

Name of Claimant FUJIWARA Hideo &
 " Ai (Mrs.)
 Custodian File

Case 999

| REAL PROPERTY | | | | | | | | | | |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|-------------------|--|-----------------------------|--------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | | V.L.A. Mission Village | | Total |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | 80% of all Sale Prices | | Sale Price | 125% of all Sale Prices: | |
| | | | | | | % of Total | Amount | | % of Total | Amount |
| 5150.00 | 257.50 12.50 4.95 | | | | | | | | | 274.95 |
| PERSONAL PROPERTY | | | | | | | | | | |
| Motor Vehicles | | | Boats and Boat Gear | | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | | 45% of amount in next preceding column | | |
| | | | | | | | | | | |
| NETS | | | | | | | | | | |
| Total award for Nets plus Sale Price | | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | | Percentage Total Award to Total Claim | | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | | Apply % ratio to Claim | Deduct Custodian Sale Price | |
| | | | | | | | | | | |
| MISCELLANEOUS CHATTELS | | | | | | | | | | |
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Applica-tion of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| | | | | | | | | | | |
| TOTAL RECOMMENDATION | | | | | | | | | | 274.95 |

CASE NO: 999.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

HIDEO FUJIWARA
and

(MRS.) AI FUJIWARA.

PROCEEDINGS AT HEARING.

CASE NO: 999.

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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Toronto, Ontario,

May 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

HIDEO FUJIWARA,
 and
(MRS.) AI FUJIWARA.

PROCEEDINGS AT HEARING.20 APPEARANCES:

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

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

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

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H. Fujiwara,
In Chief.
Discussion.

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

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

DIRECT EXAMINATION BY MR. BEST:

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

A Yes.

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

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

A 2052 Dundas Street.

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

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

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

A Yes.

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

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

F. Fujiwara,
In Chief.

Neville Smith for \$12,000.00.

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

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

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

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

THE COMMISSIONER: Yes.

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

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

Q The whole building? A: Yes.

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

Q How long did that situation prevail?

20 A We gave her a two year lease.

Q That would take you down to 1931?

A Yes.

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

Q Did you move into the building yourself?

A Yes.

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

A Yes.

30 Q And you operated the place from that time on?

H. Fujiwara,
In Chief.

- A Yes.
- Q And I understand there were about 32 suites in this building, is that correct? A: Yes.
- Q I see. And how large were they?
- A Two to four rooms.
- Q Were they rented all individually?
- A Some by suites and some by rooms.
- Q And what was the approximate total income from the property? A: About \$360.00.
- 10 Q Per month? A: Per month.
- Q I see. And was that the average income at the date of evacuation? A: Yes, about that approximately.
- Q When did your father die? A: 1939.
- Q And you and your mother were appointed as co-executors by the Surrogate Court in Vancouver, were you? A: Yes.
- Q Now I wonder if you would tell the Court what happened at the time of evacuation? What did you do with the rooming house or apartment house business? A: Well we were forced to
- 20 evacuate on short notice so we got a broker to find somebody to rent it for us and we rented it to a Chinese.
- Q I see. Then what happened to all the furniture in it? Did you sell that?
- A Yes, we sold it.
- Q You are not claiming anything for it?
- A No.
- 30 Q You are claiming only for the building?

H. Fujiwara,
In Chief.

A The building and the lot.

Q Now, what do you say, Mr. Fujiwara, about the general condition of the building at the time that you left it?

A: Well it was in as good a condition as we could make it. We made all repairs to foundations, roof and furnace.

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

A The roof would be around before 1939.

10 Q Before 1939?

A: When my father was alive.

Q I see. And do you know of your own personal knowledge approximately how much was spent on that roof at that time?

A: I would say the roof would be about \$100.00, I guess.

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

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

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

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

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

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H. Fujiwara,
In Chief.

Discussion; Cross-Exam.

assessment roll for 1942, value of land \$695.00,
value of improvements, \$8900.00. That is addressed
to Ai and Hideo Fujiwara, 2025 Dundas.

Q You got that card? A: Yes.

MR. HUNTER: The assessment is admitted.

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

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

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

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

s side street?

Q The intersecting street? A: Semlin Drive.

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

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

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CROSS-EXAMINATION BY MR. HUNTER:

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

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

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

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

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H. Fujiwara,
Cross-Exam.

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

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

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

THE COMMISSIONER: And the rental was \$785.00?

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

10 MR. BEST: Yes, that is correct.

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

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

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

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

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

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

MR. HUNTER: No, I think that was one that was catalogued, my lord. Some were sold by advertisement and others by catalogue. The catalogue number was 94. Catalogues were given to all the real estate dealers. Mr. Shears points out, my lord, that
30 these catalogues which were delivered to all real

H. Fujiwara,
Cross-Exam.
T. Fujiwara,
In Chief.

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

THE COMMISSIONER: I see.

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

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

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

(Witness aside)

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

DIRECT EXAMINATION BY MR. BEST:

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

A That is right.

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

A: Yes.

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

A Yes, I have.

Q I wonder, first of all, if you would tell us what you know about the repairs to the roof in just recent years, that is immediately prior to evacuation?

A: Yes. I would

30 like to mention my brother doesn't know very well.

T. Fujiwara,
In Chief.

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

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

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

Q What about this basement work? There was some mention of that? A: The front portion

10 of the house had a wooden platform adjoining the sidewalk and we tore that out and made it all concrete.

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

Q About 1940? A: Yes,

Q Do you know approximately what that cost?

A Oh, I should say about \$200.00.

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

20 repairs. We installed new boilers.

Q Do you mean a boiler for heating the building?

A Yes, for hot water.

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

Q Do you know how much that cost?

A About \$100.00.

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

30 A No, I didn't.

T. Fujiwara,
In Chief.

Q Your mother did that, did she?

A Yes.

Q And do you know to whom it was rented?

A Yes.

Q To Chinese people, I understand?

A Yes.

Q And that was immediately prior to evacuation, was it?

A: When my mother was evacuated, yes.

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

Q What percentage would be Occidentals?

A 99 percent.

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

A Yes, one or two families.

Q All the rest were white, were they?

A Yes.

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

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

A Yes.

Q And the previous rentals of \$360.00?

A Yes.

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

A Yes.

Q And the fact you leased the building for \$200.00

30 shortly after it was bought, that is the whole

T. Fujiwara,
In Chief.
Cross-Exam.

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

MR. BEST: All right.

CROSS-EXAMINATION BY MR. HUNTER:

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

10 Q Just before the war started with Japan?

A Yes.

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

A No, no.

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

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

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

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

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

Q What is your view as to what you could have realized from the renting of the building if you were operating it as an apartment building, renting the suites yourself?

A: About the same as we have been. Of course during the war we could obtain more rent.

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

Q So that you would realize net \$2400.00 a year in 1940? A: Yes.

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

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

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

20 A Yes.

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

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

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

30 Q When you say you had a net of \$2400.00, does that mean you are subtracting from the gross an equivalent figure which you would have had to pay someone else or theoretically pay yourself?

T. Fujiwara,
Re-Cross Exam.

A Subtracting?

Q Have you subtracted it from the gross?

A Yes.

Q What did you subtract in the way of a management fee?

A: Well, the net would be the amount that our family would have collected.

THE COMMISSIONER: Q: That is to say, \$2400.00 would be the total amount that the family collected?

A Yes.

10 Q After paying for repairs, and so on?

A Yes.

MR. HUNTER: Q: But you haven't deducted from that \$2400.00 the management fee? A: No.

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

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

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

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

THE COMMISSIONER: Go ahead, if you wish.

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

THE COMMISSIONER: Very good.

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(Witness aside)

Mrs. Ai Fujiwara,
In Chief.

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

DIRECT EXAMINATION BY MR. BEST:

- Q Mrs. Fujiwara, you are the widow of the late Toda Fujiwara, who formerly owned 2052 Dundas Street, Vancouver, is that correct? A: Yes.
- Q Did you lease this property at the time of your evacuation to these Chinese people for \$65.00?
- A Yes.
- 10 Q I wonder if you would tell us why you leased it at that time? A: They wished to lease it from me.
- THE COMMISSIONER: It might have been safer to rely on what I had to say.
- MR. BEST: It might have been, my lord.
- Q Can you give us the time that you actually leased it, Mrs. Fujiwara? A: In September, 1942.
- 20 Q Mrs. Fujiwara, how big a family have you?
- A Nine altogether.
- Q And how many were living at home at the date of evacuation? A: Five.
- Q That was when you were evacuated in September of 1942, was it? A: Yes.
- Q How many lived there before the general evacuation?
- A All nine of us.
- Q And was your income derived and the support of the nine of you from this building?
- 30 A Yes, all nine of us.

Mrs. Ai Fujiwara,
In Chief.
Cross-Exam.

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

A Yes.

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

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

A Yes.

Q And how many older boys worked about the place?

10 A Two.

THE COMMISSIONER: All right.

CROSS-EXAMINATION BY MR. HUNTER:

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

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

A The second son did most of the work.

MR. HUNTER:

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

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

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

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

Mrs. Ai Fujiwara,
Cross-Exam.

Q And he was working outside, was he?

A Yes, he was working outside.

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

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

Q He was helping around the house, was he?

A He had no particular job.

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

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

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

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

A Yes, we had books.

Q Did you bring them with you?

20 A I think we brought them.

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

A They are from memory.

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

MR. HUNTER: That is all.

THE COMMISSIONER: No re-examination?

MR. BEST: No, my lord.

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

Mrs. Ai Fujiwara.
Discussion.

MR. HUNTER: No, my lord.

THE COMMISSIONER: Very good.

MR. HUNTER: That is quite satisfactory.

(Witness aside)

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

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

(PROCEEDINGS ADJOURNED SINE DIE)

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

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T. P. Horrobin
"T.P. HORROBIN"
Official Reporter.

20

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DEC 3 1947

Case 999

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.

ACKNOWLEDGED

[Signature]

5203
10836
Toronto

3/1

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

(1) NAME Fujiwara Hideo Hideo
Fujiwara Ai Mrs. (RCMP) Reg. No. 01943
(Print) Surname Given Name

(2) Pre-Evacuation Address 2052 Dundas Street, Vancouver, B.C.

(3) Present Address 210 John Street, Toronto, Ontario

(4) REAL ESTATE
(a) Street Address (if any) 2052-4-8 Dundas Street, Vancouver, B.C.
City or Municipality, Province

Brewer

(b) Legal description (lot number, block number, section number, etc.)
Lot 6, Block 26, D.L. 184

Heelard?

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Apartment
(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.) Joint Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 695
(ii) Buildings - - - - - \$ 8900
(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) - - - - - \$ 9595
(v) Amount at which Custodian sold property and credited your account - - - \$ 5150
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4445

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation _____
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
(c) How stored or packed at time of evacuation _____

(over)

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

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | _____ | Estimated Value \$ | _____ |
| 2. | _____ | Estimated Value \$ | _____ |
| 3. | _____ | Estimated Value \$ | _____ |
| 4. | _____ | Estimated Value \$ | _____ |
| 5. | _____ | Estimated Value \$ | _____ |
| 6. | _____ | Estimated Value \$ | _____ |
| 7. | _____ | Estimated Value \$ | _____ |
| 8. | _____ | Estimated Value \$ | _____ |
| 9. | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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) - - - - - \$ 4475

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

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

DOMINION OF CANADA)
of)
TO WIT:)

We, Hideo Fujiwara & Ai Fujiwara of the city
of Toronto in the county of York

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 26th day of November)
A.D. 1947.)

A. Fujiwara
A. Fujiwara
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.

HIDEO FUJIWARA and AI FUJIWARA
(Claimant's Name)

REAL ESTATE
(Other than farm)

02044 and 01943
Reg. No.

| Type of Premises (e.g. House, Store, etc.) | No. of Rooms | Type of Finish | Use of Premises | Size of Lot | When Purchased | Date of Purchase |
|---|---|----------------|-----------------|-------------|----------------|------------------|
| Apartment Houses | 82 plus 5 bathrooms and 10 W.C.'s | Frame Building | Apartment House | 50' x 120' | 1929 | Jan. 25 |

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value | Date of Sale |
|------------------------|-------------|---|-----------------|--------------|
| Working class district | \$12,000.00 | \$1000.00 spent re painting and fixing up. | \$9595.00 | |

Comments re upkeep of premises:

Up until the time of the evacuation of Mrs. Fujiwara's family the premises were kept in a good state of repair.

Comments re Appraiser's report not covered above:

These premises included not only the rooms in which the claimant and her family resided, but also 32 suites of sizes varying from 2 to 4 rooms. The average rentals from these suites was \$12.00 a month making a total, allowing for vacancies of approximately \$360.00 a month. The charges including heating, taxes, insurance, repairs, etc. were approximately \$160.00 a month leaving a net revenue of \$200.00 a month. In September of 1942 the property was leased by Mrs. Fujiwara to a Chinese for two years at \$65.00 per month, the tenant paying water rates. At the time this rental was made, Mrs. Fujiwara was alone with her younger children and had received notice that she must leave within a week. She had no opportunity to arrange satisfactory rental and was forced to accept \$65.00 a month which was utterly inadequate rental having in mind the revenue producing possibilities of the property. The rooms were largely rented to working class people of the occidental race and there were very few vacancies owing to the shortage of housing. Even if it were necessary as the appraiser suggests, to put a substantial sum on rehabilitation of the premises, a very substantial revenue could be secured, which makes the valuation of \$4000.00 out of line. The Assessment on the property was \$9595.00 the amount claimed.

EXHIBIT No. 999-1
DATE 3 May 1948
FILED BY W. Best

AI Fujiwara
Hideo Fujiwara
Signature

FUJIWARA, Hideo & Ai
2052 Dundas St., Vancouver, B. C.
Evac. File 5203
10836

94



EXHIBIT No. 999-2
DATE 3 May 1948
FILED BY J. W. G. Hunter.

Picture Taken April 9, 1943

incom

JOHNSON, REEVE AND WATSON
Estate Agents

DATE 3rd May 1948

Valuations, Arbitrations, Insurance, Real Estate, Mortgages

FILED BY J.W.G.Hunter

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

28th July, 1943.

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

File No. 10836/5203

Dear Sir:

Catalogue No. 94
Lot 6 Block 26 D. L. 184
2062 Dundas Street

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

Location Poor working class district. East End.
Land 50' x 120' entirely covered by building. Vacant lot on West side littered with rubbish.
Building 3 storey frame rooming house in two sections. North section wood foundations, no basement. South section, wood post foundation with low space under part of building for fuel storage, no floor. Siding walls. Composition roof, 32 suites of various sizes, 82 rooms. 5 bathrooms. 10 W.C.'s. North section not plastered (lined with v-joint. South section plastered above v-joint dados in halls and to baseboard in rooms. Open space between sections 12 feet wide. 4 light wells. 2/10' x 16' 2/10' x 4'.
Condition The whole building is badly depreciated and very dirty inside and outside.
Note The steps at rear entrance appear to be built on the City Lane. As the building is the full width of the lot, the only access to the South Section is through the North section and across a wood bridge over the open space between the sections.
Rent The property is leased to a Chinese for 2 years from 10th September, 1942 at \$65. per month, tenant paying water rates.
City
Assessment \$9,595 (Land \$695 Building \$8,900)
Taxes \$257.23
Insurance Rate 99 cents per \$100. Limited to yearly coverage
Appraisal With the present rental of \$780 yearly and yearly expenses for taxes, insurance, maintenance, etc. there is barely sufficient surplus to cover the heavy depreciation accruing. If a purchaser were to spend \$3,000 or \$4,000 on rehabilitation of the building and to rent the suites separately, the revenue could be increased substantially.
The City Assessment evidently assumes that the building is in good condition and would probably not be increased if the necessary repairs were carried out.
In its present state we are of the opinion that the value of this property is \$4,000.

Yours faithfully,
JOHNSON, REEVE & WATSON

per "D.W. Reeve"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: July 5, 1948.

M. D. W.