55203

PERSONAL

FORM "J"

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 5203 C.

Do not on file

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: FUJIWARA, Hideo.

HOME ADDRESS: 2052 Dundas St., Vancouver, B. C.

REGISTRATION NUMBER 02044. SEX: Male AGE: 29

OCCUPATION: Bookkee per, and Carpenter.

(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? No.

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2052 Dundas St., Vancouver, B. C. Wooden frame, three storeyed apartment house.

2. LANDLORD'S NAME AND ADDRESS: Self & Mother, at same address.

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

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:

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY:

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

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

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE: $410.00 Prudential Life Ins. Co., Vancouver, B. C. Pol. No. unknown. Prem. $25.00 p.a. Beneficiary Mother, At Fujiwara Pol. in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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

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

Dated this 1st day of June, 1942.

(Signature) T. Fujiwara

O. Broadbent
Witness

FOR DEPARTMENTAL USE

-P.O.

INFORMATION FROM R.C.M.P.

Date July 17, 1943

Our File No. 5203

Full Name FUJIWARA, Keiko
(Surname in Block Letters)

Registration No. 02044. Male - Female (check) ✓ Age Nov 2, 1912

Former Address 2052 Dundas St
Vancouver B.C.

Date Evacuated June 1942 Naturalized - Canadian-Born - National (check) ✓

Present Address ~~Bay Farm, B.C.~~ Steveston BC
~~73 Sullivan St Sunset subdv.~~
P.O. Mounties Canadian Dominion subdv.

Married - Single (check)

Name of Wife

Name of Husband

Name of Mother TSUNETOMI, Stepmother dec'd

Name of Father dec'd

Names of Children under 16

Requested by Y.

Registered with Custodian yes (Yes or No)

Additional Information Bookkeeper

RE: [redacted] - SUMMARY

Al FUJIWARA (Mrs. Tomiko) Reg. No. 01943 File No. 10834
Hideo FUJIWARA Reg. No. 02044 File No. 5703

CATALOGUE NO. 34.

The following Fire Insurance Policies:

Legal and General Assurance Society, Policy No. 12216 - $1500.00 - covering on the three-storey frame building with patent roof and occupied as confectionery, dressmaking office, and apartments. Situate at 2052-54 Dundas Street, Vancouver, B.C.

Legal and General Assurance Society, Policy No. 12217 -$2500.00 - Covering on the three-storey frame building with patent roof occupied as Housekeeping suites. Situate at 2052-54 Dundas Street, Vancouver, B.C.

were transferred to Margaret Elizabeth Jarhart, 17th November, 1943.

CATALOGUE NO. 43.

[redacted] Fujiwara furnished us with a copy of a letter signed 18th June 1942, that they carried the following Fire Insurance Policy:

Ohio Farmers Insurance Company, Policy No. 21524 - $1,000.00 - on the two-storey seven-room house, situate at 607 East Cordova Street,

which was found to be correct.

This house was destroyed by fire in July 1st, 1942, and a cheque for $1,000.00, in full settlement of the fire loss was paid into this office October 3rd, 1942, and placed to the credit of Al Fujiwara's account October 6th, 1942. Later on this amount was transferred to the Joint Account of Hideo Fujiwara and Al Fujiwara.

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

May 19th, 1947.

D. A. CRAMER.

DAC:lm

LIABILITY SUMMARY

Ai FUJIWARA (Mrs. Tovota) Reg. No. 01943 File No. 10836
Rideo FUJIWARA Reg. No. 02044 File No. 3803

Ai Fujiwara declared on her J.P. Form signed 15th June 1942 that there were no Personal or Trade Debts.

Rideo Fujiwara did not fill out a J.P. Form.

There are no claims on file against either of the above-named Japanese.

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

May 9th. 1947.

D. L. CRAMER.

DAC:le

For →

Files No. 10836 & 5203
Catalogue No. 34

October 22nd, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Ai FUJIWARA and
Hideo FUJIWARA
Lot 6, Blk. 26,
D.L. 184, Gp. 1,
N.W.D., Plan 178.

With reference to the above property which was recorded in the Vancouver Land Registry Office, September 27th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91444-L dated September 29th, 1943, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 91445-L dated September 29th, 1943, registering the property in the name of Margaret Elizabeth Gerhart (Deed).

3. Duplicate of Transmission dated September 16th, 1943.

4. Duplicate of Deed dated September 16th, 1943 - Secretary of State to Margaret Elizabeth Gerhart.

5. Certificate of Indefeasible Title number 91445-L dated October 18th, 1943, covering the above property in the name of Margaret Elizabeth Gerhart.

34

D.A. Cramer

DAC:JS
Encls.

Files #[redacted],
3203

Nov. 11, 1942.

MEMORANDUM.

Re: FUJIWARA, Al, #20943.
FUJIWARA, Hideo, #20944.

To: ACCounting DEPARTMENT.

Please note joint interest of Hideo Fujiwara #20944, File 5203, in property administered in File [redacted], Al Fujiwara(his father).

To: ADMINISTRATION.

Some evidence of administration of these two parcels of real property either by way of duplicate or memorandum, should appear on File 5203.

A. F. McArthur.

AFMcAG

"COPY"

File No. 10836 & 5203

MEMORANDUM

To: Accounting Department February 27, 1943

From: Mr. Wilson

Re: FUJIWARA, Ai (Mrs. Yonte)
FUJIWARA, Hideo

Please note that the rentals being received in connection with File No. 10836 should be credited to a joint account in the names of Ai FUJIWARA, Reg. No. 01943, File No. 10836 and Hideo FUJIWARA, Reg. No. 02044, File No. 5203. We have a letter on file from Hideo Fujiwara authorizing us to pay all rentals to his mother, Ai Fujiwara.

ODM/GH

September 11th, 1943.

Catalogue No. 94
File No. 10836 &
4 5203

MEMORANDUM

TO: Mr. K.E. Wright

FROM: Mr. D.A. Cramer

Ai FUJIWARA - Reg.No. 01943
and
Hideo FUJIWARA - Reg.No.02044
City of Vancouver
Lot 6, Block 26, District Lot 184,
Group 1, N.W.D., Plan 178.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in Duplicate.
3. Deed in duplicate.
4. Copy of letter showing to whom sold and price paid for property.
5. Memorandum from Administration Department confirming valuation and approval of Advisory Committee.

Certificate of Indefeasible Title Number 40505L is at the Vancouver Land Registry Office.

Enc.

DAC:PB

File 5207-

File Nos. 10836 & 5203.
Catalogue No. 63.

May 14th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Ai FUJIWARA
Hideo FUJIWARA
Lot 29, Blk. 52, D.L. 196,
Gp. 1, N.W.D. Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 24th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 146586-I, dated April 24th, 1946, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 146587-I, dated April 24th, 1946, registering the property in the name of Robert Cameron (Deed).

3. Duplicate of Transmission dated April 17th, 1946.

4. Duplicate of Deed dated April 17th, 1946 - Secretary of State to Robert Cameron.

5. Certificate of Indefeasible Title number 146587-I, dated May 9th, 1946, covering the above property in the name of Robert Cameron.

D. A. Cramer

DAC:JS
Attch.

File No. 5203

— SUMMARY —

August 22nd, 1947

— GENERAL —

Hideo FUJIWARA,
Reg. No.02044

ASSETS: - Real Estate: An undivided one- half interest is revealed in the following Realties:-

(1) 2052 Dundas Street, Vancouver, B.C. and
(2) 607 East Cordova Street, Vancouver, B.C.

See "Real Property Summary" in respect to these properties for administration and liquidation. Summaries dated May 9th, 1947 and May 15th, 1947. Catalogues 94 and 63.

Fire Insurance: No interest in Fire Insurance by Hideo FUJIWARA is revealed except as may be shown on Fire Insurance Summary"Joint a/c - dated May 15th, 1947.

Personal Property - See "Summary Personal Property" this file dated August 22nd, 1947 for interest as may be shown. No special reference is made to any interest of Hideo FUJIWARA in the Chattels defined therein. His Mother seems to have dealt with them in her name.

LIABILITIES: No indebtedness of Hideo FUJIWARA is revealed on the file.

The above Summary is certified to be in accordance with the information on file, August 22nd, 1947.

B.R. Dusenbury,
Office of the Custodian.

[redacted]

To: Mr. F. G. Sheare — May 12, 1948.

From: Mr. B. Good

At 11:00 a.m. today, I had a telephone call from Mrs. E. E. Gerhart, 2052 Dundas Street, Hastings 2962-L. She told me that yesterday two investigators had called at her house while she was out and told somebody in the house, or neighbours, I can't exactly determine which, that they were from this office and so far as she could gather, they were there to collect some more information, as the former Japanese owner claimed not to have received sufficient money for the property.

Mrs. Gerhart states that she has spent about $10,000.00 on the property since she acquired it (not from the Custodian but in a trade from the man who purchased from the Custodian) and that she has put in thirty-six large windows and about fourteen new smaller windows, and has lined the house completely with asbestos.

She tried to give me more details of the improvements made by her on the property but she is very difficult to understand on the telephone, and in reply to my query stated that she would be willing at any time to produce invoices and bills showing the labour and material expended.

According to our catalogue this property was catalogue #94, rooming house, sold for joint account 5203-10636, Hideo and Mrs. Ai FUJIWARA, sold by us on August 7, 1943 for $5,150.00.

BG/fm

Fl. 5203

Catalogue No. 63

File Nos. 10836 and 5203

Names. FUJIWARA, Ai (Mrs. Towta) and FUJIWARA, Hideo.

Civic Address. 607 E. Cordova Street, Vancouver, B. C.

Legal Description. Lot 29, Block 52, District Lot 196, Group 1, District of New Westminster, Plan 196.

Classification. Vacant Land.

Registered in name of: Ai FUJIWARA (widow) and Hideo FUJIWARA.

Clear Title.

For Real Property file covering this property, see file attached to File 10836.

Chattels (Nil)

1944
Mar. 9th — Memo re Claims (Nil)

1945
Jan. 15th — Letter from Hideo FUJIWARA authorizing us to pay his mother $50.00 per month from the joint account until entire balance is used up.

Catalogue No. 94 File Nos. 5203 & 10836

Japanese Names: Hideo FUJIWARA and Reg. No. 02044
Ai (Mrs. Towta) FUJIWARA Reg. No. 01943.

Civic Address: 2052 Dundas Street, Vancouver, B. C.

Legal Description: Lot 6, Block 26, District Lot 184, Group 1, District of New Westminster, Plan 178.

Classification: Rooming house.

SOLD

Registered in the name of: Ai and Hideo FUJIWARA

Clear Title.

SOLD to Margaret Elizabeth Gerhart for $5,150.00 Cash as at August 7, 1943.

Title delivered to M. E. Gerhart on Nov. 17, 1943.

Leased for 2 years from Sept 10/42 at $65.00 per mo.

Chattels of above premises sold under Bill of Sale dated Sept. 7/42 for $525.00 (Except hose and ladder)

1942 Sept. 9th	Memo re chattels (Nil)
1944 Mar. 9th	Memo re Claims (Nil)
1945 Jan. 15th	Letter from Hideo FUJIWARA authorizing us to pay his mother $50.00 per month from the joint account until entire balance is used up.

5203

April 12th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 10836 and 5203

NAMES: Ai FUJIWARA and Hideo FUJIWARA.

CATALOGUE NO: 63

RE: 607 E. Cordova Street, Vancouver, B.C.
- Vacant land, building demolished.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 29, Block 52, District Lot 196, Group 1, New Westminster District, Plan 196.
Encumbrances:	None.
Taxes:	1945 Taxes - $27.72 paid. No arrears.
Vested:	Nos. 34640 and 36768.
VALUATION BY APPRAISER:	$250.00.
AMOUNT OF BID:	$400.00.
APPROVED BY ADVISORY COMMITTEE:	April 3rd, 1946.
AMOUNT RECEIVED BY CUSTODIAN:	$400.00.
NAME OF PURCHASER:	Robert Cameron.

Prepared by:.....

Approved by:.....

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAMES:	Hideo Fujiwara Reg. No. 02044 File No. 5203 Ai Fujiwara (Mrs. Torwta) Reg. No. 01943 File No. 10836
CATALOGUE NO:	63
PROPERTY ADDRESS:	607 East Cordova Street, Vancouver, B.C.
LEGAL DESCRIPTION:	Lot 29, Block 52, District Lot 196, Group 1, New Westminster District, Plan 196.
TITLE:	Registered in the names of Ai Fujiwara (Widow) and Hideo Fujiwara.
ENCUMBRANCES:	Registered: Filing 34640, August 14, 1942, Vesting Certificate filed as to Ai Fujiwara. Filing 36768, August 21, 1943, Vesting Certificate filed as to Hideo Fujiwara. Unregistered: No indication of any unregistered charges.
ASSESSED VALUES:	Land $550.00 Taxes - $28.87
CLASSIFICATION:	Vacant Land. (House destroyed by fire).
HISTORY OF ADMINISTRATION:	Ai Fujiwara declared on her J.P. Form signed 18th June, 1942, that she and Hideo Fujiwara (her son) owned the above-described property, upon which was built a seven-room, two-storey house. On June 29th, 1942, Messrs. Pemberton Realty Corporation Limited made the following recommendations: "This property is in quite a dilapidated condition and would be very difficult to re-rent on the same basis as at present, to white tenants. We would recommend that it be rented to one tenant at $20.00 per month. At the present time it is rented to two tenants on the same basis as the Japanese but should it become vacant again, we would recommend you consider a one tenant basis." On July 19th, 1943, Johnson, Reeve and Watson, reported: "We are of the opinion that the market value of this vacant lot is $250.00." Before anything could be done, the place was destroyed by fire on July 1st, 1942. This house was insured under the Ohio Farmers Policy B.C. 21544, $1,000.00, and through the office of Blane, Fullerton and White Limited, a cheque for $1,000.00 in full settlement of the Fire loss was paid into this office, October 3rd, 1942. This was placed to the credit of Ai Fujiwara's account October 6th, 1942, and later on this amount was transferred to the Joint Account of Hideo Fujiwara and Ai Fujiwara. 2/

SOLD: To: Robert Cameron for $400.00 as at April 10th, 1946.
Approval of Advisory Committee April 3rd, 1946.

Funds released to the credit of Hideo Fujiwara and Ai Fujiwara as at May 15th, 1946, against which were the following charges: Real Estate Commission $20.00, Valuation $5.00, Advertising $4.00, Registration Fee $2.50, Taxes $7.52 = $39.02 leaving a net credit of $360.98 from said transaction.

OLD CERTIFICATE OF TITLE:
No. 40507-L Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 146587-L in the name of Robert Cameron was sent by registered mail to A.C.Hawbolt, 350 Pender Street West, Vancouver, B.C., upon written request of Robert Cameron. There is a Post Office Receipt No. 21398, signed by A.C.Hawbolt, on file, acknowledging same.

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

May 15th, 1947.

D. A. CRAMER.

DAC:ie

REAL PROPERTY SUMMARY

JAPANESE NAMES: Ai FUJIWARA (Mrs. Torwta) Reg. No. 01943 File No. 10836
Hideo FUJIWARA Reg. No. 02044 File No. 5203

CATALOGUE NO: 94

PROPERTY ADDRESS: 2052 Dundas Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 6, Block 26, District Lot 184, Group 1, New Westminster District, Plan 178.

TITLE: Registered in the names of Ai Fujiwara (Widow) and Hideo Fujiwara.

ENCUMBRANCES: Registered: Vesting Order filed No. 34640 - (as to A. Fujiwara).
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land $ 695.00
Improvements 8900.00 - $9595.00 Taxes - $267.95

CLASSIFICATION: Two three-storey frame constructed buildings used as apartment suites. Front building has two four-room suites on main floor. The other floors each have three (3) - three-room and two (2) - one-room suites. There are two (2) toilets and one bath on each 2nd and 3rd floors. Rear building has eight two-room suites, two (2) toilets and one bath on both floors. Each suite has running water.

We quote from the valuator's appraisal of July 28th, 1943, "Insurance Rate 99 cents per $100. Limited to yearly coverage.

Appraisal: With the present rental of $780 yearly and yearly expenses for taxes, insurance, maintenance, etc. there is barely sufficient surplus to cover the heavy depreciation accruing. If a purchaser were to spend $3,000 or $4,000 on rehabilitation of the building and to rent the suites separately, the revenue could be increased substantially.

The City Assessment evidently assumes that the building is in good condition and would probably not be increased if the necessary repairs were carried out.

In its present state we are of the opinion that the value of this property is $4,000.

Yours faithfully,
JOHNSON, REEVE & WATSON

per "D. W. Reeve."

HISTORY OF ADMINISTRATION: This property was leased by Ai Fujiwara and Hideo Fujiwara

....2/

on September 10th, 1942, for a term of two (2) years to Bing Chan, consideration $1560.00, payable $65.00 on delivery and execution of these presents and $65.00 on the 10th of October, 1942, and $65.00 on the 10th day of each succeeding month in each and every year thereafter during the term hereby granted.

Messrs. Pemberton Realty Corporation Limited were appointed as rental agents by the Custodian.

Rents collected $845.10 against which were the following charges:

	Insurance	$73.55
	Repairs	27.30
	Plumbing	66.85
	Fire Gong	3.00
	Jacobson	12.00
	Commission	42.25 - $224.95

$130.00 of the above rents belonged to the new Purchaser, and were taken care of in the final adjustments.

SOLD: To: Margaret Elizabeth Gerhart (Widow) for $5150.00 as at August 7th, 1943,
Approval of Advisory Committee August 5th, 1943.

Funds released to thecredit of Hideo Fujiwara and Ai Fujiwara, Joint Account as at October 18th, 1943, against which were the following charges: Real Estate Commission $257.50, Valuation $10.00, Advertising $4.00, Registration Fees $3.45 = $274.95, leaving a net credit of $4,875.05 from said transaction.

Adjustments as at August 7th, 1943, to the amount of $45.90 Unexpired Fire Insurance Premiums, $102.90 Purchaser's share of 1943 Taxes = $148.80 were placed to the credit of Hideo Fujiwara and Ai Fujiwara's Joint Account.

The following Fire Insurance:

Legal and General Assurance Society, Policy No. 12216 -$1500.00 - covering on the three-storey frame building with patent roof and occupied as confectionery, dressmaking office, and apartments. Situate at 2052-6-8 Dundas Street, Vancouver, B.C.

Legal and General Assurance Society, Policy No. 12217 -$2500.00- covering on the three-storey frame building with patent roof occupied as Housekeeping suites. Situate at 2052-6-8 Dundas Street, Vancouver, B.C.

Both these policies were transferred to Margaret Elizabeth Gerhart, 17th November 1943.

OLD CERTIFICATE OF TITLE:
No. 40505-L Was on deposit in the Land Registry Office, Vancouver, B.C.

.....3/

Certificate of Title No. 91445-L in the name of Margaret Elizabeth Gerhart was handed to her November 17th, 1943, and her receipt of even date acknowledging same is on file.

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

May 9th, 1947.

D. A. CRAMER.

DAC:ic

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

EXHIBIT No. 999-3
DATE 3 may 1978
FILED BY J.W.G. Saunders

28th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 10836/5203

Dear Sir:

Catalogue No. 94
Lot 6 Block 26 D. L. 184
2052 Dundas Street

We have inspected this property and beg to report as follows:-

Location Poor working class district. East End.

Land 50' x 120' entirely covered by building. Vacant lot on West side littered with rubbish.

Building 3 storey frame rooming house in two sections. North section wood foundations, no basement. South section, wood post foundation with low space under part of building for fuel storage, no floor. Siding walls. Composition roof. 32 suites of various sizes, 82 rooms, 5 bathrooms, 10 w.c.'s. North section not plastered (lined with v-joint. South section plastered above v-joint dados in halls and to baseboard in rooms. Open space between sections 12 feet wide. 4 light wells, 2/10' x 16' 2/10' x 4'.

Condition The whole building is badly depreciated and very dirty inside and outside.

Note The steps at rear entrance appear to be built on the City Lane. As the building is the full width of the lot, the only access to the South section is through the North section and across a wood bridge over the open space between the sections.

Rent The property is leased to a Chinese for 2 years from 10th September, 1942 at $65. per month, tenant paying water rates.

City Assessment $9,595 (Land $695 Building $8,900)

Taxes $257.23

Insurance Rate 99 cents per $100. Limited to yearly coverage

Appraisal With the present rental of $780 yearly and yearly expenses for taxes, insurance, maintenance, etc. there is barely sufficient surplus to cover the heavy depreciation accruing. If a purchaser were to spend $3,000 or $4,000 on rehabilitation of the building and to rent the suites separately, the revenue could be increased substantially.
The City Assessment evidently assumes that the building is in good condition and would probably not be increased if the necessary repairs were carried out.
In its present state we are of the opinion that the value of this property is $4,000.

Yours faithfully,
JOHNSON, REEVE & WATSON

per D.W. Reeve

September 13th, 1943.

REAL PROPERTY MEMORANDUM

FILE NOs 5203 and 10836

NAMEs Ai FUJIWARA and Hideo FUJIWARA

CATALOGUE NO; 94

RE: 2052 Dundas Street, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 6, Block 26, District Lot 184, Group 1, New Westminster District, Plan 178.

Encumbrances: None

Taxes: 1943 taxes of $257.23 are paid. No arrears.

Vested: No. 34640

VALUATION BY APPRAISER: $4000.00

AMOUNT OF BID: $5150.00

APPROVED BY ADVISORY COMMITTEE: August 5th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: $5150.00

KWW/s

K. W. WRIGHT

STATEMENT RE SALE OF: Name: FUJIWARA, Ai #01943
FUJIWARA, Hideo #02044

Catalogue No: 63 File No: 10836 & 5203

Street Address: 607 E. Cordova St., Vancouver

Legal Description: 29/52/196

Date of Sale and Adjustments ..... April 10, 1946 .....

Sale Price		$ 400.00
Real Estate Agents Commission	$ 20.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
~~Unpaid Vendor~~		
[redacted]		
~~Mortgage~~		
~~Arrears of Taxes~~		
~~Other Charges~~		
Adjustments:		
~~Fire Insurance~~		
Taxes	7.52	
~~Water~~		
	39.02	$400.00

Net Proceeds credited to your account as of April 10/46 $360.98

Date: October 5, 1946 .....

Compiled by: George Peters .....

FILE NO. 10836 - 5203
CATALOGUE NO. 63

MEMORANDUM Mrs. Peters
607 E. Cordova St, Vancouver.

Re: Sale of Property 29/52/196

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

STATEMENT RE SALE OF:

Name: FUJIWARA, Ai
Hideo

Catalogue No: 94

File No: 5203- 10836
Reg. No. 01943-02044

Street Address: 2052 Dundas

Legal Description: 6/26/184

Date of Sale and Adjustments August 7th, 1943.

Sale Price		$ 5150.00
Real Estate Agents Commission	$ 257.50	
Charge for Valuation	10.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.45	
Encumbrances: [redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		(26.79
		(19.11
Taxes		102.90
[redacted]		
	274.95	$ 5298.80
		5023.85

Net Proceeds credited to your account as at August 7th, 1943.

December 6th, 1945.
Date:.....

Mr. George Peters.
Compiled by:.....

Files No. ---- SUMMARY --- August 22nd, 1947

-- PERSONAL PROPERTY --

5203 Hideo FUJIWARA,
Reg. No. 02044

10836 Ai(Mrs. Towta) FUJIWARA,
Reg. No. 01943

CHATTELS: - File #10836

In regard to Personal Property at 607 East Cordova Street, Mrs. FUJIWARA declared on June 18, 1942:-

"1 dresser, 4 chairs, 1 bed and mattress,
1 table. Are being used by Mr. M. Streber".

in her registration. Under date of June 29, 1942 her Agents, Pembertons stated " No personal effects left on the premises". We therefore assume that all personal effects of Mrs. Ai FUJIWARA at this location were disposed of.

In regard to Personal Pro erty at 2052 Dundas Street, Mrs. FUJIWARA declared on June 18, 1942:-

"Furniture at this address is leased with the house to
Miss Marie La Chance".

As Miss La Chance did not become Lessee, and as Bing Chan became the tenant, and purchaser of the household effects etc., at this address, according to Bill of Sale dated Sept. 7th, 1942, the remarks of the Agents, Pembertons, as September 28, 1942 as follows:-

"All furniture and chattels with exception of 100 ft. garden
hose and 1 ladder has been sold to tenant,"

no doubt expresses the situation at that time. The exception mentioned by them namely "100 feet garden hose and 1 ladder" is noted. The garden hose seems to have been forwarded to Mrs.FUJIWARA during August 1943. The ladder is not mentioned again but may have been one of the stepladders included in the Bill of Sale to Bing Chan.

A son, Susumu declares that he left some personal effects with Mrs. FUJIWARA to look after, and persumably Mother and Son adjusted these between themselves as no further mention is made of them in the files concerned.

ACCOUNTS RECEIVABLE: On Page 3 of Registration dated June 18, 1942 by Ai FUJIWARA under"Money owing to you" is noted "See list attached". This is found in front of J.P. form and is a list of arrears of Rent in respect to Suites at 2052 Dundas Street. None of these was collected according to the records of account,. (File 10836).

LIFE INSURANCE: On Page 3 of Registration dated June 1, 1942 of Hideo FUJIWARA is recorded:-

"$410.00 Prudential Life Ins. Co., Vancouver, B.C. Pol.No. unknown.
Premium $25.00 p.a. Beneficiary Mother, Ai Fujiwara Pol. in owner's
possession"(File 5203)".

(over)

10636 and 5203

December 2, 1942.

Mrs. Tovta Ai Fujiwara,
Japanese Registration No. 01943,
Sloocan City, B. C.

Dear Madam:

We enclose copy of letter and enclosure from Bing Chan, your tenant at 2052 Dundas Street, which have been passed on to us by our Agent, the Pemberton Realty Corporation, and as neither the above firm nor ourselves have any knowledge of the $24.25 item, we shall be glad to know if it is in order to allow this to Bing Chan.

Respecting the cracked and other windows which have not been replaced, as apparently this condition existed when Chang took the place over, we feel that they should now be repaired at your expense; please confirm.

With reference to your letter to Pembertons of the 26th of November and your letter to us of the 27th of November regarding funds on hand, we understand the property at 2052 Dundas Street is in your name and Hideo Fujiwara's, and it will be necessary for us to have a letter from the latter stating that funds from this property may be paid to you before we send you a remittance. Will you kindly see to this immediately. At the moment we have funds standing to your credit amounting to $696.63, and we will send you in a day or so a complete statement of your account.

If you will let us have the letter asked for above, we see no reason why a substantial amount should not be sent you immediately.

Yours truly,

P. Doust,
Administration Department.

Received 12-15-42
on file 10636

PD:ET

Enclosures 2.

"COPY"

10836 & 5203

December 21, 1942

The Pemberton Realty
Corporation Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Ai FUJIWARA
2052-A Dundas Street

Referring to your letter of the 30th ultimo with enclosure, would say that we wrote Mrs. Fujiwara forwarding copy of same and are just in receipt of her reply, copy of which we enclose.

We are also enclosing receipt for $25.73 from Bing Chan to Mrs. Fujiwara, to which she refers in the second paragraph of her letter and which we would ask that you return to this office when you are through with it as she wishes it returned to her. Kindly give these adjustments your further attention and awaiting your reply, we remain

Yours truly,

G. D. Wilson
Administration Department

BRD/GH
Enc. 2

10836 & 5203.

December 21, 1942.

Mrs. Ai FUJIWARA,
Registration No. 01943,
Bay Farm D-1,
Slocan City, B. C.

Dear Madam:

Re: 2052-A Dundas Street, Vancouver, B.C.

We are enclosing to you herewith our cheque for $250.00 in your favour on account of funds on hand re the above property.

We received your letter of the 10th instant regarding the differences with Bing Chan with your receipt for $25.73 from him and we have passed a copy of your letter to Messrs. Pemberton Realty Corporation Ltd., agents, for their immediate attention.

We also acknowledge written authority from your son, Hideo Fujiwara, to pay you all net funds arising from the above property.

Kindly acknowledge receipt of the enclosed amount and oblige.

Yours truly,

G. D. Milsom,
Administration Department.

GDM/P.
Encl.

5203 & 10836

August 3rd, 1943

Mr. M. E. Gerhart,
177 West Cordova St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 94.

We are in receipt of your letter of July 19th in which you state you offer to purchase 2054 Dundas Street, Vancouver, for the sum of $5,150.00. We assume that you are referring to the purchase of 2052 Dundas St. situated on Lot 6, Block 26, as shown in our Catalogue as Parcel No. 94. Your certified cheque for $510.50 is also acknowledged.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $4,639.50.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. G. Sheare
Director

FGS/GH

EVACUATION SECTION
AUG 9 1943
Rec'd
File
Other
Referred

Vancouver B.C.

Aug 9 1943

Mrs Shears

Dear Sir

Property No (94) at 2052 Dundas St

My Name Margaret Elizabeth Gerhart

I am a British supject

over 21 years of age

I run a rooming business by own

M E Gerhart

177 W cardova

Vancouver

Phone PAy 4745-

Name for list
Pass

5839 & 10836

August 7th, 1943

Mrs. M. E. Gerhart,
177 West Cordova St.,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 94.

This will acknowledge receipt of your certified cheque for $4,639.50 which you left with us when you called at our office today. We have now received $5,150.00, the full account of the purchase price for the above property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. C. Shears
Director

FCS/GH

Vancouver
177 West Cordova July 19 43

I Will tender cash $1150.00 for
apartment at 2054 Dundas St.
Vancouver

H E Gerhart.

10836
5203

No 94

OK 4639 50
5 10

Cramer

5203 & 10836

October 1st, 1943

Mrs. Ai FUJIWARA,
Reg. No. 01943,
Slocan, B. C.

Dear Madam:

Enclosed please find our cheque for $100.00 from your account with us. We regret that the September remittance was overlooked.

For your information we would state that your property is being sold in accordance with a valuation made by an accredited appraiser and when the sale is completed you will be given full particulars and the amount of net proceeds will be placed to your credit in this office and made available to your use.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc.

5203 & 10836

November 9th, 1943

The Pemberton Realty
Corporation Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Hideo & Ai FUJIWARA

In regard to the property at 2052 Dundas Street which has been sold, will you kindly close your account in this connection and furnish us with a final report immediately.

Your kind attention to this will be appreciated.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

5202 & 10836

November 15, 1943.

Messrs. C. Lim and Y. Chong,
2052 Dundas Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 94,
2052 Dundas Street
6/26/184

Please be informed that 2052 Dundas Street has been sold to Mrs. Margaret E. Gerhart of 177 West Cordova Street, Vancouver. You may expect to receive word on behalf of this purchaser as to rentals and other incidents connected with this property.

Yours truly,

P. E. Russell,
Administration Department.

PER:KA
cc Mrs. Margaret E. Gerhart

Catalogue No. 94
File Nos. 10836 & 5203

ADJUSTMENTS

As of August 7, 1943 - 146 days to go.

Debit purchaser

146/365 x $257.23	taxes for 1943	$102.96
25/36 x $ 38.55	insurance premium (expiry 14/9/45)	26.79
25/36 x $ 27.50	insurance premium (expiry 14/9/45)	19.11
Registration fees	on deed - $5,150.00	15.20
Total debits		$164.00

(Lessee pays water rates)

Credit purchaser

Proportion rents for month ending September 7th	$61.75
Rents collected for month ending October 7th	61.75
" " " " " November 7th	61.75
" " " " " December 7th	61.75
Total credits	$247.00
Less total debits	164.00
NET CREDIT DUE TO PURCHASER	$ 83.00

10836 & 5203

November 15, 1943.

Mr. Hideo FUJIWARA & Mrs. Ai FUJIWARA,
Registration Nos. 02044 and 01943,
Bay Farms, Slocan, B. C.

Dear Sir and Madam:

Re: Catalogue No. 94
2052 Dundas Street
6/26/184

Please be informed that 2052 Dundas Street has been sold as of August 7th for the sum of $5,150.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	$5,150.00
Less commission @ 5%	257.50
Net credit to your joint account	$4,892.50

Following Mr. Hideo Fujiwara's request, revenues from this property have been credited to Mrs. Ai Fujiwara. There will be no further revenues from this source. What is your desire in respect of the capital sum of $4,892.50 mentioned? It is at present held to the joint credit of Mrs. Ai Fujiwara and Mr. Hideo Fujiwara, but if you wish it to be transferred either in whole or in part to the credit of Mrs. Ai Fujiwara, this can be done.

Please answer this letter by return mail if possible as no doubt Mrs. Ai Fujiwara will need further money from time to time.

Yours truly,

P. M. Russell,
Administration Department.

PMR:MA
ex B. C. Security Commission

5203 & 10836

November 15, 1943.

Mrs. Margaret E. Gerhart,
157 West Cordova Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 94
2052 Dundas Street
6/26/184

Title to Lot 6, Block 26, D. L. 184, Group 1, District of New Westminster, has now been received in your name and is ready for delivery to you. Assignments of the relevant insurance policies are also ready for delivery and you should cause these to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of August 7th as shown by the enclosed sheet have been calculated and a balance of $83.00 has been brought down in your favour.

Will you please be good enough to call at this office at your convenience and delivery of the title in question with a cheque for the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

5203 & 10836

December 8th, 1943

Mr. Hideo FUJIWARA,
Reg. No. 02044,
Bay Farms,
Sloocan, B. C.

Dear Sir;

Referring to your letter of November 24th, we have made a note to send your mother, Mrs. Ai FUJIWARA, $100.00 each month from your balance with us.

We enclose herewith our cheque for $500.00 payable to you and your mother, which you state you will need as you are to be married. The reason we have made the cheque payable to you and your mother is that the account stands in our books in this way.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc.

SLOCAN CITY, B. C.
April 19, 1944

EVACUATION SECTION
Rec'd 17
File 5203-10836
Ans.
Referred

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

Dear Sir:

RE: FILE NO. 5203 and 10836

To date I have not received a portion of proceeds from the sale of 2052 Dundas Street for the month of April.

I would appreciate it very much if you would kindly investigate this matter and advise at your earliest convenience.

Also, will you give me full details with regard to my property at 607 Cordova Street?

Thanking you in anticipation for your prompt attention to this matter.

Yours very truly,

M. Fujiwara

(Mrs.) Ai FUJIWARA, Reg. #01945

MY

5203 & 10636

January 6, 1945

Mr. Hideo FUJIWARA,
Reg. No. 02044,
Bay Farms,
Sloean, B. C.

Dear Sir:

In connection with the joint account of your mother, Ai FUJIWARA, and yourself at this office, on November 24th, 1943 you advised us to send a monthly remittance to your mother. As your mother is entitled to one-half of the proceeds from the sale of the property at 2052 Dundas Street, we would appreciate your advising us if you wish the account to remain as it is in both names and to continue sending your mother a monthly remittance after her half has been used up.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

5903/10836

9th February, 1945.

Messrs. F.C. Gibbens & Co., Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 63
607 East Cordova St.
Lot 29, Blk.52, D.L. 196

We are in receipt of your letter of the 7th instant written on behalf of a client in which you submit an offer to purchase the above property for the sum of $400.00.

This matter is receiving our favourable consideration and we will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

FGS

TELEPHONE: PACIFIC 6553 ESTABLISHED 1906 VANCOUVER'S SELECT HOME SELLERS

P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET,
VANCOUVER, B. C.

February 15th.1945.

FEB 16 1945
5203 | 10836
Hastings

The Custodian,
675 West Hastings Street,
City.

Re: Catologue No.63,
607 Cordova st.East
Lot 29,Blk 52,DL 196.

Dear Sirs:

Our client has withdrawn his offer of the above mentioned property.

Yours truly,

P. C. GIBBENS & COMPANY LTD.

PER: D.C. Gibbens

DCG*D*

5203/13836

February 16th, 1945.

Messrs. F.C. Gibbons & Co. Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs:- Re:- Catalogue No. 63,
607 East Cordova Street, Vancouver,
Lot 29, Blk. 52, D.L. 196

Your letter of February 7th in which you offer to purchase the above property for the sum of $400.00, has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the purchase price namely $400.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he is a British subject, using the enclosed form for your reply.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of adjustments of taxes etc., will then be prepared, including registration fees, and forwarded to you.

Yours truly,

F.G. Rhoers,
Director.

5203/10836

2nd April, 1946.

Messrs. McCarron & Hasbolt,
350 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 63
607 East Cordova St.

We are in receipt of your letter of the 28th instant in which you submit an offer on behalf of your client, Robert Cameron, to purchase the above property for the sum of $400.- and enclosed your cheque for $40.-

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for $40.- is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGS:

encl.

10836 & 5203

April 3, 1946.

Messrs. McCarron & Marbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 63
607 E. Cordova St.
29/52/196

Further to our letter of April 2nd we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, Robert Cameron, of $400.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $360.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shearn,
Director.

GP:EB
Enc. 1 - Information Form.

10836 & 5203

April 10, 1926.

Messrs. McCarron & Marbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 63
607 E. Cordova St.
23/52/06

This will acknowledge receipt of your letter of April 6th in which you enclosed your cheque for $360.00. We have now received a total of $400.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Robert Cameron, Logging operator, of Box 99, Mission, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. C. Sheers,
Director.

CP:EB

10836 & 5203

April 11, 1946.

Mr. Hideo FUJIWARA and
Mrs. Ai FUJIWARA,
registration Nos. 02044 & 01943,
Bay Farms, B. C.

Dear Sir and Madam:

Re: Catalogue No. 63
607 E. Cordova St.
21/52/206

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is $400.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your joint account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

Catalogue No. 63
Files Nos. 10136 & 5203
607 E. Cordova St., Vancouver
29/52/196

May 4, 1946.

ROBERT CAMERON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 10, 1946)

	DEBIT	CREDIT
Purchase price	$400.00	
Cheques received		$400.00
Seller's proportion of taxes for 1946 - 99/365 x $27.72		7.52
Registration fees on deed - $400.00	4.80	
Balance owing to purchaser	2.72	
	$407.52	$407.52

BALANCE OWING TO PURCHASER $2.72

For File 5203

COPY

73 Sullivan St.
Toronto, Ont.
June 21, 1946

Mr. D.R. Dusenbury,
Administration Dept.
506 Royal Bank Bldg.,
Van. B.C.

Dear Sir:-

I wish to notify you of my change of address from Slocan, B.C. to us of above. Will you please forward my future monthly remittance to this address until further notice?.

I would also like to know if it is possible to have the remaining amount sent to me at my request in order that I may purchase a house for my family.

If so please advise the best possible means of having it sent out without endangering the loss of such.

Thank you for your very kind co-operation and your immediate attention to my request, I remain,

Sincerely,

"A. FUJIWARA".

10836/5203

June 29th, 1946

Mrs. Ai FUJIWARA,
Reg. No.01943,
73 Sullivan Street,
Toronto, Ont.

Dear Madam:-

We wish to acknowledge receipt of your letter of the 21st instant from your new address in Toronto.

We have forwarded to you your June remittance in the usual manner. You request that we make monthly remittances to your new location and we have made a notation to do so.

You inquire as to the remaining balance here and as to how it can be forwarded.

As you are aware, the net funds arising from and relating to the properties at Dundas Street and Cordova Streets that were in the names of yourself and your son Hideo, are placed in a joint account on our books. The remittances that we have been forwarding to you from time to time, are from this joint account, and have been made with the written approval of your son Hideo. Therefore, before we could give consideration to forwarding to you the remaining balance of the funds relating to these two properties, we should require that your son Hideo give his written consent to our doing so. On receipt of such authority, from him, we would require to review the file and your affairs and those of your son that have vested with the Custodian, as is done in all similar cases. On completion of this review, the funds or a major portion of same, would be made available to you.

You inquire as to the best means of forwarding the funds. This could be done safely through one of the Banks by registered mail, and placed to your credit in such Bank as you would select there.

We shall be obliged for your reply in due course.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.

Copy to Hideo
D.

10836 & 9803

October 1, 1946.

Mr. Hikoo FUJI[illegible],
Registration No. C/044,
c/ Mountain Construction,
Hamilton, Ontario.

Dear Sir:

re: Catalogue No. 68
607 E. Cordova St.
[illegible]

Please be informed that the above property has been sold as of April 10th, 1946, for the sum of $625.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes, up to the mentioned date, have been credited to the joint account of you and Mrs. M Fujiwara.

The net result of this sale appears on an attached statement, and the proceeds have been credited to the above mentioned joint account. We are also enclosing a general statement of the joint account up to date, which includes the net figure to which reference has already been made.

Yours truly,

George Totoro,
Administration Department.

GT/EL
Enc. (2) - Statement of Sale
Statement of Account

cc to the Department of Labour,
Japanese Division.

to Mrs. M FUJIWARA.

1836 & 9403

October 9, 1946.

Mrs. Ai FUJIWARA,
Registration No. 03463,
215 John Street,
Toronto, Ontario.

Dear Madam:

Re: Catalogue No. 63
607 E. Cordova St.
20/53/196

Please be informed that the above property has been sold as of April 10th, 1946, for the sum of $400.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes, up to the mentioned date, have been credited to the joint account of you and Mikoo Fujiwara.

The net result of this sale appears on an attached statement, and the proceeds have been credited to the above mentioned joint account. We are also enclosing a general statement of the joint account up to date, which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

CP/EL
Enc. (2) - Statement of Sale
Statement of Account

cc to the Department of Labour,
Japanese Division.

to Miss. FUJIWara.

5203

January 16th, 1947

Mr. Hideo FUJIWARA,
Reg. No. 02044,
c/o Mountain Sanatarium,
Hamilton, Ontario.

Dear Sir:- Re:- 607 East Cordova St.
Lot 29/52/196

Under date of October 5th, 1946 we reported to you completion of sale of the above property and forwarded to you a statement of the details of same.

The net amount shown was credited to the joint account of yourself and your Mother, Ai FUJIWARA on our books, and has been included in balance shown in our remittance letters to your Mother,(a copy of which you have received) from time to time.

These funds are being handled the same as those arising from the Dundas Street property, that is, that they belong to you and your Mother in equal proportions.

As you know we are making monthly remittances from this joint account, to your Mother, doing so in accordance with your written authority which we assume covers all funds in the said joint account, as shown at the present time.

Trusting that this is all in accordance with your wishes, we remain,

Yours truly,

B.R. Ducenbury,
Office of the Custodian.

BRD/DD.

10836/5203

REGISTERED. August 23rd, 1947

Mrs. Ai FUJIWARA,
Reg. No. 01943,
210 John Street,
Toronto, Ontario.

Mr. Hideo FUJIWARA,
Reg. No. 02044,
c/o Mountain Sanatorium,
Hamilton, Ontario.

Dear Madam & Sir:-

We have brought your files and Joint account forward for review, so that we can send to each of you a brief report of your affairs that have come under our control.

In this review it is noted that you held in your names, jointly, the following described Real properties.

(1)- 2052 Dundas Street, known as Lot 6, Block 26, District Lot 184, Plan 178, Vancouver, B.C.

and

(2) -607 East Cordova Street, known as Lot 29, Block 52, District Lot 196, Plan 196, Vancouver, B.C.

These properties were placed by you in the hands of Pembertons Realty Agents, and this arrangement was agreeable to this office.

The Dundas Street premises were used as Apartment Suites and the rentals received from the Agents from time to time were credited to your joint account on our books. It was leased by you to Bing Chan for 2 years at $65.00 per month. In due course this Realty was sold for $5150.00 and you were so advised. A General Statement was forwarded to you under date of November 12, 1943 which included the sale price of this property. The credit balance of the statement was $5444.21.

The Cordova Street Realty was also in the hands of Pembertons for their attention. On this was a seven room 2 storey house. This was destroyed by fire as of July 1st, 1942. It was insured and settlement of the loss was received and credited to your Joint account. The amount obtained was $1000.00. Later, in April 1946, the vacant lot was sold for $400.00 and you were so advised. Under date of October 5th, 1946 we sent you a General Statement showing credit balance of $2657.00, and Sales Statement of this property. In our letter of the 19th instant we forwarded you the following statements, for each of you;--

(1)- General Statement commencing with $5444.21 and showing balance of $2896.02.

(2)- Sales statements of 2052 Dundas Street, and including the net amount of the sale in the No. 1. Statement.

CASE NO: 929.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,
May 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

HIDEO FUJIWARA,
and
(MRS) AI FUJIWARA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. BEST: We are claiming here as executors, and we have both the widow as an executrix, and one son, Mr. Hideo Fujiwara. I believe the witness speaks English all right, my lord.

HIDEO FUJIWARA, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Fujiwara, I believe you are the eldest son of the late Mr. Toda Fujiwara, is that correct?

A Yes.

Q And are you the co-executor of the will of your late father, Toda Fujiwara? A: Yes.

Q And you have made a claim for an apartment house or rooming house business. Would you give us the exact address in Vancouver, please?

A 2052 Dundas Street.

Q I am producing a form for real estate with the signature of Ai Fujiwara and Hideo Fujiwara. Was that prepared on your instructions?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, this is a rather large three storey building, I understand, Mr. Fujiwara, which was operated as a rooming house and apartment house, sort of combined, is that correct?

A Yes.

Q And I understand that your father bought this property in 1939? A: 1929.

Q 1929, excuse me, on January 25th, from Mr. Arthur

Neville Smith for $12,000.00.

MR. BEST: Colonel Hunter has given me a deed here which I think perhaps was in our files originally, my lord. I will put that in as Exhibit 2.

THE COMMISSIONER: You do not need to prove title unless Government counsel is questioning the title.

MR. HUNTER: I am not questioning it, my lord.

MR. BEST: That is fine. I didn't know whether there would be a question here, my lord. I am anxious further, my lord, that the purchase price of $12,000.00 be put on the record.

THE COMMISSIONER: Yes.

MR. BEST: Q: Now, what was done with this property immediately after your father purchased it, Mr. Fujiwara? Did he operate it?

A No, we leased or we rented it to a Miss LaChance.

Q The whole building? A: Yes.

Q For how much? A: At $200.00 a month.

Q How long did that situation prevail?

A We gave her a two year lease.

Q That would take you down to 1931?

A Yes.

Q And what happened then? A: I think we took over them. We ran the business ourselves. She bought another place.

Q Did you move into the building yourself?

A Yes.

Q Your father and mother and family, is that correct?

A Yes.

Q And you operated the place from that time on?

A Yes.

Q And I understand there were about 32 suites in this building, is that correct? A: Yes.

Q I see. And how large were they?

A Two to four rooms.

Q Were they rented all individually?

A Some by suites and some by rooms.

Q And whatwas the approximate total income from the property? A: About $360.00.

Q Per month? A: Per month.

Q I see. And was that the average income at the date of evacuation? A: Yes, about that approximately.

Q When did your father die? A: 1939.

Q And you and your mother were appointed as co-executors by the Surrogate Court in Vancouver, were you? A: Yes.

Q Now I wonder if you would tell the Court what happened at the time of evacuation? What did you do with the rooming house or apartment house business? A: Well we were forced to evacuate on short notice so we got a broker to find somebody to rent it for us and we rented it to a Chinese.

Q I see. Then what happened to all the furniture in it? Did you sell that?

A Yes, we sold it.

Q You are not claiming anything for it?

A No.

Q You are claiming only for the building?

A The building and the lot.

Q Now, what do you say, Mr. Fujiwara, about the general condition of the building at the time that you left it? A: Well it was in as good a condition as we could make it. We made all repairs to foundations, roof and furnace.

Q Just a moment. When did you make the repairs to the roof which you mentioned, first of all?

A The roof would be around before 1939.

Q Before 1939? A: When my father was alive.

Q I see. And do you know of your own personal knowledge approximately how much was spent on that roof at that time? A: I would say the roof would be about $100.00, I guess.

Q I see. At the time of evacuation, were all of these suites occupied, or were there many of them vacant?

A Well, about that part my younger brother would know.

Q You can only tell us what you know yourself. We can call him.

THE COMMISSIONER: Your Exhibit 1 very fully describes the property and I do not require you to go into it again. I accept these statements, Mr. Best, as prima facie proof of the facts contained. If there is anything explanatory you want to bring out from the witness, you can do so, but apart from that there is no need for it.

MR. BEST: One other exhibit I would like to file, my lord, is a notice of assessment from the City of Vancouver postmarked December 18th, 1941, showing

assessment roll for 1942, value of land $695.00, value of improvements, $6900.00. That is addressed to Ai and Hideo Fujiwara, 2025 Dundas.

Q You got that card? A: Yes.

MR. HUNTER: The assessment is admitted.

THE COMMISSIONER: You concede the assessment? You need not put it in, Mr. Best.

MR. BEST: Thank you, my lord. I think that is all, Mr. Fujiwara.

THE COMMISSIONER: May I ask one question before you open, Mr. Hunter?

Q Near what cross street on Dundas was the apartment building? A: You mean the side street?

Q The intersecting street? A: Semlin Drive.

Q Semlin Drive. I know where it is. That is what I wanted to get. Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Fujiwara, is that a photograph of the property for which you are claiming? A: Yes

MR. HUNTER: That is a photograph taken April 9th, 1943, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. HUNTER: I tender the appraisal of Johnson, Reeve & Watson, dated the 28th of July, 1943. There is no need to read it all, my lord, but I would point out that under the lease made by one of the

claimants, the annual rental is $780.00, and that he values the property at $4000.00 now.

THE COMMISSIONER: Let me follow what you mean by the lease made by the claimant. Was this a lease made by the claimant prior to evacuation?

MR. HUNTER: Made by Mrs. Fujiwara, my lord, one of the claimants.

THE COMMISSIONER: And the rental was $785.00?

MR. HUNTER: $65.00 a month, my lord.

MR. BENT: Yes, that is correct.

MR. HUNTER: Yes, $780.00. After advertising, my lord, there was one tender of $5,150.00, which was accepted and approved first by the advisory committee.

THE COMMISSIONER: What was the personnel of the advisory committee in Vancouver?

MR. HUNTER: It was Mr. Justice Sidney Smith, His Honour the present Mayor, and there had been a Japanese on it, but he had resigned.

THE COMMISSIONER: Kamura. May I ask again what was the price offered?

MR. HUNTER: $5,150.00, my lord, which was accepted and it was sold as of the 7th of August, 1943.

THE COMMISSIONER: Have you the advertisement, Mr. Hunter?

MR. HUNTER: No, I think that was one that was catalogued, my lord. Some were sold by advertisement and others by catalogue. The catalogue number was 34. Catalogues were given to all the real estate dealers. Mr. Shears points out, my lord, that these catalogues which were delivered to all real

estate operators in the area were then advertised in the newspapers which would refer them to the catalogues and tell them they could see them at the dealers.

THE COMMISSIONER: I see.

MR. HUNTER: There are no questions, my lord. It seems to be entirely a question of valuation.

THE COMMISSIONER: In view of the appraisal, is there any re-examination?

MR. BEST: Not with this witness, my lord. I wanted to call one more witness as to improvements, etc.

(Witness aside)

TAMEO FUJIWARA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Fujiwara, I understand you are another son of the late Toda Fujiwara, is that correct?

A That is right.

Q And you were a sort of manager of this property, were you, collecting the rents, and so on, before evacuation? A: Yes.

Q And you have some personal knowledge of what improvements were made to the property in recent years?

A Yes, I have.

Q I wonder, first of all, if you would tell us what you know about the repairs to the roof in just recent years, that is immediately prior to evacuation? A: Yes. I would like to mention my brother doesn't know very well.

He was working outside. Well, it cost about $250.00. I have papers to that effect from the roofing company.

Q When was that? A: That was just before the year ofthe war. I should say 1940.

Q 1940, yes. A: The job was given a guarantee of ten years.

Q What about this basement wrk? There was some mention of that? A: The front portion of the house had a wooden platform adjoining the sidewalk and we tore that out and made it all concrete.

Q When was that done? A: That was about the same time.

Q About 1940? A: Yes.

Q Do you know approximately what that cost?

A Oh, I should say about $200.00.

Q And do you know of any other major repairs to the building that were made for 5 years prior to evacuation? A: Not any major repairs. We installed new boilers.

Q Do you mean a boiler for heating the building?

A Yes, for hot water.

Q When was that done? A: It was, oh, sometime — at the same time, 1940.

Q Do you know how much that cost?

A About $100.00.

Q Now, Mr. Fujiwara, did you have something to do with renting the buildingat the time of evacuation?

A No, I didn't.

Q Your mother did that, did she?

A Yes.

Q And do you know to whom it was rented?

A Yes.

Q To Chinese people, I understand?

A Yes.

Q And that was immediately prior to evacuation, was it? A: When my mother was evacuated, yes.

Q Now were there Occidentals in this rooming house and apartment house? A: Yes.

Q What percentage would be Occidentals?

A 99 percent.

Q 99 percent. Now I understand there were about 32 suites. Do you mean there was only the one Japanese family apart from yourselves?

A Yes, one or two families.

Q All the rest were white, were they?

A Yes.

MR. BEST: I don't believe there is anything else, my lord. Oh yes, there is one more thing.

Q You can confirm, can you, what your brother has already said about the rental at $65.00?

A Yes.

Q And the previous rentals of $360.00?

A Yes.

Q That was your total revenue, as I understand it?

A Yes.

Q And the fact you leased the building for $200.00 shortly after it was bought, that is the whole

building before you moved into it yourself? Can you confirm that? A: Yes.

MR.BEST: All right.

CROSS-EXAMINATION BY MR. HUNTER:

Q You mentioned that the roof was put on in 1940 just before the war. Was that just before the Japanese war? A: Yes, just before the Japanese war.

Q Just before the war started with Japan?

A Yes.

Q You don't mean just before the war in general?

A No, no.

THE COMMISSIONER: Q: Now, Mr. Fujiwara, I notice that Mr. Reeve, who made the valuation on the building, makes this statement inregard to its condition, "The whole building is badly depreciated and very dirty inside and outside". What have you to say in that regard? What was the condition when you left it at the time of evacuation?

A Well I wouldn't say it was in very high class condition, but we kept it in the very best state of condition possible.

Q Now he also says "if a purchaser were to spend $3000.00 or $4000.00 on rehabilitation of the building and to rent the suites separately, the revenue of the building could be increased substantially". He refers to the revenue at $780.00 yearly. Would you agree that the building required the expenditure of $3000.00 or $4000.00 on rehabili-

tation? A: No, I don't think so.

Q You don't think it needed that? A: No.

Q What is your view as to what you could have realized from the renting of the building if you were operating it as an apartment building, renting the suites yourself? A: About the same as we have been. Of course during the war we could obtain more rent.

Q What was your net revenue from the building, say, in 1940? A: Approximately $200.00 a month.

Q So that you would realize net $2,00.00 a year in 1940? A: Yes.

THE COMMISSIONER: All right. By the way, do counsel desire to cross-examine or re-examine further in view of the questions I have put to him?

MR. HUNTER: I would like to clarify the net.

Q Have you subtracted from the gross your own services, that is the cost of your own services?

A Yes.

Q That is you paid yourself a salary, did you?

A No. Well, it was a sort of family thing.

Q I mean if you were not operating the building yourself, you would have to pay someone else to collect the rents and run the building and act as apartment manager? A: Yes.

Q When you say you had a net of $2,00.00, does that mean you are subtracting from the gross an equivalent figure which you would have had to pay someone else or theoretically pay yourself?

A Subtracting?

Q Have you subtracted it from the gross?

A Yes.

Q What did you subtract in the way of a management fee? A: Well, the net would be the amount that our family would have collected.

THE COMMISSIONER: Q: That is to say, $2,00.00 would be the total amount that the family collected?

A Yes.

Q After paying for repairs, and so on?

A Yes.

MR. HUNTER: Q: But you haven't deducted from that $2,00.00 the management fee? A: No.

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

MR. BEST: I will just call Mrs. Fujiwara, I think, as to the lease, my lord.

THE COMMISSIONER: Now is there anyneed of further evidence on that? We have the fact established that it was rented at, I think, $65.00 a month. It is conceivable that she had to rent under the stress of immediate evacuation. I recognize that. Is that all you wish to bring from her?

MR. BEST: That was really about the only thing I wanted to bring out, apart from the fact she could confirm something aboutheir general income and what it was.

THE COMMISSIONER: Go ahead, if you wish.

MR. BEST: I don't want to drag it out, but I thought perhaps I might ask that.

THE COMMISSIONER: Very good.

(Witness aside)

(MRS.) AI FUJIWARA, one of the claimants herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mrs. Fujiwara, you are the widow of the late Toda Fujiwara, who formerly owned 2032 Dundas Street, Vancouver, is that correct? A: Yes.

Q Did you lease this property at the time of your evacuation to these Chinese people for $65.00?

A Yes.

Q I wonder if you would tell us why you leased it at that time? A: They wished to lease it from me.

THE COMMISSIONER: It might have been safer to rely on what I had to say.

MR. BEST: It might have been, my lord.

Q Can you give us the time that you actually leased it, Mrs. Fujiwara? A: In September, 1942.

Q Mrs. Fujiwara, how big a family have you?

A Nine altogether.

Q And how many were living at home at the date of evacuation? A: Five.

Q That was when you were evacuated in September of 1942, was it? A: Yes.

Q How many lived there before the general evacuation?

A All nine of us.

Q And was your income derived and the support of the nine of you from this building?

A Yes, all nine of us.

Q The elder boys, I understand, were evacuated first and you had the younger children living with you when you were evacuated, is that right?

A Yes.

MR. BEST: I see, all right, thank you.

THE COMMISSIONER: Q: Did your elder boys and yourself do the work about the apartment house?

A Yes.

Q And how many elder boys worked about the place?

A Two.

THE COMMISSIONER: All right.

CROSS-EXAMINATION BY MR. HUNTER:

Q I notice at the time of evacuation that you had children aged 28, 23, 21, 20, 18, 16, 10 and 8. Now of these elder children you say two were working in the building full time. Which two were these?

THE COMMISSIONER: You better give the Interpreter your record. I don't know whether he can keep the ages in his mind. I cannot.

A The second son did most of the work.

MR. HUNTER:

Q Which is he? These are not all sons, are they?

A The son who appears as 23 years at the time of evacuation.

Q He worked around the place? A: He worked around the place and did most of the work, and the 21 year old helped him part of the time.

Q How about this child 28 years old? Was that a boy or a girl? A: That was a son.

Q And he was working outside, was he?

A Yes, he was working outside.

Q What about the ones 20 and 18? Who were they and what were they doing?

A That was a son who was around the house. He wasn't working; that is the 20 year old one.

Q He was helping around the house, was he?

A He had no particular job.

Q Did he help with the work and the repairs and so on around the building? A: Yes, he helped occasionally around the house.

Q Did she say what the eighteen year old one did?

A The others were at high school and ordinary school, that is normal school.

Q Regarding the question of gross and net income, did you keep a set of books which would show a proper record of your receipts and disbursements?

A Yes, we had books.

Q Did you bring them with you?

A I think we brought them.

Q Well, are these figures which you show in your real property statement taken from books or from memory?

A They are from memory.

Q I would just like to know. A: I think they are from memory.

MR. HUNTER: That is all.

THE COMMISSIONER: No re-examination?

MR. BEST: No, my lord.

THE COMMISSIONER: That is all, Mrs. Fujiwara. Do you want the son recalled?

MR. HUNTER: No, my lord.

THE COMMISSIONER: Very good.

MR. HUNTER: That is quite satisfactory.

(Witness aside)

THE COMMISSIONER: That is your case, Mr. Best?

MR. BEST: That is my case, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horobin

"T.P. HOROBIN"
Official Reporter.

TORONTO
May 3, 1968.

DEFENCE BRIEF

Hideo FUJIWARA

and

(Mrs.)Ai FUJIWARA

File Nos. 5203 & 10836

Case No. 999

REAL PROPERTY CLAIMS

1. City of Vancouver Lot 6, Block 26, District Lot 184. Group 1, New Westminster District, Plan 178.

Claim	Appraisal	Sale Price
$9595	$4000 ~~(Land $4000.00)~~ ~~[illegible]~~	$5150.00

Witness:- D.W. Reeve of Johnson Reeve and Watson. This will be a question of value. It is already on record that there was only one bid on the property and that it was accepted with the approval of the advisory committee.

The claimants are claiming as executors of the estate of the father of the first claimant, husband of the second.

There is the matter of the books mentioned at Page 16 which counsel may wish to ask for on trial.

SUMMARY OF DEFENCE Witnesses

Witnesses:

D.W. Reeve

FRS/ma

Name of Claimant FUJIWARA Hideo & Ai (Mrs.) Case 999

Custodian File 5203 10836

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
$150.00	257.50 12.50 4.95										274.95

PERSONAL PROPERTY

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

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

TOTAL RECOMMENDATION 274.95

1540

5203 & 10836

October 24th, 1950.

Mr. Hideo FUJIWARA,
Mrs. Ai FUJIWARA,
210 John St.,
Toronto, Ontario.

Dear Sir:& Madam:

Re: Japanese Property Claims Commission

Case No. 999

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 ... $274.95.

Cheque in your favour is enclosed for $259.05

and we have paid the Co-Operative Committee .. $ 15.90

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.