

Name of Claimant

FUJINO, Bennosuke

Case 1138

Custodian File

8786

| <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                      |
|                                      |                                     |  |                                   |   | 1002.00  |  | 764.80  |            |                                      | 25.00<br>764.80             |
| <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                |            |                                      |                             |
|                                      |                                     |  |                                   |   |  |  |   |            |                                      |                             |
| 725.00                               | 181.25                              |  |                                   |   |  |  |   |            |                                      | 181.25                      |
| <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 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 | Applica- tion of % ratio to amount in next preceding column    | Sale Price of goods Sold by Tender                             | 12% of Sale Price                                     |            |                                      |                             |
|                                      |                                     |  |                                   |   |  |  |   |            |                                      |                             |
| TOTAL RECOMMENDATION                 |                                     |  |                                   |   |  |  |   |            | 971.05                               |                             |



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CASE NO: 1138

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 18, 1948.

IN THE MATTER OF THE CLAIM OF  
BUNNOSUKE FUJINO

PROCEEDINGS AT HEARING.

Original.



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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

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

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

BUNNOSUKE FUJINO

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

-----  
A. SMITH, ESQ. Secretary.

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

J.B. MCGREGOR, ESQ. Official Reporter.



B. Fujino,  
In chf.

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BUNNOSUKE FUJINO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

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

A. Yes.

(FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I tender as Exhibit 2, Farm Appraisal Report

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

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

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

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

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

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

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



B. Fujino,  
In chf.

1 left uncleared.

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

6 Q. What happened to that house? I see according  
7 to your claim you built a house on this property in  
8 1935. What happened to the old house?

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

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

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

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

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

23 A. Yes.

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

28 Q. Can you tell us how you calculated that it  
29 cost you in the neighbourhood of \$2000. over a period  
30 of 22 years that you owned this property to clear  
that 7½ acres? A. Over a period of 22 years it  
is very difficult for me to differentiate how much



B. Fujino,  
In chf.

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

3 Q. Did he do it all himself? A. At the time  
4 the B.C. Electric were putting through a power line  
5 and they were paying \$100. an acre for uncleared land  
6 and \$300. an acre for cleared land, and I had fruit  
7 trees on my property.

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

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

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

20 Q. Would that be gross income or his net income?

21 A. That is gross.

22 Q. Can he calculate for us what his net would  
23 be? A. Fertilizer, 50 tons at \$50. a ton, \$250. for  
24 boxes, \$230. for casual labour, and I didn't calculate  
25 anything for my own work.

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

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

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



B. Fujino,  
In chf.

1 you say you had 140 fruit trees. According to the  
2 appraisal they say there are 60 mixed trees mostly  
3 about 16 years old, about 14 of these are 5 years old  
4 and include apple, plum, cherry, peach, pear, and  
5 are in fair shape. Now, having worked on this place  
6 full time you ought to know how many fruit trees were  
7 on it. What do you say about that.

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

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

10 A. I think the bulk of the trees were about five  
11 to six years old. There were trees 11 and 12 years  
12 old, but I don't think there was anything like 60  
13 trees 16 years old. They were being planted every  
14 year when I was living on the farm.

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

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

20 A. Within half a mile of my farm.

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

22 A. Yes.

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

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



B. Fujino,  
In chf.

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

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

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

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

11 "Property was continuously occupied: owners  
12 still in occupation: in expectation of leaving  
13 they have left uncropped land to go to weeds."

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

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

19 Q. They would have had the notice to evacuate  
20 prior to July? A. They were evacuated on the 8th  
21 of November, and just about two weeks before the  
22 evacuation they had notice.

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

24 Q. Was that form prepared on your instructions?

25 A. Yes.

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

27 A. Yes.

28 (PERSONAL CHATTELS CLAIM FORM, MARKED  
29 EXHIBIT NO. 4)

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





B. Fujino,  
In chf.

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correct? A. Yes.

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

A. I think about November.

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

Q. It is dated August 8th, 1940, showing the purchase price of the truck as \$1174.59.

(INVOICE RE TRUCK MARKED EXHIBIT NO. 5)

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

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

A. I did it myself.

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

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

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

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

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

MR. CHRISTIE: It is included in the price.

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



B. Fujino,  
In chf.

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

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

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

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

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

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

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

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

23 CROSS EXAMINATION BY MR. CHRISTIE:

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

26 Q. I tender this as Exhibit 7.

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

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

30 A. Yes.



B. Fujino,  
Cr. ex.

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

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

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

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

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

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

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

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

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

24 MR. CHRISTIE: It is submitted, your honour,  
25 that the real property was sold at its fair market  
26 value. It is submitted that the personal chattels  
27 consisting of a 1940 Chevrolet truck was sold at its  
28 fair market value, and in connection with the real  
29 property I wish to file as Exhibit 8 the Certificate  
30 of Encumbrance.



(Discussion)

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(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 8).

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

(USED CAR APPRAISAL RECORD MARKED EXHIBIT 10)

THE SUB-COMMISSIONER: The car was valued at what?

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

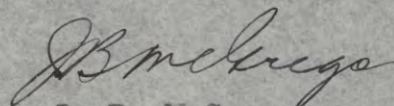
(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 11)

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


MR. CHRISTIE: That concludes the defence.

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
J. B. McGregor,  
Official Reporter.

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

  
J. A. McGibbon,  
Sub-Commissioner.

NOV 26 1947

Case no 1138

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

P.W.

8786

Toronto

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

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

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

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

(4) REAL ESTATE

Best

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

(b) Legal description (lot number, block number, section number, etc.)  
Lot one (1) N.E. 1/4 Section 24, Township Four (4) Map 962,  
Municipality of Delta, District of New Westminister

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

- (i) Farm
- (ii) Residence  Type of business Small Fruit Farm
- (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 - - - - - \$ 2250.00
- (ii) Buildings - - - - - \$ 750.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1002.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1998.00

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

(5) PERSONAL PROPERTY

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

Hastings Park - Vancouver

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

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

(c) How stored or packed at time of evacuation

Left in charge of Custodian

(over)

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

Custodian

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

|   |                           |
|---|---------------------------|
| 1. 1 - 1940 Chevrolet One Ton Truck       | Estimated Value \$        |
| 2. Model 14-23, Serial No. 0142300230     | Estimated Value \$        |
| 3. Engine No. T2002104                    | Estimated Value \$        |
| 4. Total value with special railing steel | Estimated Value \$        |
| 5. box etc. \$850.00                      | Estimated Value \$        |
| 6. Sold by Custodian for \$725.00         | Estimated Value \$ 125.00 |
| 7. _____                                  | Estimated Value \$        |
| 8. _____                                  | Estimated Value \$        |
| 9. _____                                  | Estimated Value \$        |
| 10. _____                                 | Estimated Value \$        |

TOTAL CLAIM FOR PROPERTY LOSS \$ 125.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2123.00

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

Toronto

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, Bunnosuke Fujino of the City  
 of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City )  
 of Toronto )  
 in the County of York )  
 this 20th day of November )  
 A.D. 1947. RA Best )

*Bunnosuke Fujino*

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.

FUJINO, Bunnosuke  
(Claimant's Name)

REAL ESTATE  
(Farm Land)

EXHIBIT No. 1158-1  
DATE OCT 18 1948  
FILLED BY K. J. [unclear]

12519  
Reg. No.

| LAND                       | Acres | Date of Purchase | From Whom     | Cost Price | Cleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|----------------------------|-------|------------------|---------------|------------|---|----------------------------------|---------------------------------|
| Uncleared                  | 1.5   |                  |               |            |   |                                  |                                 |
| Cultivated not planted     | .75   |                  |               |            |   |                                  |                                 |
| Cultivated and not in crop |       | 1919             | Mr. M. Stiles | \$1,500.00 |   |                                  |                                 |
| List Crops                 |       |                  |               |            |   |                                  |                                 |
| Strawberry                 | 3.5   |                  |               |            |   |                                  |                                 |
| Black Currants             | .5    |                  |               |            |   |                                  |                                 |
| Red Currants               | .5    |                  |               |            |   |                                  |                                 |
| Gooseberry                 | .5    |                  |               |            |   |                                  |                                 |
| 60 Fruit Trees             |       |                  |               |            |   |                                  |                                 |
|                            |       |                  |               |            | 1 acre roughly cleared                    | House and Barn + buildings       | \$2,250.00<br>\$ 750.00         |

Total 8.5

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

| Description                         | When Made      | Cost       |
|-------------------------------------|----------------|------------|
| Clearing 7.25 acres of dense growth | 1919 - 1941    | \$2,000.00 |
| Ditching                            | 1919 - 1941    | 700.00     |
| Fence 1200 ft.                      | 1919 - 1941    | 300.00     |
| Three Wells                         | 1920 - 21 - 23 | 150.00     |

| BUILDINGS          | Type | Size      | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|--------------------|------|-----------|--------|------------|---------------|-----------------|---------------------|----------------------------|-----------------|
| House (4 rooms)    |      | 16 x 24   | Frame  | 1935       | \$250.00      |                 | \$200.00            | \$150.00                   | \$300.00        |
| Shed               |      | 30' x 40' | Frame  | 1930       | \$100.00      |                 | \$ 50.00            | \$100.00                   | \$ 50.00        |
| Attached Bathhouse |      | 12 x 12   | Frame  | 1937       | \$ 50.00      |                 | \$25.00             | \$ 25.00                   | \$ 50.00        |
| Extended Barn      |      | 20 x 30   | Frame  | 1933       | 150.00        |                 | 250.00              | 75.00                      | 200.00          |

SUMMARY:

|                   |            |
|-------------------|------------|
| Estimated value   | \$3,000.00 |
| Sold by Custodian | \$1,002.00 |
|                   | \$1,998.00 |

- Comments re Appraiser's report not covered by above information:
- District was a good one for small fruit trees of which Claimant had 140 (apples, cherry, plum, peach)
  - Property had 3 wells dug by Claimant.
  - Claimant feels valuation on buildings and land too low.
  - Of the 140 trees, approximately 60 were about 5 yrs. old Claimant feels valuation of \$50.00 on fruit trees as atrocious.

B. Fujino  
Signature

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IMPROVEMENTS WITH PURCHASE OTHER THAN BUILDINGS (e.g. equipment, plants, tires or special equipment)

| Year | Cost   | Year | Cost   | Year | Cost   | Year | Cost   |
|------|--------|------|--------|------|--------|------|--------|
| 1913 | 150.00 | 1919 | 200.00 | 1925 | 100.00 | 1931 | 100.00 |
| 1914 | 100.00 | 1920 | 150.00 | 1926 | 150.00 | 1932 | 100.00 |
| 1915 | 100.00 | 1921 | 100.00 | 1927 | 100.00 | 1933 | 100.00 |
| 1916 | 100.00 | 1922 | 100.00 | 1928 | 100.00 | 1934 | 100.00 |
| 1917 | 100.00 | 1923 | 100.00 | 1929 | 100.00 | 1935 | 100.00 |
| 1918 | 100.00 | 1924 | 100.00 | 1930 | 100.00 | 1936 | 100.00 |

| Year | Cost   | Year | Cost   | Year | Cost   | Year | Cost   |
|------|--------|------|--------|------|--------|------|--------|
| 1913 | 100.00 | 1919 | 100.00 | 1925 | 100.00 | 1931 | 100.00 |
| 1914 | 100.00 | 1920 | 100.00 | 1926 | 100.00 | 1932 | 100.00 |
| 1915 | 100.00 | 1921 | 100.00 | 1927 | 100.00 | 1933 | 100.00 |
| 1916 | 100.00 | 1922 | 100.00 | 1928 | 100.00 | 1934 | 100.00 |
| 1917 | 100.00 | 1923 | 100.00 | 1929 | 100.00 | 1935 | 100.00 |
| 1918 | 100.00 | 1924 | 100.00 | 1930 | 100.00 | 1936 | 100.00 |

1138

Estimated value  
 25,000.00  
 27,000.00

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1. The following is a list of the improvements with purchase other than buildings...  
 2. The following is a list of the improvements with purchase other than buildings...  
 3. The following is a list of the improvements with purchase other than buildings...  
 4. The following is a list of the improvements with purchase other than buildings...

Signature



COPY

# Farm Appraisal Report

EXHIBIT NO. 118P-201-1  
 DATE OCT 1 8 1942  
 FILED BY R. J. J. 692  
 File No. R. J. J. 692

Land Description Lot 1 of N.E. 1/4 Sec. 24, Tp. 4, Map 962, N.W.D.

Containing 8.62 Acres

Owner's Name Bunnosuke FUJINO Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point Kennedy Distance 1 1/2 miles

Market Town New Westminster Distance 6 "

Church (give denomination) Presbyterian; Evangelical; R.C. Distance 5/4 & 1 mile

Nearest School Strawberry Hill Distance 1/2 mile

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

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

On good hard surfaced Scott Road

Is this district a good one? Agriculturally not

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

Predominating Nationality and religion: British; Protestant.

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

Water supply: 2 wells; fair supply Value \$

## BUILDINGS ON FARM

| BUILDINGS            | DIMENSIONS               | MATERIAL | HEIGHT          | ROOF    | AGE    | Foundation | REPAIR | VALUATION |
|----------------------|--------------------------|----------|-----------------|---------|--------|------------|--------|-----------|
| HOUSE 1 st. Attached | 12x26 x 11<br>8x20 x 7   | Frame    | 9' eave<br>6' " | Shingle | 20     | Wood       | Fair   | \$ 300.00 |
| "                    | 12x12 x 7                | "        | " "             | "       | 4      | "          | Good   |           |
| Pickers' Hse.        | 12x16 x 15<br>12x16 x 11 | "        | 13' "<br>9' "   | "       | 7<br>7 | "          | "      |           |
| BARN                 | 16x32 x 15               | "        | 12' "           | Shake   | Old    | "          | Poor   |           |
| Shed attached        | 18x32 x 9                | "        | 6' "            | "       | 8      | "          | "      | 75.00     |
| "                    | 18x24 x 9                | "        | 6' "            | "       | 8      | "          | "      |           |
| "                    | 10x20 x 10               | "        | 8' "            | "       | Old    | "          | "      |           |
|                      | x                        |          |                 |         |        |            |        |           |
|                      | x                        |          |                 |         |        |            |        |           |
|                      | x                        |          |                 |         |        |            |        |           |

Electric light

Total present day value \$ 600.00

Total Value Buildings add to farm \$ 500.00

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

Describe the basement and chimneys: Brick on bracket; no basement

No. rooms downstairs? 4 Upstairs? None How finished T. & G. lumber in; shingles out.

Are buildings painted? House stained Condition of paint Poor

Distance from nearest bush None near

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

| ACRES   | LEVEL, UNDULATING, ROLLING OR HILLY           | SOIL (State Depth) | SUB-SOIL                                       | KIND AND QUALITY OF CROP | VALUE PER ACRE         | TOTAL     |
|---|---|--------------------|--|--------------------------|------------------------|-----------|
| 7.1   | Level<br><i>7.1 ac.</i>                       | 10" lt.sdy. loam   | Sandy  | Berries - fair           | \$60                   | \$ 426.00 |
| Area which can be cultivated without cost other than for breaking.                                |   |                    |  |                          |                        |           |
|   | LEVEL, UNDULATING, ROLLING OR HILLY           | SOIL (State Depth) | SUB-SOIL                                       |                          | VALUE PER ACRE         |           |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |   |                    |  |                          |                        |           |
| 1.52  | Level<br><i>1.52 ac.</i>                      | As above           | Light alder                                    |                          | \$125                  | \$30      |
|   |   |                    |  |                          |                        | 45.60     |
| Area Unsuitable for Cultivation.  |   |                    |  |                          |                        |           |
|   | CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY. |                    | NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE |                          | VALUE OF LAND PER ACRE |           |

8.62 acs.

Total value of Land \$ 471.60

Total added by buildings to value of farm \$ 500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 50.00

Total value of farm \$1021.60

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

Continuously occupied; owners still in occupation; in expectation of leaving they have left uncropped land to go to weeds.

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

Poultry and small fruit.

Noxious weeds:

None

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

Delta - General taxes \$14.63

Date: July 30, 1942.

Place: Chilliwack, B.C.

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

Inspector's Signature

"R. L. RAMSAY"

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

# Farm Appraisal Report

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

Small fruit on place consists of -

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

Japanese owner was in occupation at time of inspection.

(FOR ORCHARD LANDS ONLY)

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

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

There are 60 mixed fruit trees mostly about 16 years old, \$

About 14 of these are 5 yrs.old. \$

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

in fair shape. \$ 50.00

\$

\$

\$

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\$

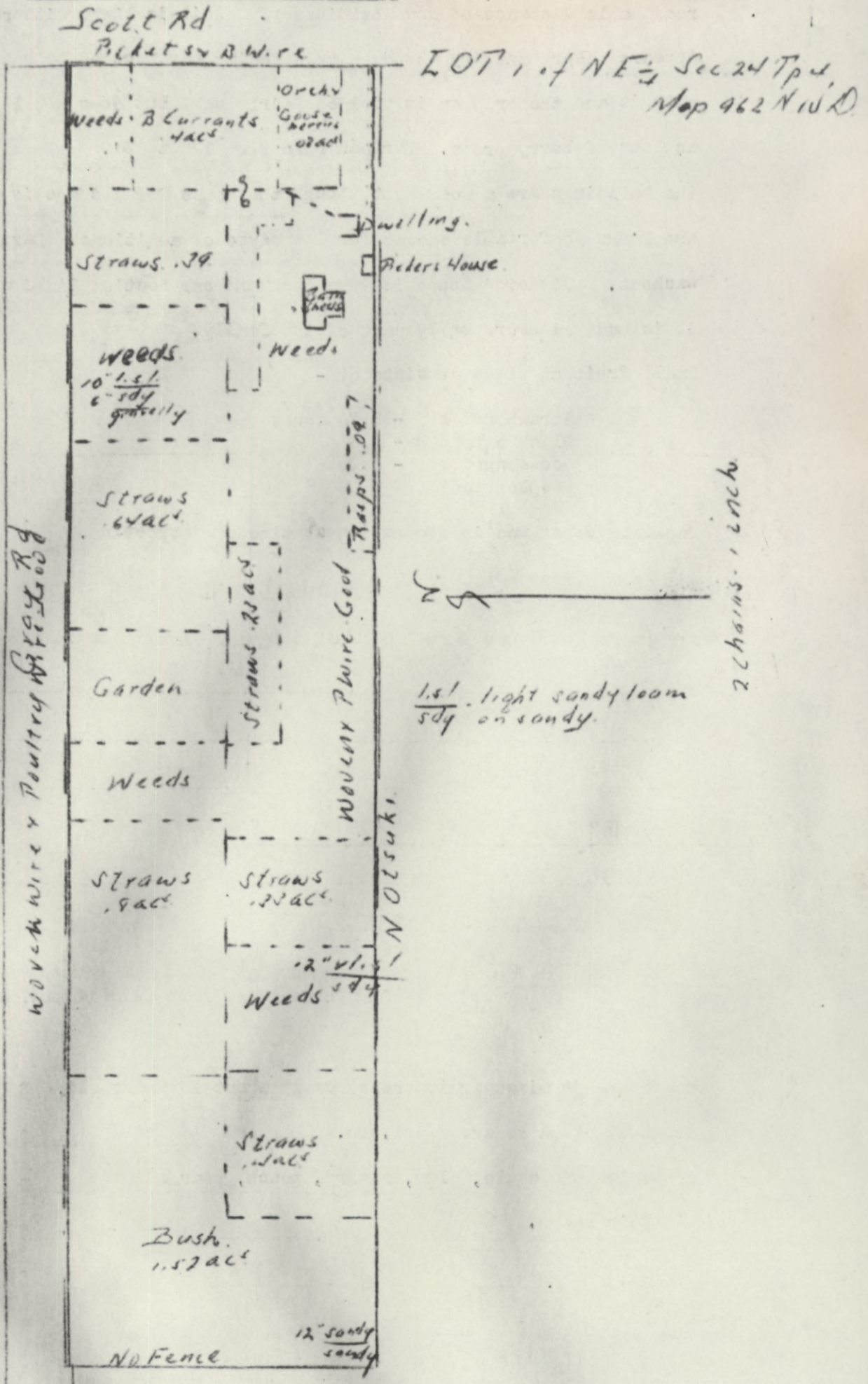
\$

Total \$ 50.00

Amount fruit trees add to value of farm \$

Diagram of Property

B. Fujino



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1200

Date 31st July 1942.

"I. T. BARNET"

District Superintendent.

# MUNICIPALITY OF DELTA ASSESSMENT ROLL FOR THE YEAR 1943

8786

All Lands are Assessed as "Improved."

Date of Transmission of Notice, December 30th, 1942.

| NAME OF TAXABLE PARTY<br>AND ADDRESS                      | Roll No.    | Description of Property |     |           |           |          |      |     | No. Acres<br>or Lots | Value<br>Per<br>Acre<br>or Lot | Value of<br>Improve-<br>ments | Value<br>of Land<br>Only |             |
|---|-------------|-------------------------|-----|-----------|-----------|----------|------|-----|----------------------|--------------------------------|-------------------------------|--------------------------|-------------|
|   |             | Lot                     | Blk | Qtr.      | Sec.      | Twp.     | D.L. | Gp. |                      |                                |                               |                          | Map         |
| M <i>Burnsuke Fujino</i><br><i>c/o Official Custodian</i> | <i>2616</i> | <i>1</i>                |     | <i>NE</i> | <i>24</i> | <i>4</i> |      |     | <i>962</i>           | <i>10</i>                      | <i>50.</i>                    | <i>800</i>               | <i>500.</i> |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |
|   |             |                         |     |           |           |          |      |     |                      |                                |                               |                          |             |

W
 Take notice that the above property is assessed as above for the year 1943.  
 Court of Revision will be held at the Municipal Hall, Ladner, B.C., on 8th February, 1943, at 10 A.M., see Section 234 of the Municipal Act on the back of this Notice.  
J. P. SMITH, Assessor.

### SECTION 234, MUNICIPAL ACT

1. If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any lands or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

2. The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

3. Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

The first sitting of the Court of Revision will be held in the Municipal Hall on February 8th at 10 a.m.

EXHIBIT No. 1138-V

DATE OCT 1 8 1948

FILLED BY K. A. Christie

FUJINO, Bunnosuke  
(Claimant's Name)

PERSONAL CHATELS

EXHIBIT No. 118A-4  
DATE OCT 18 1948  
FILLED BY J. A. Christie

12519  
Reg. No.

| <u>Description of Major Items<br/>(and particularly of goods<br/>lost, stolen or destroyed)</u> | <u>Approximate<br/>Date Purchase</u> | <u>New or Used<br/>When Purchased</u> | <u>Price Paid</u>  | <u>Condition when<br/>Evacuated</u> | <u>Estimated value<br/>at Date of Evacuation</u> |
|---|--------------------------------------|---------------------------------------|--|-------------------------------------|--|
| 1940 Chevrolet  | 1940                                 | New                                   | \$1,070.00<br>1. Wooden frame built<br>on truck cost \$100.00<br>2. Steel box purchased<br>for \$80.00 | Good                                | \$850.00   |

Description of Storage of Goods:

Truck handed over to RCMP at Vancouver, March 10, 1942.  
Receipt received by claimant. Truck condition described  
as good. Claimant does not read English and no interpreter  
being present, failed to note lack of listing of wooden frame.  
and steel box to item "extra equipment". Total Mileage - 7116 miles

SUMMARY:

|                   |                 |
|-------------------|-----------------|
| Estimated value   | \$850.00        |
| Sold by custodian | <u>\$725.00</u> |
| Claim             | \$125.00        |

General Statement as to Chattels not Described above:

Additional Comments, if any:

B. Fujino  
Signature



T. D. TRAPP, MAN.-DIRECTOR  
F. H. TRAPP, MANAGER

PHONE: 408 - 409

August 8

1940

NIGHT CALLS:

EXHIBIT NO.

SALES 2696  
SERVICE 2872

OCT 1 8 1948

Mr. B. Fujino,

DATE

Scott Road, New Westminster, B. C.

FILLED BY

*R. J. Best*



# TRAPP MOTORS LTD.



PORT OF

NEW WESTMINSTER, B. C.

AUTO PARTS--ACCESSORIES

GOODYEAR TIRES

ORDER No. ....

TAKEN BY .....

To 1940 Chevrolet 1 Ton

Model 14-23

Serial No. 0142300230

Engine No. T2002104

\$1070.00

License & Registration

24.59

Steel Box

80.00

1174.59

By allowance on 1928 Chevrolet

\$ 94.59

By Cash

10.00

" "

200.00

304.59

BALANCE . . . \$ 870.00

*3565, West. 41 St.  
Vancouver.*

*Paid Cash  
Summers.*

ROYAL CANADIAN MOUNTED POLICE  
EXHIBIT REPORT

EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct. 18/48  
FILED BY K.A.Christie

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

Detachment  
Sub-Division  
Division  
Date

19

RE:- Bunnosuke FUJINO Scott Rd. R R 1 New Westminster B.C.

On Mar 10 1942, I Goodfellow, K.F.

Came into possession of the following goods by:-

State Briefly Authority, etc., whether by search warrant, etc.

| No. of pkgs.        | Capacity of size | Description of contents<br>Details to be given in full |
|---------------------|------------------|--|
| LICENSE NO.         | (41) CU264       |  |
| MAKE & MODEL        | Chev Truck 40    | TIRE NUMBERS 5   |
| SERIAL NO.          | 0142300230       |  |
| ENGINE NO.          | T2002104         |  |
| SPEEDOMETER READING | 7116             |  |
| CONDITION           | Good             |  |
| EXTRA EQUIPMENT     | Nil              |  |

DESCRIPTION & CONDITION Generally Good  
VERIFIED

"B. Fujino" 12519  
Signature of Owner  
Japanese Registration No.

Handed over to representative of  
Custodian whose signature in receipt  
thereof appear hereunder

"G. F. Cruise"

DATE: Mar 10/42

"K. E. Goodfellow"  
Signature of Member submitting Report.

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

January 10, 1949.

K. E. Goodfellow

lms

## OFFICE OF THE CUSTODIAN

DATE Oct. 18/48

## JAPANESE SECTION

FILED BY

K.A. Christie

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

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

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

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

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

1. LOCATION AND DESCRIPTION: Lot 1 of the NE quarter of Section 24,Twp. 4, Map 962, Municipality of Delta, in the District of New WestminsterTitle No. 25800E2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling, two room dwelling,  
barn, 2 chicken houses3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$11.96 for 1941, payable at Delta5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Myself

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

- 4. INSURANCE CA
- 5. MORTGAGES, I
- OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: See page 1
- 2. LANDLORD'S NAME AND ADDRESS: ---
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---
- 4. STATE WHEREABOUTS OF LEASE: ---
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

- 6. MONEYS OWING
- 7. BONDS, DEBEN
- No
- 8. BANK ACCOUNT
- 9. LIFE INSURAN
- 10. INTEREST IN A

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....  
Household furniture including chesterfield suite, bedroom suite, dining room set,  
gramophone, refrigerator, sewing machine, stove, kitchen utensils, chinaware,  
truck body, tractor, cultivator, plough, carpenter tools, farm implements,  
404 pieces of garden tools, fertilizer, lime, sulphur, Go-west, 2325 lbs.  
1060 strawberry crates, 10 raspberry crates, in the house at R.R. No. 1,  
New Westminster, B.C. Key will be left in care of Mr. Plester of Miss McLeod  
Strawberry Hill, B.C.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog

- 11. SAFETY DEPOS
- LIABILITIES:
- 1. PERSONAL DEB
- 2. TRADE DEBTS:

I, the undersigned  
tected area as set out  
tures, bonds or other s

I certify that the  
every description in a  
and indirect.

Dated this 12th

"F.T. William  
W

FOR DEPARTMENT

.....sion

FORM "JP"

FILE No. ....

.....nts, red currants

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

.....ID:

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

.....aid)

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

.....se 9

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

.....RNITURE, FIXTURES,  
PERSONAL EFFECTS:.....

.....ite, dining room set,

2. TRADE DEBTS: None

.....ensils, chinaware,

.....rm implements,

.....st, 2325 lbs.

.....R.R. No. 1,

.....er of Miss McLeod  
.....rawberry Hill, B.C.

.....ETS 1 dog

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

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

Dated this 12th day of May 1942

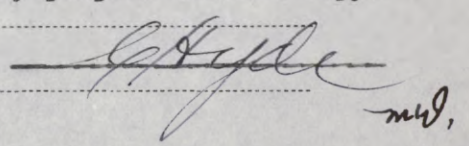
(Signature) "Bunnosuke Fujino"

"F.T. Williams"  
Witness

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

FOR DEPARTMENTAL USE

January 10, 1949.



CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No. \_\_\_\_\_

DATE \_\_\_\_\_

FILED BY \_\_\_\_\_

Oct. 18/48

K.A.Christie

New Westminster, B.C.

- - - minutes 10 o'clock 9th day of December, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - -  
Lot 1 of the North East quarter of Section 24 Township 4 Map 962  
Municipality of Delta in the District of New Westminster

viz:

Registered Owner: BUNNOSUKE FUJINO "Reg. # 12519" "A"

Register of Indefeasible Fees Folio No. 25800E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25076

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"

Registrar.

To Office of the Custodian.

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

January 10, 1949.

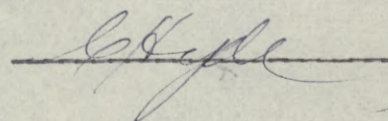
  
\_\_\_\_\_ *mal*

EXHIBIT No. 1138 - 9  
DATE Oct. 18/48  
FILED BY K.A.Christie

COULTHARD, SUTHERLAND & CO., LTD.  
Estate and Insurance Agents  
Car Financing

609 Columbia Street,  
NEW WESTMINSTER, B.C.

Your File: 8786.

March 16, 1943.

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

Attention Mr. Gibson  
RE: Bunnosuke FUJINO

EVACUATION SECTION  
Rec'd Mar 17 1943  
File No. 8786  
Ans. \_\_\_\_\_  
Referred Gibson

Dear Sir:

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

|                 |                 |
|-----------------|-----------------|
| Dwelling.....#1 | \$300.00        |
| Dwelling.....#2 | 100.00          |
| Barn.....       | 100.00          |
|                 | <u>\$500.00</u> |

Kindly find our cover note attached.

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

F. H. Coulthard.

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

January 10, 1949.

[Signature]  
mw

McDERMOTT MOTORS

USED CAR APPRAISAL RECORD

NAME T 106  
ADDRESS New Condition

|                           |        |             |
|---------------------------|--------|-------------|
| Paint                     | \$2.00 | Make        |
| Tires 5 like new 700 x 17 |        | Chev.       |
| Body & Fenders            | \$2.00 | 1 Ton       |
| Glass                     | \$✓    | Body Style  |
| Top                       | \$✓    | Pickup      |
| Nickelling                | \$✓    | Top & Curt. |
| Radiator                  | \$✓    | Year        |
| Running Boards            | \$✓    | 40          |
| Mats & Kick Pads          | \$✓    | 4 speed     |
| Upholstery                | \$✓    | License     |
| Hardware                  | \$✓    | C U 264     |
| Motor Expense             | \$✓    | 41          |
| Transmission              | \$✓    | Serial      |
| Rear Axle                 | \$✓    | 0142300230  |
| Universal Joints          | \$✓    | Mileage     |
| Clutch                    | \$✓    | 7116        |
| Steering                  | \$✓    | Remarks     |
| Brakes                    | \$✓    |             |
| Tighten Up                | \$✓    |             |
| Muffler                   | \$✓    |             |
| Sundries                  | \$     |             |
| Wash & Clean Motor        | \$2.50 |             |
| Clean Interior            | \$2.00 |             |
| Oil & Grease, Change)     |        |             |
| Oil & Check Over )        | \$4.50 |             |
| Total                     | \$4.00 |             |

Mod. interested in

Salesman ✓ Selling price \$725.00

Less Repaire \$

Date Appraised by "H. Grone" Allowance \$ ✓

For immediate acceptance only.

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

January 10, 1949.

*[Handwritten signature]* mcd



REAL PROPERTY SUMMARY

DATE Oct. 18/48

FILED BY

K.A.Christie

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

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

PROPERTY ADDRESS: 503 Scott Road, New Westminster.

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

TITLE: Registered in the name of Bunnosuke FUJINO.

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

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

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

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

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

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

February 4th, 1946.

"D. A. Cramer"

DA. CRAMER.

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

January 10, 1949.

DAC:JS

*[Signature]* m.w.

MEMORANDUM

To: File 8786 April 21, 1944.  
From: Specified Articles Department

Re: FUJINO, Bunnosuke - Reg. 12519

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

Sold to: Land's Dept.

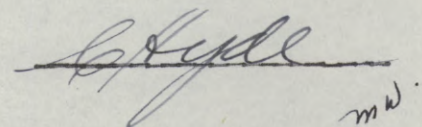
Selling Price: \$725.00.

No Transfer papers on Truck File

"H. Corker"

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

January 10, 1949.

 mw