

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					800.00		1231.82			1231.82
					1850.34					3363.00
										160.29
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
68.50	36.60	10.98	53.43%	10.00						
					5.34				16.32	
TOTAL RECOMMENDATION									4771.43	

CASE NO: 819.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
HYOGORO FUJII.

PROCEEDINGS AT HEARING.

CASE NO: 819.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Winnipeg, Manitoba,
 April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
HYOGORO FUJII.

PROCEEDINGS AT HEARING.20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 G.N.R. UPTON, Esq., Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

30

H. Fujii,
In Chief.
Discussion.

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

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

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

THE COMMISSIONER: Yes; what is the amendment?

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

THE COMMISSIONER: Yes.

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

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

MR. HUNTER: \$2650.34, my lord.

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

The personal property claim I would also ask leave to amend to put the value at \$176.50.

THE COMMISSIONER: In lieu of \$339.00?

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

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

DIRECT EXAMINATION BY MR. CHERNIACK:

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

A Yes.

Q Is that your signature? A: Yes.

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

H. Fujii,
In Chief.

Lord.

(STATEMENT MARKED EXHIBIT NO. 1).

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

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

(APPRAISAL MARKED EXHIBIT NO. 2).

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

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

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

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

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

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

MR. CHERNIACK: The comments, my lord, you will note at the bottom of Exhibit 1, set out that the appraiser does not mention the crops that are set out at the top of the page. In that respect I would like to point out he does mention some of the crops but not to the same extent as the claimant states. Now the form goes on to show the purchase of this land at a total of \$2963.00, and of the 19 $\frac{3}{4}$ acres, 16 had been cleared and the balance was heavy bush. He cleared three acres and he values

30

H. Fujii,
In Chief.

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

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

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

THE COMMISSIONER: Yes.

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

MR. HUNTER: \$750.00?

MR. CHERNIACK: Yes, and the year of the pump, 1941.

The three greenhouses should be 1941. As to these buildings, the larger property, that is the 15 acre area, had the one building which is the first one in Exhibit 1.

THE COMMISSIONER: Yes.

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

H. Fujii,
In Chief.

main is much more recent and the date of the building as shown is much more recent than the appraisal shows. As to the main items, my lord, the house at the date of appraisal was 13 years old as compared to 20 shown in the appraisal, and the three greenhouses which are referred to at the bottom, sash and glass, cement foundation, and cement floor with 2,422 feet of piping, had an estimated cost of \$2,671.00. These were built in 10 1941 as compared to ten years as set out in the appraisal. Exhibit 1 says, "except for the roofing all buildings were in a good state of repair" whereas the appraisal shows 'poor' opposite the buildings except greenhouses and the boiler house. May I also point out, my lord, that the appraisal of the small property, the four and a fraction acres shows the total value of the buildings at \$2930.00.

THE COMMISSIONER: Yes.

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

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

A I built them in 1941.

MR. CHERNIACK: I brought that out, my lord, because of the change in the statement. On the farm appraisal report, if I may read just a portion of it and then 30

H. Fujii,
In Chief.

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

The greenhouses are well constructed and both structure and equipment is in good condition. Apparently the heating plant is wood burning as no buildings for sawdust storage are in evidence."

10 The final sentence I would like to draw to your Lordship's attention: "Dwelling was locked and I was unable to gain entrance". The description of the dwelling is in Exhibit 1, and I suppose this wasn't seen by the appraiser.

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

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

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

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

H. Fujii,
In Chief.

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

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

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

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

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

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

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

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

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

Q How long ago was it placed?

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

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

H. Fujii,
In Chief.

A 1950.

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

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

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

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

10 A The \$2500.00?

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

THE COMMISSIONER: That is a misnomer.

A Yes.

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

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

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

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

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

A Yes.

Q And is that your signature? A: Yes.

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

H. Fujii,
In Chief.

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

(STATEMENT MARKED EXHIBIT NO. 3).

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

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

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

THE COMMISSIONER: Yes.

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

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

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

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

30 MR. CHERNIACK: Thank you.

H. Fujii,
Discussion.

THE COMMISSIONER: Yes, Mr. Hunter.

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

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

(ANALYSIS MARKED EXHIBIT NO. 4).

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

20

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

30

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

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

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

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

MR. CHERNIACK: Thank you, my lord.

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

H. Fujii,
Discussion.
Cross-Exam.

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

THE COMMISSIONER: I appreciate that.

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

But subject to that, I think it is fairly accurate.

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

THE COMMISSIONER: Very good.

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

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Fujii, you bought these two properties in 1940, was it? A: In 1930.

Q 1930, was it? A: Yes.

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

A That was when it was transferred to my name.

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

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

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

H. Fujii,
Cross-Exam.

had been paid.

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

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

MR. HUNTER: What was the original purchase price?

A \$150.00 an acre.

Q What was it, about \$2500.00? A: Yes, \$2900.00.

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

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

THE COMMISSIONER: Exhibit 1 refers to it as 19 $\frac{3}{4}$ acres.

MR. HUNTER: Yes.

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

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

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

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

H. Fujii,
Cross-Exam.

Re-Direct Exam.

- Q How many holes did the top of your kitchen range have? A: Six.
- Q Q Did it have a hot water tank on it?
- A No, there wasn't one attached to it.
- Q This bed set for which you are claiming \$30.00, what type of bed was it, wood or metal?
- A It was iron or metal.
- Q What colour? A: Do you mean four beds? He says there were four white beds.
- 10 Q No, I am talking about one bed set for which you are claiming \$30.00. A: It was brown.
- Q Was it just a plain brown, or did it have an artificial grain on it of wood?
- A It was painted brown.
- MR. HUNTER: I see. Thankyou.
- THE COMMISSIONER: Any re-examination?
- MR. CHERNIACK: Yes, my lord, just briefly.

RE-DIRECT EXAMINATION BY MR. CHERNIACK:

- 20 Q That bed is the one you bought in 1940?
- A Yes.
- Q Now the kitchen range, what condition was it in?
- A It was in good condition.
- Q Did you have any other kitchen range?
- A There was a parlour stove.
- MR. CHERNIACK: I would like to clear up one point on Exhibit 1, my lord.
- THE COMMISSIONER: I will put a question in regard to the stove.
- 30 Q When did you buy the stove? A: In 1930, my

H. Fujii,
Discussion.
Re-Direct Exam.

lord.

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

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

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

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

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

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

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

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

base 819

NOV 28 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.

3783

ACKNOWLEDGED

W 1/19

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

- (1) NAME FUJII HYOGORO (RCMP) Reg. No. 14137
(Print) Surname Given Name
- (2) Pre-Evacuation Address 142 Harris Rd., Pitt Meadows, B. C.
- (3) Present Address Box 297 Letellier, Manitoba.
- (4) REAL ESTATE
- (a) Street Address (if any) 142 Harris Rd., Pitt Meadows, B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot 2 of Subdivision of Lot "A", District Lot 261, Plan 6115
and Lot 2 of Subdivision of Lot "A" of District Lot 286 and part
of District Lot 261 Plan 6401, both lots being in Group 1
District of New Westminster.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business _____
(iii) Business
(iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)..... Sole Owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 3,950
(ii) Buildings - - - - - \$ 4,700
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 8650.00 ⁸⁰⁰⁰⁻
(v) Amount at which Custodian sold property and credited your account - - - \$ 2650.34
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 5999.66 ⁵³⁴⁹

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
142 Harris Rd., Pitt Meadows
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation Put together in upstairs room

(over)

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

Registered with Custodian

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

1.		Estimated Value \$	
2.	AS PER LIST ATTACHED	Estimated Value \$	
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	339.00
10.	Received from Custodian	Estimated Value \$	22.15

TOTAL CLAIM FOR PROPERTY LOSS \$ 316.85

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) - - - - - \$ 6516.57

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Winnipeg

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, Hyogoro Fujii of the Village of
of Letellier in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Winnipeg)
in the Province of Manitoba)
this 15th day of November, 1947)
A.D. 1947. *G. S. S. S.*)

A Commissioner &c.

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

1 Kitchen Range	1 Heater	57.00
5 Sets of beds		70.00
2 Dressers		10.00
6 Chairs & couch	1 End table	36.00
1 Cupboard		5.00
2 Screens		4.00
2 Linoleum & 3 rugs		21.00
2 Doz. Japanese bowls & 3 doz. plates & 3 trays		19.00
Water pump		5.00
1 Horse Power Motor		15.00
Cultivator		25.00
8 Hoes		8.00
8 Shovels and spades		8.00
1 Axe		1.00
Boiler Attachment		5.00
Pipe Cutter		5.00
2 Hand saws		4.00
3 -- 25 ft. rubber hose		12.00
sawdust boiler		20.00
3 Pipe wrenches		3.00
8 ft. Logging saw		4.00
2 Hammers		2.00

Total

~~\$ 339.00~~

~~176.50~~

sold at 39.55.

136.95.

H. FUJII

(Claimant's Name)

EAL ESTATE Farm Land)

14137

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 1 acre Cultivated not planted Cultivated and <u>not</u> in crop List Crops	19 ³ / ₄	1930	Frank Harris	\$150 per acre total \$ 2963			
Strawberries 10 acres Raspberries 2 acres Currants 1 acre Rhubarb 2 acres Asparagus 1/2 acre Gooseberries 1 acre Balance Bldgs. and market garden					16 acres cleared Balance heavy bush	none	land and improvements \$8000.00

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description When Made Cost

Cleared about 3 acres and cultivated about 18 acres- own labour for clearing \$750 - dug 2 wells and installed electric pressure pump in 1940 - cost of equipment alone \$300- construct about 2000 feet of cedar coved ditching.- own labour and materials about \$200.

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost
Cabin		10 x 12	Frame on posts shingle roof	1937	own labor and bought materials				50.- 100.00	
House	1 1/2 storey	6-room 24 x 28	Frame on posts V joint, shingle roof -fir floors	1929	" " " "	"	"		2000.00	
Shack		12 x 20	Frame on posts shingle roof shiplap finish	1929	" " " "	"	"		150.00	
Rhubarb shed		18 x 30	Frame on posts shingle roof shiplap finish	1935	" " " "	"	"		150.00	
Rhubarb house		18 x 50	Frame on posts shingle roof shiplap finish	1934	" " " "	"	"		200.00	
Pickers house		14 x 18	"	1937	" " " "	"	"		200.00	
wood sheds		12 x 20	shakes	1937	" and had labour	"	"		50.00	
3 greenhouse total		54 x 30	Sash & glass, cement foundation & cement floor, with 2422 feet of piping	1940	" labour and bought materials				2671.60	
boiler house and equipment on posts-cement foundation for 2 boilers		13 x 13		1940	" labour and bought materials				500.00	

EXHIBIT No. 819-1
DATE 12 apr 1948
FILED BY J. A. Cherniack

The appraiser does not mention the above crops. When I was evacuated had completed weeding the strawberry crop but was unable to do the balance. I disagree that the large acreage was better for mixed farm than fruit. I had excellent fruit crops at all times since I started growing them in 1930. The buildings were much newer than as shown in appraisal. The green-houses were less than 2 years old at the time of appraisal. Except for the roofing all buildings were in good state repair.

Comments- This land was in an excellent location and always produced good revenue in crops and greenhouse products. I consider the appraisal and sale price as being much too low and believe that the market value of land and buildings at date of sale to be at least \$8000.00.

H. FUJII Signature

Farm Appraisal Report

File No. JL-422

Land Description Lot 2 of Lot "A" of Lot 268 & Part of Lot "A" of Lot 261, Gp. 1.

(No House) Containing 15. Acres

Owner's Name FUJII, Hyoboro Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows - C.P.R. Distance 1/2 mile

Market Town (Good local shopping) New Westminster Distance 13 "

Church (give denomination) Church of England & United Distance 1/2 "

Nearest School Pitt Meadows Distance 3/4 "

State how property was identified: Posts & Road

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

Fronts on Harris Road - good.

Is this district a good one? Improving every year as water table is controlled.

Employment opportunity Local peat plant; mills & brickyard, Hammond & Haney, 4-6 miles

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: East line well fenced - wire. Value \$

Water supply: Nil. Drinking water from Municipal pump, 1/2 mile. Value \$

BUILDINGS ON FARM

3783

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

EXHIBIT No. 819-2
DATE 12 Apr 1948
FILED BY J. M. Shannack

Total present day value \$ 25.00

Total Value Buildings add to farm \$ Nil

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Just a cabin in the field, useful for a bachelor

Describe the basement and chimneys: No basement; stove pipe chimney.

No. rooms downstairs? 1 Upstairs? - How finished Plain studs.

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
15	Level	Clay loam, 1'	Clay	1 ac. strawberries; 2.5 " rasps & currants, balance grass, poor.	50.00	750.00
Area which can be cultivated without cost other than for breaking.						
<p>NOTE: -Originally there was a light layer of peat; this has pretty well been amalgamated with the clay.</p>						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 750.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 750.00

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

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

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

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

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

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

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

Date: July 4th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 3 day of July 19 42

Inspector's Signature

"T. GODFREY"

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

JL-422 - H. FUJII

Farm Appraisal Report

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

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

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

This should be cow land, not fruits.

(FOR ORCHARD LANDS ONLY)

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

See Taxes

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

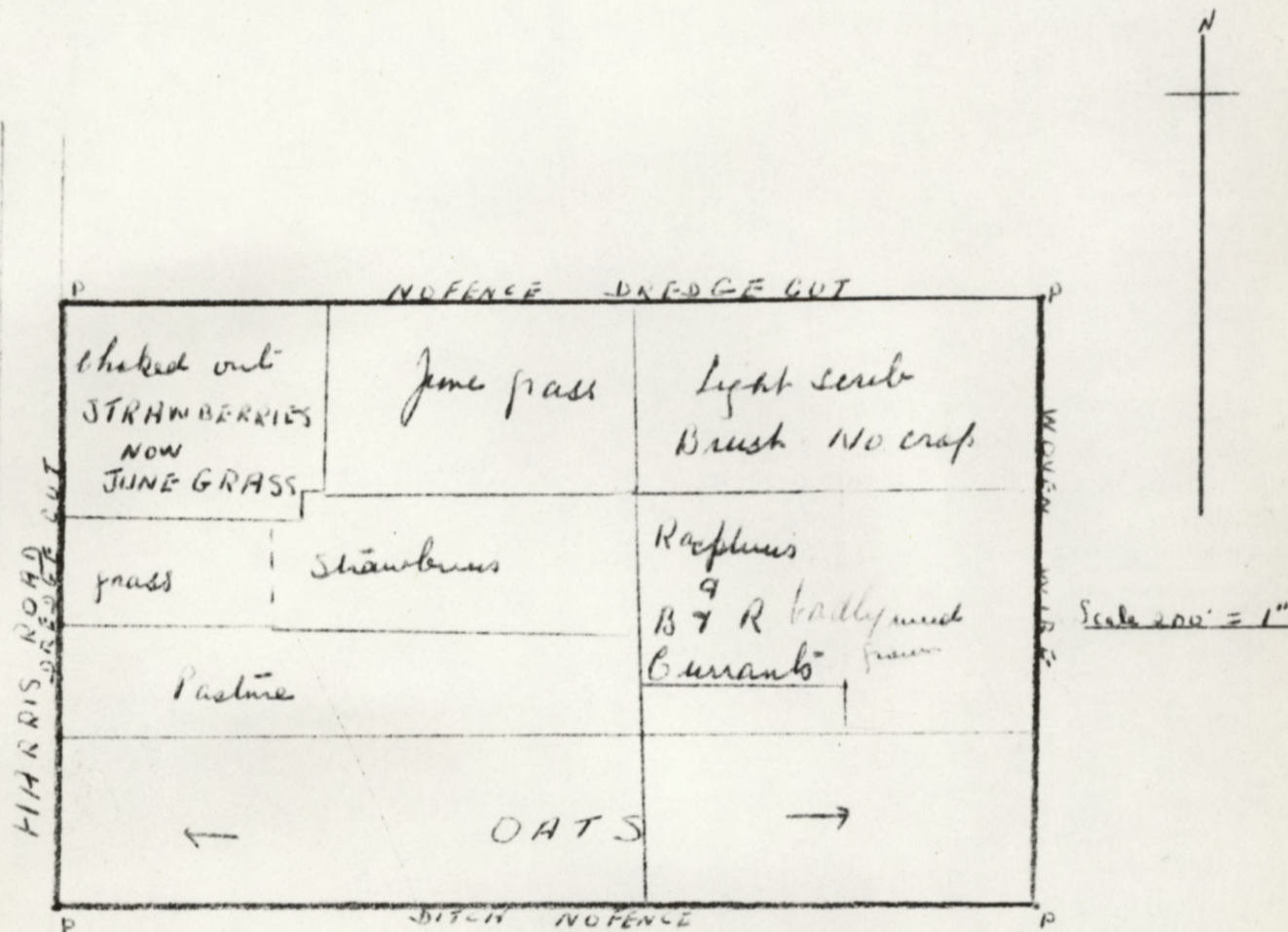
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

1.	acre Strawberries worth picking.	\$
2.5	" Raspberries & Currants.	\$
11.5	" Pasture; mostly June grass & weeds.	\$
15.	"	\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Total \$		\$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 750.00

Date 6th July 19 42.

"I.T. BARNET"
District Superintendent.

BC-488-P
BC-2260-B

Farm Appraisal Report

File No. 422

Land Description Lot 2 of S. pt. of Blk. "A" of Lot 261, Gp. 1, Map 6115.

House No. 142. Containing 4.37 Acres

Owner's Name FUJII, Hyogoro Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows Distance 1/4 mile

Market Town New Westminster Distance 13 "

Church (give denomination) United & Anglican-Pitt Meadows Distance Nearby

Nearest School Pitt Meadows Distance 1/4 mile

State how property was identified: Corner posts and map location.

Roads: State whether property has access to main road, the kind of road and its condition.
Direct access to Harris Road, surfaced, good condition.

Is this district a good one? Reasonably good. Co-operative marketing.

Employment opportunity Sawmills; brickyard and peat plant.

Dominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences. Value \$

Water supply: Domestic water from well. Electric pressure pump. Value \$

BUILDINGS ON FARM

3783

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame	1 1/2 st.	Shgl.	20	Wood	Poor	800.00
Shack	12 x 22	"	1 "	"	20	"	"	50.00
Shed	18 x 30	"	6-12'	"	20	"	"	50.00
BARN	x	"	"	"	"	"	"	"
Rhubarb hse.	.18 x 50	"	8-15'	"	20	"	"	100.00
BARN Shed	14 x 18	"	6-12'	"	20	"	"	30.00
Shed	12 x 22	Poles & Shk.	10'	Shke.	20	"	"	-
GRANARY	x	"	"	"	"	"	"	"
Greenhouses	54 x 130	Sash & Glass	6-10	Glass	10	Cement	Good	1400.00
Boiler Hse. & Equipment	12 x 18	Frame	6-12	Shgl.	10	Wood	Fair	500.00
	x							

Total present day value \$ 2930.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: No basement; brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? 2 How finished Wood lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 420 feet.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.71	Level	Sandy loam 12" to 18"	Sand & Gravel	Small fruits and vegetables.	75.00	208.25
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.66	Level	Sdy. lm. 12-18"	Sand & gravel	Clearing bush, stumping, etc.	175.00 to 250.00	20.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 241.45

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 1741.45

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

Farm not in good state of cultivation. Chinese tenant apparently chiefly interested in operation of Greenhouses.

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

Mixed small fruits.

Noxious weeds:

Canadian thistle.

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

1942 Tax - \$32.55. District of Pitt Meadows.

Date: July 2nd, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of July 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

H. FUJII

Farm Appraisal Report

Remarks: This is a small property situated close in to Pitt Meadows, operated chiefly as a Greenhouse proposition, a highly specialized class of operation, for production of Tomatoes and Cucumbers.

The Greenhouses are well constructed and both structure and equipment is in good condition. Apparently the heating plant is wood burning as no buildings for sawdust storage are in evidence.

Outside of the Greenhouses the other buildings are old and not generally in good condition.

The dwelling is numbered 142 and electric light is installed in the house. Water is supplied to Greenhouses by electric pressure pump from well.

A Chinaman is operating the Greenhouses, but I was unable to contact him and obtain information as to lease rentals.

Dwelling was locked and I was unable to gain entrance.

(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.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

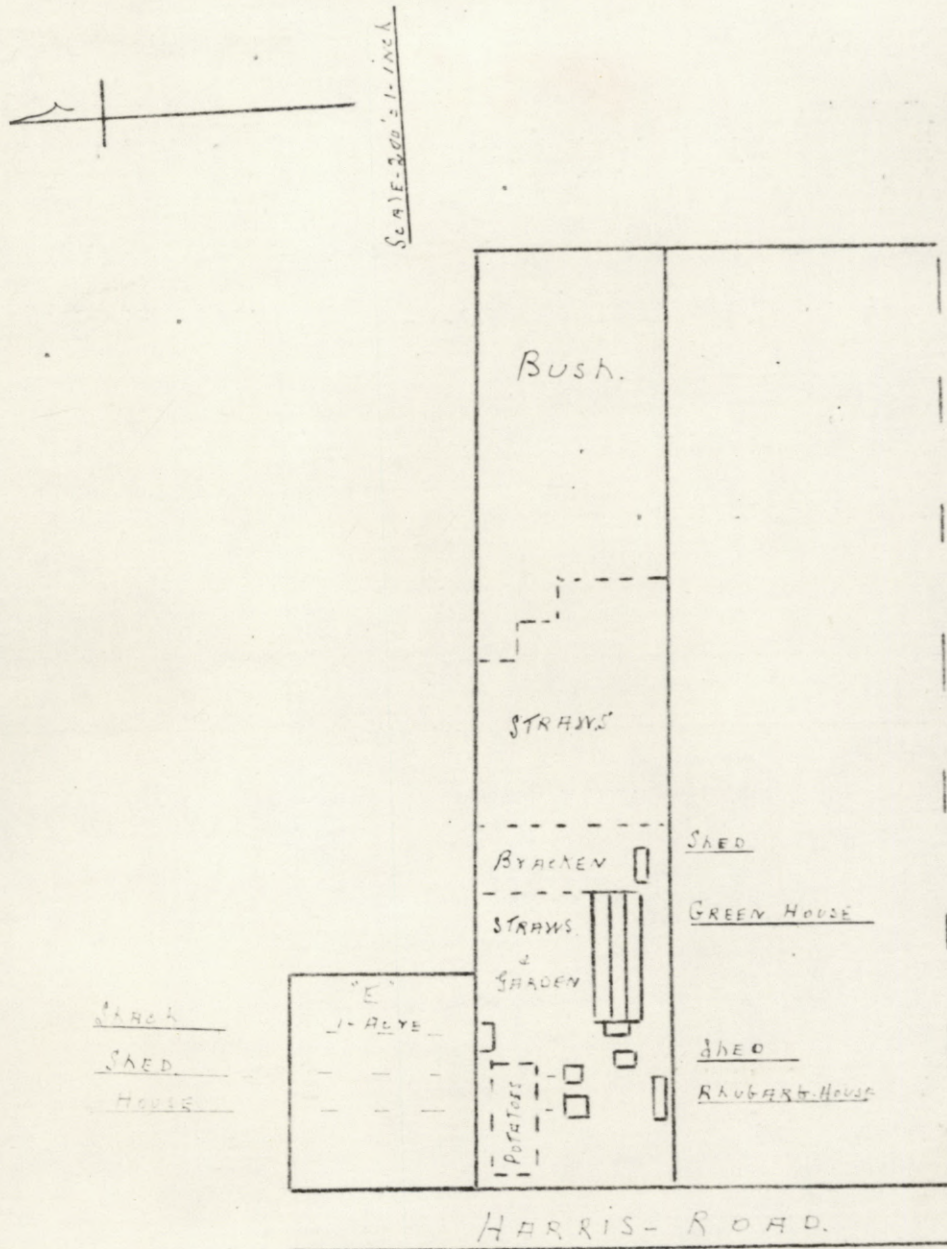
Present Value

Strawberries	- 1.41 acres	- only fair condition.	
Potatoes	- .11	" - good condition	
Bracken & Weeds	- .32	"	\$
Grass & Buildings	- .87	"	\$
Bush & stumps	- 1.66	"	\$
	<u>4.37</u>	"	\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property



LOT 2 of S-PT. of Block "A" of Lot. 261-9p-1-MAP 6115

4.37 Acs

Hyogoro-Fujii

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1700

Date July 30th 19 42

"I.T. BARNET"
District Superintendent.

H. FUJII

(Claimant's Name)

PERSONAL CHATELS

14137

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Kitchen range	1935	used	50.00	fair	30.00
Heater	1940	new	25.00	good	20.00
4 Bed sets	1932	used	40.00	fair	16.00
1 Bed set	1940	new	40.00	very good	30.00
2 dressers	1930	new	20.00	fair	6.00
6 chairs & couch	1933 & 1936	new	22.50	fairly good	10.00
2 doz. bowls, 3 doz. plates & 3 trays	1935-1938	new	19.00	good	10.00
1 H.P. motor	1937	used	15.00	good	10.00
Cultivator	1934	new	27.00	good	15.00
8 hoes, 8 shovels & spades & 1 axe and other equipment	time to time for 1935 to 1940	new	Do not remember 21.50	fair dried and stored	17.50 12.00
3 - 25' rubber hose	1940	new			\$176.50

Description of Storage of Goods:

All goods were stored on the second floor and boarded up so that tenant could not have access thereto.

EXHIBIT No.

819-3

DATE

12 apr 1948

FILED BY

J. A. Chernick

General Statement as to Chattels not Described above:

I have amended my claim where I found that I had placed the cost price, and I consider the above ~~items~~ and estimated values to be the fair market value after depreciation for use.

Additional Comments, if any:

H Fujii

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. _____

EXHIBIT No. _____

NAME FUJIE Hyogoro.

REG. No. _____

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>10/4/42</u>	TAKEN BY <u>I. C. Bardwell</u>					
EVACUATION <u>16/7/42</u>	DATE <u>18 May 42</u>					

1 kitchen stove
 1 heating stove
 3 bar stools
 sofa
 chairs
 beds
 kitchen utensils
 garden tools
 2 cupboards
 barrell burner
 pipe cutter
 2 cultivators
 rubber hose
 scale
 bucksaw
 landsaw
 spray pump
 sawdust burner
 2 boilers in greenhouse

platform scale
 9 kitchen chairs
 2 beds & 4 springs
 heater
 chifferon
 sanitary couch
 kitchen range
 sawdust burner
 2-7'6" crescent saws
 1 small & 1 large steam boiler
 electric pump water system
 Bundle garden tools
 hand cultivator
 spray pump
 cultivator (horse-drawn)

1. Kitchen Range	30 00								
2 heater	20 00			3 00					
3 4 bed sets	16 00								
4 1 bed set	30 00								
5 2 dressers	6 00			1 25					
6 6 chairs & couch	10 00			5 25					
7 2 doz bowls, 3 doz plates & 5 trays	10 00								
8 1 H.P. motor	10 00								
9 Cultivator	15 00			8 00					
10 8 hoes, 9 shovels & spades & 10 ft and other equipment	17 50			15 10					
11. 3-25' rubber hose	12 00								
	\$176 50			\$36 60					

RECAPITULATION

Goods valued by claimant	at	\$	68.50	was
"	"	"	10.00	was
"	"	"	88.00	was
"	"	"	10.00	was
			\$176.50	

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
				X			Custodian Agent I.C. Bondwell declared kitchen range "no good, left". Custodian inventory shows 2 beds & 4 springs which agent describes as "No good".
				X			
			X		X		
				X			Issue whether same as those claimed "Rotten".

VALUATION

ed by claimant	at	68.50	were sold for	36.50
"	"	10.00	no record at any time	
"	"	88.00	were abandoned	
"	"	10.00	stolen	
		<u>176.50</u>		

EXHIBIT No. 819-4
 DATE 12 apr 1948
 FILED BY J.W. Spencer