

1646

REXUS OF ALABAMA

**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: OKUGAWA Bunichi

HOME ADDRESS: 688 E. Hastings St., Vancouver, B. C.

REGISTRATION NUMBER 10735 SEX: M AGE: 64

OCCUPATION: None

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Haru

ADDRESS OF WIFE OR HUSBAND: 688 E. Hastings St., Vancouver, B. C.

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: Lot 8, Blk. 80, D.L. 181, (738 E. Cordova St., Vancouver, B. C. 1 Lot Residential block.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed frame bungalow; 1 20'x30' barn/garage

3. INSURANCE (Give particulars; state where policies are) Yes. Policy No., Company name,

Premium, unknown- Policy at home--688 E. Hastings St., Vancouver, B. C., insured amount about \$1400.00 (including furniture). Prems. paid up to 1945.

4. TAXES (Amount and where payable) None

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

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:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

At 738 E. Cordova St., Vancouver, B.C.: Furniture, Household effects, 1 Singer treadle Sewing Machine; approximate value for the lot \$800.00

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: Yes, No per clause 4, of page 1.

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)

None

8. BANK ACCOUNTS:

None

9. LIFE INSURANCE:

Life Ins. Pol. # 2010352 (none) (not declared)

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

REMARKS:

None

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 27th day of March, 1942.

(Signature)

B. Okugawa

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept. 20/43

Our File No. 1646

Full Name OKUGAWA, Bunhichi
(Surname in Block Letters)

Registration No. 10735

^V
Male - Female
(check)

Age July 23, 1877

Former Address 688 E. Hastings St., City

Date Evacuated Mar. 31/42

Naturalized - Canadian-Born - ^VNational
(check)

Present Address

40 J.K. Sakaguchi, Raymond, Alta. 20/9/46.
New Denver, B. C.

^V
Married - Single
(check)

Name of Wife ^{nee} (KITAGAWA) Haru #05314

Name of Husband - - -

Name of Mother Name of Father Genzaburo (Dec'd)

Names of Children under 16

Requested by E.C.T.

Registered with Custodian
(Yes or No)

Additional Information

STATEMENT OF ASSETSCustodian's OfficeBritish Columbia Security Commission.File No.: 10745Name: OKUGAWA BunichiDate: 10735Address: New Denver

Special Enquiry: _____

Credit with Custodian: \$1,027.37Credit in Bank: NilLife Insurance: Sum Life No. 2010352 - Amount unknown (Paid up)Net RevenueReal Property: The property at 738 E. Cordova Street has been
sold \$1,000.00 less adjustments.Negotiable Assets: NilRemarks: There is a large inventory of chattels left on the
above premises.Date: Dec. 2nd, 1943

Compiled by:

G.D. Milson

File No. 1646

-- SUMMARY --

September 20th, 1946

-- REAL ESTATE --

Reg. No. 10735

Catalogue No: 80

Japanese Name: Bunhichi OKUGAWA,

Civic Address: 738 East Cordova Street, Vancouver, B.C.

Legal Description: Lot 8, Block 60, District Lot 181, Plan 196, Vancouver, B.C.

Classification: Dwelling

Registered in the name of: Bunhichi OKUGAWA,

Title: Clear

Sold to: Andrew D. Betenia for \$1000.00 Cash as August 25, 1943.

Title delivered to: Andrew D. Betenia as Oct. 23, 1943 Cert. of Title No. 91310-L. Adjustments completed.

Funds released to account of: Bunhichi OKUGAWA as November 3, 1943.

Chattels: Not involved.

Fire Insurance: Transferred to Purchaser

Remarks: The premises at 738 East Cordova St. were placed in charge of the Royal Trust Company who made a lengthy report as of April 7th, 1942. They continued to look after the property collecting the rents which began as of August 15, 1942 at \$15.00 per month, and forwarding them to this office with monthly reports. Very little was done in the way of upkeep only \$8.48 being noted in the accounts statement of repairs. No unusual attention was required of this office in looking after the property.

Assessed Valuation	1943
Land	\$500.00
Improvements	750.00

Appraisal -	\$1000.00
Sale price --	1000.00

The above Summary is certified to be in accordance with the information on file, September 20th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

Catalogue No. 80

File No. 1646

Japanese Name:

OKUGAWA, Bunhichi

Reg. No. 10735

Civic Address:

738 East Cordova St., Vancouver.

Legal Description:

Lot 8, Block 60, D.L. 181, Gp. 1,
New Westminster District, Plan 196.

Classification:

Dwelling.

SOLD

Registered in the name of: Bunhichi OKUGAWA

Clear Title.

Sold to Andrew D. Betenia for \$1000.00 Cash as at Aug. 25/43.

Title delivered to Registered Owner, Andrew D. Betenia on
October 23, 1943.

1942

April 2nd

Inventory of chattels of dwelling and also
barber shop.

1943

Oct. 23rd

Memo re Chattels at 738 E. Cordova

Dec. 3rd

~~Memo re Claims-Nil-~~

1944

May 9th

Memo re chattels auctioned or stored

Aug. 9th

Memo re Claim (Nil)

Files 1646
2354
10482

August 12, 1947.

CHATTTEL SUMMARY738 East Cordova Street.

Re: OKUGAWA, Bunichi - Reg. No. 10735
SHINTANI, Taso - 00964
SHINTANI, Hatsuko - Reg. No. 03071

The real property was owned by Bunichi OKUGAWA, 1646, who declared, in general terms chattels at 738 East Cordova St. On April 2, 1942, the Royal Trust Co. took an inventory. They valued the goods at about \$114.10. They do not mention any goods as being in the shed on the property.

On October 26, 1942, the Royal Trust Co stated that the goods were stored along the west side of the large frame garage and storehouse on the rear of the lot, nothing was being used by the tenant. They give the value as \$100.00 at the outside. They noticed a few of the things but do not give a complete list.

The property was sold on August 25, 1943. The new landlord did not request the removal of the goods until March 16, 1944. The file does not reveal the exact date the removal took place, but, it was probably sometime in April. The chattels were sold in Auctions 19 and 20. A few personal goods were stored at 932 Powell St., Inventory 52). OKUGAWA was advised of these few items and stated on October 1st, 1946, that they were no longer in need of the items and did not wish them to be shipped. Mr. Will's list of personal goods stored at 604 East Cordova as of February 20, 1947 lists 1 bundle of photos for this man. The other goods presumably were destroyed. A discard slip on the file lists a good many items discarded on April 27, 1944 at 738 East Cordova (see schedule).

In reply to a memorandum from Mr. Wilson, Mr. Spain advises on April 27, 1945 that no chattels remain at 738 East Cordova and that any items not accounted for on the Royal Trust Co.'s inventory, must have been sold by Bunichi OKUGAWA prior to his evacuation. However, S. OKUGAWA was evacuated a few days before the inventory was taken. Any items sold must have been sold by his wife as she did not leave Vancouver until September 12, 1942.

As will be seen from the Chattel Schedule, additional items were sold which do not appear on the inventory taken by the Royal Trust Co. Some of these may well have been in cupboards. Others, it would appear, may have belonged to Taso SHINTANI, File 2354, as dealt with below. In any case, there are no funds now remaining in the credit of OKUGAWA, and he "assured" us on October 1st., 1946 that the chattels sold in Vancouver 19 and 20 belonged to him.

SHINTANI, Taso - File 2354 - Hatsuko SHINTANI, 10482, declared for her father, Taso, on June 22, 1942 that they had left goods at 738 East Cordova with Mr. Haru OKUGAWA, as listed in the schedule. These goods were brought in after the Royal Trust Co. made their inventory, but nearly 3 months before the departure of Mrs. OKUGAWA. It appears that the whole SHINTANI family left on the 22nd. of June. The items declared by the SHINTANI are not well accounted for. The fee that can be identified tentatively were credited to Bunichi OKUGAWA and the funds have all been remitted. Evidently

Files 1646
2354
10482

- 2 -

August 12, 1947.

CHATTLE SCHMIDT

Cont'd.

the goods were not marked and could not be separated at the time of the auction. The other items which do not appear to have been sold may have been disposed of by shipment to the SHINTANI's or sale by Mrs. OKUGAWA. Certainly it would seem possible that Hatake could have had the case of dresses etc. shipped to her. There is a Custodian release dated December 6, 1943, on file. The shipment is not confirmed.

It is to be noted that SHINTANI was advised on July 28, 1947 that we had the proceeds of the sale of his radio in his account and that this accounted for all his property. He has not requested any information regarding his chattels.

SHINTANI, Hatake - File 10482 (daughter of Tase)

She declared on June 9, 1942 that she had a sewing machine (electric), 1 table, 1 iron and miscellaneous goods at 832 East Cordova St. In the declaration she made on June 22, 1942, on behalf of her father, she mentioned a sewing machine having been sold but it was a pedal machine and obviously not the one left at 832 East Cordova Street.

Mr. Spain, on April 27, 1945 reported that the tenant at 832 East Cordova Street, Mrs. Yip had stated that she took over when the Japanese were still in Vancouver and that the day before the Japanese were moved to Hastings Park, everything was taken away in a truck, by them. We can only presume that she took the sewing machine (electric) away with her. The table is possibly the large table used for sewing mentioned on the father's file and which we find credited to 1946. As for the iron and other miscellaneous goods, they were also presumably taken with her.

Should the SHINTANI's claim any items at 736 East Cordova it could be pointed out to them that the items were obviously not marked and it was impossible to separate them from OKUGAWA's.

This summary is certified to be in accordance with the information on file.

CG

C. Girard

File 1646
2354
10842

Copy for file 1646

August 12, 1947.

Chattel Schedule

Res. OKUGAWA, Bunichi - Reg. No. 10735

738 Cordova Street

Inventory taken by
the Royal Trust Co.
2/1/42

Sold

Other Disposition

White enamel Table
Wicker chair
Fawcett Walnut finish Heater
and Pipes
Congoless rug 7.6X9
Small piece of Congoless
Pair of Curtains
Hearth Rug

Discarded
1 rocking chair - discarded
Not found

Probably left as fixture

Not found - Probably worn out

Bedroom No. 1

Old style b-d complete (steel)
2-Fold Screen
Cupboard or Desk, homemade
White Enamel Wash stand
White Enamel Kitchen chair
(damaged)

Desk (homemade) 9/5/44
Small cupboard 9/5/44
Sold 19/5/44

Discarded
Not found

White enamel table
Lease cover for couch
Radio Lamp
Trunk

Lamp 9/5/44

Discarded
Not found -

Not found

Kitchen

Perfection 4-hole Range with
Sawdust Burner
Kitchen cupboard
Catalag table
Bentwood Chair
White Enamel Kitchen chair
Wastel clock
Small Mirror
13 Yds. Congoless as laid
Iolanthe Heater
Aluminum Kettle
Aluminum Daisy Kettle
Glass Vase
2 Small Aluminum Saucepans

Wooden cupboard 9/5/44
Oak round dining table 9/5/44
Sold 19/5/44

Not found

Discarded
Not found

Not found

Fixture

Kitchen utensils 9/5/44
9/5/44

Bedroom 2 and Miscellaneous

Brass Bed Complete
2 Reversible Rugs
12 yds. of Printed Linoleum

Discarded
Not found
Discarded - Fixture (?)
.....

File 1646

Inventory Taken by
Rural Trust Co. 2/4/42

Sold

Other Disposition

Small mirror
Pair of curtains
Electric Hot plate
3 Pairs of Boots and Skates
2 Pairs of Roller Skates
Garbage Can, as new
Hatchet
3 Yards of Congoleum
3 Old sheets and 1 spread

Not found

" - probably worn out

"

"

"

"

"

"

- probably left on property.

Probably considered fixture

Not found-Probably worn out.

Additional items sold

9/5/44

Platter & Dishes
Lac wareware
2 Table Lamps (broken)
Lamp & Box
Glassware & bowls
4 Boxes Ceremonials
China dog & picture
Bamboo bookcase & stand
W wardrobe
Umbrella stand
Large Work Table
Bamboo stand
2 Wooden cabinets

These seven
items could have
been in a cupboard

possibly left by SHINTANI, Tase-2354

" " "
" " "

Additional items discarded

2 H. M. Cupboards (broken)

1 Box Junk

Personal goods-inventory 523

2 Shrines) Japanese advises
1 Carton) "no longer in need"
1 Kori) Presumably thrown
out.

Declared 22/6/42
by Hideo SHINTANI
File 10482 for her
father, Tase - File 2354.

One large table for drafting & sewing
One double bed
One single bed
step ladder
one book case
One Umbrella stand
Five chairs
One rocking chair
One case of dresses, curtain hangers
dress hangers

Sold

9/5/44 (see above)

9/5/44 (see above)

Other disposition

This schedule is certified to be in accordance with the information
on file.

C. Giant

File No. 1646

--- SUMMARY ---

September 20th, 1946

--- LIABILITIES ---

Bunichi OKUGAWA,
Reg. No. 10735

The file reveals a claim against Bunichi OKUGAWA for \$581.35 from the Provincial Board of Health (St. Joseph's Hospital) on account of services to Miss Yoshiko OKUGAWA - 18 years old, daughter of Bunichi OKUGAWA. After some correspondence with Bunichi OKUGAWA and with J.G. McRae, Collector of Institutional Revenue, Vancouver, a settlement in full was made of the above claim for the sum of \$239.00. This amount was paid from OKUGAWA'S account as April 11th, 1945 to the Collector of Institutional Revenue.

No other claims against Bunichi OKUGAWA are revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
April 20th, 1946.


B.R. Dusenbury
Administration Department.

File No. 1646

SUMMARY

September 20th, 1946

PERSONAL PROPERTY

Bunhichi OKUGAWA,
Reg. No. 10735

CHATELS: - See Schedule Summary.

NOTE: According to our letter May 11th, 1943 we have a Shrine, a Kori, and a carton.

Life Insurance:

No Life Insurance was declared by Bunhichi OKUGAWA. However the file reveals payments of Premium on Life Insurance Policy #2236349 Mrs. Haru OKUGAWA-on Jan. 10, 1944 to Sun Life Insurance Co. also on July 18, 1944.

NOTE: Under date of 10th, Jan. 1944 we forwarded our cheque for \$6.75 to the Western Mutual Benefit Association behalf of Bunhichi OKUGAWA but same was returned by the Association on account of failure of OKUGAWA to complete reinstatement application. This is therefore not in force.

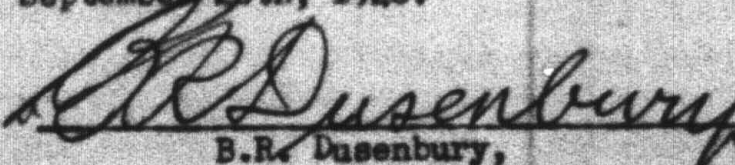
NOTE: Our letter of October 23, 1943 indicates that Sun Life Pol. 2010352 in the name of Bunhichi OKUGAWA was paid up in April 1941 and therefore no further premiums payable.

As Life Insurance did not vest with the Custodian, no further action was taken than as requested by OKUGAWA.

ACCOUNTS
RECEIVABLE:

A refund of \$3.00 from the B.C. Electric Railway Co. Ltd. on account of Security Deposit for Light was received and credited to the account of OKUGAWA on our books.

The above Summary is certified to be in accordance with the information on file, September 20th, 1946.


B.R. Dusenbury,
Administration Department.

Mr Brown

THE ROYAL TRUST COMPANY

VANCOUVER, B.C.

7th April 1942.

re BUNHICHI OKUGAWA
REGISTRATION No. 10735

LOCATION and NATURE OF PROPERTY:

#738 Cordova Street East, Vancouver B.C. being 1-storey frame house, and shed at rear.

PARTICULARS OF OWNERSHIP:

Certificate of Title #2666-K in the name of Bunhichi Okugawa covering Lot 8, Block 60, D.L.181, Cp.1, N.W.D., Plan 196 (#738 Cordova Street East) was inspected. No encumbrances were recorded thereon.

COMPLETE DESCRIPTION OF LAND and BUILDINGS:

LAND: Lot 8, Blk.60, D.L.181, Cp.1, N.W.D., Plan 196, situated on the south side of Cordova Street East between Heatley and Hawks Avenues. Area of land 25' x 122' to a 20' land. Valuation..... \$ 250.

Buildings: #738 Cordova Street East.

(a) A 1-storey frame house 24' x 28' finished with bevelled siding and with a roof of ordinary cedar shingles. Accommodation comprises livingroom, kitchen with sink, 2 bedrooms with clothes closets, bathroom with three standard fixtures. Addition at the rear 10' x 16' used for fuel. The livingrooms are a fair size and the walls are lathed and plastered, fir floors, no basement, heating done by stoves. House rests on concrete footings. Valuation..... \$ 650.

(b) A 1-storey shed at the rear finished with siding and with a roof of ordinary cedar shingles, 18' x 32', concrete footings. Valuation..... \$ 100.

\$1000.

The buildings are old but apart from the roofs, are in a fair state of repair. The house is clean, the lot is fenced, the location is convenient and the district is well settled.

If the property is for sale \$1250. is suggested as the asking price.

INVENTORY OF CONTENTS of BUILDINGS and of OTHER PERSONAL PROPERTY:
Attached hereto.

INSURANCE:

Sentinel Fire Insurance Co. Policy #H82644 for \$1000. on the house #738 Cordova St. E. expiring 3rd January 1945 was inspected. Seely Ltd. of Vancouver is the agent for this Company. The shed at the rear is insured under the same policy for \$400.00.

LIABILITIES: Nil.

GENERAL:

Mrs. Okugawa and her daughter are in occupation and retain possession of the documents and of the key. Our representative reports that he was allowed reasonable

7th April 1942.

THE ROYAL TRUST COMPANY

DUNHICHI OKUGAWA - REGISTRATION No. 10735 report continued:

facilities to carry out his inspection but there were unmistakable signs that his visit was resented.

re #688 HASTINGS STREET EAST. The premises at this address, comprising space in front used as a Barber shop with living-quarters at the rear are rented by The Royal Trust Company to B. Okugawa for \$27.50 a month. Mrs. Okugawa (through her daughter) said that another daughter ran the Barber shop and owned the fittings therein.

There are said to be three daughters in the family, one of them married - no sons. Mr. Okugawa has gone to a camp.

One of the daughters, speaking on her Mother's behalf said that they were selling some of the household effects in order to live as they had no money. An accordion had been sold for \$30.00 - \$15.00 on account, the balance to be paid later. A fan was also reported to have been sold for \$2.00 which has not yet been paid. A portable gramophone at #688 Hastings St. East was reported to be owned by a friend.

The intention apparently is to sell some of the household effects and leave the remainder at #738 Cordova St. East.

Not having been able to ascertain that the furniture and effects are insured we have arranged for temporary cover in the sum of \$500.00.

RECOMMENDATION:

Our recommendation is that as soon as provision has been made for Mrs. Okugawa and her family, the real estate and the household effects not required be sold.

Shizuko
OKUGAWA

Alfred J. Smith

Manager.

Prov. May 14/43

FILE NO. *1646*

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY *Ohayawa, Bunkichi*

REG. NO. *10735*

(1) Nature of Interest:

(a) Owner: Certificate of Title as unregistered Deed held by *above*

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase

Equity \$

Vendor

(d) Holder as Mortgagee

Equity \$

Mortgagor

(2) Cert. of Title No.

In the name of *above*

(3) Property address

738 E Cordova St. Vancouver 80. Mon City of Vancouver

(4) Legal description

Lot 8, Blk 60, D. L. 181 Plat 196

L.R.O. Vancouver

(5) Vested in the Custodian

Certificate of Encumbrance

(6) If Agricultural Lands: Type of Farm

Acreage

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ *500*

IMPROVEMENTS \$ *750*

(8) Appraised value if any: Land \$

Improvements \$

(9) Taxes: Current \$

45 52 (1942) / 1d

Arrears \$

(10) Water or other rates: Current \$

Arrears \$

(11) Encumbrance:

Dated

Amount \$

Matures

Payments: Prin. \$

Due

Bal. owing \$

Int. rate

Due

Total owing \$

(R.2.)

(12) Judgments or other charges

(13) Leased or rented to

Amount \$ *15 per mo*

All or part

Chattels included

Terms

Total owing \$

(14) Insurance: Agent

Company

Pol. No.

Amount \$

Premium \$

Exp. date

(15) If liquidated: Amt. realized \$

Cash \$

Outstanding \$

(16) Agent

Royal Trust

Dated this

day of

A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

(Card)

Dad.

no search charges etc. c/p request

Mr Brown

April 15, 1942.

OKUGAWA, Shizuko

Miss Shizuko Okugawa, 688 East Hastings Street, Vancouver, B. C.

With reference to the Royal Trust Company's report of April 7th on Sunichi Okugawa, Registration # 10735, File #1646.

Miss Shizuko Okugawa, daughter of Sunichi Okugawa, states that she is the owner of the contents of the barber shop in question but that, under an old arrangement, the premises were rented by the Royal Trust Company in the name of her father. She came to this office asking for permission to dispose of her property and, as she has not registered and has not been evacuated, she has been assured that she is free to do anything she wishes in connection with the disposition of her own property.

RG

RPA:BN

1646

June 9th, 1942.

Messrs. The Royal Trust Company,
626 West Pender Street,
Vancouver, B.C.

Dear Sirs:-

re OKUGAWA, Bunhichi

We have before us your letter of the 26th of May.

We regret that on reference to our file, a reply to your report of the 7th of April has not been made sooner.

With regard to 738 Cordova Street East. At the time of your report the family were still in occupancy. We would be glad if you would inquire if this position still exists, and if so whether arrangements have been made for them to advise you when they receive notice of evacuation.

We notice that you have placed temporary coverage on furniture and effects. At the present time it is not our policy to insure the contents while the family are still in residence.

We note your report in connection with 638 Hastings Street East. This was given as the address of Mr. Bunhichi Okugawa on his registration form but no reference was made to its use as a barber shop. We have on file a declaration made by the daughter Miss Shizuko Okugawa that she is the owner of this business, although the premises were rented in the name of her father. Not having registered with us and not being evacuated at that time she was free to make any disposition of the business she wished. In view of the fact that you are the agents for this property you will be able to advise if she still remains a tenant, or has disposed of this business.

Regarding your actual recommendation that upon evacuation the real estate and household effects be sold, we may say that it is not the policy of the Custodian to sell property, unless it is the owner's wish or with his

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Shiga
CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

626 PENDER STREET WEST

Vancouver, B.C.

RECEIVED

11th June 1942

R. P. Alexander, Assiat. Manager
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B.C.

1646

Dear Sir: re OKUGAWA, Bunhichi

Your letter of June 9th, for which we thank you, was received. It so happens that Mrs. Okugawa called at our office a few days ago and informed us that as soon as she was evacuated, she had a prospective tenant for #738 Cordova Street E., and is to get in touch with us to make the necessary arrangements when the time comes.

We have made a note of the policy of the Custodian, and will be guided accordingly.

Yours faithfully,

J. Carven
J. Carven
For Manager

JG:W

REAL ESTATE

INSURANCE

BUILDING LOANS

HOME

INVESTMENTS

547 Howe Street

Phone MARine 2174

VANCOUVER, B.C.

June 30th, 1943.

Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

Tender for 738 East Cordova Street
Custodian File No. 1848
Catalogue No. 80

Enclosed is our cheque for \$70.00, being ten per-
cent of the full price of \$700.00, offered for the dwelling
at 738 East Cordova Street, Vancouver, B. C. Our buyer, Mr.
Walter S. Hull, is quite willing to pay the balance of \$630.00
in cash if this offer is accepted.

We have notified Johnson, Reeve & Watson, the buyers
name, in order to get one half of the commission.

Thanking you, we remain,

Yours very truly,

HOME INVESTMENTS



GEO. E. WEBBER

GW/JR
Enc.

REAL ESTATE

INSURANCE

BUILDING LOANS

HOME
INVESTMENTS

547 Howe Street

Phone MARine 2174

VANCOUVER, B.C.

July 15th, 1945.

Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

Tender for 738 East Cordova St.
Custodian File No. 1848
Catalogue No. 80

Enclosed is cheque for \$100.00, being ten per-
cent of the full price of \$1,000.00, offered for the dwelling
at 738 East Cordova Street, Vancouver B. C. Mr. Andrew
Betenia, our buyer, will pay the balance of \$900.00 in cash,
if this offer is accepted.

We have notified Johnson, Reeve & Watson, the
buyers name.

Thanking you, we remain,

Yours very truly,
HOME INVESTMENTS

JR/R
Enc.

Per *[Signature]*

OK

OK 10/2

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

3rd July, 1943.

EVACUATION SECTION	
Rec'd	JUL 5 1943
File No.	1646
Ans.	5/7/43 P.H.T.
Referred	Shears

The Custodian's Office,
Room 506,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

File No. 1646

Attention of Mr. F.C. Shears

Dear Sir:

re 738 East Cordova Street
Lot 8 Block 60 D.L. 181
Catalogue No. 80

We beg to confirm the arrangement made between us yesterday, that as we are named in the Catalogue as selling agents for the above property, we are not to make an appraisal for you in this case.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D.W. Reeve

DWR

C. J. LOEWEN
NOTARY PUBLIC

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

LOEWEN & HARVEY, LIMITED 1943

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

EVACUATION SECTION

File No.

Ans.

Referred

A. ROUT HARVEY

TELEPHONE

MARINE 4341

4000

A.B.C. 5TH EDITION

WESTERN UNION

CABLE ADDRESS

"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

17th July, 1943.

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

Dear Sir:-

Re: 738 Cordova Street, Lot 8, Blk. 60, D.L. 181.

As requested I have examined the above property and
beg to report as follows:-

The Lot is 25 x 122 feet to a lane and is slightly
below the level of the side walk.

On this there is a modern four roomed bungalow with
basement on block concrete foundations, with full modern plumb-
ing. The house was built in 1927 and the outside measurements
are 21 ft. 6 " x 28 feet with an extension for the bathroom and
woodshed of 16 x 10 feet. There is a living room, kitchen, two
bedrooms and bathroom.

The interior is plastered and the walls have been
papered. The front two rooms of the house show dampness on the
paper above the floor, indicating that moisture is either coming
through the outside wall or being drawn up from the ground. The
interior is only in fair condition, and the roof is leaking in
several places. The exterior walls are narrow drop-siding and
require painting. The roof is shingle and in need of complete
reshingling.

On the rear of the property there is a large double
garage 33 x 20 feet which is in very poor condition, it is built
of wood sills and floor, single-siding and shingle roof. The
floor is rotting in several places and a new roof is necessary.

The wooden side-walk around the property requires
new stringers.

In my opinion a fair valuation for the property, in
view of the twelve months' to tenant is \$1000.00. The tenant
indicated that he might be vacating and in the event of possession

- 2 -

being obtainable, I would value it at ELEVEN HUNDRED (\$1100.00)
Dollars.

Yours faithfully,
Loewen and Harvey, Limited.

A. R. Harvey

Director.

ARH/F.
encl.

1644

July 27th, 1943

Messrs. Home Investments,
547 Howe Street,
Vancouver, B. C.

Dear Sirs:-

Re: Catalogue No. 80

Your letter of the 30th of June, written on behalf of your buyer, Mr. Walter S. Hull, enclosing cheque for \$70.00 and offer to purchase 738 East Cordova Street for the sum of \$700.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

27
Enc.
FGS:IF

1646

July 31, 1943.

Home Investments,
547 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 50.

Your letter of the 15th instant written on behalf of Mr. Andrew Betania enclosing cheque for \$100.00 and offer to purchase 738 S. Cordova Street for the sum of \$1,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, \$900.00.

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 your client will then be in a position to assume control of this property.

Yours truly,

F. G. Sheere
Director.

FGE:AS

September 3rd, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 1646
NAME: Bunichi OKUGAWA
CATALOGUE NO: 80
RE: 738 East Cordova Street, Vancouver, B.C.

CERTIFICATE OF ENCUMBRANCES:

Description of Property: City of Vancouver, Lot 8, Block 60,
District Lot 181, Group 1, New
Westminster District, Plan 196.

Encumbrances: None
Taxes: 1943 taxes of \$43.75 paid. No arrears.
Vested: No. 36340.

VALUATION BY APPRAISER: \$1000.00
AMOUNT OF BID: \$1000.00
APPROVED BY ADVISORY COMMITTEE: July 29th, 1943.
AMOUNT RECEIVED BY CUSTODIAN: \$1000.00

KWW/W

K. W. WRIGHT

File No. 1646
Catalogue No. 80

Receipt of Certificate of Title No. 91310-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of the property covered by the said certificate have been settled.
Receipt is also acknowledged of copy of Sentinel Insurance Company policy
No. 82644 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 23rd day of October 1943

Andres L. Betonia

JOSEPH A. BRYANT
SECRETARY-TREASURER



Rec'd FEB 22 1944
File No.
Ans. *1m 4m 3m.*
Referred *Gibson*

WESTERN MUTUAL BENEFIT ASSOCIATION

INCORPORATED UNDER THE BRITISH COLUMBIA SOCIETIES ACT

515 GRANVILLE STREET
VANCOUVER, B.C.

February 21, 1944

Custodian's Office
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sirs:

10735 We refer to your letter of January 10, File No. 1646-11652, and in connection with the membership of Bunkichi Okugawa, holder of our Membership Certificate No. B25/125.

Owing to the fact that this member was in arrears, a re-instatement application form was mailed to him with the request that he sign same and return to us. This he declines to do and therefore, it is not possible to re-instate this member without evidence of good health and the form completed to which we refer. In view of the above, we are obliged to return your cheque No. 7418 in the amount of \$6.75 which you mailed to us on January 12 covering this member's arrears of dues.

Yours truly,

J. A. Bryant - Secretary-Treasurer
WESTERN MUTUAL BENEFIT ASSOCIATION

JAB:NFB

Encl.

*Insurance under B25/125 paid July 15/43
we were first advised of existence of
this cert. in letter dated Nov 1/43*

NAME OKUGAWA, Bunichi

Original and
Apr 11/45

REGISTRATION NO. 10735

FILE NO. 1646

The following chattels were sold by public
auction at 922 Powell, Vancouver, B.C. on May 19, 1944.

2 Metal Chairs

\$ 0.50

Total

(Auctioneer's Fee: 0.05

Less Expenses (Advertising: 0.01

(Moving: 0.06

Net Proceeds Credited:

\$ 0.50

\$ 0.12

\$ 0.38

Members of Custodian Staff Present.

Extracted from Auctioneering list No.

Remarks.

Mr. Wills.

Vancouver 20.

NAME OKUGAWA, Bunkichi

REGISTRATION NO. 10735

FILE NO. 1646

The following chattels were sold by public
 auction at 992 Paveall Street, Vanc.B.C. on May 9th, 1945.

Platter & dishes	\$.60
Lacquerware	.75
Kitchen utensils	.75
Lamp & figure	1.00
2 Table lamps (broken)	.25
Tray & vases	1.50
Lamp & box	.50
Glassware & bowls	1.50
4 Boxes Ceremonial Toys	.75
Iron pot & saucepan	1.00
China dog & picture	.50
Oak round dining table	.50
Wooden cupboard	1.50
Bamboo book-case & stand X	1.00
Small cupboard	.25
Wardrobe	2.75
Desk (home-made)	.50
Umbrella stand X	.50
Large work table X	1.50
Bamboo stand	.25
2 Wooden cabinets	.40

Total

Less Expenses: (Auctioneer's Fees \$1.83
 (Advertising 0.44
 (Moving 1.43

Net Proceeds Credited:

\$	18.35
\$	3.70
\$	14.65

Members of Custodian Staff Present.

Mr. Willis

Extracted from Auctioneering list No.

Vancouver 19.

Remarks.

COPY FOR FILE 1646
Father of Miss Yoshiko OKUGAWA

C L A I M

File No. 12256

This Extract made Aug. 9/44.

DATE

First List

CREDITOR

Provincial Board of Health
"St. Joseph's Hospital"

DEBTOR

Miss Yoshiko OKUGAWA 18 years old.
Mother, Mrs. Ham Okugawa,
688 Hastings St., E., Vancouver
738 E. Cordova St., Vancouver

AMOUNT OWING

	\$612.00
Paid	30.65
Balance Owning....	\$581.35

From Oct. 28'41 to
May 19'42.

AGENT

NIL

ORIGINAL FILE

G-68

ND

*beg/45
will take 235 in
full settlement
Paid Apr 11/45*

1646 & 12256

December 9, 1944

Mr. Bunichi OKUGAWA,
Reg. No. 10735,
New Denver, B. C.

Dear Sir:

In connection with the claim of the Provincial Board of Health, St. Joseph's Hospital against you on account of your daughter, Yoshiko, for \$581.35, we have taken this matter up with the Collector of Institutional Revenue and he has advised us that that they will accept \$235.00 in full settlement of their claim. As this seems a most generous settlement, will you kindly authorize us to pay same from your balance with the Custodian.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

New Denver, B. C.,
Dec. 30, 1944.

Mr. G. Wilson, Administration Dept.,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Dear Sir:

I have received your letter requesting that a sum of \$235.00, from the balance of my money held in Custodian hands, be paid to the Collector of Institutional Revenue.

Whilst I realize that this is a most generous offer and I am quite willing to pay yet it is impossible at the present time.

I am in receipt of maintenance from the E. C. Security Commission and the amount in Custodian hands is below the rehabilitation reserve, and I think I am entitled to this reserve, as when the war is over, I wish to be able to start life anew and make good, and I will need all I have.

Yours truly,

B. Okugawa
OKUGAWA, Bunkichi,
Serial No. 10735

Mr. I. Brown.
OK to for

581
235

478 Book

January 5, 1945.

Mr. M. L. Brown,
Office Manager,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: OKUGAWA, Bunichi, Reg. #10735.

The above Japanese is indebted to the St. Joseph's Hospital for the sum of \$581.35. We have been advised that the Collector of Institutional Revenue will accept \$235.00 in full settlement. The Japanese acknowledges this debt and writes as follows:

"I have received your letter requesting that a sum of \$235.00, from the balance of my money held in Custodian hands, be paid to the Collector of Institutional Revenue.

Whilst I realise that this is a most generous offer and I am quite willing to pay yet it is impossible at the present time.

I am in receipt of maintenance from the B. C. Security Commission and the amount in Custodian hands is below the rehabilitation reserve, and I think I am entitled to this reserve, as when the war is over, I wish to be able to start life anew and make good, and I will need all I have."

The amount at present to his credit is \$474.45 but in view of his indebtedness to the Hospital it can not be considered that he has this amount available. Your advice in regard to payment of the hospital account of \$235.00 would be appreciated. I understand from Mr. Wilson that you have approved of this payment over the telephone, but in view of the letter quoted above, it would be appreciated if you would confirm this.

It is my understanding that the Japanese are required to live on their assets down to an amount of \$260.00 for each adult and \$50.00 for each dependent before going on relief, but that this

2.

is merely a practice that you have followed and that the Japanese has no actual rights in this regard and that such a ruling should not prejudice the payment of his creditors.

Yours very truly,

F. G. Shears,
Director.

FOG:AB

STATEMENT RE SALE OF:

Name: YUKAWA, Bunichi

Catalogue No: 80

File No: 1646

Street Address: 738 E. Cordova
Vancouver, B. C.

Reg. No. 10735

Legal Description:
0/10/101

Date of Sale and Adjustments August 25, 1945

Sale Price		\$	1,000.00
------------	--	----	----------

Real Estate Agents Commission	\$	50.00	
-------------------------------	----	-------	--

Charge for Valuation		5.00	
----------------------	--	------	--

Charge for Advertising		4.00	
------------------------	--	------	--

Land Registry Office Transmission Fee		3.50	
---------------------------------------	--	------	--

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance		3.52	
----------------	--	------	--

Taxes		21.58	
-------	--	-------	--

Water		4.87	
-------	--	------	--

<u>60.90</u>	\$	<u>1,069.87</u>
--------------	----	-----------------

Net Proceeds credited to your account		907.47
---------------------------------------	--	--------

Date:..... October 30, 1945

Compiled by:..... George Peters

ADJUSTMENT - File No. 1646

In of August 25, 1943.
128 days to go.

Debit purchaser	
128/965 x \$43.75 taxes for 1943	\$21.56
128/184 x \$ 7.00 water July to Dec.	4.87
33/72 x \$ 7.70 insurance premium) expiry 3/1/45)	3.52
Registration fees on deed	<u>6.00</u>
Total Debits	\$35.97

Credit purchaser	
Proportion rents for month of August/September - 21/31 x \$14.25	\$ 9.55
Rents collected for month of September/October	<u>14.25</u>
Total Credits	\$23.80

Total Debits	\$35.97
Less Total Credits	<u>23.80</u>
<u>NET DEBIT TO PURCHASER</u>	\$12.17

EVACUATION SECTION	
Rec'd	OCT 7 1946
File No.	1646
Ans.	
Referred	

% Mr. I. K. Takahashi,
Raymond, Alta.,
October 1st, 1946

Office of the Custodian,
Japanese Evacuation Section,
506. Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir,

I have received your letter of Sept. 20th
and wish to assure you that the chattels
as sold according to sheets No. 19 and 20
belonged to me.

However, as we are no longer in need
of the shrine, kore and the carton, as you
have stated in your letter of May 11th, 1945,
kindly do not send these articles to me.

I would appreciate if you would send
the net credit of my account, as stated in
your letter of Oct. 31st, 1945, at your
earliest convenience.

I trust this will complete the file #1646.

Yours truly,
Bunichi Okugawa
Reg. # 10735

Oct 8/46
242.45

October 8th, 1946.

REGISTERED

Mr. Bunichi OKUGAWA,
Reg. No. 10735,
c/o Mr. T.K. TAKAHASHI,
Raymond, Alberta.

Dear Sir:-

We are in receipt of your letter of the 1st instant in reply to ours of the 20th ultimo, and note what you say. We had a request from you through the Department of Labour, Japanese Division, a short time ago, that we release to you the funds to your credit here.

As is customary, when we are asked to forward the remaining balance, we review the file and the affairs of the party concerned that have been under our control, in order that we may forward a brief report.

Your principal asset was your property at 738 East Cordova Street, which was sold as of August 25, 1943 for \$1,000.00. You were forwarded a General statement of your account as October 31, 1945, together with a sales statement of the property involved.

In the General statement was shown the amount of Rents collected and credited, the net amount from sale of the Realty and other incidentals. Various remittances were made to you from time to time and other items as shown were disbursed in your behalf.

In view of your reply of the 1st instant in respect to chattels we are assuming that the Auction sheets sent you, account for the remaining effects in which you were interested.

We are therefore enclosing to you herewith our cheque for \$242.45 which represents your present balance and is in accordance with our statement sent you October 31st, 1945.

In the foregoing and in previous reports and letters it would seem that we have accounted for the administration and liquidation of your interests that have come under our control and we shall be obliged if you will confirm same when acknowledging the attached cheque.

For your convenience in replying we are enclosing a self-addressed envelope.

Yours truly,

BRL/DD.
Enc.1.

B.R. Dusenbury,
Office of the Custodian.

1646

October 9th, 1946

Mr. Bunichi OKUGAWA,
Reg. No. 10735,
c/o Mr. T.K. TAKAHASHI,
Raymond, Alberta.

Dear Madam:-

Further to your letter of the 1st instant it is noted that you do not wish us to forward to you the Shrine which is now the only chattel of yours remaining. We are assuming therefore, that this may be destroyed to enable us to clear up our warehouse in this regard.

Unless we hear from you to the contrary this will be done.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.

April 5th, 1949.

Mr. Bunkichi OKUGAWA,
Registration No. 10735,
c/o Mr. T.K. TAKAHASHI,
Box 146,
Raymond, Alberta.

Dear Sir:-

We wrote you on November 24, 1948, regarding
1 bundle photos (1 framed) presently in Custodian storage
in Vancouver which appear to belong to you, but to date
we have not received a reply to our letter.

The Custodian has extended the date for receiving
requests from those who have not written for their goods,
and this letter is to advise you that you now have until
April 30th next to make known your desire regarding dis-
position of same.

In the event that you do not wish the article or
articles in our possession shipped to you, it is the intention
of the Custodian to dispose of same at his discretion. If
you desire to have the goods, however, they will be shipped
without cost to you.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ/js