Harris Rd. Pitt Meadows

BETWEEN:-

In the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

HARRY BEACH of Mission City in the Province of
British Columbia
~~Farmer~~
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Pitt Meadows in the District of New Westminster and Province of British Columbia, more particularly described as:

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of ten months to be computed from the 1st day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Three hundred (\$300.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

Two (2) acres of raspberries
Two and one half (2½) acres of strawberries
Two (2) acres of rhubarb

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said

lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IT IS expressly understood and agreed by and between the parties hereto that the Lessee may assign this Lease to any person capable of carrying out the provisions thereof.

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

Signed, Sealed and Delivered by H. FUJII
and HARRY BEACH
in the presence of

H. Fujii

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see H. FUJII and HARRY BEACH the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this fifteenth day of April
A. D. 1942

A Commissioner for taking affidavits
within British Columbia.

FARM LEASE

THIS INDENTURE made in duplicate the ~~11th~~ day of ~~April~~ A.D. 194~~2~~

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

HARRY HENCH of Mission City
in the Province of British Columbia
~~Farmer~~
(hereinafter called the Lessor)

Of the First Part

- and -

RABOND BOUFFARD of Port Moody
in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of ~~Platt Meadows~~ in the District of New Westminster and Province of British Columbia, more particularly described as:

Lot Two (20) of Lot "A" of District Lots 261 & 286 Map 6401
containing 15 acres more or less.

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of ~~ten (10)~~ months to be computed from the ~~first~~ day of ~~April~~ A.D. 194~~2~~ and from thenceforth next ensuing and fully to be completed and ended;

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of ~~Three Hundred (\$300.00)~~ — Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 19~~4~~ without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

Two (2) acres of raspberries

Two and one half (2½) acres of strawberries

Two (2) acres of rhubarb

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

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

Signed, Sealed and Delivered by

HARRY BEACH and RAYMOND BOUFFARD
in the presence of

Harry Beach

Raymond Bouffard

M. M. Fletcher

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see **HARRY BEACH and RAYMOND BOUFFARD** the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia

this ~~twenty-first~~ day of April
A. D. 1942

M. M. Fletcher

Mildred M. Fletcher
A Commissioner for taking affidavits
within British Columbia.

COPY

File # 3783

c/o Mr. R.J. Jutras,
Letellier, Man.
May 16, 1942.

Dear Mr. Gee:-

I received your letter today with very many thanks. I sincerely hope that you and your hothouse are doing nicely despite the new owner.

In regards to your statement made in your letter for the rent of our hothouse and roothouse for \$150.00 and the payment of our pump,- Dad would like to know if you are going to pay us the \$150.00 and you, yourself pay the balance of the pump which is \$70.78. In other words you will not subtract \$70.78 from our \$150.00. Am I to take it this way, or are you going to subtract the pump money from what you are going to pay us.

Dad believes the offer that you so generously made us, is a little cheap, but however, will you kindly discuss this matter with the Custodians, where we visited formerly to our departure.

Dad is very pleased that you are going to take over because he believes in you and also that you are a reliable man to deal with, so I sincerely hope that you will not let us down.

In regard to your use of the roothouse, we have some rhubarb roots down at the lowland, which, if you like, you can purchase from us and put in the roothouse for the fall.

Will you kindly discuss all matters with the Custodian and let us know as soon as possible.

Could you possibly send us 2 crates of tomatoes and 1 crate of cucumber to us here. We are not in a financial position to pay you for it but however we will at least pay for the freight. As yet, none of us are not working and the little or no finance that we possessed has been dispersed of long ago. I hope we are not asking too much but if possible can you send the above mentioned when the price of tomatoes and that are a little lower.

Manitoba is a very different place of B.C. How fortunate we were to live in such a lovely place! At the present it has been raining and the other days so windy that we couldn't even venture outside the door, but however, we have had some fine weather but then the mosquitoes were so bad that we simply had to remain indoors. So all in all, although we have been here a month already, which seems like years, we haven't been around much.

The farms here are still surrounded in water and the sugar beets sowing is later than usual and that leaves us with no work for another 2 to 3 weeks. In the meantime nothing to do and no income to speak of.

We live in quite a nice place here beside the Red River and surrounded with trees, but many of other people live right in the midst of a pasture with no trees around, so I believe it must be very monotonous to look at. We were very fortunate to get such a lovely place as what we reside in now.

Well, here I thank you for all that you can do for us.

Sincerely yours,

(Signed) H. Fujii
(per Miss Fujii)

File No. 3783

March 11th, 1943.

MEMORANDUM

TO: MR. ALEXANDER

FROM: MR. ANDERSON

Re: H. FUJII

About two weeks ago I was contacted by Mr. Lincoln Howe of Pitt Meadows as he wished to rent a 15 acre tract of land on the Harris Road, Pitt Meadows owned by subject Japanese.

This office had no record of this property being under lease to anyone but there was a P.C.U. lease from H. Fujii to K. Kovach for the past season, consideration of \$75.00 covering land located at 142 Harris Road.

We received from the P.C.U. a Collateral Agreement application for Mr. R. Bouffard on lease H. Fujii (H. Beach) for consideration of \$40.00 and in view of the fact that the only lease we had covering Fujii property at Pitt Meadows was the one to Kovach, it was assumed at the time to cover that property because of the low rental consideration.

In the meantime, I took an application to lease and had a Lease Form signed in blank by Lincoln Howe of Pitt Meadows on the 15 acre tract of land described as- Lot 2 of Lot A, District Lots 261, 268, Municipality of Pitt Meadows, with consideration of \$175.00.

On Sunday, March 7th, after finally completing these arrangements and going by this property, I noticed Mr. R. Bouffard of Hammond out on this property and, upon asking him his authority for being on the property, he informed me that he had this property under lease and produced a copy of a P.C.U. lease Agreement from Mr. H. Beach to himself covering last season and informed me that a Collateral Agreement for \$40.00 had been accepted by the P.C.U. at Mission covering the property for the 1943 season.

I informed Mr. Howe of the complications and asked him to hold off until I could get the matter straightened up. I have now received copies of last year's transactions on the property from the P.C.U.

Very little work had been done in preparation for the coming season on this property and it appeared that the only work done after last year's crop was that a cultivator had been run between the strawberry plants which were badly ingrown with heavy sod. The raspberries and currants on this property are sadly neglected. The asparagus patch was partially raked and approximately one load of manure in piles was throughout the patch.

Mr. Howe, even though his lease only covers the balance of the year, 1943, intends to do everything possible to bring this property back into condition and also intends to set out new acreage in strawberries and raise seed potatoes on the balance. He is a respected farmer in that District and has been Manager of the

(over)

Graybrook Dairy Farm at Pitt Meadows but is lately considering retirement on a small acreage of his own which adjoins this Fujii property.

In trying to arrive at an amiable conclusion with Mr. Bouffard, Mr. Howe is willing, in addition to the \$175.00 lease consideration, to pay Mr. Bouffard \$25.00 for any work Bouffard may have done towards preparation of the coming year's crop. Mr. Bouffard turns this down flat. In my opinion Mr. Bouffard is so sure that raping these properties of their berry productivity and recommending a stand made by this office of the cancellation of any interest that Mr. Bouffard may have in this property and that the new agreement with Mr. Howe be accepted.

SEA/EE

G. H. DORRELL

Barrister-at-Law
and of the
Bar of England

325 HOWE STREET

VANCOUVER, BRITISH COLUMBIA

26th July 1943.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUL 27 1943
File No.	
Ans.	
Referred	Richardson

(attention of Administration dept)

Dear Sir,

Re Hyogoro Fujii, Your file No 3783.

On behalf of the Executors of the late F. V. Harris,
I shall be glad to receive payment of the two instalments of
purchase money, due respectively 1st August 1942 and 1943 of
\$250.00 each, and interest thereon, the total amounting to
\$725.00.

Your early attention will be appreciated, as the money
is required for the use of the Estate.

I shall also be glad to have your assurance that the
Municipal taxes are paid for 1942. *Paid*

Yours faithfully,

G.H. Dorrell.

G.H.D. / J.S.

*on Blen. 29/7/43
#104.59*

CRUX & MCMASTER

Barristers and Solicitors

G. F. MCMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.
VANCOUVER, B. C.

EVACUATION SECTION	
RECEIVED	DEC 28 1943
File No.	3783
Ans.	RDH
Referred	Anderson

December 23, 1943

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

Attention Mr. Richardson

Dear Sir:

Re: Hygoro Fujii - Mun. of Pitt Meadows,
Lot 2 of Lot "A", D.L. 261 & 268; and
Lot 2 of Lot "A", D.L. 261

I have a letter from Col. Chandler in which he advises that he is prepared to pay the unpaid balance owing on the agreement of sale in this property if we will give him a quit claim of all our interest in the property and will dispose of the vesting certificate.

As far as the form of this transaction is concerned I have consulted with Mr. Wright and we have agreed as to the necessary documents required.

In the meantime however, it is necessary for me to ascertain exactly what the situation is in respect of the agreement of sale including the balance outstanding by the Japanese.

Would you kindly give me this figure so that I may proceed with further details.

Yours truly,

CRUX & MCMASTER

PER

A. G. DUNCAN CRUX

AGDC/OH

REGISTERED MAIL

3783

January 13, 1944.

Mr. Hyogoro FUJII,
Registration No. 14137,
P. O. Box 297,
Letellier, Manitoba.

Dear Sir:

Mr. G. H. Dorrell, Executor of the estate of Frank Viocars Harris, Vendor, has filed with us a statement dated April 15, 1943, showing that you are indebted to the estate in the sum of \$2,250.00, being balance of Agreement For Sale. Details as follows:

Balance of Principal \$2,250.00
Interest @ 5% per annum

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office, using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

R. D. Richardson,
Farm Department.

APPROVED CORRECT _____

dup.
RDR/EO

CRUX & McMASTER*Brokers and Solicitors*G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

Rec'd	MAY 10 1944
File No.	3-783
Ans.	
Referred	SHEARS

May 9, 1944

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

Attention Mr. F. G. Shears, Director

Dear Sir:

Re: Hygoro Fujii - Lot 2 of Lot "A"
D. L. 261 and 268; and Lot 2 of Lot
"A" D. L. 261, Municipality of Pitt
Meadows

The offers for the above properties total
\$2446.00. The amount owing to clear the mortgage is
\$2250.00 plus interest at 5% from April 15, 1943.

We would be pleased to have your instructions
as to whether or not you wish us to proceed with having
these properties conveyed.

Yours truly,

CRUX & McMASTER

PER *[Signature]*

G. F. McMASTER

GFM/OS

*see C.C. letter
to Chandler 11/5/44*

Farm Appraisal Report

File No. **JL-422**Land Description **Lot 2 of Lot "A" of Lot 268 & Part of Lot "A" of Lot 261, Op. 1.**

(No House)

Containing **15.** AcresOwner's Name **FUJII, Hyoboro** Post Office Address **Pitt Meadows, B.C.**Nearest Rail Point **Pitt Meadows - C.P.R.** Distance **$\frac{1}{2}$ mile**Market Town (Good local shopping) **New Westminster** Distance **13 "**Church (give denomination) **Church of England & United** Distance **$\frac{1}{2}$ "**Nearest School **Pitt Meadows** Distance **$\frac{1}{2}$ "**State how property was identified: **Posts & Road**

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

Fronts on Harris Road - good.Is this district a good one? **Improving every year as water table is controlled.**Employment opportunity **Local peat plant; mills & brickyard, Hammond & Haney, 4-6 miles**Predominating Nationality and religion: **British, Protestant.**Describe Fencing and its condition: **East line well fenced - wire.** Value \$Water supply: **Nil. Drinking water from Municipal pump, $\frac{1}{2}$ mile.** Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
CABIN	10 x 12	Frame	8'	Shgl.	10	Wood	Fair	25.00
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ **25.00**Total Value Buildings add to farm \$ **Nil**Is dwelling habitable without repairs? **No.** If not what is your approximate estimate of cost to make it habitable? **Just a cabin in the field, useful for a bachelor**Describe the basement and chimneys: **No basement; stove pipe chimney.**No. rooms downstairs? **1** Upstairs? **-** How finished **Plain studs.**Are buildings painted? **No.** Condition of paint **-**Distance from nearest bush **All clear.**

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
10	Level	Clay, loam, 1	Clay	1 ac. strawberries; 2.5 " rasp & currants, balance grass, poor.	60.00	750.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
NOTE - Originally there was a light layer of peat; this has pretty well been amalgamated with the clay.						
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 \$ 750.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 750.00

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

Was never lived on by owner. Was clean up to spring rains. Cultivation had not been possible to time owner vacated.

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

This property formerly cow pasture, which it should have been left as for a few more years. It was a mass of weeds & June grass. Much strawberry acreage. Noxious weeds: choked out, I have shown in grass.

Some thistle in N.E. corner, but not bad.

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

Pitt Meadows-Municipal - Land, School & Library - \$32.55.
Pitt Meadows & Maple Ridge Dyking & Drainage Commission:-
15 acs. Low Land \$39.60 - Dyking
Low Land \$14.85 - Drainage.
Total Taxes - \$87.00

Date: July 4th, 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 3 day of July 19 42

Inspector's Signature

"T. GODFREY"

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

JL-422 - H. FUJII

Farm Appraisal Report**Remarks:**

This well located property should, to my mind, be mixed farmed instead of in fruits. Pickers tell me that a Mr. R. Bouffard has rented the crop and put in the oats.

There is no dwelling, just a small cabin. Practically the whole area is cleared, and I am showing it as such in spite of the fact that the N.E. corner has now grown up to brush and elder.

Much of the strawberry crop is entirely choked with June grass and weeds, which the pickers just trample down before attempting to pick.

This should be cow land, not fruits.

(FOR ORCHARD LANDS ONLY)

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

See Taxes

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. acre Strawberries worth picking.

\$

2.5 " Raspberries & Currants.

\$

11.5 " Pasture; mostly June grass & weeds.

\$

15. "

\$

\$

\$

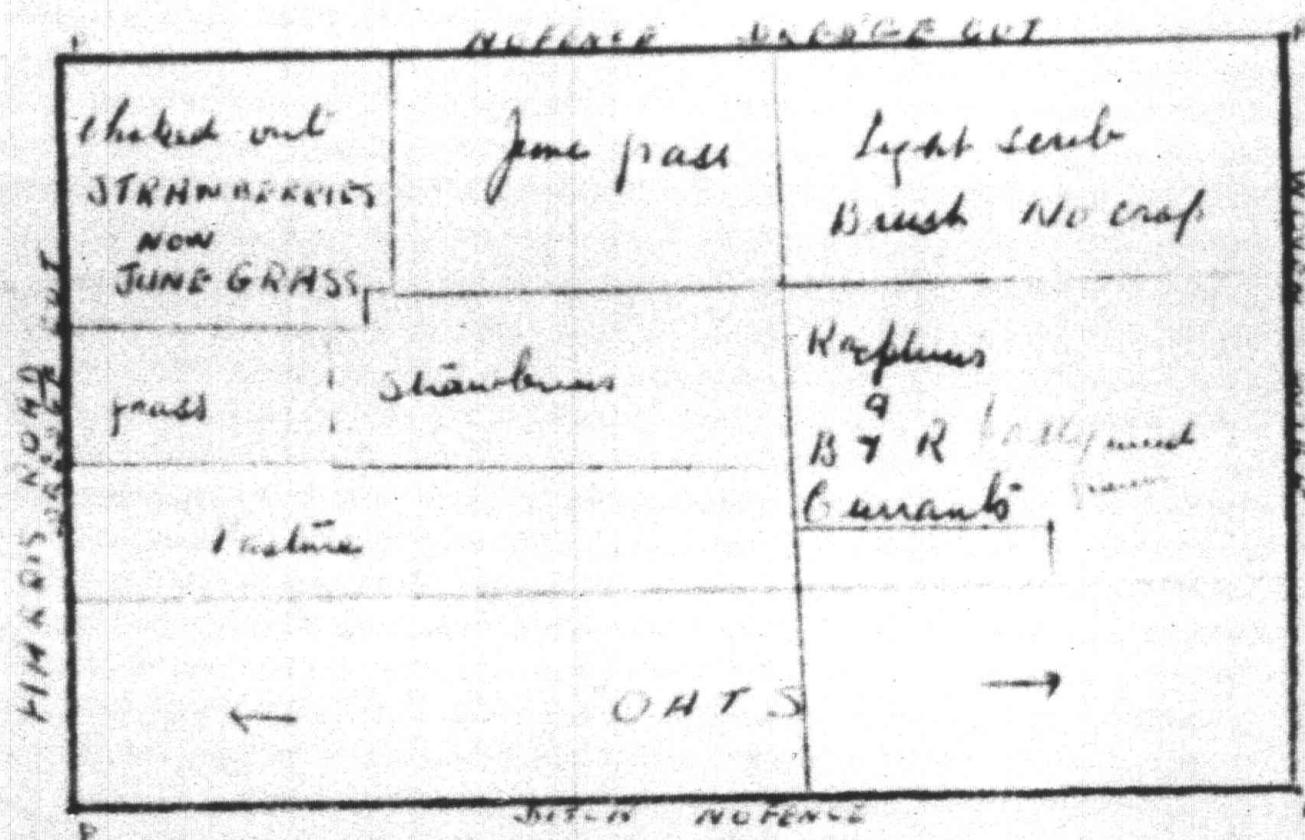
\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

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

value is \$ 750.00

Date 6th July 19 42.

"I.T. BARNET"

District Superintendent.



YOUR FILE NUMBER

BC/487P

PLEASE QUOTE FILE

BC/488P

SOLDIER SETTLEMENT OF CANADA

518 Rogers Building,
Vancouver, B. C.,
May 19th, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAY 20 1944
File No.	3783
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

re: Your file 3783, Hyogoro FUJII-
Lot 2 of Lot "A" DL 261 & 268
S. & N. pts. Grp. 1, Maps 6115
& 6401, Mun. of Pitt Meadows.

I have been instructed by the District Superintendent to reply to your Mr. Richardson's letter of the 11th inst.

It would appear from our files that your letter is intended to refer to two properties and that the legal description above, as contained in your letter, is not quite correct. Our files would indicate that the legal descriptions of the properties involved are as follows:-

- (1) Lot 2, of the N. part of Block "A"
of lots 261 and 286, Grp. (1),
Map 6401 N.W.D. 936-
- (2) Lot 2 of the S. part of Block "A"
of Lot 261 Grp. (1), Map 6115, N.W.D. 1710-

It further appears from our files that the purchase prices of the above two properties were originally fixed at \$736.00 and \$1710.00 respectively, or a total of \$2446.00 for the two.

The evacuated Japanese apparently had an agreement to purchase the lands from the Estate of Frank V. Harris. Mr. G. H. Dorrell, solicitor acting for this Estate, stated on November 1st, 1943, that the balance payable to his clients amounted to \$2488.12, and the District Superintendent at that time agreed to the purchase price for the two properties being increased to that sum. 2250

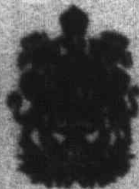
It further appears that dyking taxes were paid by us for the year 1942 in the sum of \$30.70, which would bring the sum required to clear title to the properties to \$2518.82, this being \$132.00 less than the sum you mention in your letter as being necessary to acquire clear title. Under these circumstances the District Superintendent would like to be advised as to why the property cannot be conveyed for \$2518.00 with a sufficient amount to cover legal costs of conveyancing.

Upon receipt of such information he would give consideration as to whether or not the Director's original offer should be increased.

Yours truly,

TT/MF

[Signature]
F. T. Todrick
DISTRICT SOLICITOR.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

BC/487P
BC/488P

518 Rogers Building,
Vancouver, B. C.,
May 26th, 1944.

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

EVACUATION SECTION	
Rec'd	MAY 29 1944
File No.	3783
Ans.	NA
Referred	Richardson

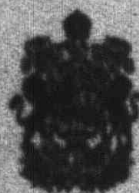
Dear Sir: re: Hyogoro FUJII-J.L. #422, Lot 2 of N. pt.
Blk. "A" of Lots 261 & 286, Gp. 1, Map 6401
AND: Lot 2 of S. pt. of Blk. "A" of Lot 261, Gp.
1, Map 6115. (PITT MEADOWS).

2650- I have been instructed by the District Superintendent to reply to your Mr. Richardson's letter of the 23rd inst., and to state that The Director is willing to increase the offer for the purchase of the two above parcels to the sum of \$2650.34, mentioned in the said letter, on the understanding that clear Title in the name of The Director to both properties will be delivered on payment of that sum.

TT/MF

Yours truly,


T. Todrick
DISTRICT SOLICITOR.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

BC/487P
BC/488P

518 Rogers Building,
Vancouver, B. C.,
May 31st, 1944.

R

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

re: Hyogoro FUJII -J.L. No. 422,
Lot 2 of N. pt. of Blk. "A" of Lots 261
& 286, Gp. 1, Map 6401.

AND: Lot 2 of S. pt. of Blk. "A" of Lot 261,
Gp. 1, Map 6115. MUN. OF PITT MEADOWS).

I now enclose herewith Receiver-General
of Canada cheques for \$725.00 (in respect of BC/487P)
and \$1806.25 (in respect of BC/488P), which, together,
make up the sum of \$2531.25 requested in your letter
of the 30th inst., both these cheques being made
payable to George Henry Dorrell and Albert Frederick
Arnold, for the purpose of paying ~~all~~ encumbrances
against the above properties.

These cheques are delivered to you on the
understanding and on the Custodian's undertaking
that Certificates of Title in the name of the Director
in respect of both properties will be delivered in due
course, free from all encumbrances.

For purposes of our records, since we treat
the two properties as separate projects, it was found
necessary to issue separate cheques.

TT/MF
encl.

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR.

1231

3783

Your Files BC/487P
BC/488P

May 23, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention Mr. T. Todrick.

Dear Sir:

Re: Hyogoro FUJII - J. L. No. 422
Lot 2 of N. pt. of Blk. "A" of
Lots 261 & 286, Gp. 1, Map 6401
AND Lot 2 of S. pt. of Blk. "A" of
Lot 261, Gp. 1, Map 6115
Municipality of Pitt Meadows.

We have for acknowledgement yours of the 19th instant,
relative to subject property.

For the information of your District Superintendent
we give you herewith details which we believe account for
the difference of \$132.00 referred to by you:

Balance of Principal	\$2250.00
Interest to May 31, 1944	318.76
Tax Arrears, Dyking & Int. to 31/5/44	31.58
Legal Fees	50.00
	<u>\$2650.34</u>

We trust with this information at hand we will hear
from you as soon as possible whether or not your Director's
offer should be increased.

Yours truly,

R. D. Richardson,
Farm Department.

HDR/EG

cc to Messrs. Crux & McMaster.

3783

Your Files BC/487P
BC/488P

May 30, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Attention Mr. T. Todrick.

Dear Sir:

Re: Hyogoro FUJII - J.L. No. 422
Lot 2 of N. pt. of Blk. "A" of Lots 261 &
286, Gp. 1, Map 6401

AND

Lot 2 of S. pt. of Blk. "A" of Lot 261,
Gp. 1, Map. 6115 (PITT MEADOWS).

We ask that you kindly issue a cheque in favour of George Henry Dorrell and Albert Frederick Arnold of this City, in the amount of \$2531.25, in order that we may be in a position to pay the balance owing under Agreement for Sale herein and obtain Deed to subject property. This amount is made up of \$2250.00 principal and interest to May 31, 1944 of \$281.25.

The Custodian undertakes that title will be delivered in the name of your Director in due course.

Thank you in advance for your immediate attention.

Yours truly,

R. D. Richardson,
Farm Department.

RDR/EG

cc to Messrs. Crux & McMaster.

NAME FUJII, Hyogaro

REGISTRATION NO. 14137

FILE NO. 9283

The following chattels were sold by public
 auction at Haney, S. C. on December 14, 1944.

Sawdust hopper	\$ 0.25 <i>rice</i>
Cultivator	3.50 ✓
Heater	7.00 ✓
Drum heater	2.50 ✓
Horse cultivator	8.00 ✓
Crook	1.50 ✓
5 Chairs	1.75 ✓
Locker	2.00 ✓
Sundries and bottle capper	0.35 <i>rice</i>
Chest of drawers	0.25 ✓
Sprayer	0.25 <i>rice</i>
Basket	0.25 <i>rice</i>
Stand	0.35 <i>rice</i>
Scales	7.00 ✓
Chest of drawers	1.00 ✓
Tools and saw	2.10 ✓
Cot	1.50 ✓

Total
 Less Expenses: (Auctioneer's Fee) \$ 3.96
 (Advertising) 0.44
 (Moving) 13.00

Net Proceeds Credited:

\$	39.55
\$	17.40
\$	22.15

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 11.

Remarks. *no inventory - see J.P.*

3723

REGISTERED

19th October, 1945.

Mr. Hyegoro FUJII,
Registration No. 14137,
P.O. Box 297,
Letellier, Manitoba.

Dear Sir:

Your request for the remittance of your funds has been forwarded through the Department of Labour, and we are enclosing herewith a cheque in the amount of \$92.07, representing your credit balance at this office. We take this opportunity of giving you a brief summary of our administration of your affairs by this office.

In your declaration to the Custodian on the 10th April, 1942, you claimed ownership to two pieces of property in the Municipality of Pitt Meadows, also stating that they were encumbered in the amount of \$2250.00 under an Agreement for Sale. Your property at 142 Harris Road, was rented by yourself prior to your evacuation; the house being rented at \$5.00 per month, the revenue from which accruing to your account amounting to \$42.50 up to the adjusting date of your property sale. The land at this address was rented by you from the 1st April 1942 to 31st January 1943, for \$75.00, which amount was collected by yourself at the time. No further revenue accrued to your credit regarding this land. The greenhouses on the property had been leased by you until the 30th June, 1942, at which time the Custodian renewed this lease for one year for a consideration of \$150.00, which amount was collected and credited to your account. No adjustment was made regarding this rental at the time of the property sale.

The fifteen acre property on the north side of the highway had been leased by you from the 1st April 1942 to 31st January 1943 for a consideration of \$300.00, which sum was collected by yourself at the time and no revenue accrued to your credit at this office from this property because of its sale on the 1st January, 1943.

The two pieces of Real Property were sold to the Director of the Veterans' Land Act with adjusting date of 1st January 1943, in accordance with the statement already sent to you. However, since sending the statement the sum of \$30.00 representing legal fees in connection with the conveyance of your property were charged to your account.

Under the policy of liquidation decided upon by the Canadian Government all saleable chattels found on your property were removed and sold by Public Auction, and the net proceeds of \$22.15 were credited to your account.

A refund of a B.C. Electric Security deposit was paid in to this office to your credit in the amount of \$1.41.

19th October, 1945.

You declared to the Custodian that you owed a number of debts, and prior to your evacuation, deposited \$137.00 to cover payment of \$44.00 to the Pitt Meadows Municipality and \$93.00 to Struther's Store. Both of these accounts were paid from this office, although the latter amounted to \$93.06. The balance owing on your water pump to Beatty Brothers, of \$70.76 was also paid from your account. Dr. Morse filed a claim against you for \$55.00, and as this claim was confirmed by you as being correct, on the 27th October, 1944 payment was made from your account at this office.

Your debt with the Pacific Co-operative Union which you stated was \$275.00 on the 11th April 1942, apparently had been reduced prior to your evacuation as according to their records it was \$169.25.

You declared yourself to be the holder of \$161.00 in shares of the above Co-operative, but according to them you had been issued with \$170.00 worth of redeemable shares. \$161.13 of your share interest was cancelled by the Pacific Co-operative Union in settlement of your debt. The difference being made up from interest on same. Your remaining redeemable share interest is \$8.87 which should be redeemable early in 1947. In addition you are the holder of \$290.00 worth of unredeemable shares. Interest of 96¢ has been credited to your account at this office and is included in your credit balance.

You declared yourself to be the holder of two Canadian Mutual Benefit Association policies and a Pacific Mutual Benefit Association policy. These however, were not brought under control by the Custodian.

Attached hereto please find a statement of your account from the date you last received one. The enclosed cheque represents the full credit balance as shown. Any revenues received at this office to your credit after this date will be remitted to you as received.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (3)

File No. 3783

Dept. of Sec. of State,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs,

Referring to your letter dated 19th Oct. 1945, I (daughter) was absent from home thus the delay in looking into the matter. In your letter (paragraph 8) you have stated that we owed the Pacific Co-Operative Union the sum of \$169.25.

This debt we cannot account for. As also in paragraph 3, we did lease our 15 acre property for \$300.00 to the Pacific Co-Operative Union. However, we received a cheque of \$125.00 and the remaining \$175.00 was left to the Pacific Co-Operative Union in payment for our debt. Thus our debt to the Pacific Co-Operative Union should have been cleared.

This cheque of \$125.00 for our 15 acre property, Mr. Shimik gave us personally at the train prior to our evacuation. This cheque we had great difficulty in cashing and returned it twice to have it certified before we could cash it.

If we had this debt of \$169.25 to the Pacific Co-Operative Union why were we not notified of this debt likewise of Doctor Morse's \$55.00, instead of deducting it from our shares.

Please check over our debt sums and share sums in paragraphs 8 and 9. As I figure the two sums of \$169.25 and \$170.00 showed be subtracted instead of sums of \$161.13 and \$170.00.

We will appreciate it, if you could go over it thoroughly and give us a detailed account about the debt we owe the Pacific Co-Operative Union.

EVACUATION SECTION	
JAN 11 1946	
Rec'd	
File No.	3783
Ass.	
Referral	<i>Anderson</i>

Box 297, *and to you*
Letellier, Man,
Jan. 7, 1945.

Write per

Yours truly,

H. Fujii

Per
J. H. Fujii

3783

Pacific Co-operative Union,
Mission City,
B.C.

15th January, 1946.

Attention Mr. George A. Reid.

Dear Sirs:

Re: Hyogoro FUJII - Reg. No. 14137

Early in 1942, a statement from the Co-operative showed the above Japanese as having a debit balance of \$231.86, and at a later date this sum was reduced to \$169.25. According to our records his 1937, 1938, 1939 and 1940 shares totalling \$110.00, and \$41.13 of his 1941 shares were cancelled against his indebtedness.

FUJII has now written to this office stating that a part of his property was leased in 1942 through the Co-operative for \$300.00, against which he received a cheque for \$125.00 from Mr. Shinsk at the train upon FUJII's evacuation, and he had understood that the balance of \$175.00 was to be credited to his account with you. He therefore, cannot understand the additional indebtedness and we would appreciate your looking into this matter at your early convenience.

Yours truly,

W.E. Anderson,
Administration Department.

Wea:HA

NOV 28 1947

14422
487P
RC 487P 22608
Inv. 35

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.

2783

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

- (1) NAME FUJII HYOONHO (RCMP) Reg. No. 14157
(Print) Surname Given Name
- (2) Pre-Evacuation Address 142 Harris Rd., Pitt Meadows, B. C.
- (3) Present Address Box 297 Letellier, Manitoba.
- (4) REAL ESTATE
- (a) Street Address (if any) 142 Harris Rd., Pitt Meadows, B.C.
City or Municipality. Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot 2 of Subdivision of Lot "A", District Lot 281, Plan 6115
and Lot 2 of Subdivision of Lot "A" of District Lot 281, and part
of District Lot 281 Plan 6401, both lots being in Group 1, 37
District of New Westminster.
- (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 | \$ | 3,950 |
| (ii) Buildings | \$ | 4,700 |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$ | |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | \$ | 8650.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ | 8650.54 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ | 599.46 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
142 Harris Rd., Pitt Meadows
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation Put together in upstairs room

(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")

Registered with Custodian

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

1.	Estimated Value \$
2.	Estimated Value \$
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 \$ 316.00	
Received from Custodian \$ 33.15	

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))

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

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

DOMINION OF CANADA

Province of Manitoba

TO WIT:

I, Myself, Myself

of Lethbridge

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City

of Winnipeg

in the Province of Manitoba

this 10th day of November, 1947

A.D. 1947.

A Commissioner at Law entitled to practice 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.

1 Kitchen Range	1 Heater	97.00
5 Sets of beds		70.00
2 Dressers		10.00
4 Chairs & couch	1 End table	34.00
1 Cupboard		8.00
2 Screens		4.00
2 Linoleum & 3 rugs		21.00
2 Box. Japanese bowls & 3 doz. plates & 3 trays		19.00
Water pump		5.00
1 Horse Power Motor		15.00
Cultivator		25.00
3 Hoes		8.00
3 Shovels and spades		8.00
1 Axe		1.00
Boiler Attachment		5.00
Pipe Cutter		5.00
2 Hand saws		4.00
5 -- 25 ft. rubber hose		12.00
sawdust boiler		20.00
3 Pipe wrenches		5.00
8 ft. Logging saw		4.00
2 Hammers		2.00
Total		\$ 539.00 176.50.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. HIRD, COMMISSIONER).

10

Winnipeg, Manitoba,
April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
KOGORO FUJII.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

S.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

2
N. Fujii,
In Chief.
Discussion.

MR. CHERNIACK: The next claim, my lord, is No. 2,
Hyogoro Fujii. My lord, in this matter I would
ask leave to amend.

THE COMMISSIONER: Now you are going to get into diffi-
culty with Mr. Hunter. However, that is for you.

MR. CHERNIACK: I will meet them as they come.

THE COMMISSIONER: Yes; what is the amendment?

10 MR. CHERNIACK: I don't think my friend will object. I
am lowering the claim. I am showing a total market
valuation of \$8000.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The sale was as stated \$2650.34.

THE COMMISSIONER: That is the gross, Mr. Hunter?

MR. HUNTER: \$2650.34, my lord.

MR. CHERNIACK: And the net loss is \$5,349.66.

The personal property claim I would also ask leave
to amend to put the value at \$276.50.

THE COMMISSIONER: In lieu of \$339.00?

20 MR. CHERNIACK: Yes. The sale price was \$39.55, and the
net loss was \$135.95. The total claim, therefore,
is \$5,486.61.

HYOGORO FUJII, the claimant herein, being
first duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Fujii, I show you a written statement. Was
that prepared on your instructions?

A Yes.

Q Is that your signature? A: Yes.

30 MR. CHERNIACK: I would like to file this as Exhibit 1, my

3
H. Fujita,
In Chief.

lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Do you swear the contents to be true, to the best of
your knowledge and information? A: Yes.

MR. CHERNIACK: On behalf of my learned friend, my lord, I
would like to file the S.S.B. appraisal.

(APPRAISAL MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Were these adjoining properties, Mr.
Cherniack?

10 MR. CHERNIACK: I will have to check that, my lord.

Q Are these two properties that you owned, witness,
adjoining or separate? A: There
was a small interval between of about a quarter of
a mile.

MR. CHERNIACK: I would like to refer to the exhibits, my
lord. If I may just refer to the farm appraisal
report and Exhibit 1, my lord. The acreage shown
there varies very slightly from the appraisal.

MR. HUNTER: Are you filing both of these as one exhibit?

20 MR. CHERNIACK: I filed them as Exhibits 1 and 2.

MR. CHERNIACK: The contents, my lord, you will note at
the bottom of Exhibit 1, set out that the appraiser
does not mention the crops that are set out at
the top of the page. In that respect I would like
to point out he does mention some of the crops but
not to the same extent as the claimant states.
Now the form goes on to show the purchase of
this land at a total of \$2963.00, and of the 19½
acres, 16 had been cleared and the balance was

30 heavy bush. He cleared three acres and he values

H. Fujii,
In Chief.

his labour of clearing the 3 acres and cultivating
18 at about \$750.00. If I may point out, my lord,
the appraisal sets the reclamation cost at \$175.00
to \$250.00 per acre. That is the appraisal,
Exhibit 2.

THE COMMISSIONER: That is the appraiser's estimate of
what it should cost to clear the land, is that the
idea?

10 MR. CHERNIACK: Yes. You will note that the description
of the land is the same.

THE COMMISSIONER: Yes.

MR. CHERNIACK: As to the buildings, my lord -- possibly
I should just interject additional improvements
showing two wells, and he installed an electric
pressure pump system in 1941. The cost of the
equipment alone was \$300.00, and in addition there
is about 2000 feet of cedar covered ditches. There
is a correction, my lord, which you have but which my
learned friend hasn't got in the cost of buildings,
20 and that is the first cabin should have been \$750.00--
\$50.00 instead of \$100.00--the first cabin preferred
to in the list.

MR. HUNTER: \$750.00?

MR. CHERNIACK: Yes, and the year of the pump, 1941.
The three greenhouses should be 1941. As to these
buildings, the larger property, that is the 15 acre
area, had the one building which is the first one in
Exhibit 1.

THE COMMISSIONER: Yes.

30 MR. CHERNIACK: Now the balance of the building in the

H. Fujii,
In Chief.

main is much more recent and the date of the building
as shown is much more recent than the appraisal
shows. As to the main items, my lord, the house
at the date of appraisal was 13 years old as
compared to 20 shown in the appraisal, and the
three greenhouses which are referred to at the
bottom, sash and glass, cement foundation, and
cement floor with 2,422 feet of piping, had an
estimated cost of \$2,672.00. These were built in
1941 as compared to ten years as set out in the
appraisal. Exhibit 1 says, "except for the
roofing all buildings were in a good state of
repair" whereas the appraisal shows 'poor' opposite
the buildings except greenhouses and the boiler
house. May I also point out, my lord, that the
appraisal of the small property, the four and a
fraction acres shows the total value of the build-
ings at \$2930.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: And show the land at \$241.45, which
would total over \$3200.00. However, for the purpose
of valuation ground figure of \$1700.00 was shown.

Q Now, witness, the appraiser for the Soldier Settle-
ment Board states that your greenhouses are estimated
to be ten years of age. Would you tell his Lordship
when they were built?

A I built them in 1941.

MR. CHERNIACK: I brought that out, my lord, because of
the change in the statement. On the farm appraisal
report, if I may read just a portion of it and then

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H. Fujii,
In Chief.

refer him to it, my lord. "This is a small property situated close in to Pitt Meadows, operated chiefly as a greenhouse proposition, a highly specialized class of operation, for production of tomatoes and cucumbers.

10 The greenhouses are well constructed and both structure and equipment is in good condition. Apparently the heating plant is wood burning as no buildings for sawdust storage are in evidence." The final sentence I would like to draw to your Lordship's attention: "Dwelling was locked and I was unable to gain entrance". The description of the dwelling is in Exhibit 1, and I suppose this wasn't seen by the appraiser.

20 Now, as to the large acreage, my lord, the 15 acres, the appraiser comments, "This is a well located property and should to my mind be mixed farmed instead of in fruits. Pickers tell me that a Mr. R. Bouffard has rented the crop and put in oats." Then he goes on to say, "Much of the strawberry crop is entirely choked with June grass and weeds, which the pickers just trample down before attempting to pick".

Q At the date of evacuation, witness, what was the situation with regard to weeds on the land?

A The fields were well tilled and at the time I evacuated, the weeds are liable to grow rapidly if left.

30 THE COMMISSIONER: There was an interval of 2 months at least between the time of evacuation and inspection?

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H. Fujii,
In Chief.

MR. CHERNIACK: I would like to draw to your Lordship's attention it says June weeds. That is quite correct. I would ask my learned friend if he can help me in establishing from any information he can about the mortgage on the property.

MR. HUNTER: In the statement of adjustments, my lord, the principal is shown as \$2250.00 and interest \$281.25. I presume that would be as of the 1st of January, 1943, the date of closing.

10 MR. CHERNIACK: And would you have the information as to whether that mortgage was on both or one of the properties?

MR. HUNTER: I don't know whether it was on both or not, my lord, but that statement of adjustments covers both properties.

MR. CHERNIACK: Yes, I realize that, but I understand there is a form that you have which sets out the information as to mortgages.

MR. HUNTER: Yes. I see here the mortgage was on both
20 properties.

MR. CHERNIACK: Q: Witness, this mortgage was on both properties? A: Yes.

Q: What was the full amount of the mortgage, that is the original amount? A: \$2500.00.

Q: And when was it placed? A: It was a ten year tenure, \$250.00 a year.

Q: How long ago was it placed?

THE COMMISSIONER: What relevance has that, Mr. Cherniack?

MR. CHERNIACK: I think it will show evidence as to the
30 mortgagee's opinion of the value.

E. Fujii,
In Chief.

A 1980.

MR. HUNTER: My lord, I think it should be pointed out it wasn't a mortgage, it was an agreement for sale.

MR. CHERNIACK: I am glad you told me that. I didn't know.

THE COMMISSIONER: That puts quite a different complexion on it.

MR. CHERNIACK: Q: Is that \$2500.00 the balance on the purchase price of the land?

10 A The \$2500.00?

Q That he owed? Well, if you like, I can put it differently. Was that mortgage given to the man who sold you the property?

THE COMMISSIONER: That is a misnomer.

A Yes.

MR. CHERNIACK: Well he answered the question, in any event.

THE COMMISSIONER: I will leave it to Mr. Hunter to pick up. If it is not an agreement for sale, there may be a mortgage.

20

MR. CHERNIACK: Yes, I didn't have the information, or is it the procedure that Mr. Hunter questions on that?

THE COMMISSIONER: You bring it out in your case and Mr. Hunter will deal with it.

MR. CHERNIACK: Q: Witness, I show you a form. Was that prepared on your instructions?

A Yes.

Q And is that your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and belief? A: Yes.

30

H. Fujii,
In Chief.

MR. CHERNIACK: I will file it as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: My lord, this form sets out the full claim at \$176.50, and there is a general statement at the bottom, "I have amended my claim where I found that I had placed the cost price, and I consider the above estimated values to be the fair market value after depreciation for use." That is the reason for that amendment.

10 THE COMMISSIONER: There is no need, Mr. Cherniack, for you to examine the witness on these various items. I take their submission to at least establish a prima facie case as to its contents.

MR. CHERNIACK: Thank you, my lord. There is only the case there to prove as to the location of the goods.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Q: Where were all these goods stored, witness?
A: They were left in the upstairs room of my house.

20 Q: Was that room left open, or was it boarded up in some way?
A: It was closed up and in order to prevent access I boarded up the entrance.

Q: What did you do by way of notification to the Custodian?
A: When I was evacuated I notified the Custodian.

Q: To what effect?
A: The Custodian's representative came to Pitt Meadows and at that time I spoke to him about it.

30 MR. CHERNIACK: Thank you.

H. Fujii,
Discussion.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that the claims made for personal property not sold by the Custodian are exorbitant.

In view of the fact there has been a change in my learned friend's personal property claim, I have made a new analysis, my lord. I would file it as Exhibit 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

THE COMMISSIONER: This is the Custodian's analysis of personal property which, once again, Mr. Cherniack, has filed for information. The facts contained must be proved by the Government at a later date. You will understand that Government counsel's pronouncement of the lines of defence he proposes to take are simply for your information and you can govern yourself accordingly.

MR. HUNTER: My lord, as far as the analysis goes, while your statement I think is quite right, I just wonder whether we don't go further than that. Again this is a prima facie case. We are prepared to prove anything my learned friend disputes, but we don't wish to prove it all if it is unnecessary.

THE COMMISSIONER: Perhaps I did not go far enough, Mr. Cherniack. If there is anything in question in this Custodian's statement, then Government counsel will be called upon to prove the matter which you so

question, but I hope it is going to be possible to avoid the necessity of the Government going through all these items of chattels if no attack is made on the Government's disposition.

MR. CHERNIACK: I assure you, my lord, I have the same hope. I would like to point out in his comments where he makes remarks about certain articles being no good or useless, will your Lordship accept the statement of the witness, or should I go into it in more detail?

THE COMMISSIONER: You might go into it in more detail if he questions the decision of the Custodian or the auctioneer, whoever deals with it.

MR. CHERNIACK: Thank you, my lord.

MR. HUNTER: Reference, my lord, is made to Exhibit 4, the analysis. I think it is self-explanatory. Goods valued by the claimant at \$68.50 were sold for \$36.50. Goods valued by the claimant at \$10.00, there is no record at any time. The goods which the claimant values at \$88.00 were abandoned, and goods valued at \$10.00 by the claimant were stolen. There is only one remark I wish to bring to your Lordship's attention. That is the question of where the items we have set forth are the same as that claimed by the claimant. It is the tenth item down; that is they show eight shovels, 8 hoes, 8 spades, and an axe and other equipment at \$17.50. I don't know what they mean by "other equipment", so I have taken out of the sales sheets all the tools I could see and lumped them together

M. Fujii,
Discussion.
Cross-Exam.

in one group and they sold for \$15.10, but whether they are the same tools and equipment as they are making claim for, I can't say.

THE COMMISSIONER: I appreciate that.

MR. HUNTER: I don't know, my lord, in the sale sheets as they so often show. They say a bundle of tools, or just tools, and you don't know what it is. But subject to that, I think it is fairly accurate.

MR. CHERNIACK: If the Custodian's hasn't that information, my lord, we certainly haven't. I think we will be compelled to accept that.

THE COMMISSIONER: Very good.

MR. CHERNIACK: Because we are claiming for as much as we can.

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Fujii, you bought these two properties in 1940, was it?

A: In 1930.

Q 1930, was it?

A: Yes.

20 Q I put it to you that you are entirely wrong, that you purchased these in 1940, by an agreement for sale dated the 17th of December?

A That was when it was transferred to my name.

Q That was when you bought it, wasn't it?

A It was in the name of Frank Harris from 1930 and it came in my name in 1940.

THE COMMISSIONER: Possibly the explanation lies in this, Mr. Hunter, that the vendor refused to give a registerable agreement for sale until such time as a reasonable part of the proposed purchase price

H. Fujil,
Cross-Exam.

had been paid.

MR. HUNTER: I think that is probably true, my lord.

THE COMMISSIONER: That is a practice that has been adopted on occasion in British Columbia particularly where there is a very small initial payment.

MR. HUNTER: What was the original purchase price?

A \$150.00 an acre.

Q What was it, about \$2500.00?

A: Yes,

\$2900.00.

10 THE COMMISSIONER: At \$150.00 an acre for 20 acres, it would be \$3000.00. Apparently he is not very far out.

MR. HUNTER: I think that is probably fairly accurate, my lord.

THE COMMISSIONER: Exhibit 1 refers to it as 19½ acres.

MR. HUNTER: Yes.

Q Finally in 1940, you were given an agreement for sale that was registerable and it was registered; that is correct?

A: Yes.

20 MR. HUNTER: The other is a straight question of opinion, my lord. He thinks they were in good repair and the appraiser thinks they are not.

THE COMMISSIONER: Yes. I don't think there is very much to be accomplished by cross-examination on the chattels.

MR. HUNTER: Possibly I might examine him on the two large items, the kitchen range and the \$30.00 bedset, and find out about them. I think the kitchen range is clear enough in the exhibit, my lord.

H. Fujii,
Cross-Exam.

Re-Direct Exam.

Q How many holes did the top of your kitchen range have? A: Six.

Q Q Did it have a hot water tank on it?

A No, there wasn't one attached to it.

Q This bed set for which you are claiming \$30.00, what type of bed was it, wood or metal?

A It was iron or metal.

Q What colour? A: Do you mean four beds? He says there were four white beds.

10 Q No, I am talking about one bed set for which you are claiming \$30.00. A: It was brown.

Q Was it just a plain brown, or did it have an artificial grain on it of wood?

A It was painted brown.

MR. HUNTER: I see. Thank you.

THE COMMISSIONER: Any re-examination?

MR. CHERNIACK: Yes, my lord, just briefly.

RE-DIRECT EXAMINATION BY MR. CHERNIACK:

20 Q That bed is the one you bought in 1940?

A Yes.

Q Now the kitchen range, what condition was it in?

A It was in good condition.

Q Did you have any other kitchen range?

A There was a parlour stove.

MR. CHERNIACK: I would like to clear up one point on Exhibit 1, my lord.

THE COMMISSIONER: I will put a question in regard to the stove.

30 Q When did you buy the stove? A: In 1930, my

E. Fujii,
Discussion,
Re-Direct Exam.

lord.

THE COMMISSIONER: 1930, yes. Proceed, Mr. Cherniack.

MR. CHERNIACK: Q: You stated that you had bought the property in 1930? At Yes.

Q: Would you explain to his Lordship how it was that two of the buildings here shown on Exhibit 1 were built in 1929?

A: I was working for Frank Harris in 1929 and the negotiations for purchase of the property were commenced then and I put up these buildings as a result.

Q: Now, the item as to the estimated cost of the greenhouse built in 1941 is close to \$2700.00. Is that an estimate, or did you calculate it fairly closely?

A: That was estimated on the price for materials and everything at the time that I built the greenhouse.

MR. CHERNIACK: Thank you; that is the case, my lord.

THE COMMISSIONER: That is all, thank you, Fujii.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE BREAK)

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

J. P. Horrabin
"J.P. HORRABIN"
Official Reporter.

Defence Brief

Hyogoro FUJII

File No. 3783

Case No. 819

WINNIPEG
12 April 1948
V.L.A.
Sheet A.33-8

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Claim reduced to

\$8000.

(Trans. Page 2)

Question of valuation only.

Lot 2 of Lot 'A' of Lot 268 & Part of Lot A of Lot 261

Appraised at

\$750.

Sale Price

\$800.

Witness: Appraiser, T. Godfrey.

Appraiser (Godfrey) reports - Just a cabin in a field 10 years old. Land a mass of weeds and June grass. Strawberry acreage choked out with weeds.

Lot 2 of S part of Block 'A' Lot 261

Appraised at

\$1741.45

Sale Price

\$1850.34

Witness: Appraiser, H. L. Sinclair.

Appraiser (Sinclair) reports - House 20 years old, poor repair, no basement. Farm in good state of cultivation. Buildings old and not generally in good condition. Greenhouses well constructed.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household & Farm Equipment

Claim reduced to

\$176.50

Sold for

\$36.60

(Trans. Page 2)

(a)	Goods value	\$68.50	Sold by auction for \$36.60
(b)	"	10.00	No record at any time.
(c)	"	88.00	Abandoned (Stove, Beds, etc.)
(d)	"	10.00	Recorded now missing.
		<u>\$176.50</u>	

Goods sold by auction for \$2.95 were not claimed for.

It is submitted that the personal property was sold for its fair market value and that the claims for personal property not sold are exorbitant.

Summary of Defence Witnesses

T. Godfrey
H. L. Sinclair
C. Spencer Pallot
J. Moryson
W.E. Anderson

Where required

1	Appraiser
1	Appraiser
2 (a)	Auctioneer
2 (a)	Staff
2 (c)	Staff

BMP/mw

Name of Claimant

Felix Bygones

Case

539

Custodian File

3708

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					800.00	1231.00			1231.00
					1200.34				3708.00
									100.00
PERSONAL PROPERTY									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & 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		
60.50	36.00		55.43%	10.00					
		10.00			5.34		16.34		
TOTAL RECOMMENDATION									4771.43

819

October 16th, 1950.

Mr. Hyogoro FUJII,
68 Kate Street,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 819

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$4,771.43.

Cheque in your favour is enclosed for \$4,495.42 and we have paid the Co-Operative Committee .. \$ 276.01 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.