

3371

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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: FUKUSHIMA, Tsugio
HOME ADDRESS: Woodfibre, B.C.
REGISTRATION NUMBER 09098 SEX: Male AGE: 24
OCCUPATION: Millhand

(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: B.C. Pulp & Paper Co. Ltd., Woodfibre, B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Owns a Store, with suite in rear, and rents a four room suite upstairs, at 277 Powell St., Vancouver, B.C., held jointly with his brother Kasuo Fukushima.

2. BUILDINGS AND OTHER IMPROVEMENTS: Store, suite in rear, and four room suite upstairs and garage on lot.

3. INSURANCE (Give particulars; state where policies are) About \$3000.00 worth of insurance, details not known.

4. TAXES (Amount and where payable) About \$400.00, payable City Hall, Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Mr. Uyeno, 636 Powell St., Vancouver, B.C. looking after same, but this man wants the Custodian to do this for him.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Mr. Dyeno, 636 Powell St.,
Vancouver, B.C., has all the title deeds.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Karuo Tukuphine
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Occupied suite of rooms at the rear of store at,
477 Powell, St., Vancouver, B.C.
2. LANDLORD'S NAME AND ADDRESS: Owner

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

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Ice box valued at about \$75.00
Show case valued at \$200.00, show case valued at \$60.00, scales valued at \$25.00,
stove & tank about \$30.00, lunch counter, valued at about \$100.00, all left in
the store at 477 Powell St., Vancouver, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY
None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

26 War Savings Certificates valued at \$5.00 each, and 1 Dominion of Canada Bond, valued at \$50.00, left at the owner's home.

8. BANK ACCOUNTS: Royal Bank of Canada, East End Branch, about \$800.00

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

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

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

Dated this 13th day of April 1942.

(Signature) "Tsugio FUKUSHIMA"

"E. Woodward"

Witness

FOR DEPARTMENTAL USE

P.D. 30/11/42

INFORMATION FROM R.C.M.P.

Date Sept. 14/43

ur File No. 3371

Full Name FUKUSHIMA, Tsugio
(Surname in Block Letters)

Registration No. 09098

^V
Male - Female
(check)

Age June 1/1916

Former Address

Woodfibre, B. C.

& 477 Powell Street.

Date Evacuated May 17/1942

^V
Naturalized - Canadian-Born - National
(check)

*144 Gilmour St. Sanden, B.C.
144 Gilmour St. Sanden, B.C.*

Present Address

Sanden, B.C. Monte Lake, B. C.

242 Gilmour St. Sanden, B.C.

^V
Married - Single
(check)

Name of Wife - - -

Name of Husband - - -

Name of Mother (SUGIMOTO) Susaye

Name of Father Shozabiura (In Japan)

Names of Children under 16

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Millhand.

File No. 1790
3971

-- SUMMARY --

April 23, 1946

-- REAL ESTATE --

Reg. No. 00246
" " 07098

Catalogue No.

202

Japanese Names:

Taigio FUKUSHIMA, Reg. No. 00098,
-- and --
Kasuo FUKUSHIMA, Reg. No. 00246

Civic Address:

477 Powell Street,

Legal Description:

Lot 17, Block 41, District Lot 196, Plan 196, City of
Vancouver, B.C.

Classification:

Apartment and Store

Registered in names of:

Taigio FUKUSHIMA and Kasuo FUKUSHIMA,

Title:

Clear

Sold to:

Peter Han for \$1500.00 Cash as of June 19, 1944.

Title delivered to:

Peter Han as Nov. 7, 1944. Adjustments settled.

Funds released to:

credit of Taigio FUKUSHIMA and Kasuo FUKUSHIMA as Sept.
23, 1944.

Chattels:

Not involved

Fire and Plate Glass
Insurance:

One Fire Policy and Plate Glass Policy transferred to
Peter Han as June 19, 1944. Other Fire Policy cancelled.

Remarks:

This is a 12 room frame apartment Building, 8 rooms up-
stairs, and 4 rooms and a store on the ground floor; no
basement. According to C. Barrett Lennard report April
22, 1942 all tenants were Japanese. Ker & Ker, Ltd, acted
as Agents for the property in our behalf. Rental collect-
ions were made from certain ones of the Japanese tenants,
but the records indicate that they were practically
destitute, and were later removed to Hastings Park. (Ltr.
Sept. 12, 1942 and Sept. 18, 1942). As per letter 20-10-42
of Ker & Ker, Ltd, Agents, the premises were rented to
Edward Bamford at \$32.50 per month. Bamford also paid
\$2.00 per month for water rates. From then on, the payment
of rental and water rates in this manner was maintained
until sale of the property in June 1944.

(over)

SUMMARY - REAL ESTATE - continued

April 23, 1946

Remarks:

The adequacy of this rental was questioned in Custodian letter of the 22nd October, 1942, but the Agents, Ker & Ker, Ltd, in their letter of the 27th October, 1942, maintained that owing to the condition of the premises and the circumstances of the occupancy that it must be considered "a very fair rent". As above indicated the arrangement was continued.

The above Summary is certified to be in accordance with the information on file, April 23, 1946.



B.E. Dusenbury,
Administration Department.

ANALYSIS RELATIVE TO CLAIM OF
Tsugio FUKUSHIMA - Registration No. 09098

Apr. 3/48

REAL PROPERTY

Lot 17, Block 41, D.L. 196, Plan 196, Op. 1, D.N.W., known as
477 Powell Street, Vancouver, B.C.

This property was jointly owned by Tsugio FUKUSHIMA and his brother
Kasuo FUKUSHIMA, Regn. No. 00246. Tsugio FUKUSHIMA is apparently
claiming for himself and his brother.

25' x 122' corner lot with 2 storey wood frame building. Store and
rooms on ground floor and 8 rooms upstairs.

Ker & Ker appointed agents by Custodian, May 16/42.

This property was appraised by Mr. D.W. Reeve of Johnson & Reeve
8th October, 1943, at \$1500.00.

Advertised for sale by tender, in our Catalogue as No. 202.

2 tenders received:

Apr. 25/44 Peter Hen	\$1400.00
May 12/44 " " revised offer	1500.00
May 16/44 Paul Iahloski	1201.00

Mr. Hen's offer approved by Advisory Committee, 17th May, 1944 and
accepted. Property sold to Peter Hen as at 19th June, 1944, for \$1500.00

	<u>Assessed Value 1943</u>	<u>Johnson & Reeve's Appraisal 8/10/43</u>	<u>Claimants Valuation</u>
Land	\$1250.00		
Improvements	<u>1150.00</u>		
	\$2400.00	\$1500.00	\$6000.00
	Less sale price		<u>1500.00</u>
	Amount of Claim		<u>\$4500.00</u>

EXHIBIT No. 1079-1
DATE 19 May 1948
FILED BY F. A. [unclear]

This exhibit is a statement of
Real Estate (Other than farm) on
the usual white form used by
Japanese claimants. Estimated
Value at date of sale \$5000.00.
Signed [Signature] Fukushima.

I hereby certify that the
above statement is correct.

August 19, 1948

[Signature] mw.

C O P Y as February 17, 1948

1059 - 2

EXHIBIT No. 19 May 1948

DATE
FILED BY J. V. S. Hunter

JOHNSON and REEVE

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

8th October, 1943

The Custodian's Office,
Room 306,
Royal Bank Building,
Vancouver, B.C.

File No. 1730/3372

Dear Sirs

Re Catalogue No. 222
477 Powell Street,
Lot 17 Block 41a D.L. 194

In accordance with instructions from Messrs.
P. S. Rose & Sons, we have inspected this property.

This lot is at the North West corner of Jackson
Avenue, 25' x 122'.

The building is an old 2 storey wood frame
structure with a store and rooms on the ground floor (used for
dwelling) and 2 rooms upstairs. The rooms upstairs are, we
believe, included in the single tenancy at \$35. per month, but are
not being used.

There is no plaster in the building, which does
not comply with the City By-laws and is generally in poor condition.

There is a double garage on the lane which is
locked up.

As the property is situated on a corner, we
appraise it at \$1,500., but if a lower offer is received, we should
like to discuss the matter further with you.

Yours faithfully,

JOHNSON, REEVE & WATSON

per (signed) D. W. Reeve,

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

August 19, 1948.

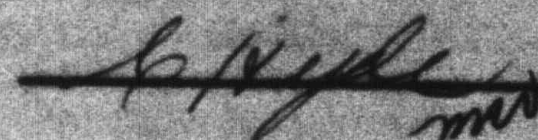


EXHIBIT No. 1099 - 2
DATE 19 May 1948
FILED BY J. W. G. Hunter

This exhibit is a photograph of the
property at 477 Powell St., Vancouver, B.C.
Picture taken April 8th, 1943.

I hereby certify that the above
words are correct.

19 Aug. 1948.

[Signature]

min.

1059 - 4

EXHIBIT No

19 May 1948

DATE

FILED BY J. W. O. Hunter

HEALTH DEPARTMENT

(City of Vancouver)

Stewart Murray
M.D., D.P.H.

Medical Health Officer

Vancouver, B. C.

Dec. 1st, 1948.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Box 477 Powell Street,
Owners - Tania & Kama Pukashina

These premises have been inspected and found to consist of the following rooms:

Ground Floor - Store and 2 large rooms at present occupied. This suite has the use of a sink and toilet.

First Floor -

Three two-roomed suites, each with a sink and one two-roomed suite without a sink.

One toilet is provided to serve these suites.

The rooms were found clean and bright and the premises are, generally, suitable for renting as suites but lack any bathing facilities as required by the Lodging House By-law.

To comply with the Lodging House By-law, two baths or showers must be provided and a sink installed in the suite at present without one.

A copy of this report is being sent to the Agents Ker & Ker.

Yours truly,

G. A. Rogers

GAR:EM

CHIEF SANITARY INSPECTOR.

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

August 19, 1948.

[Signature]
mw

BUILDING DEPARTMENT
(including plumbing)

(City of Vancouver)

Andrew Haggart
Building Inspector

Vancouver, B. C.

18th February, 1948.

Mr. Tugie & Kame Pukashina,
c/o Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs

Re 477 Poveall Street,
Lot 172 B.L. 112 D.L. 196

Following an inspection of the above premises the District Inspector reports that a front stairway is required to the upper floor and that another chimney is required.

You are hereby notified, under the provisions of the Building By-law, to make the necessary alterations within thirty (30) days of the date of this notice.

Yours truly,

A. Haggart

AH/EM.

BUILDING INSPECTOR.

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

August 19, 1948.

[Signature]
mld

BUILDING DEPARTMENT
(Including Plumbing)

(City of Vancouver)

Vancouver, B. C.

Andrew Haggart
Building Inspector

10th April, 1943.

Mr. Tugie Emma Felmushin,
c/o Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re 477 Powell Street,
Lot 171 N.W. 1/4 S. 1/4 126

With reference to our letter of
February 15th re the above. Please advise if
any action has been taken, or is contemplated
regarding alterations required to the above
building.

Yours truly,

A. Haggart

BUILDING INSPECTOR.

AS/EL.

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

August 19, 1943.

[Signature]
m.w.

Apr. 3/48

ANALYSIS RELATIVE TO CLAIM OF
Tangio FUKUSHIMA - Registration No. 00208REAL PROPERTY

Lot 17, Block 41, D.L. 196, Plan 196, Gp. 1, D.N.W., known as
477 Powell Street, Vancouver, B.C.

This property was jointly owned by Tangio FUKUSHIMA and his brother
Kasuo FUKUSHIMA, Regn. No. 00246. Tangio FUKUSHIMA is apparently
claiming for himself and his brother.

25' x 122' corner lot with 2 storey wood frame building. Store and
rooms on ground floor and 8 rooms upstairs.

Ker & Ker appointed agents by Custodian, May 16/42.

This property was appraised by Mr. D.W. Reeve of Johnson & Reeve
8th October, 1943, at \$1500.00.

Advertised for sale by tender, in our Catalogue as No. 202.

2 tenders received:

Apr. 25/44 Peter Hen	\$1400.00
May 12/44 " " revised offer	1500.00
May 16/44 Paul Yablonski	1201.00

Mr. Hen's offer approved by Advisory Committee, 17th May, 1944 and
accepted. Property sold to Peter Hen as at 19th June, 1944, for \$1500.00

	<u>Assessed Value 1943</u>	<u>Johnson & Reeve's Appraisal 8/10/43</u>	<u>Claimants Valuation</u>
Land	\$1250.00		
Improvements	<u>1150.00</u>		
	\$2400.00	\$1500.00	\$8000.00
		Less sale price	<u>1500.00</u>
		Amount of Claim	<u>\$6500.00</u>

Upstairs portion of this house had been used as a rooming house, but
City Health authorities advised 1st Dec. 1942, that it did not comply
with Lodging house by-laws, and on 18th Feb. 1943, City Building
Inspector advised us that a front stairway and another chimney were
required.

c.c. Mr. Peters

Files -

1730/3871

20th May, 1944.

Mr. Peter Han,
243 E. Powell Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 202
477 Powell Street.

This will acknowledge receipt of your letter of the 15th May in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1,500.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,500.00 the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

File Nos. 3371 & 1730

February 17th, 1944

MEMORANDUM RE CHATTELS

Re: FUKUSHIMA, Tsugio & Kazuo
477 Powell Street.

C. Barrett-Lennard in his report of April 22nd, 1942 stated that everything in the store at the above address had been sold with the exception of the following:

1 3 lb. Brantford Scale #10318

3 Showcases

1 Ice Box

1 Counter

1 iron bed, small stove and boiler and a gas
GDM/GH stove were stated to belong to Kazuo FUKUSHIMA.

P.S. Also report on chattels in Ker & Ker 's letter of May 21st, 1942 on File No. 3371.

Catalogue No. 202
File Nos. 1730 & 1771
277 Powell Street
27/11/196
Vancouver, B. C.

September 25, 1964.

RE. FORD 1964

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS
(as of June 19, 1964)

	DEBIT	CREDIT
Purchase price	01,500.00	
Cheques received		01,500.00
Amount of rental:		
June 1960 to June 30th - 11/30 = 030.07		11.32
Registration fees on deed - 01,500.00	7.45	
Insurance premium - 05.25 = 05.75 (expiry 01/1/67)	5.07	
Insurance premium - 05.25 = 062.50 (expiry 12/1/67)	36.62	
195/365 = 007.03 purchaser's proportion of 1964 taxes	26.49	
Amount owing by purchaser		084.31
	<u>01,775.63</u>	<u>01,775.63</u>

AMOUNT OWING BY PURCHASER - 084.31

STATEMENT RE SALE OF:

Catalogue No: 202

Street Address: 477 Powell St.

Legal Description: 17/41/196

Name: FUKUSHIMA, Teuzio
FUKUSHIMA, Kamio

File No: 3371 - 1730

Reg. No: 09098 - 00246

Date of Sale and Adjustments .. June 19th, 1944

Sale Price \$ 1,500.00

Real Estate Agent's Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Reimbursements:~~

~~Insurance~~

~~Mortgage~~

~~Interest on mortgage~~

~~Other charges~~

Adjustments:

Fire Insurance

Taxes

~~Water~~

5.47)

36.42)

16.49

86.50

\$ 1,588.38

Net Proceeds credited to your account

\$ 1,501.88

Date: November 29th, 1944

Compiled by: George Peters

Catalogue No. 202
File Nos. 1730 & 3371
477 Powell Street
17/41/196

Receipt of Certificate of Title No. 107972-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Bankers & Traders Insurance Company policy No. 32-31788 and The Northern Assurance Company Ltd. policy No. P.G.75012 which have been assigned to me.

Dated at Vancouver, B. C., this 7th day of November 1944.

Peter Han

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 477 Powell Street

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,


.....Signed

AL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES
PACIFIC 3241-3242

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

475 HOWE STREET
VANCOUVER, B. C.

RECEIVED
OCT 28 1942

October 27, 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

Office of the Custodian
505 Royal Bank Building
Vancouver, B. C.

Dear Sirs: Re: Your File No. 3371 - Tsugio FUKUSHIMA
477 Powell Street.

We acknowledge receipt of your letter of the
20th of October, and have noted contents.

Further to our conversation with you of yesterday's
date, it is quite true that we stated that a rental of \$54.00 had
been procured in all for this building. This, you will under-
stand, was when the Japanese owners were living on the premises.
In order to encourage a white person to take over this building,
consideration had to be given to the fact that as it is, it is
hardly likely that white people would live there. We, therefore,
had to give consideration to this in the renting of these premises
to one person who would take care of all minor repairs. We feel,
therefore, that under the circumstances \$32.50 is a very fair rent.

At the present moment the City Electrician is
examining the building in the usual way before allowing the lights
to be turned on.

Should it be necessary, we will report to you further
on this matter.

Yours very truly,

KER & KER LTD.

John Anderson
Rental Manager

JMA:HD

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

December 28, 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

Office of the Custodian
506 Royal Bank Building
Vancouver, B. C.

Dear Sirs:

Re: File No. 3371 - FUKUSHIMA, Tsugio
477 Powell Street.

In answer to your letter dated December 16th,
the writer visited the above premises today and reports as
follows.

The Health Department representative visited
the premises on Thursday of last week and stated to the
tenant that he would be allowed to rent the upstairs until
sufficient money was received for the installation of the
necessary plumbing.

We will keep in touch with this matter and
report to you further.

Yours very truly,

KER & KER LTD.

JMA:HD

Rental Manager

3371 & 1730

June 4, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: FUKUSHIMA, Tsugio
FUKUSHIMA, Kazuo

In connection with the rentals which
you have been reporting under File No. 3371,
as this property is registered in the names
of Tsugio and Kazuo FUKUSHIMA, will you
kindly report in future under File Nos. 3371
and 1730.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

March 13th, 1944,
Sendon B.C.

Mr. S. D. Milson,
Administration Department,
Vancouver B.C.
File no 3371 & 1730.

EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	3371
Ans.	
Referred	Milson

Dear Sir:

In your March 8th letter I was informed to pay off to all the creditors not just one. I was intending to finish the biggest one first. So if it cannot be could you divide it among the two half to Mr Ritsunichi Uyeno of Sendon, and half to Mr Sejuro Uyeda of Hlocin. I would like the claims filed against both of us finished first, because I do not know anything about the other two.

(See L 20-11-44
this file)

Yours truly,

Taniguchi Fukuhiro

09098

1730/3971

20th May, 1944.

Mr. Peter Mac,
243 D. Powell Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 202
477 Powell Street.

This will acknowledge receipt of your letter of the 13th May in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1,500.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,500.00 the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FM

EVACUATION SECTION	
Rec'd	JUN 9 1944
File No.	337/41730
Ans.	☒
Referred	<i>Gibson</i> <i>William</i>

Monte Lake B.C.,
June 7, 1944.

Department of the Secretary of State,
The Office of Custodians,
Vancouver B.C.

File number 337/41730

Dear Sirs:

I want to inform you
that my residence have changed to
Monte Lake B.C.

I have received 2 notices, about
the insurance of plate glass and the
fire insurance of the buildings.

On March I received your
statement of the account on house but
October and December of 1942 are missing.
Please give me results of those months.

Also I haven't heard anything
about the balance from the rentals yet.
Kindly please forward it to Ritsurichi
Niyens of Sando and Sajiro Niyeda
of Slocan as soon as possible.

Yours Truly

Tenqio Inukushima

Reg. No. 09098

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

July 5th, 1944

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: 477 Powell St. File 5371

Further to our letter to you dated July 4th; the writer located the tenant of the above property, Mr. and Mrs. Bamford in Burnaby, yesterday evening.

The members of the Bamford family who were present during the writer's interview, stated very definitely, that men from the Custodian's office called at the store in the front of the premises, and in their presence removed the articles in question. They stated that these men had papers, and were checking off the articles as they took them. This for your information.

The writer reported to Mr. Wilson the state of the locks and doors. Two keys were turned over to Mr. Spain; these are keys from the front door. The rear door possesses a Yale lock and can easily be entered by removing the small pane of glass.

There is a long fir counter in a dilapidated condition stored in the shed in the rear. ✓

Yours truly,

KER & KER LTD.

Jm Anderson

Per

JMA:EC

EVACUATION SECTION

Rec'd JUL 6 1944

File No. LONDON GUARANTEE & ACCIDENT CO., LTD.

Ans. ROYAL INSURANCE COMPANY, LIMITED

Referred *Wilson*

THE NORTHERN ASSURANCE COMPANY, LIMITED

out to Spain
SCOTTISH METROPOLITAN ASSURANCE CO., LTD.

THE CASUALTY COMPANY OF CANADA

Memorandum

File Nos.: 3371
1730

August 3rd, 1944.

To: Mr. Wilson

From: Mr. Green

Re: Tsugio FUKUSHIMA
Kasuo FUKUSHIMA

At first sight, chattels are not very satisfactorily covered on this file but there seems to be nothing further we can do. Kasuo Fukushima, file 1730, declared:

- 1 3-lb. set of scales
- 1 Cash register
- 2 Showcases
- 1 Iron bed.

Tsugio Fukushima, file 3371, declared: The scales and showcases, valuing them at \$25.00 and \$160.00 respectively, as well as:

Ice box	Valued	\$ 75.00
Stove and tank	"	30.00
Lunch counter	"	100.00

Total value (probably somewhat exaggerated): \$390.00.

All these items were on the premises when Messrs. Barrett Leonard reported on them on April 22nd, but Messrs. Ker and Ker's report of May 21st, four days after Tsugio Fukushima's evacuation, shows only the following.

- 1 Biscuit showcase
- 1 Old fashioned marble top counter
soda fountain type without
fittings.
- 1 Mahogany refrigerator, not electric
- 3 Picture frames
- 1 Paper holder

I think it may reasonably be assumed that the difference were moved and disposed of by the owners.

(over)

EXHIBITION SECTION	
Rec'd	NOV 21 1944
File No.	3371
Ans.	✓
Referred	Wilson

Monte Lake, B.C.
Nov. 20, 1944.

Dear sir:

I have received your letter of 15th instant.

I do not owe R. Uyeno and U. Uyeda, \$667.19 and \$400.00 respectively. These claims are against my brother, Kazuo. I would not like you to pay these claims from my share. Please send my share, \$836.22, of the sale of our property.

You have not previously advised me of the sale of the property at 477 Powell Street, as you have written. So I would like to know the price of the sale of the property.

Yours truly,

T. Fukushima

TSUGIO FUKUSHIMA

File No. 3371

Reg. No. 09098

1500
Uyeno claim
against T. FUKUSHIMA

December 4, 1944
Monte Lake B.C.

Mr. S. L. Milson,
Administration Department

Dear Sir:

I received your letter ~~concerning~~ ^{about} the sale of 497 Powell St. I do not owe R. Hyens \$77.19 and M. Uyeda \$100.00. If R. Hyens declared it against me, he has made a mistake. As you know my brother Kazuo has declared that he is the one that owes R. Hyens and M. Uyeda.

I did request about the rentals to be sent to R. Hyens and M. Uyeda, since you declared that it is impossible to be sent to me. I also do not want the debts paid from my share. Request the about the debts to my brother Kazuo.

Kindly send me my share from the sales and also from the rentals.

I do not know where M. Uyeda is employed now.

Yours truly,
File no 3371 + 1730
Tanqio Fukushima
Reg. 09098

45
1672
836.22

✓
3589/1730/3371

April 16th, 1946

Mr. Sojiro UYEDA,
Reg. No 03790,
Slocan City, B.C.

Dear Sir:-

This letter is to inquire if you had any business dealings with Kazuo and/or Taizo FURUSHIMA formerly of 477 Powell St. Vancouver, on or about the date of your evacuation. If so, would either or both of them owe you any sum of money when evacuation took place. If they did what was the amount and have you a Promissory Note or other paper signed by either or both of them indicating the transaction involved.

The reason for this letter is that we are endeavouring to locate the Japanese by the name of Sojiro UYEDA and thought perhaps you are the party. If not do you know anyone by the name or similar name as your own.

We enclose a stamped addressed envelope for your convenience in replying.

Yours truly,

BRD/DD.


B.R. Dusenbury,
Administration Department.

3371/1730

April 26th, 1946.

Mr. Teugie FUKUSHIMA,
Reg. No. 09098,
194 Clarence Street,
London, Ontario.

Dear Sir:- Re:- War Savings Certificates

In your registration form dated April 12, 1942 you declared that you had 26 War Savings Certificates of the denomination of \$5.00 each. We assumed that you had these in your possession, and hence this office took no action regarding them as they did not vest in the Custodian.

In September 1945 we received a certain number of War Savings Certificates as coming from Woodfibre, B.C. in the name of Kazuo FUKUSHIMA your brother. We wrote to him about these Certificates and have just recently been advised that he "does not think he possesses any War Savings Certificates".

Our records indicate that you were at Woodfibre and it is thought that perhaps these Certificates belong to you?. We shall be obliged therefore if you will let us know if you left any War Savings Certificates at Woodfibre and if so how many and of what denomination.

An early reply is requested, so that these Certificates may be properly disposed of.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

3371
-- COPY

Donald, B.C.

April 27th, 1946.

Department of The Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.

Dear Sir:-

Re:- File No. 3589/1730/3371

dated April 18th.

This is to acknowledge receipt of your letter

locate.

I am the Sojiro UYEDA that you are seeking to

In way of business, on October 19th, 1941, I loaned
Mr. Kazuo FUKUSHIMA of 477 Powell Street, the sum of Three Hundred
Dollars(\$300.00).

On January 19th, 1942, I loaned him the sum of One
Hundred (\$100.00) Dollars.

I loaned him the total sum of Four Hundred Dollars
(\$400.00) before the evacuation.

I have no Promissory Note or other papers signed by
Mr. Kazuo FUKUSHIMA. Mr. Ritsuichi UYENO is holding the papers to which
you refer. He is the witness to these loans.

I do not know his present address, but two years ago,
Mr. UYENO was at Monte Lake, B.C.

My address is now: c/o Parkin Spruce Mills, Donald
Station, B.C.

Please send your letters to this address, as letters
addressed to me at Slocan City are greatly delayed. I have just received a
letter from your office dated March 19th, as well as the one dated April 18th
today.

Yours truly,

"S. UYEDA"

Sojiro UYEDA, Reg. No. 03790

3371

May 2/46
A

original on 3589

MEMORANDUM TO FILE #1730/3371

May 15th, 1946

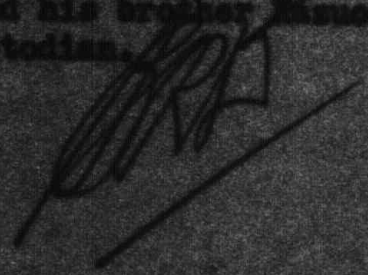
Re: War Savings Certificates

A letter dated September 4, 1945 from P.S. Boss & Sons forwarded to this office five(5) War Savings Certificates of \$10.00 each in the name of Kasuo FUKUSHIMA, represented as formerly residing at Woodfibre, B.C. As our records do not indicate that Kasuo FUKUSHIMA ever resided there, a memo dated September 21, 1945 was placed on file #1730 to hold these Certificates for ownership identification. On that date Kasuo was written to, but no answer was received until a letter dated February 27, 1946 from the Department of Labour, Japanese Division, stating "Mr. FUKUSHIMA states that he does not think he possesses any War Savings Certificates".

His brother Tsugio who had previously lived at Woodfibre B.C. was written to in a general way on April 26th, 1946, File #3371/1730 inquiring regarding these Certificates.

We received his reply dated May 8th, 1946 in which he says in part "I know I left some behind but I cannot recall how many and how much I paid each for".

From the replies of the two brothers it appears that these Certificates belong to Tsugio and not to Kasuo and hence are being released to Tsugio for him and his brother Kasuo to arrange between them. They do not vest with the Custodian.



HRD/TS.

3372/1730

REGISTERED

May 15th, 1946

Mr. Teugie FUKUSHIMA,
Reg. No. 07098,
114 Inkerman Street,
London, Ontario.

Dear Sir:-

Re:- War Savings Certificates

We are in receipt of your letter of the 8th instant in reply to ours of the 26th ultimo in respect to War Savings Certificates received from Woodfibre, B.C.

In view of the statement of your brother Kazuo that he "does not think he possesses any War Savings Certificates", and in view of what you say in the above mentioned letter, we are forwarding these Certificates to you for you and Kazuo to arrange between you, as they are made out in the name of Kazuo FUKUSHIMA.

The enclosed Certificates are for \$10.00 each and are numbered as follows:-

B213593
B265928
B328207
B413812
B547530

Kindly acknowledge receipt of the enclosed Certificates.

Yours truly,

BRD/DD.
Enc. 5.

 B.R. Dusenbury,
Administration Department.

JAPANESE PROPERTY CLAIMS COMMISSION

Cost 207

COURT HOUSE
VANCOUVER, B.C.

February 14th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

EVAL	SECTION
Rec'd	FEB 16 1948
File	✓ 3371
Ans.	✓
Refer	<i>Secretary</i>

Dear Sir,

Enclosed please find letter received from Tsugio Fukushima, of London, Ont., your file 3371. We have not acknowledged this letter to the claimant. The original deed of which he speaks was evidently left with the Land Registry Office, and as the property was sold he could make no use of the Deed.

Perhaps you can satisfy him regarding the value of the property.

Yours truly,

J. J. White

Enc.
VW.

Court House
3371

242 Giles St.
London, Ontario.
February 9, 1948

The Court House,
Vancouver B. C.

Cat 252

Dear Sirs:

At time of evacuation I left my deed
to the property Catalogue No 252,
477 Powell St., 17/4/1946, which I
was joint owner with my brother,
Kazuo Fukushima, in your care at
the Court House. I would very much
like to have original form of the deed
sent to me in registered letter. I
also would like to know the current
value of the property in the
open market.

Yours truly,
Kazuo Fukushima

Received
436 Powell St.
1/10/48

C. P. I. on February 17, 1943

JOHNSON and REEVE

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

8th October, 1943

The Custodian's Office,
Room 506,
Royal Bank Building,
Vancouver, B.C.

File No. 1739/173

Dear Sir:

Re Catalogue No. 202
477 Powell Street,
Lot 17 Block 41, D.L. 196

In accordance with instructions from Messrs.
F.S. Ross & Sons, we have inspected this property.

This lot is at the North West corner of Jackson
Avenue, 25' x 122'.

The building is an old 2 storey wood frame
structure with a store and rooms on the ground floor (used for
dwelling) and 2 rooms upstairs. The rooms upstairs are, we
believe, included in the single tenancy at \$35. per month, but are
not being used.

There is no plaster in the building, which does
not comply with the City By-laws and is generally in poor condition.

There is a double garage on the lane which is
locked up.

As the property is situated on a corner, we
appraise it at \$1,500., but if a lower offer is received, we should
like to discuss the matter further with you.

Yours faithfully,

JOHNSON, REEVE & WATSON

per: (signed) D.W. Reeve.

1371

February 17, 1948

Mr. Taugio FUKUSHIMA,
Reg. No. 09098,
242 Giles Street,
London, Ontario.

Dear Sir:-

Re:- Catalogue #202
477 Powell Street

We are in receipt of your letter of the 9th instant addressed to the Secretary of the Claims of Property Loss, Vancouver Court House, Vancouver, B.C. in respect to original Deed of 477 Powell Street, also the value of the property in the open market. This letter was forwarded to this office for attention.

In reply we wish to inform you that according to your registration form dated April 13th, 1942 signed by you, the Title Documents were with Mr. UYENO, 636 Powell Street, whom you say "has all the title deeds". Your brother's registration says that Title Documents were "in Land Titles Office, Vancouver, B.C."

A Certificate of Encumbrance issued by the Land Registry Office May 11, 1943 shows the title in your name and that of Kazuo FUKUSHIMA. The original deed to which you refer must be in the Land Registry Office and we therefore cannot forward it to you.

In regard to valuation of the property we enclose herewith for your information copy of an appraisal of same by Johnson, Reeve & Watson dated October 6, 1943.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRE/DD.
Enc. 1.

3371

April 11th, 1951

Mr. Tsugio FUKUSHIMA,
242 Giles St.,
London, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1059

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 115.10.

Cheque in your favour is enclosed for \$ 86.33
and we have paid the Co-Operative Committee .. \$ 28.77
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:HK
Encl.