

1730



**BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

FILE NO. 1730

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: FIKUSHTMA, KazuoHOME ADDRESS: 477 Powell St. Vancouver B.C.REGISTRATION NUMBER 00246 SEX: Male AGE: 26OCCUPATION: Dairyman

(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: Associated Dairies Limited, Vancouver, B.C.MARRIED? SingleNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: None

AGE OF CHILDREN: \_\_\_\_\_

**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: Apartment property at 477 Powell St., Vancouver, B.C.Legal Description unknown.LOT 17 BR 41 DL 196

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 room frame building used as  
apartment and store.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance \$2000.00, issued  
at Vancouver, B.C. Policy number and name of Company unknown, in owners' possession  
at 477 Powell St., Vancouver, B.C. Premium paid up to date, expired January 1943

4. TAXES (Amount and where payable) \$98.00 taxes paid for 1941 to City of Vancouver5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Declarant previously operated store.  
Three upper suites leased on monthly basis, all rents paid. Four suites at  
back of store vacant.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In Land Titles Office, Vancouver, B.C.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Brother (Taugio) has half interest  
9. IF FARM LAND STATE CROPS SOWN None

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: occupies one room of apartment house at

477 Powell St., Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS: Self and brother (Taugio)

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

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:

one 2 lb. set of scales, one cash register, two showcases, located

in store building of apartment house, one iron bed in downstairs upper

room.

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: Plate Glass Insurance, covering store windows approximately \$100.00. Name of Company and policy number unknown. Policy in declarants' possession at 477 Powell St., Vancouver, B.C.

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: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

#### LIABILITIES:

1. PERSONAL DEBTS: Mr. Uyeda - \$400.00. at Eburne B.C. -

667.19  
Mr. Uyeda - \$400.00 at 636 Powell St., Vancouver, B.C. secured by  
2 months promissory note dated 1/8/42

2. TRADE DEBTS: None

#### REMARKS:

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 7th day of April 1942.

(Signature)

K. Pakushina

W. C. Patterson  
Witness

FOR DEPARTMENTAL USE



P.D. 2/12/42

INFORMATION FROM R.C.M.P.

Date 9/4/43

File No. 1730

Name FUKUSHIMA, Kazuo  
(Surname in Block Letters)

Registration No. 00246

☒ Male - Female  
(check)

Age Dec. 1, 1915

Former Address 391 Powell Street, Vancouver  
477 Powell Street, "

Date Evacuated 1/6/42 Naturalized - Canadian-Born - National  
(check)

24/7/47 - Spruce Tree Power & Paper Co.  
R. R. #1, c/o Norman Price, McGregor, Ontario.

Present Address

3, Kapuskasing, Ontario

☒ Married - Single  
(check)

Brother - Tsugio

Name of Wife ---

Name of Husband ---

Name of Mother Susaye (Japan)

Name of Father Shozaburo (Japan)

Names of Children under 16 ---

Requested by A.M.

Registered with Custodian Yes  
(Yes or No)

Additional Information Dairy man for Associated Milk Co.



File Nos. 1730  
3371

-- SUMMARY --

April 23, 1946

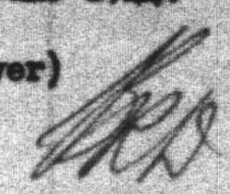
-- REAL ESTATE --

Reg. No. 00246  
" " 09098

Catalogue No: 202  
Japanese Names: Tsugio FUKUSHIMA, Reg. No. 09098,  
- 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: Tsugio FUKUSHIMA and Kasuo FUKUSHIMA,  
Title: Clear  
Sold to: Peter Hem for \$1500.00 Cash as of June 19, 1944.  
Title delivered to: Peter Hem as Nov. 7, 1944. Adjustments settled.  
Funds released to: credit of Tsugio 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 Hem 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 collec-  
tions 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. (Ltrs.  
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)





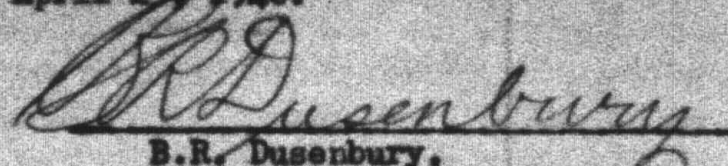
SUMMARY - REAL ESTATE - continued

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.R. Dusenbury,  
Administration Department.



Catalogue No. 202

File Nos. 3371 & 1730

Japanese Name: FUKUSHIMA, Tsugio  
FUKUSHIMA, Kazuo

Reg. No. 09098  
Reg. No. 00246

Civic Address: 477 Powell Street, Vancouver

Legal Description: Lot 17, Blk. 41, D.L. 196  
Gp. 1, N.W.D., Plan 196.

Classification: Store & suites.

- - - - -

Registered in the name of: Tsugio & Kazuo FUKUSHIMA

Clear Title.

SOLD to Peter Hem for \$1,500.00 Cash as at June 19, 1944.

Title delivered to Peter Hem on Nov. 7, 1944.

1944

Feb. 17th

Memo re chattels

Feb. 17th

Memo re claims

Aug. 3

Memo re chattels

(Disappeared)



09090

# Full-time, Temp

LAND NO. 2  
3571

Files Nos. 1730  
3371

## SUMMARY

April 23, 1946

## INSURANCE

**Tunglo FUKUSHIMA -Reg. No. 09098**

- and -

Kazuo FUKUSHIMA, Reg. No. 00246

Fire and Plate Glass Insurance were maintained while required. At date of sale in June 1944 one fire Policy and the Plate Glass policy were transferred to Peter Hem, the purchaser of the property, and a Return premium of \$41.89 was allowed the FUKUSHIMAS. The other Fire Policy, the Casualty Company of Canada, No. F92701 was cancelled and a return premium of \$18.25 was received for credit of the FUKUSHIMAS as Oct. 7th, 1944.

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

B.R. Dusenbury,  
Administration Department.



REG  
NO.

29098

NAME

FUKUSHIMA, Tsugio

FILE  
NO.

3371

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Bankers & Traders Insurance Co.	<i>Renewed by C/O 32-30070 - Bankers &amp; Traders</i> 32-28525	\$2000.	Jan.	12	1943	Lot 17, Blk. 41, D.L. 196, 477 Powell St., Vancouver, B. C.
Casualty Company of Canada	<i>Renewed by C/O 91914 - Casualty Co. of Canada</i> 90137	\$1000.	May	21	1943	Lot 17, Blk. 41, D.L. 196, 477 Powell St., Vancouver, B. C.
Canada Assurance Company	<i>Renewed by C/O 75012 - Northern Assurance Co.</i> 652919	---	April	28	1944	477 Powell St., Vancouver, B. C.
Bankers & Traders Insurance Co.	<i>Renewed by C/O 32-30070 - Bankers &amp; Traders</i> 32-30070	\$2000.	Jan.	12	1944	Lot 17, Blk. 41, D.L. 196, 477 Powell St., Vancouver, B. C.
Casualty Company of Canada	<i>Renewed by C/O 91914 - Casualty Co. of Canada</i> 91914	\$1,000.	May	21	1944	Lot 17, Blk. 41, D.L. 196, 477 Powell St., Vancouver, B. C.
Bankers & Traders Insurance Company	<i>Transferred to New Danes - Home - 12/8/47</i> 32-31788	\$2,000.	Jan.	12	1947	Lot 17, Blk. 41, D.L. 196, 477 Powell St., Vancouver, B. C.
Northern Assurance Company Ltd.	<i>Transferred to New Danes - Home - 12/8/47</i> P.O. 75012	---	April	28	1947	477 Powell Street, Vancouver, B. C.

SEE CARD No. 2



Files Nos. 1730  
3371

April 23, 1946.

-- SUMMARY --

-- PERSONAL PROPERTY --

Tsugio FUKUSHIMA,  
Reg. No. 09098

Kasuo FUKUSHIMA,  
Reg. No. 00246

Master File #3371

CHATELS:

Certain ChateLS are revealed in each Registration form on Page 2, (Tsugio April 13, 1942 and Kasuo, April 7th, 1942). These are enlarged upon in report of C. Barrett Lennard, Chartered Accountant, dated April 22nd, 1942, wherein he states "Everything in the store has been sold with the exception of the following:-

One - three pound Brantford Scale No. 10318  
Three - Show cases  
One - Ice Box  
One - counter

The Cash Register mentioned in Form "JP" has been sold by Mr. K. FUKUSHIMA, and was not on the premises when we made the inspection. I obtained advice of this sale from R. UYENO as it seems impossible to contact the declarant.

One iron bed, a small stove and boiler, and a gas stove are on the premises and belong to the declarant". See also Ker & Ker Ltd., ltr. May 21/42.

Reference is also made to these in Memo February 17, 1944, also to report of chattels Ker & Ker Ltd, May 21, 1942 (file 3371).

Memorandum July 3, 1944 Green to Spain refers to each of the aforementioned letters and the chattels and to look into the situation

Subsequent information on file indicates that when the tenant left the premises Ker & Ker Ltd, Agents, apparently did not "check him out of the premises when he departed June 30th, 1944 (Memo July 5th, 1944). Letter of July 5/44 Ker & Ker, Ltd, states that the former tenant, Bamford was contacted regarding the chattels that had been in the premises when he and his family were there. Bamford stated definitely that the articles in question were removed by men from the Custodian's office. A letter dated July 6, 1944 by Mrs. E. Bamford states "about two months after we rented 477 Powell St. a man from the Custodian came and took the remainder of furniture away for the Jap owners. This was in 1942 about December ". The ChateLS had accordingly disappeared and a memo of Spain dated July 10/44 states " Cannot do anything more

A memo dated August 3rd, 1944 by Green covers the situation and sums up the matter of chattels as it appeared at that date.

None of the ChateLS left by the FUKUSHIMAS at 477 Powell St.



SUMMARY - PERSONAL PROPERTY - continued

April 23, 1946

seems to have been sold as no entry appears in the Accounts Department of any sale. No reference has been noticed on the file where chattels have been referred to in writing to the FUKUSHIMAS.

In forwarding funds to Tsugio, the letter of Dec. 21/44 stated "being one half the rentals and proceeds of the sale of the House owned by you and your brother Kazuo at 477 Powell Street."

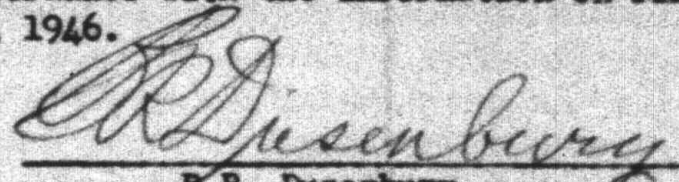
The files do not indicate that either Tsugio or Kazuo sought information regarding the chattels above referred to.

SPECIFIED ARTICLES:

There are no Cameras, radios, Fire Arms or Vessels revealed on the files as belonging to Tsugio and Kazuo, either jointly or severally.

No other Personal property is revealed on the files as belonging to Tsugio and Kazuo FUKUSHIMA jointly.

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

  
B.R. Dusenbury,  
Administration Department.



Files Nos. 1730  
3371

SUMMARY

April 23, 1946

LIABILITIES

Taugio FUKUSHIMA  
Reg. No. 09098

Kasuo FUKUSHIMA,  
Reg. No. 00246

Master File #3371

The following claims are revealed on these files:

1.	Ritsueichi UYENO <i>SHIV</i>	667.19 <i>and</i>
<i>R-19-4-462</i>	<i>Sojico</i> UYEDA <i>2589</i>	400.00 <i>and</i>
3.	Tamotsu HASEGAWA <i>6160</i>	185.00 <i>and</i>
4.	Naseji KURIYAMA <i>5625</i>	150.00 <i>and</i>

There is considerable confusion on these files as to whether Nos. 1 and 2 are against both Taugio and Kasuo FUKUSHIMA or against Kasuo only. However in letter July 6, 1943, UYENO says definitely that Kasuo FUKUSHIMA owes him the amount mentioned in No. 1. Claim namely \$667.19. Kasuo FUKUSHIMA through the Department of Labour, under date of February 27, 1946 admits Nos. 1-2-3 and 4 as indebtedness of his.

The total of these 4 claims is \$1402.19 and the credit balance of Kasuo FUKUSHIMA as of this date is \$836.22. This will enable us to make a payment of 59.64¢ on the Dollar of the Claims admitted. However No. 2 claim for \$400.00 is not definitely placed as to Creditor and we are endeavouring to ascertain through the Department of Labour, Japanese Division, what UYEDA's first name is, his registration number and present address as the records do not supply the necessary information.

The statement of Kasuo FUKUSHIMA admitting the Claims therefore clears the files of any claims as against Taugio FUKUSHIMA.

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

*B. B. Dusenbury*  
B.B. Dusenbury,  
Administration Department.



File #1730

SUMMARY

April 23, 1946.

GENERAL

Kazuo FUKUSHIMA  
Reg. No. 00246

REAL ESTATE:

Property at 477 Powell Street, Vancouver, B.C. known as Lot 17/41/196/196 is revealed on the file as belonging to Kazuo FUKUSHIMA and Tsugio FUKUSHIMA, and also according to Certificate of Encumbrance of Land Registry Office dated May 11, 1943. The particulars of disposition of this property are shown in "Summary Real Estate" dated April 23, 1946, this file. Each of the parties named had a one-half interest in the property. No other interest in Real Estate by Kazuo FUKUSHIMA is revealed on the file.

FIRE INSURANCE &

PLATE GLASS INSURANCE:

The "Insurance Summary" reveals all the Fire and Plate Glass Insurance in which Kazuo FUKUSHIMA was interested according to the file, and also indicates adjustments made regarding same.

LIABILITIES:

*N.B.  
Promissory note  
to be recovered*

The "Liabilities Summary" reveals, according to the file, all the Claims against and indebtedness of Kazuo FUKUSHIMA. These Claims amount to \$1402.19 which are admitted as against Kazuo FUKUSHIMA according to letter of the Department of Labour, Japanese Division, Feb. 27, 1946. Payment on account of these of 59.64% on the dollar is under consideration being on the basis of Kazuo FUKUSHIMA's credit Balance of \$836.22 on the books of the Custodian. The Creditors are being asked if they will accept this percentage in full settlement of their accounts.

PERSONAL PROPERTY:

CHATELS:

The "Personal Property Summary" on this file deals fully with the Chatels in which Kazuo FUKUSHIMA and Tsugio FUKUSHIMA were jointly, interested. The Summary indicates that the Chatels reported by the Agents eventually "disappeared".

WAR SAVINGS  
CERTIFICATES:

None of these were declared by Kazuo FUKUSHIMA. However, under date of 21-9-45 we received 5 War Savings Certificates of \$10.00 each, said to be in Kazuo FUKUSHIMA's name from P.S. Ross & Sons, their letter Sept. 4, 1945. Kazuo was written to as ltr. 21-9-45 as there was some doubt of his being the owner. No reply was received until February 27th, 1946 through the Department of Labour, Japanese Division, as follows:-

"Mr. FUKUSHIMA states that he does not think he possesses any War Savings Certificates"

It is possible that these belong to his brother, Tsugio, who was apparently working at Woodfibre, B.C. where the Certificates originated. We are writing to Tsugio about these Certificates.

(over)



SUMMARY - GENERAL - continued

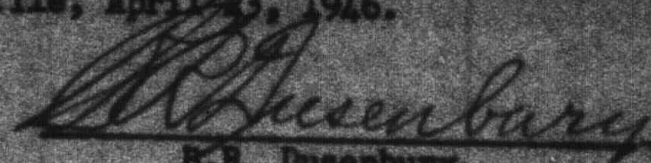
April 23, 1946.

SPECIFIED ARTICLES:

There are no Cameras, Radion, Fire Arms or  
Vessels revealed in the registration or the file.

No other Personal Property is revealed on this  
file.

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

  
B.R. Dusenbury,  
Administration Department.



Report of C. BARRETT-LENNARD,  
Chartered Accountant, 502 Randall Building,  
Vancouver, B. C., on the affairs of Tsugio  
FUKUSHIMA, May 7th, 1942.

-----oOo-----

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 9 1942

Attention Mr. C. L. Drewry

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

Dear Sir:

Re: Tsugio FUKUSHIMA - No. 09098

I beg to report as follows:

1. Location and Nature of Property. Apartment building and store at 477 Powell Street, Vancouver, B. C.
2. Description of Land and Buildings. This is a twelve room frame apartment building, eight rooms upstairs, and four rooms and a store on the ground floor. It is situated on a corner across from Powell Street Grounds. There is no basement but a cement foundation. There is one toilet on each floor, and a place for washing. A garage and woodshed are situated at the rear.

Frontage is about 18 feet - depth about 110 feet.

3. Inventory. I have examined the fixtures and equipment as per Form "JP", which is all present, but in my opinion the valuations are excessive. I believe everything left in the store would not realize more than \$ 150.00.
4. Insurance. \$ 2,000.00 fire policy No. 32-28525 with Bankers & Traders Insurance Company - premium paid to January 12, 1943.

Plate Glass Insurance with Canada Assurance Company, policy number G. 52919 - premium paid to April 28, 1944.

5. Liabilities. 1942 taxes unpaid amount to \$ 96.75 gross. I have been unable to discover any other liabilities.
6. Recommendations. I recommend that the declarant and his brother, each of whom hold a one-half interest in the property sell or store the inventory per form "JP" and on the evacuation of the tenants, who are all Japanese, that the property be given to a real estate firm to lease.

Reported by

*C. Barrett-Lennard*

CHARTERED ACCOUNTANT.

*Kel & Kel  
475 Howe St*



3371  
REAL ESTATE · RENTALS



Shears  
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. OFFICE OF THE CUSTODIAN

May 21st 1942.

AGENTS  
LONDON GUARANTEE &  
ACCIDENT CO., LTD.

ROYAL INSURANCE  
COMPANY, LIMITED

THE NORTHERN ASSURANCE  
COMPANY, LIMITED

JAPANESE SECTION  
BRITISH METROPOLITAN  
ASSURANCE CO., LTD.

THE CASUALTY COMPANY  
OF CANADA

**RECEIVED**  
MAY 22 1942

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

Attention R.P. Alexander,  
Assistant Manager.

Dear Sir:-

Re: Fukushima, Tsugio -  
Your file 3371

We are in receipt of your letter to us of May 16th 1942 in connection with the above property. According to your instructions we endeavored to contact Mr. Uyeno, 636 Powell Street, who had been looking after this Building. We were advised that Mr. Uyeno had already been evacuated from the City but found Mrs. Ritsuchi Uyeno, his sister-in-law, who held the keys to the above premises. We obtained the keys from her and accompanied by her made a complete inspection of the store and the balance of the building.

For your information we found the following:-

477 Powell Street, is a two storey frame Building, located on the north west corner of Powell and Jackson Avenue.

On the ground floor there is a corner store with living quarters at the rear. Fixtures located in the store are as follows:

- ✓ 1 Biscuit show-case.
- ✓ 1 old fashion marble top counter, soda fountain type without fittings.
- ✓ 1 Mahogany refrigerator, not electric.
- 3 picture frames.
- 1 paper holder.

The store is vacant.

Mrs. Fukushima occupies the rear of the premises, she is a cousin of the owner and pays no rent.

Upstairs No.1 Room:

Occupant, Mr. Hiramoto, an old man. (pays no rent under agreement with the owner.)



May 21st 1942.

Upstairs No. 2 Room:

Occupant, Mr. Kumamoto.  
Rental date, 25th April to 25th May.  
Rent \$8.00 - paid to Uyeno, to May 25th.  
(Instructed to pay to Pembertons in future).

Upstairs No. 3 Room:

Occupant, Mr. Ishikawa.  
Rental date, May 1st to June 1st.  
Rent \$8.00 - Paid to Uyeno to June 1st.  
(Instructed to pay to Pembertons in future).

Upstairs No. 4 Room:

Occupant, Mr. Miyarishi.  
Rental date May 10th to June 10th.  
Rent \$8.00. - Paid to Uyeno, to June 10th.  
(Instructed to pay to Pembertons in future).

Garage: Corrigated metal double garage at the rear of the property, with concrete floor and 2 ft. concrete side walls.

We are advised by Mrs. Ritsuichi Uyeno that the owner Mr. Fukushima would like to obtain the following rents:-

Store and living quarters at the rear \$30.00 per month.  
Upstairs rent to be the same.  
Garage rent \$3.00 per month each.

These rents seem satisfactory with the exception of the garage. It will be difficult to rent this.

The owner of the property pays upstairs light. The owner also pays for garbage removal for the whole building. The tenant of the store will pay his own light.

On enquiring from Mrs. Ritsuichi Uyeno as to Mr. Fukushima's indebtedness on this building, she stated that he had borrowed from her husband, Ritsuichi Uyeno, \$700.00 on the building and from one Mr. Uyeda, Sozire \$400.00, making a total of \$1100 which Mr. Fukushima owes on the property, but was emphatic in stating that it was not in the form of a mortgage.

Regarding articles of furniture, etc. which are on the property, there are a great many other articles of furniture but we were given to understand by the tenants that they were to be moved to storage or taken with them.

We obtained from Mrs. Ritsuichi Uyeno the two insurance policies as mentioned in your letter. The Plate Glass policy seems satis-

GREEN



The Office of the Custodian,

-3-

May 21st 1942.

factory. The Fire Insurance Policy which covers the premises for \$2000.00 with \$25.00 deductible clause, is not quite sufficient. We feel that this should be increased to \$3,000 and that a small amount of the increase should be placed on the Garage.

In accordance with your letter we will advise the tenants to make payments of rent to this office and will also advise Pemberton & Sons Ltd. to this effect.

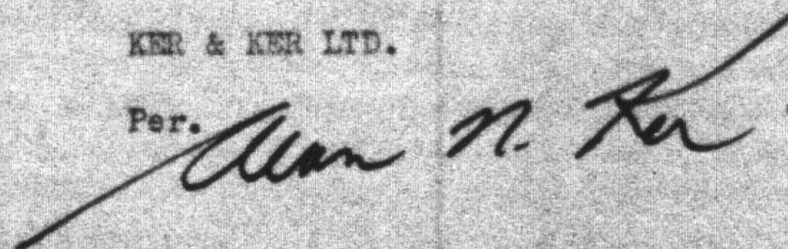
We enclose herewith Statement for \$10.00 covering the cost of this Report.

Trusting the above meets with your approval and thanking you, we remain,

Yours very truly,

KER & KER LTD.

Per.



ANK:DR  
Encl.



C\_O\_P\_Y

May 23, 1942

Pemberton & Sons Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Attention Mr. Johnson

Dear Sirs:-      Re: 477 Powell Street

This is to advise you that we have been appointed by the Office of the Custodian, Japanese Section, to take charge of the above property.

It is our understanding that Mr. Kumamoto rents Room No. 2 at \$8.00 per month from April 25th to May 24th. Mr. Ishikawa rents Room No. 3 at \$8.00 per month from May 1st to May 31st. Mr. Miyanishi rents Room # 4 at \$8.00 per month from May 10th to June 9th.

We have, in accordance with instructions from the Office of the Custodian, informed these people that this rent should be paid into this office. We are therefore advising you accordingly.

We trust that this will be satisfactory.

Yours very truly,

KER & KER LTD.

Per J. M. Anderson (signed)



HEALTH DEPARTMENT

STEWART MURRAY  
M.D. D.P.H.  
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Dec. 1st, 1942.

OFFICE OF THE  
JAPANESE SECTION  
**RECEIVED**  
DEC 2 1942

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

EXHIBIT No. 1059-4  
DATE 19 May 1948  
FILED BY J. N. G. Hunter

Dear Sir:-

Re: 477 Powell Street,  
Owners - Tsugio & Kazuo Fukushima

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,

GAR:EM

CHIEF SANITARY INSPECTOR.



BUILDING DEPARTMENT  
(INCLUDING PLUMBING)

ANDREW HAGGART  
BUILDING INSPECTOR



VANCOUVER B.C.

Rec'd FEB 19 1943  
File No. \_\_\_\_\_  
Ans. \_\_\_\_\_  
Referred \_\_\_\_\_

TELEPHONE FAIRMONT 2711

EVACUATION SECTION

Rec'd FEB 19 1943  
File No. 3371 + 1730  
Ans. *for*  
Referred *Milson*

18th February, 1943

Mr. Tsugio Kazuo Fukushima,  
c/o Custodian of Enemy Property,  
675 West Hastings Street,  
Vancouver, B.C.

Dear Sir:

Re 477 Powell Street,  
Lot 17; Blk. 41; 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.

AH/KM.

Yours truly,

*A. Haggart*  
BUILDING INSPECTOR.



C O P Y as February 17, 1948

JOHNSON and REEVE

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

8th October, 1943

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

File No. 1730/3371

Dear Sir:

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

In accordance with instructions from Messrs.  
P.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 8 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.

EXHIBIT NO. 1059-2  
DATE 19 May 1948  
FILED BY J.W.G. Hunter



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  
ODM/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.



EVACUATION SECTION	
Rec'd	MAY 13 1944
File No.	1730 / 3371
Ans.	<i>PH. H.</i>
Referred	HARROP.

243 D. Powell St.,  
Vancouver, B. C.

May 13th, 1944

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

Dear Sirs:

Re: Catalogue No. 202,  
477 Powell Street

Referring to your letter of April 27th in regard to the above property, I cannot see my way clear to bid over \$1,500.00 for these premises as I have been advised by the Building Department of the City that new stairways will have to be built from the main street to the upper storey, and also that a new chimney is required.

Taking this into consideration with other necessary repairs to the building, I herewith submit an offer of \$1,500.00.

Yours truly,

*Peter Hem.*

Peter Hem.



Rec'd	MAY 17 1944
File No.	
Ans.	
Referred	

637 Powell Street,  
Vancouver, B. C.

May 16th, 1944

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

EVACUATION SECTION	
Rec'd	MAY 16 1944
File No.	1730/3371
Ans.	<i>PAK</i>
Referred	HARROP

Dear Sirs:

Re: Catalogue No. 202,  
477 Powell Street.

I herewith submit an offer of  
Twelve Hundred and One Dollars (\$1201.00)  
for Lot 17, Block 41, D.L. 196, known as  
477 Powell Street.

Yours truly,

*Paul Yabloski*

Paul Yabloski.



April 25, 1944.

EVACUATION SECTION	
Rec'd	APP 25 10AM
File No	172-13571
Ans.	Ruk
Referred	HARCO P.

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

Dear Sirs:

I hereby make an offer of \$1,400.00 cash for the property  
at 477 Powell Street, Vancouver, your catalogue No. 202.



Peter Hem



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

476 HOWE STREET  
VANCOUVER, B. C.

July 4th, 1944.

AGENTS  
LONDON GUARANTEE &  
ACCIDENT CO., LTD.

ROYAL INSURANCE  
COMPANY, LIMITED

THE NORTHERN ASSURANCE  
COMPANY, LIMITED

SCOTTISH METROPOLITAN  
INSURANCE CO., LTD.

THE CASUALTY COMPANY  
OF CANADA

VACATION  
JUL 5 1944  
3371  
Spain  
aut.

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

Dear Sir:

Re: 477 Powell St. File #3371

The writer reported to your Mr. Milson on Friday, June 30th, that the tenant had called at the office with the keys of the above premises, as they had vacated same.

The writer visited the premises today with a view to checking certain articles which were hitherto in the store part of the premises. These articles included:

- 1 Biscuit show-case.
- 1 old fashion marble top counter, soda fountain type without fittings.
- 1 Mahogany refrigerator, not electric.
- 3 picture frames
- 1 paper holder.

The writer could not locate any of these articles, today.

It is the writer's intention to endeavour to locate the family who lived in these quarters. We would also appreciate any information as to whether or not the Custodian removed these articles at any time during this tenancy.

We will report to you further.

Yours truly,

KER & KER LTD.

*J. M. Milson*

Per

JMA:EC



Catalogue No. 202  
File Nos. 1730 & 3371  
477 Powell Street  
17/42/175  
Vancouver, B. C.

September 22, 1944.

MR. PETER HEN

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS  
(as of June 19, 1944)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$1,500.00	
Amount of rentals:		\$1,500.00
June 19th to June 30th - 11/30 x \$30.27		11.32
Registration fees on deed - \$1,500.00	7.25	
Insurance premium - 95.25 x \$5.75 (expiry 30/4/47)	5.47	
Insurance premium - 85.25 x \$12.60 (expiry 12/1/47)	36.42	
194/365 x \$87.03 purchaser's proportion of 1944 taxes	46.49	
Amount owing by purchaser		84.31
	\$1,595.60	\$1,595.63

AMOUNT OWING BY PURCHASER - \$84.31



MEMORANDUM TO FILES #1730/1371

May 15th, 1946

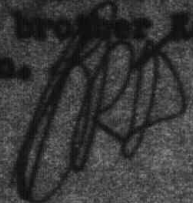
Re: War Savings Certificates

A letter dated September 4, 1945 from P.S. Ross & 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, and 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.



BRO/ED.



17

IN THE MATTER OF THE JAPANESE CANADIAN  
PROPERTY CLAIMS COMMISSION

AND IN THE MATTER OF CLAIM No. 1059  
TSUGIO FUKUSHIMA

---

I, KAZUO FUKUSHIMA of the Town of  
Kapuskasing in the District of Cochrane, hereby appoint  
my brother Tsugio Fukushima to present a claim in this  
matter on my behalf and to speak in my name.

DATED at Kapuskasing the 30<sup>th</sup> day of  
September, A. D. 1949.

Witness

George K. Ogle

Tsugio Fukushima



*Catalogue No. 202*

*3371*

NOV 22 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

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

- (1) NAME *FUKUSHIMA TADUO* (H.C.M.P.) Reg. No. *09098*  
(2) Pre-Evacuation Address *477 Powell St. Vancouver B.C.*  
(3) Present Address *242 Giles St London Ont*  
(4) REAL ESTATE  
(a) Street Address (if any) *477 Powell St. Vancouver B.C.*  
(b) Legal description (lot number, block number, section number, etc.)

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

- (i) ~~Farm~~  
(ii) ~~Residence~~ Type of business *store, 4 rooms residence and*  
(iii) ~~Business~~  
(iv) Any other type of property (describe) *2 garage, four 2 rooms apartment, upstairs*

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) *joint owner*

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$  
(ii) Buildings - - - - - \$  
(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) - - - - - \$ *8000.00*  
(v) Amount at which Custodian sold property and credited your account - - - - - \$ *1500.00*  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ *6500.00*

(5) PERSONAL PROPERTY

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

(over)



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

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

1.	Estimated Value \$	150.00
2.	Estimated Value \$	
3.	Estimated Value \$	
4.	Estimated Value \$	
5.	Estimated Value \$	
6.	Estimated Value \$	
7.	Estimated Value \$	
8.	Estimated Value \$	
9.	Estimated Value \$	
10.	Estimated Value \$	
TOTAL CLAIM FOR PROPERTY LOSS \$ 150.00		

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))

(g) (a) Place at which claimant prefers to be heard.  
(b) Do you require the services of an interpreter at the hearing? Yes or no

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

DOMINION OF CANADA  
TO WIT:

I, *Tangie Tukuhina* of the *Conf of Mabel* in the

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 *Conf of Mabel* of *Tangie Tukuhina* this 2nd day of *November* A.D. 1947.

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.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

**B E F O R E**  
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Toronto, Ontario,  
May 19th, 1948.

IN THE MATTER OF THE CLAIM OF  
TERGIO FUKUSHIMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the  
claimant.

\_\_\_\_\_  
A. WATSON, Esq.,

Secretary.

MRS. F.L. HANDFORD,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30



2  
T. Fukushima,  
In Chief.

TSUNOJO FUKUSHIMA, the claimant herein, being  
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q Mr. Fukushima, is this your signature on this  
claim form? That is real estate other than farm?

A Yes.

Q And are the facts set out in that form correct?

A Yes.

Q Now, I notice it says here that you have a half  
interest in this property. Who has the other half  
interest?

10 A: My brother.

Q Your brother. Where is your brother?

A He lived at Capasosing.

Q As far as I have made out, he hasn't a claim himself?  
Have you authority to make any claim for him?

A I sent a letter to my brother but he said the same  
thing, that is why he never put in a claim.

THE COMMISSIONER: Q: I am afraid I do not understand  
that.

THE INTERPRETER: He thought the one claim would be  
sufficient for both of them.

20 THE COMMISSIONER: Mr. Brewin, if you would draft some-  
thing for the brother's signature, whereby authority  
is given this brother to speak for him, that will  
be sufficient, and it can be filed later.

MR. BREWIN: Thank you, my lord.

Q Now, this property at 477 Powell Street -- am I  
right about that -- in Vancouver?

A Yes.

Q According to the information here you had four  
two-room apartments upstairs?

30



A Yes.

Q And a store downstairs?

A: Yes.

Q And a four room residence at the back of the store?

A Yes.

Q And did you and your family live there?

A My uncle had that and my brother.

Q Whereabouts did you live then -- in one of the  
apartments?

A: Yes, upstairs  
with my brother.

10 Q How many apartments were rented? You say there  
were four two-room apartments?

A Four two-room apartments.

Q How many were rented when you were there?

A Upstairs?

Q Upstairs?

A: Four, but I  
got a total -- four men lived in one room. Four  
people lived in one room.

Q Four people lived in one room. It sounds like a  
crowd to me.

20 A They were all rented.

Q All of the four?

A: Yes.

Q How much were they rented for?

A About \$35.00.

Q Altogether?

A: Altogether.

Q \$35.00 a month? Then there was a store downstairs  
that was operated by whom -- the candy store?

A My brother.

Q Your brother operated it as a candy store, is that  
right?

A: Yes.

30 Q I see that you say that it was purchased by your



T. Fukushima,  
In Chief.

father in 1925 for \$7,000.00, is that correct?

A Yes, that was before the war. My father went to Japan just before the war.

Q I wasn't asking about that. I was asking if that is correct, that he bought it then?

A Yes, my father told me.

Q Your father told you before you left?

A Yes.

10 Q I see you are only claiming one item of chattel property and I haven't prepared a form for it, my lord, because I doubt whether it is a chattel.

It is a store counter? A: Yes.

Q Where was the store counter when you left?

A In the store.

Q Now, was the store counter attached to the floor?

A No.

Q Perhaps you would describe to us what it is.

A Just sits on the floor.

THE INTERPRETER: It was a moveable counter.

20 Q Have you any idea what you paid for it? I see you claim \$150.00 for it.

THE WITNESS: A: My brother just bought it about ten years ago. My brother told me about \$400.00 he paid for it.

Q I see. It seems to say in your J.P. form a lunch counter about \$100.00. Would that be the same lunch counter? You didn't have any other lunch counters, just the one?

A Just one.

30 Q There is a little difference between \$100. and \$150.



T. Fukushima,  
In Chief.

Do you know why that is valued at \$100.00 in the J.P. form?

THE COMMISSIONER: You are seeking to explain the difference between the claim for \$150.00 and the J.P. value of \$100.00, is that it?

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: I doubt if you can.

MR. BREWIN: Q: This is your signature on your J.P. form, is it?

A: Yes, that is my

signature.

Q: Did you dictate the material that went into this form? Did you give them the material?

A: Yes.

Q: You see it is typed in here, "lunch counter valued at about \$100.00 left in the store at 477 Powell Street". You seem to have a little lower value here than you have today. Do you remember that? Can you explain that?

A: The scales?

Q: No, we are not talking about the scales, but the lunch counter with a value of \$100.00. If you have any explanation, I think you should give it to us.

A: Between \$100.00 and \$150.00 -- between.

Q: I see. We will make a compromise there. I think that is all.

THE COMMISSIONER: What is the situation, Mr. Hunter?

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the store counter had no value and was abandoned. I will file a copy of the



6  
T. Fukushima,  
In Chief.  
Cross-Exam.

appraisal of Johnson & Reeve, dated the 8th of October, 1943, in which they appraised this property at \$1500.00. They also add, "As the property is situated on a corner, we appraise it at \$1500.00, but if a lower offer is received, we should like to discuss the matter further with you".

(APPRAISAL MARKED EXHIBIT NO. 2).

10 CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph. Is this a photograph of the building for which claim is made, Mr. Fukushima? A: Yes, that is my house.

MR. HUNTER: I would tender this photograph as Exhibit 3.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: I would file the following letters for information, to be proven later from the Health Department and the Building Department of the City of Vancouver. The first one is dated  
20 December 1st, 1942, re 477 Powell Street, owners Tsugio and Kazuo Fukushima.

"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.

30 "The rooms were found clean and bright and



T. Fukushima,  
Gross-Exam.

"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."

10

Next a letter from the Building Department, dated the 18th of February, 1943. These letters are all to the claimants, care of the Custodian.

"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."

20

Another letter from the Building Department, dated the 10th of April, 1943,

"With reference to our letter of February 18th re the above. Please advise if any action has been taken, or is contemplated regarding alterations required to the above building."

MR. BREWIN: The witness doesn't know anything about it.

THE COMMISSIONER: This will all have happened after he was evacuated.

MR. HUNTER: I tender these as Exhibit 4, my lord.

30

(LETTERS MARKED EXHIBIT NO. 4).



T. Fulkshinn,  
Cross-Exam.

MR. HUNTER: The real property was assessed in 1943 at land \$1250.00, improvements \$1150.00, making a total of \$2400.00.

10 The property was advertised under catalogue No. 202, and as a result two tenders were received, one on April 25th. Actually there were three tenders, a revised one, April 25th, 1944, from Peter Ham for \$400.00. He then revised it up to \$1500.00, and then on May 16th, 1944, from Paul Soblosky for \$1201.00. Mr. Ham's offer was approved by the Advisory Committee and accepted and it was sold to him as of the 19th of June, 1944. I think that is all, my lord. I am not filing the analysis. There is no merit in it. ✓

THE COMMISSIONER: No, there is no occasion to. Is there any re-examination, Mr. Brewin?

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

J. P. Horrabin  
"J. P. HORRABIN"  
Official Reporter.

30



Name of Claimant **FUKUSHIMA, Tsugio**  
 Custodian File **Kase**  
**3372 & 1730**

Case **1052**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
1390.00	75.00 12.50										87.50
<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				
<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 Declared 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				
			46%	60.00 <del>28.00</del>	27.60			27.60			
TOTAL RECOMMENDATION											115.10