

8786

FORM "JP"
FRASER VALLEY

SURREY

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE NO.

EXHIBIT NO.

OCT 1 8 1946

FILLED BY

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: FUJINO, BunnosukeHOME ADDRESS: R.R. No.1, New Westminster, B. C.REGISTRATION NUMBER 12519 SEX: Male AGE: 53OCCUPATION: Farmer

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

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: SueADDRESS OF WIFE OR HUSBAND: R.R. No.1, New Westminster, B.C.NAMES OF ANY LIVING CHILDREN: Yuriko (F) Kazuo (M) Jo (M)ADDRESS OF CHILDREN: R.R. No.1, New Westminster, B. C.AGE OF CHILDREN: 8, 6, 1

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

1. LOCATION AND DESCRIPTION: Lot 1 of the NE quarter of Section 24,Twp 4, Map 962, Municipality of Delta, in the District of New WestminsterTitle No. 25800B2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling, two room dwelling,
barn, 2 chicken houses3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$11.96 for 1941, payable at Delta5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN Strawberries, black currants, red currants,
gooseberries, raspberries, fruit trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1

2. LANDLORD'S NAME AND ADDRESS. ---

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

4. STATE WHEREABOUTS OF LEASE. ---

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture including chesterfield suite, bedroom suite, dining room set,

gramophone, refrigerator, sewing machine, stove, kitchen utensils, chinaware,

truck body, tractor, cultivator, plough, carpenter tools, farm implements,

404 pieces of garden tools, fertilizer, lime, sulphur, Go-west, 2325 lbs.

1060 strawberry crates, 10 raspberry crates, in the house at R.H. No. 1,

New Westminster, B. C. Key will be left in care of Mr. Plester of Miss McLeod,
Strawberry Hill, B. C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog

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

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 12th day of May 1942.

(Signature)

Burnosuke FujinoJ. Williams
Witness

FOR DEPARTMENTAL USE

✓
INFORMATION FROM R.C.M.P.

Date Nov. 19/42

Full Name FUJINO, Bunnosuke
(Surname in Block Letters)

Registration No. 12519

✓
Male - Female
(check)

Age June 2/1888

Former Address Scott Rd, RR#1, New Westminster BC

Date Evacuated 8/6/42

✓
Naturalized - Canadian-Born - National
(check)

Present Address Pashme, BC

Aug. 5/46 3369 Yonge Street, Toronto, Ontario.

✓
Married - Single
(check)

Name of Wife Sue # 12411

Name of Husband —

(maiden name)
Name of Mother OMORI, Koma

Name of Father FUJINO, Bunkichi

Names of Children under 16

(Japan) Yumiko (F) 12/6/33

Kazuo (M) 23/3/35 Jo (M) 15/11/40

File No. 8786

Registered with Custodian yes
(yes or no)

sted By P. Hunter

onal Information Farmer

owner of 10 acres buildings + 1940 Chevrolet

EXHIBIT No 1128-11
DATE OCT 1 8 1946
FILLED BY K. A. Brantley

REAL PROPERTY SUMMARY

JAPANESE NAME: Bunnosuke FUJINO Reg. No. 12519 File No. 8786.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/618-P. First Offer.

PROPERTY ADDRESS: 503 Scott Road, New Westminster.

LEGAL DESCRIPTION: Lot 1 of the North East $\frac{1}{4}$ of Section 24, Township 4, Map 962,
Municipality of Delta, D. N. W.

TITLE: Registered in the name of Bunnosuke FUJINO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 25076 dated December 10th, 1942.

ASSESSED VALUE: Land - \$500.00
Improvements - \$800.00 - \$1300.00. Taxes - \$14.63

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
The Custodian's representative reported on June 16th, 1943, that the property had an area of 10 acres of which 9 acres were cleared and planted to the following crops: 4 acres strawberries, $\frac{1}{4}$ acre raspberries, $\frac{3}{4}$ acre gooseberries, some black currants also some red currants, 60 fruit trees.
1 - 1 storey 4 room dwelling, 1 pickers house.
Bunnosuke FUJINO, on his JP Form, claims also to have 1 barn and 2 chicken houses.
Property is in fair condition.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian on 10th December, 1942 to Albert Victor Rodenbush for the term of 1 year from the 1st November, 1942 to 31st October, 1943. Consideration being \$144.00 payable \$12.00 monthly. The first payment to be made 1st November, 1942. Buildings included space reserved for storing chattels.
Lease handed to The Director, The Veterans' Land Act, 28th July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,002.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
In view of the rents having been collected by the Custodian up to 31st August, 1943, a cheque for \$96.00 covering same was paid to The Director, The Veterans' Land Act, 17th November, 1943.
Funds released to the credit of Bunnosuke FUJINO as at April 17th, 1944 against which were charged Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$984.00 from said transaction.
Certificate of Title No. 168958-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be in accordance with
information on file.
February 4th, 1946.

[Signature]

12519

12519

NAME

FUJINO, Bunnosuke

NO.

8766

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

North West Fire
Insurance Company

206497

8500.00

March 15

1946

Lot 1 of NE 1/4 Sec. 21, Twp. 4
503 Scott Rd, Mun. of
Surrey, B.C.D., B.C.

LIABILITY SUMMARY

File No. 8786

13th August, 1946.

Re: Bunnosuke FUJINO - Registration No. 12519

The above Japanese declared no liabilities when registering with this office.

The only claim filed against him was one by Dr. G.S. Purvis, and was acknowledged by the debtor on the 18th February, 1946. It was therefore paid in full from his account at this office.

This file reveals no other liabilities.

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

WEA:HA

W.E. Harrison

PERSONAL PROPERTY SUMMARY

File No. 8786

20th November, 1946.

Re: Bunnosuke FUJINO / Reg. No. 12519

CHATELS: The above Japanese registered with this office on the 12th May, 1942 at which time he stated he was leaving an itemized quantity of household furniture, farm implements and equipment etc. at his property in New Westminster. He was evacuated on the 8th June, 1942, and evidently disposed of the greater portion of the listed items, as when our fieldmen inventoried the property in June 1943, only a small number of household furniture remained. These were included in the lease to the tenant. When our fieldmen called at the property to remove saleable goods to auction, it was decided that the chattels were not worth the expense of handling.

SPECIFIED ARTICLES: FUJINO's 1940 Chevrolet truck was sold to the Government for the net price of \$702.60, which sum was credited to his account here.

he was fully advised in our letter of Jan 20/43
ACCOUNTS RECEIVABLE: The B.C. Electric paid in to this office the sum of \$3.00, being refund of electric light security deposit.

This file reveals no other personal property assets.

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

W.E. Cameron
.....

WEA:HA

EXHIBIT No. 113P. 12
DATE OCT 1 5 1948
FILLED BY K. A. Christie

MEMORANDUM

To: File 8736 April 21, 1944.
From: Specified Articles Department

Re: FUJINO, Bunnosuke - Reg. 12519

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	Chevrolet Pickup No. T106 License No. (41) CU 264	\$725.00

Sold to: Land's Dept.

Selling Price: \$725.00.

No Transfer papers on Truck File.

Harker

File No. 8786
Reg. No. 12519

Bunnosuke FUJINO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 8 December 28	Rents collected - Nov. & Dec. Proceeds Car Sale	1.00	24.00 702.60	
1943 January 1 December 30	Land Registry Office - Certificate of Encumbrance Credit re Sale of Property Cheques to you - 1 @ \$200.00, 11 @ \$50.00	750.00 15.00	999.00 3.00	
1945 April 23 August 6	Legal fees re sale of property B. C. Electric Railway - refund security deposit	107.00 750.00 105.60		
1946 April 10 August 17 November 22	Dr. G. S. Purvis - claim paid Cheque to you			
		<u>\$1,728.60</u>	<u>\$1,728.60</u>	

NTL

Accounting Department
July 21st, 1948

8786

18th March, 1947.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
333 Brock Avenue,
Toronto 3, Ontario.

Dear Sir:

We wish to acknowledge receipt of your letter of the 11th March, and it would appear that you have failed to understand our letters sent to you from time to time regarding the property you owned.

Your property was sold as of the 1st January, 1943, to the Director of Veterans' Land Act, and therefore all rents and expenses that might have been incurred after that date accrued to the purchaser of the property. According to our records your property was rented from the 1st November, 1942 at the rate of \$12.00 per month. However in view of the sale, only three months rent accrued to your benefit and this amount was credited to your account at the time as received, and was included in the funds already sent to you.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

333 Brock Ave.

Toronto 3, Ont.

March 11, 1947

The Custodian,

506 Royal Bank Bldg.

Vancouver, B.C.

Dear Sir:

I am replying to your letter of December 1946.
File # 8786. You have stated sending payment in
full but I have not received payment in full.
What has become of the fruit crop and the rent
throughout the year. This I mentioned in my
previous letter to you.

Kindly forward the balance to this address
333 Brock Ave. Toronto 3, Ontario.

Yours truly,

Bruno Ziegler

12519.

Receipt 2/10/47 12 50

12

12

EVACUATION SECTION	
Rec'd	MAR 17 1947
File No.	8786
Ans.	
Referred	Anderson

8786

21st November, 1946.

REGISTERED

Mr. Bunnosuke FUJINO,
Registration No. 12519,
3369 Yonge Street,
Toronto, Ontario.

Dear Sir:

Your file has now been reviewed and we are attaching hereto Custodian cheque in the amount of \$105.60, which sum represents your full remaining credit balance at this office. We are also enclosing a statement of your account from the 10th May, 1944, when one was sent to you with details of your property sale.

It is noted that you still have in your possession, the Title document of your property, and would request that you send it to this office as soon as possible as it has been cancelled at the Land Registry Office.

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,
Office of the Custodian.

/HA
Encls. 3 (cheque)

File No. 8786
Reg. No. 12519

Bunnosuke FUJINO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 8 December 28	Rents collected - Nov. & Dec. Proceeds Car Sale	\$	\$ 24.00 702.60	
1943 January 1 December 30	Land Registry Office - Certificate of Encumbrance Credit re Sale of Property Cheques to you - 1 @ \$200.00, 11 @ \$50.00	1.00 750.00	999.00	
1945 April 23 August 6	Legal fees re sale of property B. C. Electric Railway - refund security deposit	15.00	3.00	
1946 April 10 August 17 November 22	Dr. G. S. Purvis - claim paid Cheque to you "	107.00 750.00 105.60		
		<u>\$1,728.60</u>	<u>\$1,728.60</u>	

NTL

Accounting Department
July 21st, 1948

6766

13th August, 1946.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
3369 Yonge Street,
Toronto, Ontario.

Dear Sir:

As requested in your letter of the 5th August, we enclose herewith Custodian cheque in the amount of \$750.00 from funds to your credit at this office.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this, the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

Yours truly,

F.E. Anderson,
Administration Department.

WEA:HA
Encl.

3369 Yonge St.
Toronto, Ont.
Aug. 5, 1946.

The Custodians Office
506 Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 8 1946
File No.	8786
Ans.	
Referred	Anderson

Dear Sir,

I am writing to you, asking to have all
my account sent to me at my new address
3369 Yonge St., Toronto. File # 8786. Please send
as soon as possible as I am in need of money
desperately.

Yours truly,

BUNNOSUKE FUJINO
12519.

Remit 750⁰⁰
Hotel Seaw

G. S. Purvis, M.D., C.M.

WESTMINSTER MEDICAL-DENTAL BLDG.
NEW WESTMINSTER, B. C.

April 6th

EVACUATION SECTION	
Rec'd	APR 9 1946
File No.	878
Ans.	
Referred	

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

Dear Sir:-

In reply to your enquiry regarding B. Fujino No. 12519, I am enclosing copy of account contracted in 1940 for his boy. The balance of \$100.00 for the operation is correct but he has apparently forgotten about the attention to the boy, although he was billed for it at the time.

We would be very thankful to receive the \$100.00 to get this cleared off our books, so if you wish to waive the \$7.00, we will leave it to you.

Yours very truly,

G. S. Purvis, M.D.

per - A. L. Savage
Sec.

8766

2nd March, 1946.

Dr. G.S. Purvis,
Medical-Dental Building,
New Westminster, B.C.

Dear Sir:

Re: Bunnosuke FUJINO - Reg. No. 12519

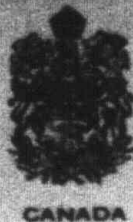
On the 29th September 1945, you lodged a claim in the amount of \$107.00 against the above Japanese, being balance of an account incurred in 1939. This matter has been referred to Bunnosuke FUJINO but he claims that the account should only be \$100.00 and has sent copies of your bill and receipts for payments made against it, to this office for our perusal.

It is possible that a typographical error may have been made in typing the account lodged with us and we would appreciate hearing from you in this connection.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA



DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION
Rec'd FEB 20 1946
File No. 876
Ans.
Referred

360 Homer Street
VANCOUVER B.C.

19th February, 1946.

Attention: Mr. W. E. Anderson.

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

Dear Sir,

Re: Bunnosuke FUJINO
Reg. No. 12519
Your File No. 8786

Referring to your letter of the 7th instant,
we now enclose Mr. FUJINO's authority for payment of Dr.
Purvis' account.

We also enclose copies of receipts amounting
to the sum of \$50.00, which would leave a balance of \$100.00
due on this account. However, the \$7.00, may, of course,
represent interest on the sum owing.

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

MCS/GM
Enc.

Tashme, B. C.,

February 18, 1946.

To Whom It May Concern:

I, Bunnosuke FUJINO, acknowledge

that I owe Doctor G. S. Purvis \$107.00.

SIGNED:.....*Bunnosuke Fujino*

8786

7th February, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:

Re: Bunnosuke FUJINO -Reg. No. 12519

A claim was filed against the above Japanese by Dr.G.S.Purvis for \$107.00. This account was referred to Bunnosuke FUJINO for acknowledgment in October, 1945, but we have not as yet received a reply regarding it.

We would appreciate your interviewing him to ascertain whether or not it is correct, as if so, it will be taken care of from this office.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

8786

June 25, 1945.

Mr. Munosuke FUJINO,
Reg. No. 12519,
Tashiro, B.C.

Dear Sir:

Re: Spec. Ad., Apr. 14/45.
Parcel "J",
Bailey Road, New Westminster.
AD/NE of NS 25/4/1416, Delta.

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 \$1800.00 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 with Masato Onori, Tsunogusa Inaba, Kazakichi Haganaka, Asanaka Uno and Nagolchi Okamura 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:AS

8786

May 10th, 1945.

Mr. Albert Victor Rodenbush,
503 Scott Road,
NEW WESTMINSTER, B.C.

RE: Bunnosuke FUJINO

Dear Sir:

When you became a tenant under lease on the property formerly owned by the subject Japanese, you took under your care certain pieces of furniture and effects belonging to Mr. Fujino.

Will you be good enough to advise if these are still intact, as it is our intention to remove anything of value to auction sale.

Yours truly,

W. J. Iverson
Protection Department

WJI:LRM

8786

May 10th, 1945.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
TASHME, B.C.

Dear Sir:

We understand that you disposed of all your belongings listed on your J. P. Form before leaving the Coast. Will you be kind enough to confirm this so that our records can be adjusted accordingly.

Yours truly,

W. J. Iverson
Protection Department

WJI:LBM

File Nos. 4943, 6897,
5153, 8618,
5599, 8786.

April 13th 1945.

MEMORANDUM

TO: Accounting Department.

FROM: Mr. W. J. Johnston.

Re: Strawberry Hill Japanese Language School, File No. 5600.

Joint Acct.	(Masato OHORI,	Reg. No. 12494.	"Joint Tenants"
	(Magoichi OKAMURA,	Reg. No. 12565, Deceased.	
	(Kamakichi NAGASAKA,	Reg. No. 12415.	
	(Tsunegusu INARA,	Reg. No. 12399.	
	(Asamatsu UNO,	Reg. No. 12558.	
	(Bunnosuke FUJINO,	Reg. No. 12519.	

Please be advised that the Deed and Title relating to the property known as the Strawberry Hill Japanese Language School have been examined at the Land Registry Office in New Westminster by our Mr. Edmonds and it has been found that the above-mentioned registered owners are Joint Tenants. Accordingly we have had the original Certificate of Encumbrance amended and initialed by the Registrar and same is on our file.

It will be in order, therefore, to change the name of account number 5600 from Strawberry Hill Japanese Language School to read as above-captioned. The present name of the account may be used as a reference.

This property has always been registered as a Joint Tenancy and, therefore, the above-mentioned change will be effective from the commencement of our account.

WJJ/HMS

April 10th 1945.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
Tashme, B. C.

Dear Sir:

Re: Lot 40 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 25,
Twp. 4, Map 1416, Mun. of Delta.
Masato OHORI, Magoichi OKAMURA, Dec.,
Kamakichi NAGASAKA, Tsunegusu INABA,
Asamatsu UNO and Bunnosuke FUJINO.
"Joint Tenants"

We are writing you at this time in connection with the Japanese Language School building on Bailey Road, Strawberry Hill, B. C. as you are one of the registered owners of this property as above-mentioned.

Please write us by return mail stating specifically your real interest in this property. A reply to the following questions would be helpful:

- (1) Did the six registered owners supply all funds for the purchase of this property or did other persons make financial contributions?
- (2) Was this property held by the six registered owners as Trustees for an Association known as Strawberry Hill Japanese Language School or an Association or Society called by some other name?
- (3) Was the Strawberry Hill Japanese Language School registered with the Registrar of Societies, Parliament Buildings, Victoria, B. C.?
- (4) Were there any unregistered encumbrances or debts in connection with this property?
- (5) By whom were the taxes and operating expenses of the property paid?
- (6) In the event of the sale of this property, to whom should the funds received be credited?

P.T.O.

Mr. Bunnosuke FUJINO.

April 10th 1945.

- 2 -

(7) Would anyone, apart from the six registered owners, be entitled to share in the proceeds received from such a sale.

We are enclosing herewith a stamped, addressed envelope to facilitate an immediate reply.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

Note: Correspondence and documents relative to this property kept on File 5600 under name of Strawberry Hill Japanese Language School. Funds in joint account under names of the Date. March 29th 1945, under-mentioned six Japanese.

REAL PROPERTY MEMORANDUM

4943, 6897, }
File No. 5153, 8618, } Joint Account.
5599, 8786, }
Name Masato OHORI, Magoichi OKAMURA, Kanakichi NAGASAKA, Tsunegusu INABA, Asamatsu UNO, Bunnosuke FUJINO. Registration No. 12494, 12565, 12399, 12558, 12519
Re: Catalogue No. Nil. Uncatalogued.

Address: Bailey Road, Strawberry Hill, South Westminster, B. C.

Legal Description: Lot 40 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 25, Twp. 4, Map 1416, Mun. of Delta.
(5.82 acres with Hall)

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 102355-E

(Registrar's Office, New Westminster, B. C. Form 22/4/42. 12494, 12399, 12565, 12558, 12415, 12519.

"Joint Tenants" Registered owner: Masato OHORI, Magoichi OKAMURA, Kanakichi NAGASAKA, Tsunegusu INABA, Asamatsu UNO, Bunnosuke FUJINO. Property: Lot 40 of the North East quarter of the North East Quarter of Section 25, Township 4, Map 1416, Municipality of Delta, in the District of New Westminster.

B. Charges.

Registered: 29/9/64/542C. 18th October, 1929, Easement for Pole Line to British Columbia Electric Railway Company Limited.
76172C. 12th January, 1937, Assignment of Easement to Western Power Company of Canada Limited.
76273C. 1st March, 1937, Trust Deed and Mortgage of Easement to Montreal Trust Company.
Vesting: In Custodian. Filing No. 24822. October 21, 1942.

Unregistered: There is a possibility that the above-mentioned Japanese hold this property for an unregistered Association known as Strawberry Hill Japanese Language School. Hold funds until ownership fully determined.

Taxes: \$11.70 (net) 1944 Pd. in full to Dec. 31, 1944. Arrears: Nil

Water: Well water.

Insurance: \$1,000.00. Expiry date, May 19, 1946.

Assessed Value: Land: \$320.00

Improvements: \$800.00

Valuation by Appraiser:

Memoranda compiled by:

Amount of Bid:

.....
Administration Department.

Approved by Advisory Committee:

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Nil

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)
No Statutory Lease signed; Letter-agreement only. Rented unfurnished to Mr. Dave Peters for the six month period from Feb. 1/45, to July 31/45, for the sum of \$50.00; paid in advance.

Chattels: Particulars of those stored on the premises.
has been badly ransacked. Chattels remaining are not worth moving to

Named Agent:

8786

June 10, 1944.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
Tashme, B. C.

Dear Sir:

We are in receipt of your letter of June 2, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Canadians,
506 Royal Bank Bldg.,
Vancouver, B.C.

Oakme, B.C.
June 2, 1944

EVACUATION SECTION	
Rec'd	JUN 5 1944
File No.	8786
Ans.	WCA
Referred	Richardson

Dear Sir:

In reply to your letter of May 10, 1944.
File # 8786. I have no intention of selling my land.
Municipality of Delta. Lot 1, of N.E. $\frac{1}{4}$, Sec. 24 Tp. 4,
Since being evacuated from my farm and
leaving a very good productive crop, I would like
to know what happened to it. My family of seven,
made a very good living on that farm so surely
in wartime when everything so expensive and
shortage of fruits etc, you didn't just let it go.
So I imagine you must have made quite a sum
of that crop. Kindly let me know what you
did about this.

Yours truly,
Bunnosuke Fujino
#12519

Canada

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

JAPANESE EVACUATION SECTION

File No. 3786

Reg. No. 12519

506 Royal Bank Building,
Vancouver, B. C.

Mr. Bunsuke FUJINO,
Tashiro, B. C.

MAY 10 1944

Dear Sir:

Re: 503 Scott Road, New Westminster, B. C.
Municipality of Delta, Lot 1 of the N.E. $\frac{1}{4}$ of Sec. 24,
Tp. 4, Map 962, D. of N. W., C. of R. 50713.

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

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

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

Sale price of above described property	\$ 1002.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1002.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	999.00

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

Yours truly,

F. G. SHEARS,
Director.

10

1961 Jan. 1 Balance brought forward 726.60 Debit 726.60 CR

Credit re Sale of Property 999.00

Land Registry Office C/E 1.00

Feb. 6 Cheque to you 50.00

22

Mar. 18

Apr. 17

May 18

June 18

July 21

Aug. 25

Sep. 20

Oct. 21

Nov. 27

Dec. 30

50.00
50.00
50.00
50.00
50.00
50.00
50.00
50.00
50.00
50.00
50.00
200.00
50.00
1.00

751.00 1725.60 CR 976.60

BC-618-P

BC/618-P

Page 1

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

COPY

Farm Appraisal Report

File No. J.L. 692

Land Description Lot 1 of N.E. $\frac{1}{4}$ Sec. 24, Tp. 4, Map 962, N.W.D.

Containing 8.62 Acres

Owner's Name Bunnosuke FUJINO

Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point Kennedy

Distance $1\frac{1}{2}$ miles

Market Town New Westminster

Distance 6 "

Church (give denomination) Presbyterian; Evangelical; R.C.

Distance $\frac{1}{2}$ & 1 mile

Nearest School Strawberry Hill

Distance $\frac{1}{2}$ mile

State how property was identified: Roads; Map; Owner.

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

On good hard surfaced Scott Road

Is this district a good one? Agriculturally not

Employment opportunity Good at New Westminster and some nearer points at industrial work.

Predominating Nationality and religion: British; Protestant.

Describe Fencing and its condition: 3 lines well fenced, barb wire and a good Value \$
deal of woven wire and poultry netting. Value \$

Water supply: 2 wells; fair supply

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	12x26 x 11	Frame	9' eave	Shgle.	20	Wood	Fair	\$ 300.00
Attached	8x20 x 7	"	6' "	"	"	"	Good	
"	12x12 x 7	"	" "	"	4	"	"	225.00
Pickers' Hse.	12x16 x 15	"	13' "	"	7	"	"	
"	12x16 x 11	"	9' "	"	7	"	"	75.00
BARN	16x32 x 15	"	12' "	Shake	Old	"	Poor	
Shed attached	16x32 x 9	"	6' "	"	8	"	"	
"	16x24 x 9	"	6' "	"	8	"	"	
"	10x20 x 10	"	8' "	"	Old	"	"	
	X							
	X							
	X							

Electric light

Total present day value \$ 600.00

\$ 500.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes

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

habitable? \$

Describe the basement and chimneys:

Brick on bracket; no basement

No. rooms downstairs? 4

Upstairs? None

How finished

T. & G. lumber in; shingles out.

Are buildings painted? House stained

Condition of paint

Poor

Distance from nearest bush

None near

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.1	Level	10" lt.edy. loam	Sandy	Berries - fair	\$60	\$ 426.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1.82	Level	As above		Light alder	\$125	\$30
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	

8.62 aas.

Total value of Land \$ 471.60

Total added by buildings to value of farm \$ 500.00

\$ 50.00

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

Total value of farm \$1021.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied; owners still in occupation; in expectation of leaving they have
left uncropped land to go to weeds.

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

Noxious weeds:
None

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

Delta - General taxes \$14.63

Date: July 30, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 18th day of July 1942.

Inspector's Signature

"R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: Place well and popularly located on hard surfaced Scott Road and within a reasonable distance of New Westminster. Soil is light with sandy subsoil, appears hungry and dry although this family have seemed to get by all right with it and the crop on it yielded fairly well but does not look so stocky(?) as lots of berry crops. Hardpan runs from 18" to 3'. The buildings are a weak spot though the house for its age is in good condition and looks comfortable except for low eaves of additions. Barn is practically a washout. Pickers' house is very fair and one section lined with T. & G. lumber. It is used as bedrooms by part of the family. Small fruit on place consists of -

Strawberries	-	2.79	acres
Black currants	-	.4	"
Gooseberries	-	.08	"
Raspberries	-	.09	"

Japanese owner was in occupation at time of inspection.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

There are 60 mixed fruit trees mostly about 16 years old.

About 14 of these are 5 yrs. old.

Trees include apple, plum, cherry, peach, pear and are

in fair shape.

Total \$ 50.00

Amount fruit trees add to value of farm \$.

8786

July 16, 1943.

Mr. Albert D. Rodenbush,
R. R.#1,
New Westminster, B. C.

Dear Sir: Re: Bonnosuke FUJINO

Your rent of \$12.00 monthly on the
lease of subject Japanese property is in arrears
for the month of June.

As rentals are payable in advance,
July payment is also due, and we ask that you
forward a remittance in the amount of \$24.00 by
return mail, for which we thank you in advance.

Yours truly,

R. D. Richardson
Farm Department

WJI/ms

8786

June 19, 1943.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
Tashme, B. C.

Dear Sir:

Please be good enough to acknowledge receipt of our cheque
No. 3789 payable to your order and amounting to \$50.00 which you will find
attached. This represents monthly remittance sent to you as agreed in our
letter dated February 23rd.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
Enc.

MEMORANDUM

File No.: 8786

June 12th, 1943

To: Mr. Carlson

From: Mr. Green

Re: Bunnosuke FUJINO

We cannot find the "JP" of this man but the address is at 503 Scott Road. The lessee is a Mr. A. V. Rodenbush and included in the lease are the following items.

- ✓ 5 Kitchen chairs
- 1 Chest of drawers
- ✓ 1 Wardrobe
- 2 Kitchen tables
- ✓ 2 Iron beds with springs
- 1 Old couch

No other inventory seems to have been taken and I see from the file that we wrote to him on May 26th advising him that our fieldmen had called several times to take an inventory but had found that the house was sub-let and Rodenbush himself not on the property. We asked that he set a definite date for our fieldmen to call at the property and take an inventory but have not heard from him.

Mr. Anderson now asks that you go there and take an inventory anyhow.

✓ 16-6-43 - some thing missing

HFG:IF

8786

26th May, 1943.

Mr. Albert V. Rodenbush,
R.R. #1,
New Westminster, B.C.

Dear Sir:

re: Bunnosuke FUJINO.

Our field men have notified us that although they have called several times at subject Japanese property, which you have rented, to take an inventory of the chattels belonging to Fujino, they have been unable to get any satisfaction whatsoever. They further advise us that you have sub-let the house, which is contrary to the covenants in your lease. We ask that you set a definite date for our field men to call at the property so that an inventory of the chattels can be taken, and at the same time give us a statement of what your intention is.

You will realise that this department rented the property to you on the understanding that you were to live there yourself and make your living thereon, but it is apparent that this is not what you are doing. However, we will discuss this at a later date after a complete inventory of the chattels on the property has been taken, and we request that you give us your fullest co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GP

8786

May 20, 1943.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
Tashme, B. C.

Dear Sir:

Further to our letter dated April 16th attached please find our cheque No. 3252 payable to your order and amounting to \$50.00. This represents monthly remittance sent to you as agreed in our letter dated February 23rd.

We would appreciate your acknowledging receipt of this cheque by return mail.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
Enc.

73

8786

4th May, 1943.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
TASHME, B.C.

Dear Sir:-

Re: North West Fire Policy No. 206497

Complying with request contained in your letter of May 3rd, we have instructed Coulthard, Sutherland & Company to cancel the above numbered policy.

I wish to point out to you that as from today's date no fire insurance will be in force covering on your property, that you are taking responsibility for cancellation of this insurance and should a loss occur owing to fire, it will be yours.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

Custodians,
Vancouver, B.C.

Jas. Me, Hope, B.C.
May 3, 1943.

EVACUATION SECTION

Rec'd. MAY 4 1943

File No.

Ans.

144

Referral

Gibson

Dear Sir:

In reply to your letter dated April 27th file no. 8786 you stated that my property was insured for fire. I want that cancelled. I do not want my property insured in anything. Also you stated as my property described as Municipality of Surrey but all along I have understood that I lived in the Municipality of Delta. Lot 1. N.E. 1/4 Section 24 Twp. 4.

Yours truly,
B. F. F. F.
12519.

8786

April 27th, 1943

Mr. Bunnosuke FUJINO,
Registration No. 12519,
TASHME, B. C.

Dear Sir:

Re: North West Fire
Policy #206497

We have placed the above numbered policy to cover for \$300.00 Dwelling #1, \$100.00 on Dwelling #2, and \$100.00 on Barn located on your property described as Lot 1 of the NE 1/4 Section 24, Twp. 4, 503 Scott Road, Municipality of Surrey, N.W.D., B.C.

The premium for three years amounting to \$11.80 is being paid to the Insurance Company and charged to your account.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

We will not disturb the policy at present in force unless you expressly desire it to be changed or cancelled. If we do not hear from you at all, we will consider that you wish the coverage to remain in force.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT

8786

March 11, 1943.

Messrs. Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Bunnosuke FUJINO.

The above named owns property on land described as Lot 1 of the North East $\frac{1}{4}$ of Section 24, Township 4, and being No. 503 Scott Road in the Municipality of Delta.

The buildings on this property apparently include a 4-roomed dwelling, a 2-roomed dwelling, a barn and two chicken houses. The Assessed Value of Improvements is shown as \$400.00. Kindly hold us covered to that extent and inspect the property at your convenience.

This property is under lease to Albert Victor Rodenbush.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

8766

23rd February, 1943.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
Tashiro, B. C.

Dear Sir:

Thank you for your letter dated February 12th. Attached please find our Cheque No. 1894, payable to your order and amounting to \$200.00, the receipt of which we would appreciate your acknowledging by return mail.

We have requested our Accounting Department hereafter to forward to you a monthly cheque for \$50.00 until such time as your credit balance with us is entirely paid out to you.

Yours truly,

R. P. Alexander
Manager

RPA:LF

REGISTERED

8786

February 18, 1943.

MEMORANDUM - MR. GOOD

Mr. Bunnosuke FUJINO, Registration No. 12519, File No. 8786, has a remaining net car credit with us of \$699.60.

Please issue a cheque payable to him for \$200.00 which will leave him with a balance of \$499.60, and thereafter monthly for the next nine months issue a cheque to him for \$50.00 per month, and on the tenth month a cheque for the net balance thereafter remaining of \$49.60.

There are no claims on file, but as claims may yet arise, I think it preferable that requisitions be made monthly in the regular way.

RPA:MA

Ishme, Sape, B.C.
Feb. 12, 1943.

Custodian's
506 Royal Bank Bldg.
Vancouver,

VACUATION SECTION	
Rec'd	FEB 16 1943
File No.	8786
Ans.	RM
Referred	Alexander

Dear Sir:

Received the letter and cheque you sent and I appreciate it very much. Since leaving for camp in May 1942, it has been very difficult for my family so I have borrowed quite a sum of money from my friends and I would have to return it as they know about this; so if possible I would like \$200.00 two hundred dollars sent to me as soon as possible and the rest could be sent every month.

Yours truly,
Bunnosuke Fujino
Reg. # 12519.

Custodian Office,
506 Royal Bank Bldg.,
Vancouver, B.C.

Island, Hope, B.C.
Jan. 28, 1943.

EVACUATION SECTION

Rec'd FEB 1 1943

File No.

Ans.

Referred

AM
Sullivan
McArthur

Dear Sir:

Received your letter of Jan. 20th, 1943 File No 8786 concerning the sale of my truck. And I understand after the administrative expenses have been paid the sum of \$702.60 have been placed to my credit. So if possible to have this amount sent to me here. I will appreciate it greatly as I have a family of seven to support and it is very hard for me as I am the only one working.

Yours truly,

Bernardine Tjipin

Reg. # 12519.

Island, Hope.

McArthur

File Nos. 5600
5799
5153
6897
4943
8786
8618

January 22, 1943.

MEMORANDUM

To: Accounting Department.

From: F. H. Russell.

Re: Kazukichi NAGASKA,
Matsuki OKAMURA,
Tsunegusa INABE,
Masato CHUKI,
Rumokata FUJINO,
Asanaka UMO,
Strawberry Hill School.

Following my conversation with Mr. Reed, a new set up is herewith handed to you for File 5600, the reason being that the one sixth interests in various persons disclosed in the files numbered at the head of this memorandum are evidently those of trustees of Strawberry Hill Schoolhouse.

Please cancel the set up you already have showing 6 interests in Lot 40 of North East $\frac{1}{4}$ of North East $\frac{1}{4}$ of Section 25, Township 4, Map 1436, Delta and substitute that sent herewith.

FER/CD

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8786

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 20, 1943.

Mr. Bunnosuke FUJINO,
Reg. No. 12519,
Tashme, B. C.

Our No. T106

Dear Sir:

Re: Motor Vehicles

Your Chevrolet Pickup Truck

which was surrendered to the Authorities, has been
sold for \$725.00

Charges against your car were as follows:

Liens

\$

Administrative Expenses

\$ 22.40

The Balance thereafter remaining of

\$702.60

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

File Nos. 3779
5133
6977
4943
8786
5618
5600

January 16, 1943.

MEMORANDUM

TO THE FILE.

Re: Kunikichi NAGAKA,
Kaguchi OKAMURA
Tomogawa IMANE
Moto-CHUNE,
Kumazawa FUJINO,
Isamatsu UDO,
Strawberry Hill School.

Lot 40 of North East $\frac{1}{4}$ of North East $\frac{1}{4}$ of Section 25, Township 4, Map 1415 Delta, stands in the names of the persons named. This is the land on which Strawberry Hill school house stands and these men evidently were School Trustees. OKAMURA died last summer.

The schoolhouse is or may be used for storage. No revenue is derived at present. The Kennedy First Aid Post (see file 5600) asked permission to use the premises, but at this date it is not clear whether or not they are using it.

It does not appear that any useful purpose would be served at this time by seeking to have OKAMURA'S Estate put into administration. The rest of the Trustees will have to do this sooner or later.

P. H. Russell.

FEB/CD

8786

November 26, 1942.

Mr. Bunnosuke FUJINO,
Registration No. 12519,
Tashme, B. C.

Dear Sir:

Mr. Albert V. Rodenbush has applied to lease your property situated at 503 Scott Road, Delta, for the year ending October 31st, 1943. He requires the use of certain chattels left on the property as listed on form in duplicate attached hereto.

Kindly sign and return one copy of the aforementioned form to this office immediately in the self-addressed envelope herewith.

Yours truly,

R. D. Richardson
Farm Department

WJI:MS
ENCL.

File No: 8786

November 26, 1942.

Name: Bunnosuke FUJINO

Reg. No: 12519

INVENTORY OF CHATELS TO BE USED BY LESSEE

at 503 Scott Road, Delta.

5 Kitchen Chairs
1 Chest of Drawers
1 Wardrobe
2 Kitchen Tables
2 Iron Beds with Springs
1 Old Couch

This gives my consent to have these chattels included in the lease as applied for.

SIGN..... DATE.....

Kindly sign and return one copy to the Custodian.

8786

15th September, 1942.

Mr. P. A. O'Hara,
Worrall & Scott Rd.,
R.R. #1,
New Westminster, B.C.

Dear Sir:

re: Bunnosuke FUJINO.

With reference to your letter of the 9th instant, we would advise that as the above Japanese is still on his property we have no jurisdiction over him and, therefore, cannot assist you in the matter of hiring his tractor. We suggest that you make arrangements direct with him.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

8786 File Please - COPY -

Sept. 9th,

P.A. O'Hara,
R.R. 1, New Westm.

Mr. Anderson,
506 Royal Bank Bldg.

Dear Sir:

I seen Mr. Ole Svensrud on the Yoichi Inokuchi place Scott Road re the tractor which you suggested we might share in using, but as I expected Mr. Ole Svensrud requires a letter of authority from you to Mr. W.J. Murdock Barrister, 817-402 W. Pender St. phone P.A. 4445 before he will let the machine off the farm. However, he is quite agreeable if such authority is granted, and it certainly would help me to a very great extent.

One other item. The B. Fujino place Scott Road just past here has not been vacated yet and is not rented. I understand they have a tractor, I called there to see but found them not very communicative so will you give me that information if possible. As I will consider renting it if the tractor is good.

Yours truly

"P. A. O'Hara"

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 8786

MUNICIPALITY: DELTA

Date: June 16th/43

NAME: FUJINO , Bunnosuke

REGISTRATION NO. 12519

ADDRESS: 503 Scott Rd. New Westminster, B.C.

PROPERTY: 10 acres

ACREAGE: 9 cleared

KIND OF CROPS: Straws

Rasps

Goose

Fruit trees

4

$\frac{1}{2}$

$\frac{3}{4}$

App. 60 ←

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 S torey VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame shingle

ROOF: Shingle

SIZE: 26 x 34

NO. OF ROOMS: 3 (4)

CONDITION: Fair

OTHER BUILDINGS: Pickers house 14 x 22, Barn 40 x 50

NAME OF LESSEE OR RENTOR: A. ROMENBUSH (above address)

TERMS: \$12.00 pr. month as from Nov. 42

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS: Property is in fair condition and seems to be kept up

INVENTORY OF CHATTELS LEFT ON PROPERTY:
IN HOUSE

1 Bed complete
1 Wardrobb
5 Kitchen chairs
Linoleum on 1 floor

~~*****~~
PICKERS HOUSE

1 Brass bed complete
1 Old cook stove
1 Old air tight heater

BARN

1 Plow
Bundle of garden tools
1 Mole trapp
1 Gooseberry cleaning machine

Signed:



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

EXHIBIT No.

113P-9

TELEPHONE 106

DATE

MAY 1 8 1948

FILLED BY

K. A. Christie

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 8786.

March 16, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Bunnosuke FUJINO.

EVACUATION SECTION	
Rec'd	MAR 17 1943
File No.	8786
Ans.	
Referred	Gibson

Dear Sir:

We have inspected the property of the above party and wish to report as follows:

Dwelling.....#1	\$300 00
Dwelling.....#2	100 00
Barn.....	100 00
	<u>\$500 00</u>

Kindly find our cover note attached.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard.

501 Royal Bank Bldg.,
Vancouver, B.C.,
June 24, 1942.

MEMORANDUM TO EVACUATION SECTION.

Re: Bunnosuke FUJINO. 8786

The truck belonging to the above
Evacuee has been sold to the British Columbia
Government for \$725.00.

MS/VJ

Chas T. ...

McDERMOTT MOTORS

U. S. 100-2220-0-01

USED CAR APPRAISAL RECORD

NAME

ADDRESS

Paint	\$ 2.00	Make
Tires 5. Like new 700x17	\$ 3.00	Blue
Body & Fenders	\$ ✓	1 Tone
Glass	\$ ✓	Body Style
Top	\$ ✓	Relief
Nickelling	\$ ✓	Top & Body
Radiator	\$ ✓	Year
Running Boards	\$ ✓	40
Mats & Kick Pads	\$ ✓	4 speed
Upholstery	\$ ✓	License
Hardware	\$ ✓	BU 264
Motor Expense	\$ ✓	41.
Transmission	\$ ✓	Serial
Rear Axle	\$ ✓	01423
Universal Joints	\$ ✓	00230
Clutch	\$ ✓	Mileage
Steering	\$ ✓	7116
Brakes	\$ ✓	Remarks
Tighten Up	\$ ✓	
Muffler	\$ ✓	
Sundries	\$	
Wash & Clean Motor	\$ 2.00	
Clean Interior	\$ 2.00	
Oil & Grease, Change	\$ 4.50	
Oil & Check Over	\$ 4.00	
Total	\$ 4.00	

Mod. interested in

Selling price

\$ 725.00

Salesman

Less Repairs

\$

Date

Appraised By

Allowance

\$

For immediate acceptance only.

REDIFORM - PATENTED - MARY BUSINESS FORMS LIMITED

9136

ROYAL CANADIAN MOUNTED POLICE

Detachment

T 106

Seizure No.

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

EXHIBIT No. 111A-6DATE OCT 1 8 1942

FILLED BY

K. A. Christie

Detachment

Sub-Division

Division

Date

19

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

RE: Bunnosuke FUJINO Scott Rd R R 1 New westminster B COn Mar 10 1942 NAME OF FILE Goodfellow K E

MEMBER'S NAME

Came into possession of the following goods by:-

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

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	(41) CU264 Chev Truck 40 0142300230 T2002104 7116 Good	TIRE NUMBERS 5
EXTRA EQUIPMENT	N11	
DESCRIPTION & CONDITION VERIFIED	Generally Good	
	Signature of Owner Japanese Registration No.	12519
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <u>[Signature]</u>		
DATE:	Mar 10/42	
		<u>[Signature]</u> SIGNATURE OF MEMBER SUBMITTING REPORT

V.L.A.

NOV 26 1947

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

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

8786 12 692
Be 618P
Nov 26

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

(1) NAME FUJINO BUNNOSUKE (RUMP) Reg. No. 12519
(Print) Surname Given Name

(2) Pre-Evacuation Address 503 Scott Rd., R. R. #1, New Westminster, B.C.

(3) Present Address 333 Brock Avenue, Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 503 Scott Rd., New Westminster, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

Lot one (1) N.E. 1/4 Section 24, Township Four (4) Map 962,
Municipality of Delta, District of New Westminster

(c) Type of Real Property (cross out words which do not apply):

(i) Farm ☒

(ii) Residence

(iii) ~~Business~~

(iv) Any other type of property (describe)

Type of business Small Fruit Farm

(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 - - - - - \$ 2250.00

(ii) Buildings - - - - - \$ 750.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$

(v) Amount at which Custodian sold property and credited your account - - - - - \$

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - - - \$

3,000.00

1002.00

1998.00 / 1002.00

1,998.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Hastings Park - Vancouver

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

Turned over to Custodian at Park - (left in open)

(c) How stored or packed at time of evacuation

Left in charge of Custodian

(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")

Custodian	
(e) Itemized description of personal property which is the subject of the claim:	
1. 1940 Chevrolet One Ton Truck	Estimated Value \$
2. Model 14-23, Serial No. 0142300230	Estimated Value \$
3. Engine No. T2002104	Estimated Value \$
4. Total value with special railing steel	Estimated Value \$
5. box etc. \$850.00	Estimated Value \$
6. Sold by Custodian for \$725.00	Estimated Value \$ 125.00
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$ 125.00	
N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.	
(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e))	
\$ 2123.00	

(6) (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
Yes

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

DOMINION OF CANADA
TO WIT:
I, Bunnosuke Fujino
of Toronto
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 Toronto in the County of York this 20th day of November A.D. 1947.
A Commissioner etc.

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



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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

HIS HONOUR JUDGE J. A. MCGIBSON, SUB-COMMISSIONER.

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

BUNNOSUKE FUJINO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C. appearing for the
Dominion Government.

R. A. BEST, ESQ. appearing for the
Claimant.

A. SMITH, ESQ. Secretary.

G.H.R. UPTON, ESQ., Official Interpreter.

J.B. MCGREGOR, ESQ. Official Reporter.

2.
B. Fujino,
In chf.

1
2 BUNESUKE FUJINO, the claimant herein, being
3 first duly sworn, testified
4 through the interpreter as
5 follows:

6
7 DIRECT EXAMINATION BY MR. BEST:

8 Q. Is that your signature? A. Yes.

9 Q. Was that form prepared upon your instructions?

10 A. Yes.

11 Q. And you swear the contents of it are true?

12 A. Yes.

13 (FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

14 MR. CHRISTIE: I tender as Exhibit B, Farm
15 Appraisal Reports.

16 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

17 MR. BEST: I understand that before you were
18 evacuated you had a small farm near New Westminster,
19 is that correct? A. Yes.

20 Q. Just how far from New Westminster was this
21 place? A. About six miles.

22 Q. And according to your claim form you pur-
23 chased this property, this 8½ acres from Mr. Stiles,
24 in 1919 for \$1500, is that correct? A. Yes.

25 Q. And what was the condition of the property
26 at that time? A. Just in front of where the house
27 was it was cleared but all the rest of it was bush,
28 uncleared.

29 Q. According to your claim you estimate one
30 acre of the 8½ acres was cleared; is that correct?
A. Yes.

Q. And in the meantime you have cleared the
entire property? A. There is just a little bit



3.

R. Fujino,
In chf.

1 left unclear.

2 Q. And what buildings were on the property when
3 you purchased it? A. There was a 3 roomed house and
4 a small barn.

5 Q. What happened to that house? I see according
6 to your claim you built a house on this property in
7 1933. What happened to the old house?

8 A. I left the old place there and built a new
9 house to the side of it.

10 Q. I take it then that is the explanation of
11 the note on the appraisal report, they have the first
12 house 12 x 26 x 11, and they have two attached
13 buildings -- I suppose that refers to the old house,
14 does it? A. Yes.

15 MR. CHRISTIE: I tender as Exhibit 3, Notice of
16 Assessment.

17 (NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 3)
18 MR. BEST:

19 Q. And I take it, according to your own claim,
20 you consider that the land and not the buildings on
21 these premises is the really valuable part of it?

22 A. Yes.

23 Q. I notice that you only set a value of \$300.
24 on this house yourself, and this appraisal sets it
25 at \$300.? A. Yes, there is a value of \$300. on
26 the house but there are other buildings.

27 Q. Can you tell us how you calculated that it
28 cost you in the neighbourhood of \$2000. over a period
29 of 22 years that you owned this property to clear
30 that 7 1/2 acres? A. Over a period of 22 years it
is very difficult for me to differentiate how much

B. Fujino,
In chf.

1 powder I used one day, or the number of hours worked
2 one day.

3 Q. Did he do it all himself? A. At the time
4 the E.C. Electric were putting through a power line
5 and they were paying \$100. an acre for uncleared land
6 and \$200. an acre for cleared land, and I had fruit
7 trees on my property.

8 Q. What I would like to know is did he do all
9 of the clearing of the $7\frac{1}{2}$ acres himself, or did he
10 pay someone else to do it? A. I did the whole of
11 it myself. Occasionally I had some white people
12 working to pull trees.

13 Q. You were employed full time running this
14 farm yourself, were you? A. With the exception of
15 the first three years when I had temporary outside
16 employment I worked on the farm myself all the time.

17 Q. Can you tell us what your income from this
18 farm would be? A. I haven't got records of all
19 years, but in 1941 it was upwards of \$2300.

20 Q. Would that be gross income or his net income?
21 A. That is gross.

22 Q. Can he calculate for us what his net would
23 be? A. Fertilizer, 50 tons at \$50. a ton, \$2500. for
24 taxes, \$250. for casual labour, and I didn't calculate
25 anything for my own work.

26 Q. How big a family have you? A. I had
27 six children, my wife and myself.

28 Q. Did you support them all from the proceeds
29 of this farm? A. Yes.

30 Q. About the fruit trees, according to your eld

B. Fujino,
In chf.

1 you say you had 140 fruit trees. According to the
2 appraisal they say there are 80 mixed trees mostly
3 about 14 years old, about 14 of these are 5 years old
4 and include apple, plum, cherry, peach, pear, and
5 are in fair shape. Now, having worked on this place
6 full time you ought to know how many fruit trees were
7 on it. What do you say about that.

8 A. I am certain that there were 140 trees.

9 Q. What do you say about the age of them?

10 A. I think the bulk of the trees were about five
11 to six years old. There were trees 11 and 12 years
12 old, but I don't think there was anything like 80
13 trees 15 years old. They were being planted every
14 year when I was living on the farm.

15 Q. I take it you planted all the trees on the
16 place yourself? A. Yes.

17 Q. You mentioned something while ago about the
18 B.C. Electric paying \$300. an acre for cleared land.
19 Where was that, was it close to your place?

20 A. Within half a mile of my farm.

21 Q. Was it the same type of land as yours?

22 A. Yes.

23 Q. About these wells, you say you dug three
24 wells on this property. The appraisal says there
25 were two wells with a fair supply. Were all three
26 wells being used at the time you left, or only two of
27 them? A. At the time I was evacuated I was getting
28 water from three wells.

29 Q. Do you remember when the man from the Soldier's
30 Settlement Board came around and appraised your place

B. Fujino,
In chf.

1 late in July of 1942? A. I was at the camp at that
2 time.

3 Q. Some of your family were still living on
4 the place, were they? A. Yes.

5 Q. When did you leave? A. I was in Hastings
6 Park on the 29th of May, so it was about nine days
7 afterwards.

8 Q. I take it if you weren't there to do the
9 work that would be the reason for this remark:

10 "Property was continuously occupied; owners
11 still in occupation; in expectation of leaving
12 they have left unweeded land to go to weeds."

13 I suppose no one was there to do anything about
14 it late in July?

15 A. No, I don't think that is the explanation
16 because my family were working there continuously
17 and it should have been cleared.

18 Q. They would have had the notice to evacuate
19 prior to July? A. They were evacuated on the 5th
20 of November, and just about two weeks before the
21 evacuation they had notice.

22 Q. Is that your signature? A. Yes.

23 Q. Was that form prepared on your instructions?

24 A. Yes.

25 Q. Do you swear the contents of it are true?

26 A. Yes.

27 [PERSONAL CHATTELS CLAIM FORM, MARKED
28 EXHIBIT NO. 4]

29 Q. You are claiming as well as for your farm
30 something for a 1940 Chevrolet 1 ton truck, is that

B. Fajine,
In chf.

1 correct? A. Yes.

2 Q. According to your claim you say the truck
3 was purchased in 1940. Can you tell us what month?

4 A. I think about November.

5 Q. I think perhaps, your Honor, I can facilitate
6 this by putting in as an exhibit the invoice. Is
7 that the invoice you got from Trepp Motors Limited
8 when you purchased it? A. Yes, that is right at the
9 time I bought it.

10 Q. It is dated August 5th, 1940, showing the
11 purchase price of the truck as \$1174.59.

12 (INVOICE RE TRUCK MARKED EXHIBIT NO. 5)

13 Q. I understand after you purchased it you
14 built a wooden frame on the back of the truck to
15 facilitate carrying vegetables and so on; is that
16 correct? A. Yes.

17 Q. And you have estimated the cost of that at
18 \$100. Did you do that yourself?

19 A. I did it myself.

20 Q. Was that done immediately after you purchased
21 the truck? A. Yes, soon after.

22 Q. And this steel box you purchased for \$80.
23 was that put on the truck as soon as you purchased it?

24 A. That was made by the company at the time
25 of buying the truck.

26 Q. You paid an extra \$80. for it?

27 A. I think that should be in the receipt for the
28 truck.

29 MR. CHRISTIE: It is included in the price.

30 MR. BEST: Now, according to the R.C.M.F. Report

B. Fajino,
In chf.

8.

1 made on your truck in March, 1942, the mileage was
2 7,116 miles; was that the actual mileage the truck
3 had covered? A. Yes, I think that was about it.
4 I didn't look at the speedometer.

5 Q. Now this report shows extra equipment oil,
6 and you are claiming you had this extra wooden frame
7 and box on it. You made this remark "Claimant does
8 not read English and no interpreter being present,
9 failed to note lack of listing of wooden frame and
10 steel box as item "extra equipment".

11 Can you just tell us when you were interviewed
12 by the R.C.M.P. and what the circumstances were?

13 A. The remark was made at the time I delivered
14 the truck.

15 Q. Was an interpreter there? A. No.

16 MR. CHRISTIE: I tender as Exhibit 6 the
17 R.C.M.P. Report, dated March 10th, 1942.

18 (R.C.M.P. REPORT RE TRUCK, MARKED EXHIBIT NO. 6)

19 MR. BENT: I understand that the B.C. Provincial
20 Government purchased your truck. Do you know anything
21 about that, or were you just notified your truck had
22 been sold for \$725? A. I only heard about the price.

23 CROSS EXAMINATION BY MR. CHRISTIE:

24 Q. I am producing a J.P. Form dated 12th of
25 May, 1942. Is that your signature? A. Yes.

26 Q. I tender this as Exhibit 7.

27 (J.P. FORM MARKED EXHIBIT NO. 7)

28 Q. One of these houses on your place was
29 occupied as a picker's house, is that correct?

30 A. Yes.

9.
B. Fajino,
Ex. ex.

1 Q. Was that the oldest one, the one that was
2 on the property when you bought it? A. That and
3 another one which I made subsequently.

4 Q. Were they occupied by pickers? A. Yes,
5 used for picker's houses.

6 Q. What type of lumber would they be constructed
7 of? A. They were made of fir and shingles.

8 Q. And in connection with the wells, were
9 these wells located near each other? A. Yes. One
10 was at the back of the house and one was in front of
11 the house, and the other one was north of the barn.

12 Q. Now, the appraisal says there were only
13 two wells. Could the whole three wells be readily
14 seen by anyone making an inspection of the farm?

15 A. Yes, they were easily seen, they were all
16 covered up. They rose above the level of the ground
17 and a cover was put on top of them.

18 Q. Were all in use? A. Yes.

19 Q. Now, you told my learned friend that the
20 B.C. Electric Company offered \$300. per acre for land.
21 Was that knowledge hearsay? A. I heard that from
22 the individual who sold the land.

23 Q. I think that is all, thank you.

24 MR. CHRISTIE: It is submitted, your honour,
25 that the real property was sold at its fair market
26 value. It is submitted that the personal chattels
27 consisting of a 1940 Chevrolet truck was sold at its
28 fair market value, and in connection with the real
29 property I wish to file as Exhibit B the Certificate
30 of Encumbrance.

(Discussion)

10.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 8).

(APPRAISAL OF GOULTHARD, SUTHERLAND & COMPANY LIMITED, MARKED EXHIBIT NO. 9)

(USED CAR APPRAISAL RECORD MARKED EXHIBIT 10)

THE SUB-COMMISSIONER: The car was valued at

what?

MR. CHRISTIE: \$725. The car is identified by the license number and serial number.

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 11)

(MEMORANDUM RE SALE OF TRUCK, MARKED EXHIBIT NO. 12)

MR. CHRISTIE: That concludes the defence.

(PROCEEDINGS ADJOURNED SINCE DUE)

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon
J. A. McGibbon,
Sub-Commissioner.

DEFENCE BRIEF

Bunnosuke FUJINO

Toronto, Ontario.
October 18, 1948.

File No. 8786

Case No. 1138

REAL PROPERTY CLAIM

1. Lot 1 of the North East quarter of Section 24, Township 4, Map 962, Municipality of Delta in the District of New Westminster.

Claim

\$3000.00

Appraised at

\$1021.60

Sold for

\$1002.00

Witness: Appraiser, R.L. Ramsay

Farm Appraisal Report states this property not in a good agricultural district, but otherwise well located.

Soil is light with sandy subsoil. 7.1 acres cultivated and 1.52 is bush (light alder).

The house is fair; picker's house good, and other outbuildings are poor.

Operated as poultry and small fruit farm. Berries reported to be "fair" by Appraiser, and 60 fruit trees also stated to be in fair shape.

Claimant states he paid \$1500.00 for property in 1919 with only one acre cleared and the balance of 7.62 acres in bush. Had only small house and barn.

Municipal Assessment in 1943 was as follows:

Land: \$500.00

Improvements: 800.00

\$1300.00

PERSONAL PROPERTY CLAIM

2. 1940 Chevrolet 1 Ton Truck

Claim

\$850.00

Appraised at

\$725.00

Sold for

\$725.00

Sold to the Provincial Government (Lands Dept.)

The following is an extract from a letter dated August 28, 1948, regarding Motor Vehicles purchased by the Department of Lands, Forest Service, Victoria, written by Mr. W.C. Spouse, Mechanical Superintendent:

"I can clearly remember that we contacted the Agency Dealers in all cases to obtain a fair figure where any doubt existed as to the price set for the units."

Submissions:

It is submitted that the Real Property was sold for its fair market value.

It is submitted that the Chevrolet Truck was sold for its fair market value.

Witnesses:

R.L. Ramsay
H. Grone
★ W.C. Spouse

1. Appraiser V.L.A.
2. Appraiser
2. Re Fair Value

★ In Victoria, but comes to Vancouver periodically. His phone number is
Empire 1111.

WJJ:BA

Name of Claimant

FUJINO, Bennoaka

Case 1138

Custodian File

5785

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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		
					1002.00	764.00				25.00 764.00
PERSONAL PROPERTY										Total
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			
725.00	181.25									181.25
NETS										Total
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										Total
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										971.05

8786

October 11th, 1950.

Mr. Bunnosuke FUJINO,
333 Brock Avenue,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1138

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 ... \$971.05.

Cheque in your favour is enclosed for \$914.65
and we have paid the Co-Operative Committee .. \$ 56.40
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.