Name of Claimant FUJII, Rinnosuke Case 1002

Custodian File 14932

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
1350	67.50 38.88										106.38

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

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
181.90	78.30	23.49						23.49

TOTAL RECOMMENDATION	129.87

1540

CASE NO: 1002.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 3, 1948.

IN THE MATTER OF THE CLAIM OF

RINNOSUKE FUJII

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1002.

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).

10 Toronto, Ontario,

May 3, 1948.

IN THE MATTER OF THE CLAIM OF

RINNOSUKE FUJII

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.A. BREWIN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D. J. HANDFORD, Esq.,	Official Interpreter.
A. G. VEITCH, Esq.,	Official Reporter.

30

RINNOSUKE FUJII, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Is this your signature on this claim in respect of real estate here? A. Yes.

Q. Was that prepared on your instructions?

A. Yes.

Q. Are the facts set out there correct, to the best of your knowledge and belief? A. Yes.

(REAL ESTATE CLAIM, MARKED EXHIBIT NO. 1)

10 Q. I see you are making a claim for two houses, 973 and 977 West Seventh Avenue in Vancouver. Is that right? A. Yes.

Q. And the two houses contain five rooms each. At the time of the evacuation you rented one of them, I take it, No. 973, to Mrs. Buss?

A. Yes.

Q. Is that right? A. Yes.

Q. At $15 a month? A. Yes.

Q. And the other house you occupied? A. Yes.

20 Q. I see that you say that it was purchased, that the house was purchased - you have a question mark - April 1929. Was that bought by you then?

A. It was bought in my name and in my father's name.

Q. And has your father since died?

A. He went to the old country so it is changed into my name.

Q. I see here you say that the price was $2,000. Is that correct? A. Yes.

Q. Have you any deed to show that or is that just

30 your recollection?

A. Well, we bought it first for that price $3,000, when we bought in 1929 but we get into argument with agent and we cut it down to $2,000 for that house.

Q. You mean they wanted $3,000 but you eventually got them down to $2,000? A. Yes.

Q. And $2,000 is what you actually paid?

A. Yes.

Q. I see you put on a new roof. When was that put on?

10 A. Two years before - about 1939.

Q. About 1939? A. Yes.

Q. And it says you raised the foundation?

A. Yes, raised the foundation.

Q. What was the cost of new roof? A. $200.

Q. About $200. It states here that No. 977, that is the property in which you were, was rented to Joseph Varhanik at $13 a month. Did you arrange that, yourself?

A. No. I was away at that time. A friend of mine

20 lived next door when I got out from Vancouver. I went away, myself. My wife rent it.

Q. Your wife looked after renting it to Mrs. Varhanik at $15 a month?

A. Yes. My wife told me that.

Q. Your wife told you that? A. Yes.

Q. I see you estimate the value at $3,000?

A. Yes.

Q. How are you able to put that value on it?

A. Well, about the same time a friend of mine lives

30 in the same district about the second door from

my house, they bought the house for $700 and the Custodian sold it for about $1,300. Another friend of mine lives at 1200 Seventh Avenue, and he bought a house for $800 and the Custodian sold it for $2,000, and so I think from that figure it must be my house value; so, I put it on it myself.

THE COMMISSIONER: The Custodian did not make as good a sale for you as he did for your friend.

10 THE WITNESS: That is right. There is something wrong with him.

MR. BREWIN: Q. Is there any other information you can give us which would help us, from your knowledge, about the value of these two house properties?

A. No. There is nothing further.

Q. Do you know how much a year you spent on repairs?

A. Well, we repaired the two houses' roofs for over $200. I cannot tell about the foundation. The

20 foundation was very bad of the two houses, so we raised it up. I cannot tell you the price.

Q. Do you know how much that cost?

A. No. Two or three friends helped us. It takes about a week to raise it up.

Q. And I suppose out of these rentals you would have to pay the taxes?

A. Yes. We would have to pay the taxes.

Q. In regard to your claim for personal chattels, I notice that you are only claiming chattels which

30 the Custodian actually sold. Is that right?

A. Yes.

Q. And so the only question there would appear to be the value.

You have listed all of the chattels for which you are claiming and the value you put for them in your claim form? A. Yes.

Q. I just wish to ask you about three of the larger items specifically. I notice that there is a drop side couch for which you are claiming $15. When
10 did you buy that?

A. About 1937, around there some time.

Q. Was it new when you bought it?

A. Yes, sir.

Q. How much did you pay? A. $30.

Q. What was its condition at the time of evacuation?

A. Well, it is still all right.

Q. There were two beds and a spring? A. Yes.

Q. When did you buy them?

A. The beds and springs, when we were married in 1936,
20 my wife bought them.

Q. How much was paid for that?

A. I do not know exactly; I think $80, or something like that.

Q. You have down here $70. Is that right?

A. Yes.

Q. Were they new when you bought them?

A. Yes, sir.

Q. And I see you are claiming $30?

A. There is another bed.

30 Q. Two beds? A. Another old bed.

Q. You have another item for bed and spring for which you are claiming $15. When was that bed purchased?

A. My parents went to old country in 1936 when we married and they bought it in 1935 or somewhere around that. They left it. We do not need it. We. keep it.

Q. Was that a new bed? A. Yes, sir.

Q. Do you know how much was paid for it?

10 A. Not so much; about $50.

THE COMMISSIONER: Are you guessing or do you know?

A. I heard it from my father. It is not exactly a good one, like $80. It is something like that.

MR. BREWIN: You are claiming $15? A. Yes.

Q. In all these other items in respect of which you have put down the values - there is quite a long list of them and I do not wish to take up time going over them - did you put down what you thought was a fair value for them?

20 A. Yes.

Q. How did you estimate the fair value?

A. I and my wife, we talked together and we figured it.

Q. I notice from the Custodian's information that some of these chattels were declared by your wife but not by yourself. What is the explanation of that? Did they belong to you or did they belong to her?

A. That means that I leave my house April 20 and my wife stay in that house. That is why she look

30 after the stuff.

Q. Who did they belong to, yourself or to your wife?

A. Me and my wife.

Q. Is your wife making any claim for them?

A. No, sir.

Q. No. I notice also that apparently in the statement of assets and liabilities you made at Pettawawa Camp on May 30, 1942, you declared neither real nor personal property. Have you any explanation for that?

10 A. I do not think so, sir.

Q. What do you not think?

A. I never said that, because I got property in Vancouver.

Q. You have no explanation, then?

A. No. We have to sign so many things at that time, we are so upset in the internment camp, so ---

Q. You signed a lot of things?

A. Signed a lot of things.

Q. I see.

20 MR. BREWIN: You do not dispute the ownership of the land?

MR. HUNTER: No.

My lord, it is submitted the real property was sold for its fair market value. It is further submitted that the personal property was sold for its fair market value.

This property was advertised for sale.

THE COMMISSIONER: Are you referring to the real estate?

MR. HUNTER: Yes, my lord. It was advertised for sale

30 in Vancouver newspapers on May 29, 30 and 31, 1942.

I tender a copy of the advertisement as Exhibit No. 2.

(NEWSPAPER ADVERTISEMENT, MARKED EXHIBIT NO. 2)

THE COMMISSIONER: Have you an appraisal?

MR. HUNTER: Yes, my lord. I am just going to produce that, my lord.

The reason I file that prior to the appraisal is that following a habit the Custodian very often had, it was advertised for sale before the appraisal was made; in other words, they wanted the appraisal to be almost identical at the time of the tenders coming in, so there could be no question about it being earlier or later.

Following that advertisement an offer came in on May 31 of $850. That was rejected.

On July 21 the first appraisal was made by J. R. Reid & Company of $1,250. I tender that as Exhibit No. 3.

(APPRAISAL J. R. REID & CO., MARKED EXHIBIT NO. 3)

The next tender which came in was on July 31 for $800. The Custodian beginning to wonder whether the appraisal was sound had another one by Loewen & Harvey, Limited, dated August 5, 1944, which was for $1,400.

I tender that appraisal as Exhibit No. 4.

(APPRAISAL LOEWEN & HARVEY LTD. MARKED EXHIBIT NO. 4)

THE COMMISSIONER: $1,400?

MR. HUNTER: Yes, my lord, $1,400.

The next tender which came in was on September 7 for $1,350, having had an appraisal

of $1,250 and one of $1,400, the Custodian then had a new appraisal made by Johnson, Reeve & Watson, dated September 18, and their appraisal was in the amount of $1,200.

THE COMMISSIONER: The offer was for $1,350?

MR. HUNTER: The offer was for $1,350, my lord.

So that we have appraisals of $1,200, $1,250 and $1,400, with an offer of $1,350.

(APPRAISAL, JOHNSTON, REEVE & WATSON, MARKED EXHIBIT NO. 5.)

That was submitted to the Advisory Committee and approved by them and accordingly it was accepted and sold to Gladys Lea England, as of October 4, 1944.

THE COMMISSIONER: That was the $1,350 offer?

MR. HUNTER: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q. I show you a photograph of two houses. Are those the two houses owned by you?

A. Yes, sir.

MR. HUNTER: I tender this photograph as Exhibit No. 6, my lord.

THE COMMISSIONER: Very well.

(PHOTOGRAPH OF TWO HOUSES, MARKED EXHIBIT NO. 6)

MR. HUNTER: Q. These houses are built on land which is considerably lower than the street?

A. Yes.

Q. You were telling us about some other sales the Custodian made. Was their land lower than the

street or was it fairly level with the street in that case?

A. Just the same as my houses.

Q. How did the houses compare?

A. Well, do you mean my house?

Q. The houses which you owned and the houses which were sold?

A. The rooms are about the same. The houses are about the same.

10 Q. Do you know the houses well enough to say that or are you just judging from appearances?

A. A friend of mine also goes in there.

Q. Do you know when those houses were sold?

A. I heard they were sold about 1943, around there.

Q. In 1943? A. That man is in Hamilton just now. I met him quite a few times. We talk to each other. I heard that is his story.

Q. You do not really know the date, then?

A. No, I do not know the date. His name is Hikida.

20 Q. What is his name? A. Hikida.

MR. HUNTER: I tender the analysis of personal property claim as Exhibit No. 7.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 7.)

MR. HUNTER: Your lordship will notice from Exhibit No. 7 that there is no question of shortage of chattels, that everything claimed was sold. They were all sold by public auction and for goods which the claimant values at $181.90 the Custodian received

30 $78.30 at public auction in addition to $2.85

which he received for some items not claimed.

They all seem to be fairly small items, none of them very large and unless your lordship would particularly like me to ask him about some of these items I would merely rest on my submission that they were sold by public auction at fair market value.

THE COMMISSIONER: Mr. Brewin has covered the larger items.

10 MR. HUNTER: Yes. That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Brewen?

MR. BREWIN: No, thank you, my lord.

THE COMMISSIONER: Q. Near what cross street are these houses on Seventh Avenue - Cypress?

A. Near Oak Street; Oak and Seventh.

Q. Oak and Seventh? A. Yes.

Q. The hill down into False Creek is very steep there?

A. Yes, sir.

Q. Drops very sharply from Broadway?

20 A. Yes.

Q. Down to False Creek? A. Yes.

Q. And Seventh Avenue is three blocks from False Creek?

A. Yes.

THE COMMISSIONER: Thank you. That is all.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

"A. G. VEITCH"
Official Reporter

Case 1002 File 1493

NOV 24 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.

ACKNOWLEDGED

Toronto

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

(1) NAME FUJII (Print) Surname RINNOSUKE Given Name (RCMP) Reg. No. 04903

(2) Pre-Evacuation Address 973 7th Avenue W. Vancouver, B.C.

(3) Present Address 21 Hendry St. Toronto.

Revised

(4) REAL ESTATE

(a) Street Address (if any) 977 and 973 W. 7th Avenue, Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 18 (W) Blk 296 D.L.526 and Lot 18 (E) Blk. 296 D.L. 526

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

(i) ~~Farm~~
(ii) Residence (2) 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 - - - - - - - - - - - - - - - - $ 1300.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 1700.00

(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) - $ 3000.00

(v) Amount at which Custodian sold property and credited your account - - $ 1350.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1650.00

(5) PERSONAL PROPERTY

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

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

(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") In care of the Custodian.

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

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

TOTAL CLAIM FOR PROPERTY LOSS $ 103.60

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) - $ 1753.60

(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:)

I, Fujii, Rinnosuke 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 17th day of November)
A.D. 1947. E.W. Brown) R. Fujii
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.

	Value	Sold by Custodian
Sprinkler	$1.00	.35
Basket and contents	1.00	.85
Step Ladder	3.00	.25
Dresser	10.00	5.00
Dresser	10.00	4.75
Drop-side couch bought 1937 at $60	15.00	4.35
2 Beds and spring do 1936 at $70	30.00	9.50
Bed and Spring left by parents.	15.00	6.00
2 Boxes miscellaneous scrap tools	12.00	2.25
Box of miscellaneous junk	8.00	2.60
Plate Glass	1.00	.75
Wooden tubs	1.00	.50
Ornamental dog	4.00	2.00
Picture	.55	.55
Tea set	2.00	1.40
Brass tray	5.00	1.25
Dishes	15.00	8.75
Cooking utensils	4.00	2.15
Trays	1.00	.55
2 Trowells	3.00	1.00
2 Brushes	.50	.20
2 Electric irons	7.00	4.60
Vase	2.00	1.10
2 Jardiniers	7.00	3.80
3 Ornaments	7.00	4.90
Painting	3.00	1.00
Pictures	2.00	1.00
Miscellaneous	.50	.50
Tools	6.00	3.80
Cupboard	2.00	1.00
Shelves	.10	.10
Tool Chest	.75	.25
Tool Chest	2.50	1.25
	181.90	78.30
	78.30	
	$103.60	

FUJII, RINNOSUKE
(Claimant's Name)

REAL ESTATE
(Other than farm)

04903
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
Two Houses	5 Rooms each	Wooden	1. Residence of owner 2. Rented as residence for $15.00 per month	50' x 120'	April 1929	? April ?

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Mixed industrial and dwelling district in Japanese-Canadian district.	$2000.00	New Roof Cost - $200.00 Raised Foundation	$3000.00

Comments re upkeep of premises:

973 West 7th Avenue in good state of repair

977 West 7th Avenue in moderate state of repair when claimant left.

Comments re Appraiser's report not covered above: NIL

973 West 7th Avenue rented to Mrs. May Buss at $15.00 monthly.

977 West 7th Avenue rented to Joseph Varhanik at $13.00 monthly.

EXHIBIT No. 1002 - 1
DATE 3 May 1948
FILED BY L. A. Brown

R. Fujii
Signature

EXHIBIT No. 1002 - 2

DATE 3 May 1948

FILED BY J. W. G. Hunter

Evacuee File No. 14932

Advertisement appearing in Vancouver Newspapers May 29th, 30th & 31st also in Weekly Columbian

P-30-5-44

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN
REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following residential and farm properties:

Lot 134, Town of Hastings, all north of line parrallel to South Boundary and distance 84 feet therefrom, City of Vancouver, known as 2568 Wall Street, Vancouver and containing a 6-room frame dwellings.

Lot 18, Block 296, D. L. 526, Group 1, New Westminster, District Plan 590, known as 973 and 977 West 7th Avenue, Vancouver, being 2 single-storey, five-room dwellings.

Lot 25, Block 5, D. L. 196, Group 1, New WestminsternDistrict known as 236 Powell Street, Vancouver, being a 2-storey frame store building with rooms above.

Lot 22, Block 49, D. L. 181, Group 1, New Westminster District, being a Vacant Lot in the 500 Block Powell Street, Vancouver.

Lot 6, Block 2, North East Quarter of Section 22, Town of Hastings, Plan 2055, being a Vacant Lot in the 2600 Block Adanac Street, Vancouver.

Lot 1, Block 9 of the North Half of Lot 116, Group 1, Map 1236, New Westminster District, known as 3700 East Hastings Street, Burnaby, being a one-storey frame store building.

LOT 2, BLOCK 9, OF THE NORTH HALF OF LOT 116, GROUP 1, MAP 1236, NEW WESTMINSTER DISTRICT, KNOWN AS 3702 EAST HASTINGS STREET, BURNABY, BEING A FRAME LEAN-TO STORE BUILDING.

Lots 9 and 10, Block 48 of Lot 347, Group 1, Map 2720, New Westminster District, on Maude Road, Port Moody, being a 4-room single-storey dwelling.

Block 23 of the Southwest Quarter of Section 20, Township 17, Map 905, Municipality of Mission, New Westminster District, situated on Hurd Road, Mission, being a farm of 5 acres, more or less.

Block 10, D. L. 193, Group 1, New Westiminster District, Plan 1332, situated on Pipe Line Road, East side of Seymour Creek, District of North Vancouver, being 2½ acres more or less with a single-storey, 5 room dwelling.

All that part of a 11.349 acre portion shown lettered "C" on sketch deposited No. 1604 of Lot 41, Group 1, lying north of a line parallel to the South Boundary of said portion and distant North therefrom 5.4 chains, Municipality of Coquitlam, in the District of New Westminster, being a farm property of 5.8 acres, more or less, on Robinson Road, near Burquitlam P. O., being a four-room frame dwelling and outbuildings.

Tenders for the purchase of such interests in the above described property as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to the Office of the Custodian, 509 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time on the Twenty-fourth day of June, 1944. Further particulars may be obtained during office hours any day up to noon on the Twenty-third day of June, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 29th day of May, 1944.

THE CUSTODIAN,
509 Royal Bank Building,
675 W. Hastings Street,
Vancouver, B. C.

I hereby certify that the foregoing

EXHIBIT No. 1002 - 3
DATE 3 May 1948
FILLED BY
J.W.G.Hunter

J.R. REID & CO.,

505 Granville Street,
Vancouver, B. C.

July 21, 1944.

The Custodian,
506 Royal Bank Building,
City.

Houses No.973 - 977 - W 7th Ave.

No Catalogue Number

This property comprises a 50 ft lot approximately 10 to 12 ft below the street level on which is erected 2 houses of 5 rooms each.

No. 977 has 3 rooms on the main floor and 2 bedrooms and full bathroom up.

No. 973 has a similar plan with a balcony built on the rear and is in better condition.

Valuation $1250.

"J.R.Reid"

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

July 5th 1948

LOEWEN & HARVEY LIMITED

EXHIBIT No. 1002 - 4

DATE ~~3 May 1948~~

FILLED BY J.W.G.Hunter

751 Dunsmuir Street,
VANCOUVER, B. C.
August 5th, 1944.

Department of The Secretary pf State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: 973 - 977 West 7th Avenue, Lot 18, Block 296
District Lot 526, Not in Catalogue

This property is 50 x 120 feet on the North side of 7th Avenue, between Oak and Laurel Streets. The lot level is 6 to 8 feet below Street level and slopes steeply towards the back. There is no lane.

On this are two (2) Bungalows, each, containing entrance-hall, living room with open arch to dining-room, kitchen with an old enamel sink and partly exposed piping. There is a small pantry off the kitchen and a back porch. Upstairs are two (2) bedrooms with half sloping walls and bathroom with full standard plumbing. Water pressure is good. From the kitchen an inside stair leads to basement with wood floor. There is no furnace. The front of these houses is on the front lot line and a raised wooden platform runs between them to the back entrances - the back porches being a good twelve (12) feet above ground. Foundations are cement pillars and basement floors are three (3) feet above ground at the back. Plastering is loose in some places. There is One(1) single flue chimney, built from the ground. Electric switches are loose.

Both houses have good shingle roofs, eaves appear sound, but there are no downpipes. Exterior walls are of narrow siding, require some re-nailing and in need of paint.

At the back of 973, a 10 foot addition has been made the full width of the house - giving a large open back porch on the first floor and an enclosed sleeping porch on the second floor, with entrance from the back room. This has been finished on the outside walls is shingle and interior in wood, but the main roof has been extended to cover the addition. Foundations are stones with 14 foot posts to the verandah floor level.

There are no outbuildings and poor picket fences at the rear.

in my opinion a fair valuation is $1,400.00.

Yours faithfully,
Loewen and Harvey, Limited.
"A.Rout Harvey".

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

July 5th 1948

[signature]

6/4.

EXHIBIT No. 1002 - 5

DATE ~~3 May 1948~~

FILLED BY J.W.G.Hunter

JOHNSON, REEVE and WATSON
Estate Agents

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

18 SEPT. 1944

The Custodian's Office,
Room 509 Royal Bank Building,
Vancouver, B. C.
Your File No.14932
Evacuee Section
Attention Mr K.W.Wright

Dear Sir: re 973-977 West 7th Avenue
Lot 18 Block 296 D.L. 526

As requested we have inspected this property and beg to report as follows:-

Location. Mixed industrial and dwelling district of a poor class. On the west side of these houses is a 2 storey building of cabins which has been damaged by fire and is being repaired. This building is only 2 feet away from the wall of 977. To the West there is a fuel storage yard and a large wood frame sawdust storage warehouse. Both of these adjoining buildings constitute a fire hazard and are not good neighbours for houses in any case.

The lot is 50 feet by 120 feet with no lane at the rear. The land is 10 or 12 feet below sidewalk level which necessitates an unduly high basement structure, all exposed and requiring exterior maintenance.

The houses are each about 21 feet by 30 feet, and there is a verandah and balcony extra on No.973 at the back. Each house is 1½ storey in height and built on wood post foundations with no concrete. The wood sills are not in good condition. There are no basement floors and no heating apparatus. Each house has 3 rooms downstairs and 2 rooms and bathroom upstairs.

The buildings are very old and the exterior woodwork in poor condition, needing repairs and painting.

AS the land cannot be subdivided a buyer must look at the property from an investment aspect, even if he intends to live in one of the houses. The rents are $336 per year. The annual expenses are Taxes $65.47. Water rates $28. Insurance $5. Repairs a minimum of $60., Collections $16.80. leaving a surplus of $160. to cover depreciation and contingencies, such as vacancies and (in the this class of dwelling) fumigation.

From three aspects, (1) capitalization of net income (2) reproduction value less depreciation (3) an annuity basis for the life of the dwellings, the value is not more than $1,200 after allowing for the cost of putting the buildings into sufficiently good condition to prolong their life, which we estimate at a minimum of $400.

From the present owner's point of view it would be desirable to sell as soon as possible before being forced to spend money on repairs to the foundations and the exterior woodwork.

We would recommend acceptance of an offer of $1,200 if more cannot be obtained.

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.

July 5th 1948

6/6.

4800 sq ft
3600 sq ft
50 x 120

EVACUEE FILE 14932
~~INTERNEE FILE 574~~

FUSII, Rinnosuke

973-977 West 7th Ave.

20th Feb. 1943

EXHIBIT No. 1002-6
DATE 3 May 1948
FILED BY
J. W. G. Arnold

4800 pg ft
3600 pg
50 x 120

EVACUEE FILE 14932
~~INTERNEE FILE 574~~

FUSII, Rinnosuke

973-977 West 7th Ave.

20th Feb. 1943

Internee File #574

Rinnosuke FUSII
973-977 W. 7th Ave.

20th Feb. 1943.

EXHIBIT No. 1002-6
DATE 3 May 1948
FILED BY
J. W. G. Arnter

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 14932 EXHIBIT No.

NAME Rinnosuke FUJII (Mr.)

REG. No. 04903

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION None Interned: May 16/42. ~~EVACUATION~~ Released: July 6/43	TAKEN BY Pemberton Realty Corpn.Ltd. (Agt.for Japanese) DATE July 3/42.						
No chattels were declared by Rinnosuke FUJII.	Chinaware	Sprinkler	1.00	T .35			
	Pots and pans	Basket and contents	1.00	M .85			
	Tea set	Stepladder	3.00	T .25			
Following chattels were declared by his wife,Yaye FUJII, in her JP Form of June 13/42.(Mrs.Fujii was evacuated June 29/42):	Japanese May Festival Dolls (silver)	Dresser	10.00	F 5.00			
		Dresser	10.00	F 4.75			
	Kitchenware	Drop-side couch	15.00	F 4.35			
	Garden tools: 4 shovels and other tools	2 beds & spring	30.00	F 9.50			
		Bed and spring	15.00	F 6.00			
	2 boxes clothing (1 trunk & bamboo)	2 boxes misc.scrap tools	12.00	T 2.25			
Left in basement of 973 W.7th Ave.,Vancouver,B.C. 1 bed 2 boxes kitchen utensils 1 box of china		Box of misc. junk	8.00	M 2.60			
	2 bed set and 1 spring	Plate glass	1.00	M .75			
	1 trunk (old clothes)	Wooden tubs	1.00	K .50			
	1 bureau (old clothes)	Ornamental dog	4.00	CH 2.00			
	1 carton box (chinaware)	Picture	.55	F .55			
	1 wooden box (kitchenware)	Tea set	2.00	CH 1.40			
		Brass tray	5.00	M 1.25			
Declarant stated she would leave key with Custodian before leaving for Camp.	1 shoe box (kitchenware)	Dishes	15.00	CH 8.75			
	1 carton box with vase	Cooking utensils	4.00	K 2.15			
	5 carton boxes(mixed)	Trays	1.00	M .55			
	4-5 pans	2 trowels	3.00	T 1.00			
	1 bamboo box	2 brushes	.50	T .20			
	1 cigarette stand	~~2 brushes~~					
	1 box carpenter tools shovel, hook, rake	2 electric irons	7.00	K 4.60			
		Vase	2.00	CH 1.10			
		2 Jardinieres	7.00	CH 3.80			
	(In letter of July 23, 1942,Pembertons state this list prepared by Mrs.Fujii.Signed copy by Mrs.May Buss,tenant, attached to above letter)	3 Ornaments	7.00	CH 4.90			
		Painting	3.00	M 1.00			
		Pictures	2.00	F 1.00			
		Miscellaneous	.50	M .50			
		Tools	6.00	T 3.80			
		Cupboard	2.00	F 1.00			
		Shelves	.10	F .10			
		Tool chest	.75	T .25			
		Tool chest	2.50	T 1.25			
			181.90	78.30			
			78.30				
				2.85	(other sales)		
		LOSS CLAIMED - - -	$103.60	$81.15	- Total sales.		

EXHIBIT No. 10
DATE 3 m.
FILED BY
Jurf. H.

RECAP. OF CLAIM:

$84.65	- Furniture (F)	sold for	$32.25
12.00	- Kitchenware(K)	" "	7.25
37.00	- Chinaware (CH)	" "	21.95
28.75	- Tools (T)	" "	9.35
19.50	- Miscellaneous(M)	" "	7.50
$181.90			$78.30