

1896

Powell St. Branch
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: **FUKUHARA Kisaburo**HOME ADDRESS: **5993-5 Main St., Vancouver, B.C.**REGISTRATION NUMBER **10355**SEX: **Male**AGE: **33**OCCUPATION: **Storekeeper**

(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: **Mutsuo Watanabe - 5993-5 Main St.**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Fumiko** (1967) (yellow card)ADDRESS OF WIFE OR HUSBAND: **5993-5 Main St.**NAMES OF ANY LIVING CHILDREN: **David (M)**ADDRESS OF CHILDREN: **5993-5 Main St.**AGE OF CHILDREN: **3 years.**

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

1. LOCATION AND DESCRIPTION: **5993-5 Main St., Vancouver, B. C.**

2-storey wooden frame building with store in front.
also 49-West 5th Ave., Vancouver.

2-storey wooden frame building

2. BUILDINGS AND OTHER IMPROVEMENTS: **5993-5 Main St. --- Garage**
Garage at 49-West 5th Ave.

3. INSURANCE (Give particulars; state where policies are) **5993-5**
At 5993-5 Main St.
Fire Insurance with the

Canadian Surety Co. Policy #54675 on Building & Garage Amt. \$3,000.00
also \$2,000.00 on Street Front - Insurance Policy #54668 See back of form
also \$2,000.00 on Street Front - Insurance Policy #54668 See back of form

4. TAXES (Amount)

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

Mortgage with Japan & Canada Trust Sav. amount \$980.00

6. OCCUPANCY AND LEASES (If vacant so state) **at 5993-5 Main - family.**

at 49 West 5th Ave. - rented to J. Heaps. for \$13.00 monthly upstairs
and Mrs. Davis \$5.00 monthly for the downstairs.

- 5993-5 Main on self.
49 W. 5th at Japan-Canada Trust Co.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 49 W. 5th at Japan-Canada Trust Co.
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: None
2. LANDLORD'S NAME AND ADDRESS: None
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:

Singer Sewing machine; Furniture for 2-bedrooms, kitchen and living-room;
Grocery stock and store fixtures. All at 5993-5 Main St., Vanc'r.

note the chattels at 49 W 5th Ave

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND BEES: 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:

Stock & Furn. & Fixtures - amount \$2,000.00 with The Canadian
Surety Co. Policy #54668

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)

Accounts receivable - \$1100.00 on groceries sold.

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

2-Victory Bonds \$50.00 on "Self".

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: The Crown Life Insurance Co. Policy #244,774

on son's life (David Michio Fukuhara)

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$400.00 owing to K. Nagata living at
Mayne, B. C.

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 20th day of March 1942

(Signature)

K. Fukuhara

Witness

FOR DEPARTMENTAL USE

P D.

INFORMATION FROM R.C.M.P.

DATE August 4, 1943.

Our File No. 1896

Full Name FUKUHARA, Kisaburo
(Surname in Block Letters)

Registration No. 10355

Male - Female
(Check)

Age August 2, 1908.

Former Address 5993-5 Main St., Vancouver, B. C.

261 W. 20th Ave., Vancouver, B. C.

Date Evacuated May 28, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address

Chase, B. C. - May 20/47

Lucanville, B.C. (R.C.M.P. Jan 15/47)

Married - Single
(Check)

Name of Wife Fumiko - #10603

Name of Husband

Name of Mother Tsuna (In Japan)

Name of Father Fukuhara, Jenzuke (Deceased)

Names of Children under 16 David Michio (M) - Feb. 11, 1939

Katherine Yoshiko (F) - July 15, 1942

Requested by Scott

Registered with Custodian

(Yes or No)

Additional Information

REAL PROPERTY SUMMARY

JAPANESE NAME: Kisaburo FUKUHARA Reg. No. 10355 File No. 1896.

CATALOGUE NO: 136

PROPERTY ADDRESS: 5995 Main Street, Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision "B" of Lot 10, Block 6, District Lot 644, Group 1, N.W.D., Plan 6413.

TITLE: In the name of Kisaburo FUKUHARA.

ENCUMBRANCES: None registered and no unregistered encumbrances known.

Kisaburo FUKUHARA was personally liable as Mortgagor in respect to another parcel but that Mortgage has now been satisfied in full.

Vesting No. 35869 - 15th March 1943.

ASSESSED VALUE: 1942 - Land \$ 430.00
Improvements \$1700.00 - \$2130.00. Taxes - \$82.76.

CLASSIFICATION: Store with 2 suites of 3 rooms on second floor. Building measures 22.6 x 54.6 ft. with no basement, on cement foundation. A 2-car garage in rear. Lot has a frontage of 31.48' on Main Street 105.52 on 44th Avenue. The store and suites above it are about 50 years old, recently painted but previously neglected.

HISTORY OF ADMINISTRATION: An agreement to lease between FUKUHARA and F. W. Marsh was cancelled by mutual consent on 12th May 1942. FUKUHARA thereupon leased the premises to D.F. Brynildsen as from 1st May 1942 at \$53.00 per month, the lessor to pay the taxes and the lessee the water rates. The lease gave to the lessee an option to purchase the fixtures at a price of \$750.00 and the stock in trade at invoice price but not to exceed \$1500.00. The rental was paid through Murphy & Murphy to the Custodian and for the 22 months so occupied 1st May 1942 to 1st March 1944 amounted to \$1166.00 credited to FUKUHARA'S account.

OFFERS: Offers were received, after advertising, from Mrs. Amy Doherty, through Brendon Bros. Ltd., 30th July 1943, \$1500.00; from the lessee D.F. Brynildsen, 8th February, 1944, \$2080.00 increased 25th February 1944 to \$2560.00

VALUATION: An appraisal of the property was made by D.W. Reeve who reported on 19th July 1943 a market value of \$2500.00.

SOLD: To Dean Francis Brynildsen, the lessee, for \$2,560.00 as at 14th March 1944.
Approved by Advisory Committee 1st March 1944.

TITLE: Certificate of Title No. 99574-L issued in the name of Dean Francis Brynildsen and receipt acknowledged 26th April 1944.

FUNDS: Released to the credit of Kisaburo FUKUHARA - sale price \$2560.00 plus rental \$1166.00 plus closing adjustment \$40.10, total \$3766.10;

less commission on rentals \$74.20, taxes \$161.52, insurance \$55.80, Certificate of Encumbrance \$1.00, appraisal fee \$7.50, advertising \$4.00, registration fee \$13.10, commission on sale \$128.00, total \$445.12. Net amount released \$3320.98.

OLD TITLE:

Certificate of Title No. 65411-L was not obtained and sent to Land Registry Office. There is no record on file that its production was requested of Mr. FUKUHARA or of his agents, MURPHY & MURPHY.

CLEARANCE:

The B.C. Security Commission advised the Custodian on 19th April 1945 that as Kisaburo FUKUHARA and his family resided outside of the Commission's Interior Housing Project it had no objection to the fund being released to him.

This summary is certified to be in accordance with information on file and on record by the accounting department.

DATED: January 14th, 1947.



IM:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Kisaburo FUKUHARA **Reg. No.** 10355 **File No.** 1896.

CATALOGUE NO: 336

PROPERTY ADDRESS: 49 West 5th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 13 (except the East 33 feet), and Lot 14 (except the West 33 feet) Block 22, District Lot 200A, Group 1, N.W.D., Plan 197.

TITLE: In the name of Kisaburo FUKUHARA.

ENCUMBRANCES: 3559 M. 2/12/36. Mortgage in favour of the Japan and Canada Trust Savings Company for \$1,000.00 with interest at 7%.

Vesting No. 35869 - 15th March 1943.

ASSESSED VALUE: 1942 - Land \$490.00
Improvements \$1000.00 - Total \$1490.00 Taxes - \$51.56.

CLASSIFICATION: The Canada Permanent Trust Co., on 2nd April 1942 reported the property as poorly located in the old Fairview District. On the lot was a two storey old frame 6-room building in very poor condition with an addition in front and an old shed in rear. The value of the property was estimated to be \$1,000.00.

HISTORY OF ADMINISTRATION: The premises were rented by Mr. FUKUHARA prior to evacuation in two tenancies, to J. Heaps, \$13.00 per month and to J. Davis, \$5.00 per month. These tenancies continued until sale of the property, a period of 33 months, and the rentals amounting to \$594.00 paid to the Custodian through P.C. Gibbens & Co., and credited to Mr. FUKUHARA'S account.

The outlay for taxes and repairs was considerable, amounting to \$249.96 and sufficient funds were not on hand at any time to make payments in reduction of the mortgage balance of \$980.00. Interest as due, however was paid, the total of these items being \$189.38.

Upon completion of sale the balance on mortgage, \$980.00, was paid to the Japan and Canada Trust Savings Co., and a discharge procured and registered.

OFFERS: The property was advertised in the catalogue and by advertisement in Vancouver newspapers on 23, 24, 25 March 1944. The only offers received were from H.A. Rayner, \$500.00 and from H.S. Garcha, \$1300.00. From the file it appears that a valuation of \$1300.00 was placed on the property, but it does not appear by whom. *(By J.R. Reid by appointment now filed in R.P. section file)*

SOLD: To Hazara Singh Garcha for \$1300.00 as at 26th September 1944. Approved by the Advisory Committee 22nd September 1944.

TITLE: Certificate of Title 115827-L clear of encumbrance, issued in name of Hazara Singh Garcha, and receipt of same acknowledged by him 24th February 1945.

FUNDS:

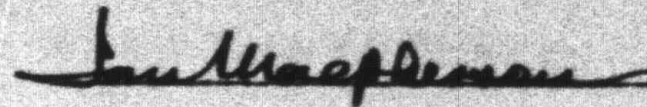
Released to the credit of Kisaburo FUKUHARA - sale price \$1300.00 plus rentals \$594.00 plus closing adjustments \$18.13, total \$1912.13; less commission on rentals \$32.00, taxes \$149.41, repairs \$100.55, sundry \$55.00, insurance \$9.00, interest on mortgage \$189.38, balance mortgage principal \$980.00, Certificate of Encumbrance \$1.00, valuation fee \$5.00, advertising \$13.87, registration fee \$10.35, commission on sale \$65.00, total \$1610.56. Net amount released \$301.57.

OLD TITLE:

Certificate of Title No. 965-L in Land Registry Office.

This summary is certified to be in accordance with information on file and on record by accounting department.

DATED: January 14th, 1947.



IM:JS

REG.
NO.

10355

NAME

FUKUHARA, Kisaburo

FILE
NO.

1896

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Imperial Insurance Office	<i>Renewed - Pol. # 451296 - Imperial Ins. Office</i> 441148	\$1500.	Feb.	6	1944	L. 13, except E33' & L. 14, Bk. 22, D.L. 200A, 49 W. 5th Ave., Vancouver, B.C.
Union Fire, Accident & General Ins. Co.	<i>Transferred to new owner - Brynildsen - Jan. 22, 1945</i> 4033929	\$3000.	Jan.	22	1944	B.D. "B", Lt. 10, Bk. 6, D.L. 6, 5993-5 Main St., Vancouver, B.C.
Union Fire, Accident & General Ins. Co.	<i>Transferred to new owner - Brynildsen - Jan. 22, 1945</i> 4034840	\$3000.	Jan.	22	1945	BD "B" of Lt. 1, Bk. 6, D.L. 6, 644, 5993-5 Main St., Vanc.
Imperial Insurance Office	<i>Transferred to new owner - Brynildsen - Jan. 24, 1945</i> 451296	\$1,500.	Feb.	6	1947	Pt. Lts. 13 & 14, Bk. 22, D.L. 200A, No. 49 W. 5th Ave., Vancouver, B.C.

Union Fire Accident & General Insurance Policy No. 4034840 covering real property at 5993-5 Main Street for \$3000.00, expiring January 22, 1945, was transferred to the new owner, D. F. Brynildsen, as of March 27th, 1944.

Imperial Insurance Office Policy No. 451296 covering the real property known as 49 W. 5th Avenue, Vancouver, for \$1500.00, was transferred to the new owner, H. S. Garcha, as of January 24, 1945.

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

E. Robertson

E. Robertson,
May 26, 1947.

LIABILITY SUMMARY

File No. 1896.

Kisaburo FUKUHARA - Reg. No. 10355.

Creditor Claims:

A claim of \$110.00 was filed by the Co-operative Granite Trading Association. The claim was confirmed by Mr. FUKUHARA on 15th November 1943 and paid by the Custodian on 24th November 1943.

Kumazo NAGATA had a claim against the above in the amount of \$400.00. This claim was reported by FUKUHARA and NAGATA on 15th February 1943 as having been settled.

George E. McGrossan, Solicitor for R. TAGASHIRA CO., filed a claim for \$190.00 against J. & K. FUKUHARA. Kisaburo FUKUHARA denied liability and stated that Jenichiro FUKUHARA, File 8115, was solely liable. This sole liability was admitted by Jenichiro FUKUHARA and reported to Mr. McGrossan on 10th May 1943. On May 21st, 1943, Mr. McGrossan was advised that Jenichiro FUKUHARA had arranged with R. TAGASHIRA that settlement should await conclusion of the war, which arrangement was confirmed by Mr. TAGASHIRA. Mr. McGrossan was asked to release Kisaburo FUKUHARA of the claim but did not do so. Mr. McGrossan died about that time and his affairs are now in charge of his widow. *(No further action required by Custodian - on ltr. May 10/44)*

Debtor Claims: (See Accounts Receivable on Personal Property Summary)

On file is a list of persons indebted to Kisaburo FUKUHARA in various amounts. All were advised by the Custodian and with one exception no reply was received. Mrs. C.F. Grant on 22nd May 1943 promised monthly payments but has made none.

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

January 15th, 1947.

Charles McGrossan

IM:JS

File No. 1896

PERSONAL PROPERTY SUMMARY

May 27, 1947

Re: Mr. Kisaburo FUKUHARA - Reg. #10355

Chattels: Chattels were declared by this Japanese person as being left at 5995 Main Street, Vancouver, B. C. (See Chattels Summary attached).

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Bonds: Mr. Fukuhara declared two "Victory Bonds \$50.00 on self". No action regarding these bonds has been taken by the Custodian.

Life Insurance: Mr. Fukuhara declared a Crown Life Insurance Policy No. 244,744 on his son's life (David Michio Fukuhara). No further reference to this minor son's policy is made on file and no action regarding this contract has been taken by the Custodian.

Accounts Receivable: In his declaration of March 20th, 1942, this Japanese person stated he had Accounts Receivable of \$1100.00 on groceries sold in connection with his store at 5995 Main Street, Vancouver. On April 15th, 1942, the Custodian wrote to the Canada Permanent Trust (agent at that time) stating we noted that this man's JP form showed Accounts Receivable amounting to \$1100.00 and that it would be advisable to inform the owner that on sale of his business or on his evacuation prior thereto, he should place in their possession an up-to-date list of these accounts with the addresses, and thus allow the facility of recovery. The Canada Permanent Trust advised on April 17, 1942 that Mr. Marsh, who was operating the business at 5995 Main Street, told them that Fukuhara was collecting the Accounts Receivable himself. Nothing more transpired in connection with Accounts Receivable until February 1st, 1943, when Mr. J. Nagata, on behalf of Mr. Fukuhara, submitted a list of Accounts Receivable amounting to \$456.76. Mr. Nagata stated this list was sent to Fukuhara by his "successor" who could not seem to collect from these debtors, and that these debts were outstanding when Fukuhara gave up his business before evacuation. He also stated that his "successor" would not accept these debts after he had failed to collect from the people concerned.

The following debtors were sent Custodian Form letter 96 on February 9, 1943, with the exception of Mrs. Prince Visser, whom we advised Mr. Fukuhara we were unable to locate as her name did not appear in either the telephone or city directory:

Mr. Arthur J. Douglas, 265 E. 44th Ave.	\$40.51
Mrs. Alice M. Grant, 417 E. 44th Ave.	51.61
Mr. Albert Walters, 2542 W. 11th Ave.	292.72
Mrs. Cora K. Speir, 5829 Sophia St.	7.42
Mrs. Gordon Olson, 56 E. 54th Ave.	22.72
Mr. Lloyd W. Dickhout, 6081 Ontario St. (now 4830 Argyle)	29.62
Mrs. Adrian J. Princ Visser, Ontario Street.	12.16
	<u>456.76</u>

Mr. Fukuhara was advised on February 9th, 1943 that should we hear from any of these debtors he would be so advised.

Personal Property Summary

Accounts Receivable - continued

On May 7th, 1943 another notice was sent to all debtors regarding the amounts owing to Mr. Fukuhara but, as in the first case, no response was received from any but Mrs. Grant and Mrs. Princ Visser (see below) and Mr. Fukuhara was so advised in our letter of May 6, 1947, at which time we stated that as this office was not a collection agency we would suggest that he endeavor to collect this money by contacting these people direct. He replied, however, that he was not satisfied with our information in connection with Accounts Receivable and requested that we refrain from closing his account until this matter is settled.

Mrs. Grant - \$51.61

A memo on file dated February 18, 1943 states that Mrs. Grant called at this office that day and stated she would pay off her indebtedness of \$51.61 at the rate of \$10.00 per month, to be paid at the end of each month. As no money was forthcoming we wrote to Mrs. Grant on May 7th, 1943 relative to her promise to pay \$10.00 per month on her indebtedness, beginning at the end of February, and stating that as no payments had been received there was now due the sum of \$30.00 for the months of February, March and April. On May 11, 1943, Mrs. Grant replied stating she would begin payments on May 22nd and had been unable to attend to this account as one of the family bread-winners was seriously ill. This file does not indicate that any money was received from Mrs. Grant or that the matter was followed up from the above date.

Mrs. Princ Visser - \$12.16

As the full address of Mrs. Prince Visser was not given on the original list of Accounts Receivable we advised Fukuhara we unable to locate this person. He replied on February 15th, 1943, stating Mrs. Visser's former address was 5810 Ontario Street and advised us to contact Mrs. Frank Marsh who had been assisting him in this matter and she would be able to furnish us with Mrs. Visser's address. Accordingly, we wrote to Mrs. Visser on March 12th, 1943 about this debt (Form letter 96). A note on the bottom of the copy of our form letter of May 7th, 1943 sent to Mr. Fukuhara's debtors states that Mrs. Visser called on May 21st, 1943, and stated she was unable to pay now, but would pay. Nothing further on file to indicate that any payments were made or that the matter was followed up after her call at this office on May 21st, 1943. *To reply from Mrs. Princ Visser*

One more effort is being made by the Custodian to contact these people in connection with Fukuhara's Accounts Receivable and Mr. Fukuhara is being so advised today.

JULY 24/47:

On June 10, 1947 Mr. Douglas paid the sum of \$5.00 on account of his debt of \$40.51, but to date no further payments have been received, although he has been written on two separate occasions since making above payment. Mr. Fukuhara, therefore, advised by letter today that no further efforts will be made by this office to collect this account, nor that of the other debtors who did not even reply to our letters of May 26, 1947, with the exception of Mrs. Grant and her daughter who called at this office and stated they wished to pay \$1.00 per week until the account paid in full. We advised them by letter today that it was in order for them to make payments direct to the Japanese at Chase, B. C. and have advised Fukuhara of this proposal in our letter to him dated July 24, 1947. No further action regarding "Accounts Receivable" is being taken by this office.

(Over)

Chattels Summary

File 1896

May 26th, 1947

Re: Kinaburo FUKUHARA - #10355.

Re: 49 W. 5th Avenue, Vancouver, B.C.

No chattels were declared by Fukuhara as being left at the above address and there is nothing on file to indicate that any goods were found at this address belonging to Mr. Fukuhara.

Re: 5995 Main St., Vancouver, B.C.

In his JP form dated March 20, 1942, Mr. Fukuhara declared the following goods left at 5995 Main St., Vancouver:

Singer Sewing Machine

Grocery stock and store fixtures.

Furniture for 2 bedrooms, kitchen and living room.

On April 17th, 1942, we were advised by the Canada Permanent Trust Company that a Mr. Marsh, who at that time took over the business formerly operated by Mr. Fukuhara at 5995 Main Street, had informed them this Japanese and his family had moved to 261 W. 20th Avenue and had taken their personal property with them.

The Custodian wrote to Fukuhara on October 24, 1942, stating we understood he had disposed of or taken with him all chattels declared by him in his registration of March 20th, and if this was correct to sign and return the duplicate copy of our letter. No reply was received and Mr. Green of this office again wrote on November 9th, 1942, asking Fukuhara to confirm that he had disposed of all his effect left in the restricted area, and unless we heard from him to the contrary we would assume this to be so and that there was nothing left for which the Custodian need care. On November 23, 1942, Fukuhara returned the duplicate copy of our letter of October 24, 1942, stating thereon that he had several boxes of left-over household effects stored in an out of the way spot in the store and that these articles were left in the care of the person operating the store, who had been given instructions that these were to be left there until further instructions from him. Fukuhara also stated that he understood all declarations made by him "were forever looked after and protected by our office".

On November 1, 1943, Mr. Marsh sent us a receipt signed by the White Transport for 8 pieces of household goods shipped to Fukuhara at Tappen, B. C., from 5995 Main Street, Vancouver. Mr. Green accordingly wrote to Mr. Fukuhara advising that Mr. Marsh had informed us he had shipped to Fukuhara, at his request, 8 pieces of household goods and stated that unless we heard from him to the contrary we would now assume that the above shipment cleared his personal property in the protected area of British Columbia. No reply was received from Fukuhara in this connection until April 14, 1944, when he requested that we have all his personal belongings left on the property at 5995 Main Street shipped via White Transport and to kindly grant permission to Mr. Frank Marsh of 5995 Main Street to take charge of the packing and shipping, and that he would forward him instructions directly.

A memo on file dated April 19, 1944, states Mr. Marsh telephoned requesting permission to effect shipment of the balance of the chattels. This permission was granted, and Mr. Marsh stated that after this shipment completed nothing would remain at the above address belonging to Mr. Fukuhara.

(over)

File No. 1896

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

Attention Mr. C. L. Drewry

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 2 1942

NAME: Fukuhara, Kisaburo
Address: 5993 Main Street, Vancouver
Reg. No. 10355

BUSINESS:

1. Location: ⁵⁹⁹⁵ Main Street, Vancouver--South Vancouver;
Grocery store and six rooms above.
2. Owner: Kisaburo Fukuhara
3. Property: 2 storey frame building 50' x 20' flat roof,
no basement, cement foundation, six rooms upstairs,
grocery store down. Two car garage or shed at
back. Value of building and lot, say \$2,000.00.
Fixtures and stock---was told \$2,000.00, seems
reasonable.
4. Inventory: see recommendations.
5. Insurance: see form 'JP'--\$3,000.00 on building and garage.
6. Liabilities: Personal, \$400.00--to K. Nagata, see form 'JP'.
7. Recommendation: When we visited the property we found a
white man, Mr. Frank W. Marsh looking after the
business. He told us he was buying the business
and leasing the property from the owner, and
that the matter was being taken up with the
Custodian's office. If the owner has accepted
the offer then it is probably the best way to
work out this business.

ETS/H

The Canada Permanent Trust Company

Per *Hammond*

N.B. On form JP the employer is shown as Mutsuo Watambe,
this was the Japanese delivery boy, an employee.

JAPAN AND CANADA TRUST SAVINGS COMPANY

Head Office: Cor. Powell St. and Dunlevy Ave.

VANCOUVER, B.C.

April 24th, 1942

The Manager,
The Canada Permanent Trust Company,
432 Richards Street,
Vancouver, B. C.

re: FUKUHARA, Kiseburo
res: 49 West 5th Avenue

Dear Sir:--

Replying to your enquiry of the 17th instant, regarding mortgage on the above-noted Party's property, we beg to inform you as follows:

Mortgagor: Kiseburo Fukuvara, 5993 Main Street.

Property: Lot 13 except East 33'
Lot 14 except West 53'
Blk. 22, D.L. 500 "A" Group 1,
New Westminster District Map 197
49 West 5th Avenue, Vancouver, B. C.

Date of Mtge. November 18th, 1936. Registered No. 3559M.
Original Amount\$1,000.00
Present Balance 980.00
Principal \$50.00 - payable monthly.

Interest: @ 7% per annum, payable monthly
Paid up to February 1942.

Insurance: \$1,500.00 - Expires February 6th, 1944.
Imperial Insurance Office, Toronto
Agent - Bell-Irving Insurance Agencies, Ltd.

Rent: Will be collected by P. C. Gibbens & Co. Ltd.,
254 East Hastings St. as follows:
from April Acct.

J. Heaps	\$13.00
J. Davies	5.00
	<u>\$18.00</u>

Net proceeds will be paid to the above mortgage.
interest and principal.

Trusting this covers all the information you request, we are,

Yours truly,

JAPAN and CANADA TRUST SAVINGS COMPANY

TH/MT

....."J. Hash".....
Manager.

TELEPHONE: PACIFIC 8553

ESTABLISHED 1906

out → Douet
VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

2nd July 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL - 3 1942

Office of the Custodian,
Japanese Evacuation Section,
City.

Attention Mr Douet

Gentlemen;-

Your file 1896
Mukuhara, Kisaburo.

Re 49-W. 5th Ave

Further to our phone conversation regarding the property of the above mentioned, we are writing you in connection with the outside stairway leading to the upstairs suite. This Stairway is in a very poor state of repair, and should be attended to, at once, as some person is liable to injury, which would result in a claim for damages. We have secured a tender of about \$35.00, being about \$10.00 for lumber and the balance for labour, and we consider this a reasonable figure. We will appreciate your early authorization to proceed with these repairs.

We stated in our letter of June 18th, we were holding the sum of \$54.00 rents collected, and we will be forwarding this amount together with statement for same within the course of the next few days.

Yours truly

P.C. GIBBENS & CO LTD.

S.S.

per *J. J. Swain*

Established Over A Quarter Of A Century



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET,
VANCOUVER, B. C.

13th July 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 16 1942

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building.,
City.

Gentlemen;- Your file 1896.
re Fukuhara, Kisaburo

Further to your letter of July 10th
regarding repairs to the property of the above
mentioned at 49 West Fifth Ave.

We have duly noted your remarks, and
taking the urgency of the situation into
consideration, we have decided to proceed at
once with the work, which we expect will be
completed by night of the 14th. We duly
remitted to your office the sum of \$51.30
on July 9th, being collections account this
property. The rent collection for July
will be \$18.00, and we would appreciate your
authority to apply this amount on account
of the expense involved in these repairs,
the balance to be taken care of in the month
of August.

Thanking you for giving this
your usual prompt attention.

Yours very truly

P.C. GIBBENS & CO LTD,

per *[Signature]*

S-a.

Established Over A Quarter Of A Century

*see for tax
arrange my
mobile*

Murphy & Murphy
Barristers & Solicitors

DENIS MURPHY, JR. PAUL D. MURPHY

REPLY ATTENTION OF MR. Denis Murphy

430-33 Rogers Building
470 Granville Street
Vancouver, B.C.

April 2nd, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 4 1942

The Custodian
675 West Hastings Street
VANCOUVER, B.C.

Dear Sir:

Re: K. Fukuhara and Frank William Marsh

We beg to report that the above Mr. Marsh, is leasing from Mr. Fukuhara his store, situate at 5993 Main Street, in the City of Vancouver, in the Province of British Columbia.

Mr. Marsh will pay to Mr. Fukuhara the sum of \$45.00 per month as rent on the building, and the sum of \$25.00 per month for the good-will of the business, being operated on the ground floor of the said building. It is also understood that this arrangement will be in force for three years, and at the end of the said three years Mr. Marsh will have at least \$1000.00 worth of stock in the said store at that time, at the going market price at that time. It is also understood that Mr. Fukuhara will pay the taxes on the building, and that Mr. Marsh will pay the water rates, whatever they may be. The fixtures in the store will remain, and are included in the rental price.

Yours truly,

MURPHY & MURPHY

Denis Murphy
Per.

*If not reported
wouldn't object*

DM:FR

Murphy & Murphy
Barristers & Solicitors

DENIS MURPHY, JR. PAUL D. MURPHY

REPLY ATTENTION OF MR. Denis Murphy

430-33 Rogers Building
470 Granville Street
Vancouver, B.C.

April 2nd, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 4 1942

The Custodian
675 West Hastings Street
VANCOUVER, B.C.

Dear Sir:

Re: K. Fukuhara and Frank William Marsh

Further to our letter of April 2nd, the purpose of the arrangement is that Mr. Marsh and his wife are familiar with the operation of the business such as the one that Mr. Fukuhara has been operating, and they are also very good friends of Mr. Fukuhara, and this is the reason why the arrangement was made.

We would also like to add that the total amount of rental has been assessed, taking into consideration the amount of stock now in the store.

Yours truly,

MURPHY & MURPHY

Denis Murphy
Per.

DM:FR

PRESIDENT, F. GORDON OSLER

1ST VICE-PRESIDENT, JOHN A. ROWLAND, C.

2ND VICE-PRESIDENT, E. D. GOODERHAM

HEAD OFFICE - TORONTO

FROM BRITISH COLUMBIA BRANCH

The Canada Permanent Trust Company

H. E. Bond, MANAGER

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 18 1942

VANCOUVER, April 17, 1942

To Office of the Custodian
Japanese Evacuation Section
Royal Bank Building
Vancouver, B. C.

RE File No. 1896
Fukuhara, Kisaburo

Dear Sirs:

re 5995-5 Main St. - We are in receipt of your letter of April 15. In our report we advised you that Mr. Frank W. Marsh was operating the business. He and the owner had apparently come to some arrangement regarding price and terms. We were told that the Bill of Sale had been signed by the owner and himself. We also advised you that we felt, without actually taking inventory, that \$2,000.00 seemed a reasonable price for stock and fixtures.

Mr. Marsh told us that Fukuhara, and family had moved to 261 West 20th. Avenue and taken their personal property with them. With regard to the accounts receivable, Mr Marsh advised us that the owner was collecting these himself.

re 49 W. 5th. Avenue. - We have written to the Japan and Canada Trust Company, asking for a statement showing the present position of the mortgage and rentals.

Yours faithfully,

H. E. Bond
Manager

E.T. Summers/H.

1896

April 15th, 1942.

Canada Permanent Trust Company,
432 Richards Street,
Vancouver, B.C.

Attention Mr. Bond

Dear Sirs:-

re Fumbara, Kisaburo

With reference to your report on the above, which is undated, the following additional information is required.

re 5825-5 Main St. - Please say if the grocery store is still operating, and if so, if you are in possession of sufficient information to allow you to consider a price offered for the sale of stock and fixtures. After registration the owner cannot enter into a bulk sale without the consent of the Custodian and such could be withheld until he was satisfied that the price arranged was reasonable, and as regards this he would be guided by your report. In the event of sale we require to be informed in what manner the price will be paid and the intentions of the owner in regard to the disposal of his personal effects. In such a case the owner should be advised to crate and case these in a manner which would allow them protection in storage, if storage be desired. In the event of sale not transpiring before evacuation you should make arrangements to be placed in possession of the keys, prepare an inventory of the merchandise and fixtures, and embody this in a supplementary report.

It is noted that Form "JP" shows accounts receivable amounting to \$1100.00. It would be advisable to inform the owner that on sale of his business or on his evacuation prior thereto, he should place you in possession of an up-to-date list of these with addresses and thus allow the facility of recovery.

re 42 West 5th Ave. - Please inform us of the nature of the tenancy and to what date rents have been collected. We think, also, you should obtain a certificate of the amount outstanding on the mortgage and be advised to what date interest has been charged.

Yours truly,

RYB:EB.

C.L. Drowry
Manager

Taken from
File 1896

①

5993 * FUKUHARA, Kisaburo
5995 Main St., Vancouver, B. C.
Evac. File 1896



Picture Taken April 29, 1943

Taken from
File 1896

①

FUKUHARA, Kisaburo
49 W. 5th Ave. Vancouver, B. C.
Evac. File 1896



Picture Taken May 3, 1943



BRENDON BROS. LIMITED

REAL ESTATE, RENTAL, INSURANCE AND
FINANCIAL AGENTS

6181 FRASER STREET
VANCOUVER, B. C.

17th. July 1943.

The Custodian,
506 Royal Bank Building,
Vancouver,
B. C.

Tender for Real Estate
Catalogue Parcel No. 136
Custodian File No. 1896

Dear Sir :

We enclose herewith certified cheque for \$150.00,
being 10% of offer of \$1500.00 cash on behalf of our
client, Mrs. Amy Doherty (widow), 1235 Pacific Street,
Vancouver, B. C..

This offer applies to 5995 Main Street,
Lot B, 10, Block A.6, D.L. 644.

Yours truly,

BRENDON BROS. LTD..

per:

W. J. Brendon

WEB/D.

78

End July 20/43

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

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.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 1896

Dear Sir:

Catalogue No. 136
Sub. B of Lot 10, Sub A of Block 6 D.L. 644
5995 Main Street.

We have inspected this property and beg to report as follows:-

Location Outlying suburban district in South Vancouver. Slow development.
Land 31.48 feet on Main Street 105.52 feet on 44th Avenue. North West corner.
Zoning The property is in a zone for 2 family dwellings but the building on this land was built before zoning was in force. The property has an advantage in being the only shop premises between 38th and 49th.
Building (1) 2 storey frame 22'6" x 54'6" on concrete curb foundation. Siding walls and flat composition roof. Shop front plate glass in wood frames. Front part of Shop plastered. Upper floor, 2 suites of three rooms (no hot water tank in one suite) Bathroom for joint use.
(2) Garage 21' x 20'. Siding walls. Rubberoid roof. no floor.
Condition The main building is about 30 years old, cheaply constructed. Siding painted recently but previously neglected for a long time. This has warped and needs re-nailing. Wood at back entrance in poor repair. Plaster in shop loose and patched, floor worn and parts rotten. Wiring primitive. Water pipes may be corroded (low pressure). Chimneys for suites built on wood brackets.
Rent \$52.
City
Assessment \$2,130 (Land \$430 Building \$1,700)
Taxes \$80.10
Appraisal We are of the opinion that the market value of this property is \$2,500.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeves

1896

November 20th, 1943

R.H. Rayner, Esq.,
724 Granville Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 336,
49 West 5th Avenue

Your letter of the 2nd instant enclosing offer to purchase 49 West 5th Avenue for the sum of \$500.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1300.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F.C. Shears,
Director.

FCS/AF

34

136

Rec'd	FEB 9 1944
File No.	176
Ans.	R.A.
Referred	HARROP

5993 Main Street,
Vancouver, B.C.

February 8th 1944.

The Custodian of Enemy Property,
675 Hastings Street W.
Vancouver, B.C.

Dear Sir:-

I hereby tender for the purchase of the Property known as
5993-5995 Main Street. Described as Subdivision "B" of Lot
Numbered Ten (10), of Block Six (6), Subdivision of District
Lot numbered Six Hundred and Forty-four (644), Group One (1),
New Westminster District.

My Tender Price being, Two Thousand and Eighty Dollars,
\$(2080.00).

Yours truly,

A. F. Brynildsen

FEB 24 1944

Rec'd	
File No.	1896
Ans.	THH
Referred	HARROP

5993 Main Street,

Vancouver, B. C.

February 23, 1944.

The Custodian of Enemy Property,

675 Hastings Street W.,

VANCOUVER, B. C.

Dear Sir:

Cat 136

I hereby tender for the purchase of the Property known as 5993-5995 Main Street, described as Subdivision "B" of Lot Numbered Ten (10), of Block Six (6), Subdivision of District Lot numbered Six Hundred and Forty-four (644), Group One (1), New Westminster District.

My Tender Price being, Two Thousand, Five Hundred and Sixty Dollars (\$2,560.00).

Yours truly,

H. H. Byrnes

P.O. for Mrs. McArthur

1896

March 14th, 1944

D.F. Brynildsen, Esq.,
5993 Main Street,
Vancouver, B.C.

Dear Sir:

Ref Catalogue No. 136,
5993 Main Street

This will acknowledge receipt of your letter of the 13th instant in which you enclose your certified cheque for \$2560.00 being the full purchase price for the above property.

We note that you wish this property to be registered in the name of Dean Francis Brynildsen (merchant) 5993 Main Street, Vancouver, B.C. and that you are a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shears,
Director.

FGS/AN

Committee approved..... March 1st, 1944

Mr. Reeve's valuation.... \$2500.00

Catalogue No. 136
File No. 1896
5995 Main Street
B/10/A/6/644

Receipt of Certificate of Title No. 99574-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of The Union Fire, Accident and General Insurance
Company policy No. 4034840 which has been assigned to me.

Dated at Vancouver, B. C., this 26th day of April 1944.

A. H. Brundage

1876

November 1st, 1945

Mr. Kisaburo FUKUHARA,
Registration No. 10355,
Tappen, B. C.

Dear Sir:

Re: Catalogue No. 136
5993-95 Main Street, Vancouver, B.C.
B/10/A/6/644.

You have of course already been advised of the sale of the above property for \$2560.00 gross, based on an independent appraisal and approved by the Advisory Committee.

You have not, however, been forwarded our revised net proceeds statement relating to this sale and for your records a copy of this statement is attached, which shows that the net credit to your account from the sale was \$2424.76.

We also attach a copy of your general statement which is self-explanatory and indicates that there is at the moment a balance of \$61.92 standing to your credit, as a cheque for \$2750.00 was forwarded to you in April last.

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc. 2

cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: FURUKAWA, Kinsuro

Catalogue No: 136

File No: 1536

Street Address: 5793-95 Main
Vancouver, B. C.

Reg. No. 10155

Legal Description:
W/10/14/14/14/14

Date of Sale and Adjustments March 1, 1944

Sale Price \$ 4,560.00

Real Estate Agents Commission \$ 128.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 24.00

Taxes 16.24

Water

199.24 \$ 4,384.00

Net Proceeds credited to your account \$ 4,244.76

Date:..... October 30, 1945

Compiled by:..... George Peters

1996

April 18, 1944.

Mr. Kinsaburo FUKUHARA,
Registration No. 10395,
Chase, D. C.

Dear Sir:

Re: Catalogue No. 136
9995 Main Street
D/10/16/64A

Please be informed that 9995 Main Street has been sold
as of March 14, 1944 for the sum of \$2,560.00 which is in excess of the
value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been
credited to your account and adjustments of unearned taxes and any insur-
ance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$2,560.00
Less real estate agent's commission @ 5%	<u>128.00</u>
Net credit to your account	<u>\$2,432.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:NA
as D. C. Security Commission

1896

April 18, 1944

Mr. D. F. Brynildsen,
5973 Main Street,
Vancouver, B. C.

Dear Sir:

Ref. Catalogue No. 136
5995 Main Street
B/O/A/6/544

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of March 14, 1944 as shown on the enclosed sheet have been calculated and a balance of \$40.10 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter at that time letting us have a cheque for the above amount and title together with insurance policy will be delivered to you immediately.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Mr. Denis Murphy

ADJUSTMENTS

As of March 14th, 1944

74 days

Debit purchaser.

Registration fees on Deed \$2568.00	\$ 9.60
Insurance prem. \$27.90 @ 86%	24.00
Ex. 22/1/45	
Rent - Mar. 1 to 14th - 14/31 x \$50.35	<u>22.74</u>

Total Debits.

\$56.34

Credit purchaser.

74/365 x \$80.09 Sellers proportion of
taxes for 1944

\$16.24

Total Credits
Total Debits

16.24
56.34

Net amount due from purchaser

\$40.10

1896

March 15, 1944.

Messrs. Murphy & Murphy,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 136,
5925 Main Street.

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser, the effective date of which should be March 14, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

1576

March 24th, 1945.

Mr. Kisaburo FUKUHARA,
Reg. No. 10955,
Chase, B.C.

Dear Sir:

Re: Catalogue No. 336
49 W. 5th Ave., Vancouver, B.C.
13 Ex.E.336, 14 Ex.E336/22/200A.

Please be informed that the above property has been sold as of September 26th, 1944 for the sum of \$1300.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Doust,
Administration Department

PD/ER
Encs.
cc to B.C. Security Commission.

STATEMENT RE SALE OF:

Name: FUKUHARA, Kinsaburo

Catalogue No: 336

File No: 1896

Street Address: 49 W 5th Avenue,
Vancouver, B.C.

Reg. #10355

Legal Description: 13 Ex. E. 33', 14 Ex. W33'/22/200A

Date of Sale and Adjustments September 26th, 1944

Sale Price

\$ 1900.00

Real Estate Agents Commission

\$65.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Unpaid Vendor~~

Mortgage

1045.93

~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

7.10

Taxes

13.12

Water

.28

1123.43\$1120.50

Net Proceeds credited to your account

197.07

Date:..... March 23rd, 1945

Compiled by:..... Mr. George Peters

1896

July 30th, 1943

Messrs. Brendon Bros. Ltd.,
6181 Fraser Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 136.

Your letter of the 17th instant written on behalf of Mrs. Amy Doherty enclosing cheque for \$150.00 and offer to purchase 5995 Main Street for the sum of \$1,500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director.

FCS/GH

Enc. *July 17/43*

1896

18th February, 1944.

D.F. Brynildsen Esq.,
5993 Main Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 136
5995 Main Street.

Your letter of the 8th instant in which you submitted an offer to purchase the above property for the sum of \$2,080.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FMH

Catalogue No. 336
File No. 1896
49 West 5th Avenue, Vancouver
138x.E331, 142x.E331/22/200A

February 24, 1945.

*Corrected
Statement*
HAZARA SINGH GARCHA
(purchaser)

In account with: The Custodian of Enemy Property

CONNECTED STATEMENT OF ADJUSTMENTS

(As at September 26, 1944)

	DEBIT	CREDIT
Purchase price	\$1,300.00	
Cheques received		\$1,300.00
<u>Amount of rent collected</u>		
September 26th to October 31st - 34/80 x \$17.00		19.27
November 1st to November 30th		17.00
December 1st to December 31st		17.00
Registration fees on deed - \$1,300.00	6.83	
Insurance premium - 78.9% x \$9.00	7.10	
Water paid to Oct. 3/44 - 7 days @ 4¢ a day	.28	
Purchaser's proportion of 1944 taxes - 96/365 x \$49.90	13.12	
Chimney sweeping & repairs	5.00	
D. Hall - plumbing repairs - Nov. 1944	3.05	
S. Code - " " - Nov. 1944	36.00	
Balance owing by purchaser		18.13
	<u>\$1,371.40</u>	<u>\$1,371.40</u>

BALANCE OWING BY PURCHASER \$18.13

1896

February 20, 1945.

Messrs. F. C. Gibbons & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 336
49 West 5th Avenue
Vancouver/13 Ex. 5331/14 Ex. 5331/22/200A

Title to the above described property has been received by this office registered in the name of Hasara Singh Garcha, 1856 West 2nd Avenue, Vancouver, and is now ready for delivery.

Adjustments have been calculated as of September 26, 1944 as shown on the enclosed sheet and a balance of \$52.13 is charged to the purchaser.

Please have the purchaser sign the attached control receipt and return it to this office as soon as possible. Please also have him sign the attached chattel release in order that should there be any hidden Japanese effects discovered on the premises at a later date, these may be removed by the Custodian.

Relevant insurance policy No. 451296 Imperial Insurance Office is also attached hereto.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.
cc Mr. Hasara Singh Garcha

1896

October 2, 1944.

Messrs. P. C. Gibbons & Co. Ltd.,
254 E. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 336,
49 W. 5th Avenue,
Lot 13 Ex. B33⁶, Lot 14, Ex. B33⁶,
Blk. 22, D.L. 200A.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be September 26, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

Catalogue No. 336
File No. 1896
49 West 5th Avenue
Vancouver, B. C.
13 Ex.E33'/14 Ex.W33'/22/200A
Certificate of Title No. 115827-L

Control of property covered by Certificate of Title No. 115827-L and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is hereby acknowledged of Certificate of Title No. 115827-L.

Dated at Vancouver this 27th day of February 1945.

W. S. Garcke

Return to the Custodian

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

Dear Sirs:-

Re: 49 West 5th Ave. Vancouver

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

Yours faithfully,

...A. S. Gascho... Signed

Return to the Custodian

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

SEP 25 1944

ADDRESS ALL COMMUNICATIONS TO THE FIRM

254 EAST HASTINGS STREET,

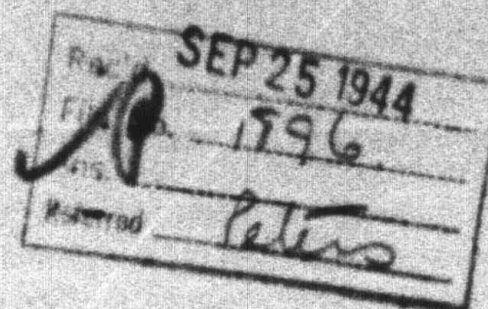
Van.

VANCOUVER, B. C.

Referred

Sept. 23rd. 1944.

The Custodian,
675 Hastings St. West,
City.



Re: Catalogue No. 336, located at
49-west 5th Avenue.

Dear Sirs:

not certified

We enclose herewith check for \$1170.00
being balance of the purchase price in respect of
the above mentioned property.

Yours truly,

P. C. GIBBENS & COMPANY LTD.

PER:

L. C. Gibbens

DCG*DM

enc.

Receipt of \$1300 received

SEP 26 1944
Revised 1170
ES

Established Over A Quarter Of A Century

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.

Sept. 18th. 1944.

Office of the Custodian,
675 Hastings St. West,
City.

Rec'd	SEP 19 1944
File No.	1896
Am.	
Referred	Peters

Re: Catalogue No. 336.
49-5th Ave West, Vancouver, B.C.

Dear Sirs:

We enclose herewith check for \$130.00
being deposit on account of the above mentioned
property.

Full price to be \$1300.00 all cash
Gross. Purchaser is Hazara Singh Garcha, (Laborer)
of 55-2nd Ave. West, Vancouver, B.C.

Thanking you and trusting to hear from
you, we are.,

Yours truly,

P. C. GIBBENS & COMPANY LTD.

PER:

P. C. Gibbens

DOG-D*
ENC.

SEP 19 1944
H.R. 130.00

336.

Established Over A Quarter Of A Century

Discharge of Mortgage

Know all Men by these Presents

That **JAPAN AND CANADA TRUST SAVINGS COMPANY**, a duly incorporated company under the Trust Companies Act, having an office in The Royal Bank Building in the City of Vancouver, Province of British Columbia ~~in the Province of~~

DO HEREBY CERTIFY

That **KISABURO FUKUHARA**, formerly of 714 Richards Street, in the City of Vancouver, Province of British Columbia, Merchant,

~~in the Province of~~

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

the said **Kisaburo Fukuvara**

as Mortgagor, to **Japan and Canada Trust Savings Company** as Mortgagee
for the sum of **One thousand** ----- Dollars,
which said Mortgage bears date the **18th** day of **November** **1936**
and was registered in the Land Registry Office in the City of **Vancouver** in the Province
of **British Columbia** on the **2nd** day of **December** **1936**
19 , under number **3559M**

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and being more particularly known and described as Lot 13, except the East 33 feet, and Lot 14, except the West 33 feet, of Block 22, District Lot 200A, Group 1, New Westminster District, according to a plan deposited in the Land Registry Office at the City of Vancouver, and numbered 197.

AND DOETH

~~AND DOETH~~ FURTHER CERTIFY that the said Mortgage has not been assigned; that ~~I~~ it is entitled to receive the money; and that said Mortgage is therefore discharged

IN WITNESS WHEREOF **JAPAN AND CANADA TRUST SAVINGS COMPANY** has hereunto caused its corporate seal to be affixed in the presence of its Liquidator

this **11th** day of **December** A.D. 194 **4**

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

(If given by the Mortgagor) Seal of

was herewith affixed of:

THE CORPORATE SEAL OF **JAPAN AND CANADA TRUST SAVINGS COMPANY** was hereto affixed in the presence of

LIQUIDATOR.

Acknowledgment of Officer of a Corporation

I **Herby** Certify that, on the **11th** day of **December**, 194**4**, at **the City of Vancouver**, in the Province of British Columbia, **Frederick Field** (whose identity has been proved by the evidence on oath of **Liquidator**, who is personally known to me, and that he is the person of the said **Company** and affixed the seal of the **Japan and Canada Trust Savings Company** who subscribed his name to the annexed instrument as **Liquidator**

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at **the City of Vancouver** in the Province of British Columbia, this **11th** day of **December** in the year of our Lord one thousand nine hundred and forty **-four.**

A Notary Public in and for the Province of British Columbia.

NOTE:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Walsh Bull Housner Tupper
Ray & Carroll.

The Charter & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C.

Discharge of Mortgage

Kasaburo Furuhara

Japan and Canada Trust
Savings Company

Dated **11th December** 194**4**

FOR MAKER (INCLUDING MARRIED WOMEN)

I **Herby** Certify that, on the _____ day of _____, 194**4**, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part _____, that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

I, _____ of the _____, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 194**4**

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

7th November, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 1896
NAME: Kisaburo Fukuhara
CATALOGUE NO: 336
RE: 49 West 5th Avenue, Vancouver, B.C.
- Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 13,
(Except the East 33 feet), and
Lot 14, (Except the West 33 feet),
Block 22, District Lot 200 A,
Group 1, New Westminster District,
Plan 197.

Encumbrances:

3559 M. 2/ 12/36. 2.48. Japan and
Canada Trust Savings Company.
Mortgage for \$1000.00. Payable
\$50.00 monthly, Int. 7%.

Balance outstanding of \$980.00
plus interest to Oct. 15/44 of
\$54.50 to be retired from proceeds
of sale.

Taxes:

1944 taxes paid - no arrears or
consolidated.

Vested:

35869

VALUATION BY APPRAISER:

\$1300.00

AMOUNT OF BID:

\$1300.00

APPROVED BY ADVISORY COMMITTEE:

September 22nd, 1944.

AMOUNT RECEIVED BY CUSTODIAN:

\$1300.00

NAME OF PURCHASER:

Hazara Singh Garcha

K.W. WRIGHT

KWT/DG
Attachs

TELEPHONE: PACIFIC 6438

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

November 18th, 1943.

#336

House #49 West 5th Ave.

This property comprises a 33 ft. lot on which formerly was erected a 5 room bungalow.

This bungalow was evidently raised at a later date to make room for a small school room and is now used as a sort of recreation hall or community centre.

The 5 rooms in the original bungalow comprise living room, dining room, kitchen with pantry and 2 bed rooms and bathroom.

There is no furnace.

Valuation \$1,300.00

Advertisement appearing in Vancouver
Newspapers March 23rd, 24th and 25th

Department of the Secretary of State of Canada
— Office of the Custodian

**REAL PROPERTY FOR SALE
BY TENDER**

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

Lot 18, Block 18, D.L. 181, Group 1, New Westminster District, Plan 21, being a vacant lot, 84x161 on the North side of Pender Street West, between Thurlow and Rota Streets.

Subdivisions 1 and 2, Lot 2 of Block 18, D.L. 181, Group 1, New Westminster District, Plan 21, being vacant lots at the South East Corner of East Boulevard and 43rd Avenue.

Lot "D" of Block 22 to 25, of Blocks 8 to 7, D.L. 457, Group 1, New Westminster District, Plan 2917, being a vacant lot in the 1300 Block on Fraser Avenue.

Lot 12, Block 3, Subdivision "A", D.L. 182, Group 1, New Westminster District, Plan 174, known as 1254-1256-1258 Powell Street, being a 6-room frame dwelling and two-storey frame warehouse.

Lot 4, Block 21, D.L. 154, Group 1, New Westminster District, Plan 173, known as 1224 Triumph Street, being a 2-storey, 13-room frame school building.

Lot 16, Block 249, D.L. 528, Group 1, New Westminster District, Plans 629 and 643, known as 1600 West Fourth Avenue, being a 1-storey frame building with store and 3 rooms on the ground floor and 4 rooms above.

Lot 9 of Block 161, D.L. 501, Group 1, New Westminster District, Plan 1485, known as 600 Kingsway, being a frame store building.

Lots 7 and 8, Block 219, D.L. 524, Group 1, New Westminster District, Plan 496, known as 1000 West First Avenue, being a 2-room frame dwelling.

North Half of the North Half of Lots 23 and 24, Block 21, D.L. 308A, Group 1, New Westminster District, Plan 197, known as 2022 Columbia Street, being a 1-room frame dwelling with garage.

West Half of Lot 16, Block 21, D.L. 308A, Group 1, New Westminster District, Plan 197, known as 125 West Fifth Avenue, being an 8-room frame dwelling and garage.

Lot 5, Block 18, District Lot 302, Group 1, New Westminster District, Plan 1832, known as 222-224-226 West 5th Avenue (to be sold as block), 222 West 5th Avenue being a 6-room frame dwelling, 224 West 5th Avenue being a 2-storey frame building with eight three-room cabins and one two-room cabin, 226 West 5th Avenue, being a 2-room frame house.

Lot 1, Subdivision of Block 65, D.L. 3027, Group 1, New Westminster District, being unimproved land in the 3200 Block West 31st Avenue.

Subdivisions 5, 6 and 7 of Lot 3 in the East Half of Block 38, D.L. 391, Group 1, New Westminster District, being vacant lots in the 1100 Block East 28th Avenue.

Lot 12, Block 1, North East Quarter of D.L. 325, Group 1, Map 2484, New Westminster District, being a vacant lot in the 2000 Block on East 45th Avenue.

Lot 9 of the Resubdivision of Blocks 1, 2 and 3, North East Quarter of D.L. 531, Group 1, Map 2161, New Westminster District, being a vacant lot in the 7000 Block Boundary Road.

Lot 13 (except the E. 32 feet) and Lot 14 (except the W. 32 feet), Block 22, D.L. 308A, Group 1, New Westminster District, Plan 197, known as 48 West 5th Avenue, being a 6-room frame dwelling.

Lots 19 and 20, Block 3, D.L. 497, Group 1, Map 1192, New Westminster District, being vacant lots in the 1100 Block Main Street.

Lot 23, Block 4, D.L. 738, Group 1, Plan 3934, New Westminster District, being a vacant lot in the 5200 Block Victoria Drive.

Lot 11, Subdivision "C", Block 154, D.L. 244A, Group 1, Plans 2142 and 1771, being a vacant lot in the 1500 Block East 8th Avenue.

AND

Lot 11, Block 23, D.L. 373, Group 1, Map 1063, New Westminster District, being a vacant lot on Fourth Street, between Moody and Queensbury Avenues, in North Vancouver.

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

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent (10%) of the amount offered, must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope, addressed to The Office of the Custodian, 509 Royal Bank Building, 475 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

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

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time on the Twentieth Day of April, 1944. Further particulars may be obtained during office hours any day up to Noon on the Nineteenth day of April, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 23rd day of March, 1944.

THE CUSTODIAN,

509 Royal Bank Building
475 West Hastings Street
Vancouver, B.C.

File No. _____

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 2 1942

Official Custodian
Japanese Section
Royal Bank Building
Vancouver, B. C.

Attention Mr. C. L. Drewry

^F
NAME: Fukuhara, Kiseburo

ADDRESS: 5993 Main Street, Vancouver, B.C.

REG. No. 10355

Real Estate and Personal Property

1. Location: 49 W. Fifth Avenue, Vancouver--poorly located in old Fairview District--house in very bad condition.
2. Owner: ^F Fukuhara, Kiseburo
3. Property: 2 storey old wooden frame building, in very poor condition, with addition at the front, and an old shed in the rear; value--say, \$1,000.00.
4. Inventory: Property rented, \$13.00 for upstairs, and } *broom*
\$5.00 for downstairs. *fill for rent*
Rents paid to Japan and Canada Trust Co.
to apply on mortgage.
5. Insurance: \$1,500.00 expires February 6, 1944, see form
'JP'
6. Liabilities: mortgage to Japan and Canada Trust Co. for \$980.00
7. Recommendation: That as the mortgagee has practically the whole equity, he be allowed to collect rents and manage property.

BTS/H

The Canada Permanent Trust Company

Per *[Signature]*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name David M. Fukuhara
c/o Kisaburo Fukuhara

Chase B.C.

Child Father
File No. 1896
Reg. No. 10355

Company Crown Life

Agency Vancouver

Policy No. 244774

Premium - \$ 24.62

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month May Day 2

REMARKS:

*From letter 1/15
Paid out Aug 19*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 26 1942

1896

File

Revised
but in Secret
October 24, 1942 *date*

Mr. Kisaburo Fukuhara,
Registration No. 10355,
Chase, B. C.

Dear Sir:

We understand that you have disposed of or taken with you all the chattels declared by you in your registration of March 20. If this is so, kindly sign and return the duplicate copy of this letter.

Yours truly,



H. F. Green,
Protection Department.

HFG:MA
Enc.

CONFIRMED:

DATE:

✓
Chase, B.C.
November 23rd, 1942.

I still have several boxes of left-over household goods stored in an out-of-the-way spot in the store; these articles are left in care of the party now operating the store. The instructions are to be left there until further instructions from me. I have understood that all declarations made by myself are forever looked-after and protected by your Office.

Kisaburo Fukuhara
Kisaburo Fukuhara.

ESTABLISHED IN 1888

THE UNION FIRE, ACCIDENT & GENERAL INSURANCE COMPANY
OF PARIS, FRANCE

HEAD OFFICE FOR CANADA
488 ST. JOHN STREET
MONTREAL, QUE.

THOMPSON AGENCIES
General Agents
Tel. Marine 4531
553 Granville Street

Rec'd	JAN 25 1943
File No.	1576
Ans.	9.4
Referred	<i>[Signature]</i>

VANCOUVER, B.C.

January 25th, 1943.

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

Attention Mr. S. M. Gibson

Dear Sir: Re: Union Fire Policy No. 4033929
 Kisaburo Fukahara - File No. 1896

We have pleasure in enclosing the above
numbered policy which we trust you will find entirely in
order.

Thanking you for this business, we are,

Yours truly,
THOMPSON AGENCIES.

[Signature]

B/Encl.

Chen Bk.

February 1st 1943

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

EVACUATION SECTION	
Rec'd	FEB 4 1943
File No.	1896
Ans.	CRD
Referred	Reclipter

Dear Sirs,

I have been requested by Kinsuro Fukuhara, formerly of 5993 Main St. of your city, to report to your claims Dept. the following list of names & amounts owed him. This list was sent to him a few days ago by his successor who cannot seem to collect from these people.

Mr. Arthur J. Douglas - 265 East 44th Ave - \$40.51 ✓
Mrs. Alice M. Kent - 417 - 44th ave - \$51.61 ✓
(Miss D. Walters) - Mr. Albert Walters - 2542 - 11th ave - \$292.72 ✓
Mrs. Cora K. Speir - 5829 Sophia St. ✓ 7.42 ✓
(Mrs. Edna Olson) - Mrs. Gordon Olson - 56 East 54th Ave - 22.72 ✓
Mr. Lloyd W. Dickson - 6081 Ontario St. - 29.62 ✓
Mrs. Adrian J. Price Visser - Ontario St. - 12.16 ✓
\$86.76

These debts were outstanding when Mr. Fukuhara sold his business before his evacuation. His successor will not accept these debts after his failure to collect from them.

Trusting that this can be handled thru your

Office

representing
Kinsuro Fukuhara

Yours very truly
J. Nagata

Handwritten:
Inmate
John J. H. H.
192

Chase, B.C.

February 16th, 1943.

OFFICE OF THE CUSTODIAN,
606 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 17 1943
File No.	1896
Ans.	
Referred	<i>L. G. H.</i>

Dear Sirs,

I have your letter of February 9th inst. and note that you were unable to locate Mrs. Adrian J. Prince Visser. Her address was, before I left Vancouver 5810 Ontario Street. However, since then she might have moved to some other location. I would suggest that you enquire of Mrs. Frank Marsh of 5995 Main Street who had been assisting me on these matters. Mrs. Frank Marsh would be able to furnish you with Mrs. Prince Visser's present address.

My debt of (\$400.00) four hundred dollars due to Mr. Kumazo Nagata has been settled here. //✓

The claim made by R. Tagashira and Company has already been brought to my attention before I left Vancouver. This debt, legally, ~~this debt~~ should not be filed against me as I have never dealt with that firm. For your own information you should check through that firm's account sales. However, when J. Fukuhara closed his store, which is now the property of Stonehouse Motors Ltd., a debt of nearly six hundred dollars (\$600.00) was outstanding due to R. Tagashira and Company. Since then J. Fukuhara has been able to pay some of that, and the sum of one hundred ninety dollars (\$190.00) I assume is the balance. I, personally was acting as J. Fukuhara's agent as he was out of town. If it is necessary for you to carry this further kindly arrange to have this claim filed against J. Fukuhara, who is the rightful debtor. ✓

For any further information re. my debts or credits I would gladly assist as much as possible.

Yours very truly,

K. Fukuhara

Kisaburo Fukuhara.

KF/jan

11-3-43
J

File No. 1896.

*Claims
Sept.*

May 7th, 1943.

LIST OF ACCOUNTS RECEIVABLE

of

Kisaburo FUKUHARA, Reg. No. 10355

as at Feb. 1st, 1943.

<u>NAMES</u>	<u>AMOUNTS</u>	<u>REMARKS</u>
1. Mr. Arthur J. Douglas	\$40.51	Notes 2-9-43 7-5-43
2. Mrs. C.F. Grant	51.61	Promised 100.00 No. - June rec'd 7-5-43. Vnd. 6-1-43
3. Mr. Albert Walters	292.72	Notes 2-9-43 7-5-43
4. Mrs. Cora K. Speir	7.42	Notes 2-9-43 7-5-43
5. Mrs. Gordon Olson	22.72	Notes 2-9-43 7-5-43
6. Mr. Lloyd W. Dickhout	29.62	Notes 2-9-43 7-5-43
7. Mrs. Adrian J. Princ Visser	12.16	Notes 2-9-43 7-5-43 called 21-5-43 - cannot pay

8
Notes 7-5-43

May 11th 1943

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	1896
Ans.	
Referred	McAlister

417-2. 44 are Vancouver
M. A. Mc Alister - Your notice received and
will begin the installment payments off
Kilborn Tucknall on Saturday
May 22nd.

One of our Board Members is seriously
ill. The reason I could not attend to
this account.

Sincerely Mrs C. F. Grant.
Mrs C. F. Grant.
2

Begin
Saturday
May 22nd
she says

8115
1896

May 21st, 1943.

Mr. Jenichiro FUKUHARA,
Registration No. 09604,
Chase, B.C.

Dear Sir:

re: R. Tagashira & Co. - \$190.00

We wish to acknowledge receipt of yours of the 17th inst. regarding the above claim filed with us against you and K. FUKUHARA, with enclosure of remittance of \$5.00 to apply, for which we thank you. We enclose our official receipt No. 4904 for like amount in your name.

We are writing Geo. E. McCrossan, Barrister, representative of R. Tagashira and Co. in Vancouver, advising him that we have received your \$5.00 remittance and that we have credited it to the account of R. Tagashira and Co. on our books.

We are also informing him of what you say, namely, that you admit the claim as against you and asking that K. FUKUHARA be released from liability.

On receipt of his reply we shall inform you.

Yours truly,

A. McAlister,
Claims Department.

~~NOTE~~
Encl.

577
4/12/43
Jappan Bldg
June 22nd 1943

Office of the Custodian
49 111 Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	
File No.	1896
Ans.	
Noted	Samuel

4/7
Dear Sir,

I have been advised that all my affairs concerned with my estate in Vancouver, left in trust with Messrs Murphy & Murphy of your city, has been turned over to your office.

Would you please advise me if this is correct. For the future I would like a financial statement of all monies paid in & out.

Earlier in the year I had asked the attorney to arrange to have all my taxes paid up to date. Also I had asked him to renew the fire insurance on the building. For the future he says he is here now for roof repairs. I would like to have this done by my former carpenter who resides in that district.

As soon as my financial statement is ready, would you please mail this to Jappan Bldg. together with 50% of the proceeds of my trust account.

Yours very truly,
Kisabumi Tsubakura
per Phyllis

total
\$493.94

JS

1896

July 21, 1943.

Mr. Kisaburo Fukuhara,
Japanese Registration No. 10355,
Chase, B. C.

Dear Sir:

We regret the delay in replying to your letter of the 22nd of June. We would advise you that your property at 5993-5 Main Street is still being handled by Mr. Denis Murphy, the position being that rents collected by him are remitted to this office and credited to your account.

Your property at 49 West 5th Avenue is in the hands of the Real Estate Agents, P. C. Gibbens & Co. Ltd., who collect rents and turn them into this office for us to credit to your account.

Taxes on both your properties are paid up to date, 1943 taxes having been paid when due on July 3rd. Insurance has also been attended to by our Insurance Department.

In a day or so we shall be sending you a statement of your account to date, together with a cheque for \$100.00 on account. Your statement will show that we have made payments of Interest up to June 30, 1943, on the balance of Mortgage for \$980.00 on your property at 49 West 5th Avenue.

When we have final confirmation that the claim of \$190.00 against J. and K. Fukuhara by R. Tagashira and Co. has nothing to do with you (we are awaiting information on this point from Mr. G. E. McCrossan, K.C.), we should then be in a position to pay off some of the Mortgage above mentioned. It is our intention to pay off as much of this loan as possible while there are funds in your account.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Tappen Bldg.

599.19

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

October 12 1943	
EVACUATION SECTION	
Rec'd	OCT 14 1943
File No.	1896
Referred	97 please
Dowel	

Dear Sirs,

After enquiring various parties re expenses on repairs to my estate on Fifth Ave I am quite convinced that the statement mailed to me some time ago is quite in order.

Would you be able to remit me a cheque of at least three hundred dollars out of my trust account for various expenses I had had to pay out these past few months.

Since evacuation I have had to build two houses. The first at Whippoor Bush I had to leave behind when the community broke up. Now I have built another at this address where I thought I could be working all the time.

Now even I find that farm work is a seasonal job & lasts only a few months with lapses during these few months.

Until I can find a steady occupation I am always short of funds. Since last July my wife has been under a doctor & sooner or later I shall have to settle with him financially.

All these unexpected expenses since my evacuation. I would like paid from my trust account as this is a source of income.

Thanking you in advance.

Yours very truly.

K. Takahara Reg. #10355

EVACUATION SECTION	
Rec'd	NOV 3 1943
File No.	1896
Ans.	Nov 1 st 1943
Referred	D. Scott Green

Sir

In compliance with your
 wishes an enclosing receipt for
 8 pieces of household furniture
 shipped to

H. Fukuoka
 40 Calhoun Farms
 Japan. B.C.

J. W. Mack -

Get file 1896

acknowledge
 advise Japanese

White Transport Co Ltd

184 East 1st ave

Vancouver - B.C.

Have received from

Nov. 1. 1944

J. Marsh

5995 - Main st

Eight (8) parcels of Household
goods for shipment to

H. Fukushima

40 Calhoun Farms

Happen. B.C.

B. Brundall

1896

November 12th, 1949

Mr. Kisaburo FUKUHARA,
Registration No. 10355,
c/o Calhouns Farms,
Tappen, B. C.

Dear Sir:-

Mr. Marsh tells us that he has shipped to you at your request eight parcels of household goods. We see from your answer of November 23rd typed on copy of ours of October 24th last year, that you have some items left in the care of Mr. Marsh. We shall assume that the above shipment clears your personal property in the protected area unless we hear from you to the contrary.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Tappan B.C.
Nov. 15th 1943.

EVACUATION SECTION	
Rec'd	NOV 17 1943
File No.	1196
Ans.	
Referral	Bouet

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

Dear Sirs,

Would you please forward to The
Co-operative Granite Trading Association
the sum of (\$10.00) one hundred ten dollars
to cover the enclosed statement from my
trust fund.

I had expected a remittance from
your office before this order arrived.

Yours very truly
K. Fukushima
per J.P.

Tappan, B.C.

November 15th 1943.

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

C.B. 366.14

EVACUATION SECTION	
Rec'd	NOV 18 1943
File #	
Ans.	
J. Doull-	
out to Doull-	

Dear Sirs,

Re file # 1896

I have your letter of Oct. 12th at hand and especially note your last paragraph.

It is indeed my desire to pay off the principal as much as possible. Before I left Vancouver I had arranged with P.C. Gibbons Co Ltd. to handle this matter. However, owing to restrictions now prevailing all accounts were turned into your hands, in doing so they omitted this part.

However, if it is possible for you to handle the matter for me I would appreciate it very much. In order to do this a separate account must be kept, apart of that handled by Denis Murphy Esq.

At the end of each fiscal year I would like to have the entire balance on credit (from the P.C. Gibbons acct) turned over to pay off the Principal. In this way I hope to be able to make the load lighter. In due course, as soon as I am able to, I hope to settle the entire mortgage.

Yours very truly,
H. Fukushima
JR

November 25th, 1943.

Mr. Eisaburo Fukuhara,
Registration No. 10355,
Tappan, N. C.

Dear Sir:

With reference to your two letters of November 15th. In the first place we would advise you that we have sent a cheque to the Co-operative Granite Trading Association for \$110.00 and which at the moment leaves you with a credit balance of \$256.14. May we again remind you that we are still awaiting information from you regarding the claim against you of \$190.00 by R. Tagashira Company, and we trust you will not fail to obtain from the above company a letter stating that the debt is not against you, otherwise we shall not be able to send you the usual remittance of \$100.00 per month.

In your letter of November 15th you request us to pay off as much of the principal as possible on the mortgage on the property at 49 West 5th Avenue. According to our records the principal outstanding is \$980.00 and we have paid the interest up to June 1943. A further half-year's interest will be due at the 31st of December, the amount being the same as above and this we shall be paying in the usual manner. In view, however, of the fact that this property may be sold in the not too distant future, please note that we shall not be paying anything off the principal and in any event it would not be possible to do so if we are to continue sending you \$100.00 per month, bearing in mind that until the matter of the \$190.00 owing to Tagashira Company is paid we shall have to retain this amount in your account.

Referring to the last two paragraphs of your letter under reply, we regret that it is not possible for our Accounting Department to keep two separate accounts relating to your two properties. You will remember that on the 27th of July we sent you a statement of your account which showed the position up to July 23rd, 1943 and

Mr. Kisaburo Fukuhara

- 2 -

November 25th, 1943.

if you wish to have a further statement from the above date to, say, the end of November kindly advise us when we will arrange for our Accounting Department to prepare same and forward it to you. If, however, you would prefer a statement at the end of the year kindly let us know.

Yours truly,

P. Douet,
Administration Department.

PD/ER

1896

January 19, 1944.

Mr. Kisaburo FUKUHARA,
Registration No. 10355,
Chase, B. C.

Dear Sir:

Re: Union Fire Accident and General
Policy No. 4034840

The above numbered policy has been issued to cover for \$2950.00 on grocery store and dwelling and \$50.00 on private garage situate on your property described as Subdiv. B of Lot 10, Block 6, D. L. 644 and being No. 5993-5 Main Street, Vancouver, B. C.

The Premium for one year amounts to \$27.90 and is being paid to the Insurance Company and charged to your account.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Tupper Bldg.

February 5th, 1944

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

EVACUATION SECTION	
Rec'd	FEB 7 1944
File No.	1896
Am.	
Referred	Court.

Boat purchase \$980.

Int. 7%

68.60 p.a.

Appraised value \$1300.00

Dear Sir,

Re. house & property at 49 West 5th Avenue. ^{lot No 336}
In reviewing the statement covering the ^{assessable} offer
above, there hardly seems a possibility that ^{the} principal can be paid off after the interest
and other expenses are paid.

at this rate I feel that it would be
better for me to transfer the ownership
of the above to the Japan & Canada Trust
Savings Co., Ltd. to cover the mortgage.

Kindly advise by return if this
can be arranged.

Yours, very truly
K. Tsubakawa.

P.S. - Would you please prepare a statement of my
account as at Dec. 31st and forward to me
together with a cheque of \$100.00.

K. T.

1896

February 11th, 1944.

The Japan and Canada Trust Savings Co.
Royal Bank Building,
Vancouver, B. C.

Dear Sirs: Attn: Mr. W. C. Hammond

Re: Kieaburo FUKUHARA - Reg. #10355

With reference to our conversation yesterday with Mr. Hammond as arranged we enclose cheque for \$34.30 representing six month's interest to December 31st, 1943 at 7 per cent on the balance of the Mortgage, namely \$980.00, relating to the property of the above at 49 West 5th Avenue.

The following is an extract of a letter dated February 5th which we have received from the above Japanese, and in due course we shall be glad to hear from you on this matter -

"Re house and property at 49 West 5th Avenue.

In reviewing the statements covering the above, there hardly seems a possibility that the principal can be paid off after the interest and other expenses are paid. At this rate I feel that it would be better for me to transfer the ownership of the above to the Japan & Canada Trust Savings Co. Ltd. to cover the Mortgage.

Kindly advise by return if this can be arranged."

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc.

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

Rec'd	MAR 1 1944
To	
By	
For	
Amount	
Particulars	

ROYAL BANK BUILDING

VANCOUVER, B. C.

March 1st, 1944.

Our File 295-121Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.Attention: Mr. P. Douet

Dear Sirs:

Re: Japan and Canada Trust Savings Company
and Kisaburo Fukuhara, Your File 1896

We acknowledge with thanks receipt of your cheque in the sum of \$34.30, being interest re the above mortgage on property situated at 49 West 5th Avenue, Vancouver, B. C.

We understand that this man owns other property in Vancouver from which he is receiving a fair amount of income and we see no reason why the revenues from his other property should not be used in part to gradually liquidate the mortgage on the 5th Avenue property. As controllers of Japan and Canada Trust Savings Company we are interested in making collection of this mortgage and would appreciate any assistance you are able to give us towards this end.

We would suggest that if you have any funds on hand to the credit of this man some of them be paid on account of this past due mortgage and that any speculation as to the realisable value of this property should be the concern of the Mortgagor rather than the company we represent.

Your further advices in this matter will be appreciated

Yours faithfully,

Cat No 336.

Valuation \$1300.

Bas mortgage \$980.

Int pd to 2/12/43.

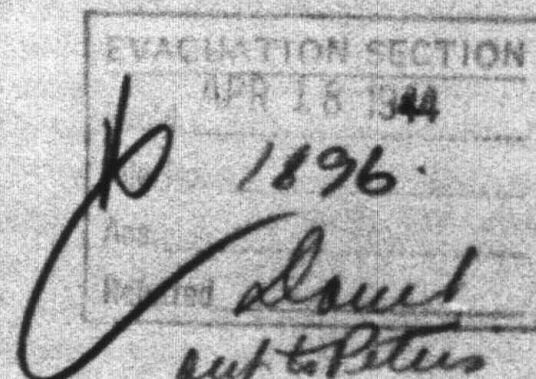
[Signature]
P. S. Ross & Sons

*reply necessary
continue pay
interest.*

*See Mr. [unclear]
+ [unclear] 2/13*

Tappen Bl.
April 14th, 1944.

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



Dear Sir,

R. file # 1896.

I am in receipt of your letter with
cheque of Mar 31st inst. for which I thank you.

I was rather surprised to learn that
my property at 5793-5 Main St. had been
sold.

At this time may I request of you to
have all my personal belongings left on the
property shipped here via White Transport.
Kindly grant permission to Mr. Frank Marshall
of 5795 Main St. to take charge of the packing
and shipping. I will forward him instructions
directly.

Thanking you for your co-operation.

Yours very truly,

Mr. H. K. Fukuoka.

12. Dusk

MEMORANDUM

File 1896

April 19, 1944.

To: Mr. Green

From: Mr. Spain

Re: E. FUKUNAGA

3993 Main Street

From previous file record it was assumed that no chattels remained at the above address. Today Mr. March telephoned and requested permission to effect shipment of the balance of the chattels. This permission was granted and Mr. March now states that after shipment is completed today, nothing will remain at the above mentioned address.

GSS/pls

rec. Mr. Spain

Noted - Mr. Duff - refers
to an inspection this a.m. - looks
as if everything is cleared up as far
as chattels are concerned.

Tappan BC
March 31st 1945

4281.97

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

EVACUATION SECTION	
RECD	APR 3 1945
FILE NO.	1896
ASS.	
Referred	Daunt

Write RBC

Dear Sir,

I am in receipt of your letter of March 24th inst (File #1896). Re want sale of my property at 4910 5th Ave.

I note that my account has a credit balance of \$2,811.97.

Kindly forward me the entire balance as I wish to be prepared for any emergencies that might occur in the near future; furthermore I wish to invest a part into bonds in order that I might receive its benefits.

Yours very truly,
K. Fukuhara.

MEMORANDUM

April 21st, 1943.

TO: File No. 1896
FROM: Administration Department

CLAIMS

There are no claims on this file at this date.
(See memo on file under date of Feb. 8/43).


P. Dept.

1896

REGISTERED MAIL

May 6th, 1947

Mr. Kisaburo FUKUHARA,
Reg. No. 10355,
Sicamous, B. C.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$61.92, representing the entire credit in your account with the Custodian and being the balance of funds derived from sale of real property.

You have already been forwarded statements relative to the sale of real properties known as 5995 Main Street and 49 West 5th Avenue, Vancouver, B. C., together with a statement of your account up to April 26th, 1945, which showed a credit balance at that time of \$61.92, the amount of the cheque now enclosed.

In connection with the list of Accounts Receivable owing, we have written to the people concerned and with the exception of Mrs. Grant and Mrs. Princ Visser no reply has been received to our letters. Mrs. Grant promised to pay \$10.00 per month on her account but did not do so, although written to by this office on several occasions. Mrs. Princ Visser called and stated she was unable to pay her account. Under the circumstances, and as we are not a collection agency, we would suggest that you write to these people direct in an endeavor to obtain settlement of the outstanding accounts.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$61.92
- Return envelope.

May 26th, 1947.

Mr. Kisaburo FUKUHARA,
Reg. No. 10355,
Chase, B. C.

Dear Sir:

We have for acknowledgement your letter of May 20th and note that you are not satisfied with the information given in connection with your "Accounts Receivable".

We would point out that at the time of evacuation you did not provide this office with a detailed list of the above accounts and on making inquiries through The Canada Permanent Trust Company (agent for 5995 Main Street at that time) they advised us that Mr. Marsh, with whom you had entered into an agreement in connection with the operation of your grocery business at the above address, informed them you were collecting these accounts yourself. However, almost a year later, namely February 1st, 1943, Mr. J. Nagata submitted on your behalf a list of the accounts receivable outstanding at that time. Mr. Nagata stated these were accounts which your "successor" had been unable to collect. It would appear, therefore, that neither you nor Mr. Marsh were successful in collecting these accounts and as advised you in our letter of May 6th, 1947, the Custodian received no response to letters written to these debtors, with the exception of Mrs. Grant and Mrs. Princ Visser.

We shall write to these people once again and shall advise you if any monies accrue to your credit with this office. We wish to again point out that we are not a collection agency and in the absence of replies to the letters now being written to your debtors would suggest that you write to the people concerned direct in an effort to obtain settlement.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

1896

Mr. Arthur J. Douglas,
265 East 44th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Kisaburo FUKUHARA, formerly of
5995 Main Street, Vancouver, B.C.

At the time of evacuation of the above Japanese person the Custodian was advised that you were indebted to him in the sum of \$40.51 for groceries supplied.

Please be informed that all property and monies owing to Japanese evacuated from the protected area became vested in the Custodian and you are therefore requested to make payment of this sum forthwith. Please send your cheque written in favour of the "Custodian of Enemy Property", or call at the office at 506 Royal Bank Building between the hours of 8.15 a. m. and 4.15 p.m.

Your prompt attention to this matter is requested.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Same letter sent to: ~~Mr. Dickhout~~

Miss Cora K. Speir, 5829 Sophia St.	- \$7.42	no reply
Mrs. Gordon Olson, 56 E. 54th	- 22.72	no reply
Mr. L. W. Dickhout, 4830 Argyle	- 29.62	no reply

(Mr. Albert Walters not written to as name does not appear in either City or Telephone Directory).

OK \$40.51
will pay 500 pay 5th June/47
and balance
May 26th, 1947.

1896

May 26th, 1947.

Mrs. Adrian J. Princ Visser,
5810 Ontario Street,
Vancouver, B. C.

Dear Madam:

Re: Kisaburo FUKUHARA, formerly of
5995 Main St., Vancouver, B. C.

At the time of the evacuation of the above Japanese person the Custodian was advised that you were indebted to him in the sum of \$12.16 for groceries supplied. On writing to you under date of March 12th, 1943 no reply was received. We again wrote to you on May 7th, 1943, and you accordingly called at the office on May 21st, 1943 and stated you were unable to settle the above account at that time but would pay at a later date.

Up to the time of writing no remittance has been received and as all property and monies owing to Japanese evacuated from the protected area became vested in the Custodian you are requested to make payment of this sum forthwith. Please send your cheque written in favour of the "Custodian of Enemy Property", or call at the office at 506 Royal Bank Building between the hours of 8.15 a.m. and 4.15 p.m.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

no reply

1896

May 26th, 1947.

*7/26/47
3964
will call on Mrs. Grant*

Mrs. Alice M. Grant,
417 East 44th Avenue,
Vancouver, B. C.

Dear Madam:

Re: Kisaburo FUKUHARA, formerly of 5995,
Main Street, Vancouver, B. C.

At the time of the evacuation of the above Japanese person the Custodian was advised that you were indebted to him in the sum of \$51.61 for groceries supplied.

On February 18th, 1943, you called at this office and stated you would pay off your indebtedness to Mr. Fukuvara at the rate of \$10.00 per month, commencing at the end of February 1943. As you failed to keep your promise we again wrote to you on May 7th to which you replied on May 11th that you would commence payments on May 22nd, 1943. Up to the time of writing no remittance has been received from you and as all property and monies owing to Japanese evacuated from the protected area became vested in the Custodian you are requested to make payment of this sum forthwith.

Please send your cheque written in favour of the "Custodian of Enemy Property", or call at the office at 506 Royal Bank Building between the hours of 8.15 a.m. and 4.15 p.m.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER


*6/28/47
June 23, 1947*

File 1896

July 2, 1947.

Alice Grant, daughter, telephoned today to say her mother has been ill in hospital and she has been unable to come down in connection with the settlement of monies owing by her to the Japanese. She stated that pay day was on the 16th of this month and she would come down after that to see about settling her account.

Mr. Dusenbury took the telephone call and gave the above message to me.

A handwritten signature, possibly reading "ER", is written in dark ink. It is located below the typed text and to the right of the center of the page.

MEMORANDUM

TO: File 1896

July 23rd, 1947

FROM: E. Robertson

Re: Kisaburo FUKUHARA and money owing to
him by Mrs. Grant - \$51.61. for groceries supplied

Mrs. Grant and her daughter called at the office today and stated that they wished to pay this debt but at the moment found it very difficult to do so. Mrs. Grant is just home from the hospital and Miss Grant said that her father was now in hospital and is not expected to recover from whatever sickness he now has. Miss Grant also said that her father has a small pension and this pension, coupled with the \$18.00 per week which she is earning, is all that they have to live on, but that she would pay \$1.00 every Monday until this debt was cleared off. She stated she would write us a letter to this effect and advise just when she would be able to commence payments.

E.R.

1896

July 24th, 1947.

REGISTERED MAIL

Mr. Kisaburo FUKUHARA,
Reg. No. 10355,
Chase, B. C.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$5.00, representing payment on account of your claim of \$40.51 against Mr. A. J. Douglas and being your entire credit with this office.

We wish to advise that since making the above payment of \$5.00 on June 10th no further remittance has been received from Mr. Douglas, although he has been written on two separate occasions since making the above payment. Under these circumstances we are afraid there is nothing further we can do to assist you and would suggest that you get in touch with Mr. Douglas direct at 265 East 44th Avenue, Vancouver, in an endeavor to obtain the balance of your account.

With the exception of Mrs. A. M. Grant, no replies have been received to our letters to your other debtors. As we are not a collection agency and much time and effort has already been spent in an endeavor to obtain settlement of these accounts, no further action will be taken by this office in connection with your "Accounts Receivable".

Mrs. Grant and her daughter called at this office yesterday and advised that it was their wish to settle their account of \$51.61 with you but they found it very difficult to do so at the present time. Miss Grant said her mother is just home from hospital and her father has just been sent to hospital and is not expected to recover from his illness. Nevertheless, Miss Grant said she wished to commence paying \$1.00 every Monday as soon as possible until this account is settled in full, if such small payments would be acceptable. As it will take a full year to settle this account at the rate of \$1.00 per week we are now asking Miss Grant to make payments to you direct at Chase, B. C., and we leave it with you to get in touch with Miss Grant at 417 East 44th Avenue, Vancouver, to make suitable arrangements for the forwarding of this money to you.

Your account with this office is now being closed. In order that you may acknowledge this letter and cheque a self-addressed envelope is enclosed.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$5.00
- Return envelope.

1896

July 24, 1947.

Mrs. A. M. Grant,
417 East 44th Avenue,
Vancouver, B. C.

Dear Madam:

Re: Kisaburo FUKUHARA and his claim
against you of \$51.61.

Further to our conversation of yesterday relative to your daughter's proposal to pay \$1.00 per week in settlement of your debt of \$51.61 to Mr. Fukuhara, we now wish to advise that it will be in order for you to make payments direct to Mr. Fukuhara rather than through this office. His full address is as follows:

Mr. Kisaburo FUKUHARA,
Registration No. 10355,
Chase, B. C.

We have written to Mr. Fukuhara today informing him of your daughter's wish to settle the above account as soon as she is able to do so and that due to your recent illness and the fact that Mr. Grant is now in hospital she is unable to pay more than \$1.00 per week.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

NOV 24 1947

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

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

1896

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

- (1) NAME FUKUHARA, KISABURO (RCMP) Reg. No. 10355
(Print) Surname Given Name
- (2) Pre-Evacuation Address 5993-5 Main St., Vancouver, B.C.
- (3) Present Address Chase, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) 5993-5 Main St., Vancouver, B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Sub. Div. "B" OF
LOT Ten (10)
BLOCK SIX (6)
DIST. LOT SIX HUNDRED AND FORTY FOUR (644)
GROUP One (1) New Westminster DIST.
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
Sole Owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$
(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) - - - - - \$ 7750.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2417.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 5333.00

(5) PERSONAL PROPERTY

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

(over)

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$

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(b)) - - - - - \$ 5333.86

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

Kamloops

(b) Do you require the services of an interpreter
at the hearing? Yes or no yes.

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,

County of Yale

TO WIT:

I, Fukuhara Hirohito of the Province of British Columbia
of Chase in the Province of British Columbia

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 Town

of Chase

in the Province of British Columbia

this 20th day of November

A.D. 1947

H. Fukuhara

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.

2
PAGE 2014.

IN THE MATTER OF THE "INDIAN ACT"
PAGE 2. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

(THE HONOURABLE MR. JUSTICE H.L. BIRD, COMMISSIONER).

20
Ottawa, N.C.,

December 9th, 1947.

IN THE MATTER OF THE CLAIM OF
KIMIKO FUKUDA.

PROCEEDINGS AT HEARING.

20 ATTORNEYS:

J.W.C. HENDER, Esq.,

appearing for the
Dominion Government.

J.A. McLENNAN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. WYCK, Esq.,

Official Interpreter.

T. P. HENDER, Esq.,

Official Reporter.

20

E. Finkbein,
In Chief.

THE COMMISSIONER: Let me see the claim, please.

MR. McLENNAN: My last, I would like to begin by asking leave to amend the claim by reducing the total value which has been set out at \$7750.00 and substituting \$6750.00.

THE COMMISSIONER: Any objection, Mr. Hunter?

MR. HUNTER: No, my last.

MR. McLENNAN: And by acknowledging, my last, instead of \$5317.00 from the Custodian, the sum of \$5324.75.

THE COMMISSIONER: \$5324.75?

MR. McLENNAN: So that the loss, instead of the present figure of \$2333.00 would be \$4325.24.

THE COMMISSIONER: The claim is amended accordingly.

FRANCO FINKBEIN, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. McLENNAN:

Q Mr. Finkbein, you speak a little bit of English,
do you? At Yes.

Q If you don't understand me, or any questions I
should ask of you, you can consult the Inter-
preter, but if you can understand English,
speak in English, will you?

A Yes.

Q Your claim in this Commission is in connection
with real estate at 5935-5 Main Street?

A Yes.

Q In Vancouver? At Yes.

30 Q You also had some property at 49 West 5th Avenue?

A Yes.

Q You are not making any claim in that connection?

A No.

Q Would you tell this Commission how you arrived at your total value of your property at \$6750.00?

A Well, it cost me when I bought it about \$3000.00.

Q Just a minute. It cost you \$2000.00, did it?

A Yes.

Q And you bought it under an agreement for sale?

20 A Yes.

Q And you paid it up in about three or four years time?

A Yes, three years.

Q And you figure that \$2000.00 and the interest amounted to \$3000.00?

A Yes.

THE COMMISSIONER: Just let me get that, please.

The cost to him when was how much?

MR. FINKBEINER: Q: When did you buy it?

A 1937.

Q In 1937. The cost to you was \$2000.00?

20 A Yes.

Q You made a deposit of a thousand dollars?

A Yes.

Q And you were paying the balance --

A In three years.

Q --in three years' time. The agreement called for interest, did it?

A Yes.

Q At six percent?

A At six percent.

Q So you figure the property cost you the initial cost plus interest up to \$3000.00, is that

300

E. Pennington
In Chief.

correct?

At You.

Q That was in 1937 that you purchased 109

A Yes.

Q I want to get how you arrive at that figure of \$6750.00?

At Well, I

figure from 1937 until the Custodian sold my property in 1944, I should double up what the cost was to me.

Q In other words, you heard that properties had doubled in value at that time?

20

A Yes, that is what I feel.

Q That accounts for \$6000.00 of your \$6750.00 claim?

At Yes.

Q Where does the other \$750.00 claimed come in?

A Well, I put a double garage in and fixed the house.

Q You built a double garage. What did it cost you?

A Well, that cost me -- I can't tell you exactly the amount but it cost me \$500.00.

Q That is your estimate of the cost?

20

A Yes.

Q Yes.

At And I

fixed the inside of the house, papering it, and the outside of the building I painted just before I evacuated from Vancouver. It cost me about \$250.00. Besides, I couldn't tell you when, but I fixed the roof once. That cost me I think about \$25.00.

Q Yes, then there is a balance of \$55.00 to make up the total of your claim. How do you figure

30

E. Felmare,
In Chief.

that?

A: Well, that

isn't hiring anyone to fix but myself and my
brother fixing the house always, so I could
figure about that much.

Q: Was there a porch put on the place?

A: Well, the porch was there, but I fixed it. I
had to put a wooden in there. There wasn't any
place to put the wood in.

Q: You figure incidental improvements at about

\$55.00?

A: Yes, that

is besides the garage.

THE COMMISSIONER: Q: How much was the garage --

\$250.00?

A: \$300.00.

THE COMMISSIONER: And the repairs to the house

\$350.00 and \$45.00.

MR. BELMONT: Yes, my lord.

Q: When were you evacuated from Vancouver, Mr.

Felmare?

A: May 20th

or 21st, I couldn't tell you exactly, but in
1942.

Q: Before you left, did you make a lease with a

Mr. Brindley?

A: Yes.

Q: Was that with the knowledge of the Custodian?

I think my friend will concede that probably.

MR. BELMONT: I won't at the moment.

MR. BELMONT: Q: Did you rent the building to

Mr. Brindley?

A: Yes.

Q: How much a month?

A: \$53.00.

Q: \$53.00 a month, and out of that you were to pay

the taxes?

A: Yes.

E. Polakoff,
In Chief.

Q The taxes amounted to how much?

A In 1942 it was \$61, something, and in 1943 I remember \$50.00 and nine or ten cents.

Q Somewhere between \$50.00 and \$61.00?

A Yes.

Q That is per year? At Yes.

Q And did you give Mr. Brindman a five year lease at that rental? At Yes.

Q With an option for him to renew it for another three years? At Yes.

Q And Mr. Brindman, under that lease, was to pay all the water rates? At Yes.

Q And out of that \$53.00 per month, which is \$636.00 a year, you had taxes to pay and insurance? At Yes.

Q And any incidental repairs? At Yes.

THE COURT: Mr. Polakoff, how are we concerned with the income from the property?

MR. POLAKOFF: I think that is the proper basis to fix a valuation from an income point of view to anyone buying property.

THE COURT: You are seeking to establish value from the income derived?

MR. POLAKOFF: Yes, my lord.

Q And you were receiving this rental money for about a year, were you?

A A year and about ten months. From May.

Q I see, for some time. You figured it was going to mean how much to you a year?

A Well I figured I could get \$500.00 clear per

year, anyway.

Q \$500.00 clear a year?

THE COMMISSIONER: A net revenue of \$500.00 a year.

MR. HARRIS: Yes, my lord.

THE COMMISSIONER: Exclusive of depreciation and repairs?

MR. HARRIS: That is right, my lord.

Q Before you converted, it was a general store
premises, was it? At Yes.

20 Q And living quarters? At Yes.

Q Describe the premises.

A There was an upstairs in the back with living
quarters.

Q How many rooms? At Four rooms.

Q Four living rooms upstairs?

A One suite. Altogether we have six rooms upstairs.

Q Six rooms upstairs. Four of them were one suite,
you say? At Yes.

Q And downstairs? At We didn't

20 we any rooms downstairs.

Q It was a general store when you were there?

A Yes, and stockroom in the back.

Q And living quarters in the back?

A No.

Q A stockroom? At Stockroom.

Q And you operated a grocery and general store
business there, did you? At Yes.

Q You sold out the fixtures and the stock to this
man Brindson to when you leased the building?

20 A Yes.

E. Finkbeiner,
In Chief.

Q Mr. Finkbeiner, I want to refer you to the
Castellan's report of the 19th of July, 1945.
Johnson, Howe & Watson, valuers, made a report
to the Castellan's office which you have seen,
have you not? A I saw it
last week.

Q It recites in part that this location was in a
district of South Vancouver of slow development.
Have you anything to say about that?

20 A Well, I want to say that I couldn't understand
what the slow development in that letter is.
I really think it is rapidly coming up, which
means good for business.

Q Was there any building in that area while you
were there? A Well, when
I got there in 1937 it is really open space
more than what the houses were, but when I was
leaving Vancouver in 1945 there was hardly any
empty space on Ontario Street.

20 Q Where was Ontario Street from your place?

A It is two blocks away from there.

Q Yes. How were there any houses on Blind Avenue
west of Ontario when you first went there?

A Well I think there were two or three houses
there, but about two or three years later I think
I found about ten houses there.

Q And how far from your store is that?

A It is four blocks or five blocks away.

THE COMMISSIONER: Is the evidence that the Claimant

20 can give on the development of the area of any

9
E. F. F. F.
In Chief,

particular value? Is that not evidence that might come from experienced valuers?

MR. MALMSTADT: I think so, my lord, except we will have to have someone from that district, at any rate, to say what building had gone on, if my friend is relying on the slow development, but this is a witness who knows something on that and I think it should be corroborative, my lord.

THE COMMISSIONER: All right.

20 MR. MALMSTADT: Of Mr. F. F. F., what, in your opinion, was the main value in that store?

A The business.

Q In business premises? A: In real value?

Q The real value? What is the main part of the value? A: Well, stock and fixtures.

Q Stock and fixtures, but apart from that? How about the location of the zoning area?

20 A Yes.

Q Is it zoned as a business area?

A Yes.

Q Now, Mr. Reeve's report says in part, "The property is in a zone for two-family dwellings but the building on this land was built before zoning was enforced."

That is so, is it not? A: Yes.

Q Then, "The property has an advantage in being the only shop premises between 18th and 19th."

E. F. Feltman,
In Chief.

was it the only shop present?

A Yes.

Q Is that an advantage from a business point of view?

A Yes.

Q You had no competitors around you?

A No, no competitors.

Q Now, your property was sold about March of 1946,
according to your information from the Custodian?

A Yes.

10 Q Before your evacuation did you have any offers to
purchase your business?

A Yes, I had.

Q From whom?

As I remember one,
Mr. Halsey.

Q I am referring more particularly to the time before
Pearl Harbor. At that time, I
remember in 1941, in November.

Q Yes.

As a friend -- he wasn't

20 my friend, but I forget his last name, but his
first name was Mr. Tanaka, he had a store on
15th Avenue west of Greenville Street and he
brought his friend to my place two or three
times and asked me if I would sell this business
to his friend, too.

Q At any price? Was any price mentioned?

A Well, at the time I didn't want to sell the
business or anything, but finally I told him it
would cost him not less than \$7500.00.

Q Was he willing to buy at that price?

25 A Yes.

L. Finkler,
In Chief.

Q And what happened? At Well then,
I asked him to give me another day, I would like
to ask my wife what is my wife's opinion and the
wife said she didn't want to sell the place.

Q What \$7500.00 included the stock-in-trade and
the fixtures? At Yes.

THE COMMISSIONER: Q What value in stock and fixtures
did you have?

MR. MELNICK: My lord, probably we can get at it this
way.

Q This lease that you entered into with Brindlson
on the 1st of May, 1942, provided for the sale to
him of stock and fixtures for the sum of
\$2500.00? At Yes.

Q That is what you sold the stock and fixtures for
in May of 1942? At Yes.

Q Now how did your stock and fixtures in May, 1942,
compare with what you had in November, 1941?

A Well, there was some less stock in May, 1942,
than November, 1941, but the fixtures were the
same.

Q How much less stock, have you any idea?

A I think about a thousand dollars. I couldn't
tell you exactly.

Q Why did the stock drop off between November, 1941,
and May, 1942?

A Well, that was happened. Well, that makes it so
something might happen to my stock.

Q So you didn't keep up with the stock after the
start of the war? At No.

E. Falschuh,
In Chief.
Cross-Exam.

THE COMMISSIONER: On that basis, the land and premises would carry an approximate value of \$4,250.00.

MR. McLENNAN: Yes, my lord. There is just one question I should like to ask.

Q How much insurance was on the building at 2933-5 Main Street?

A \$5000.00 on the building.

Q At the time of your conviction?

A Yes.

MR. McLENNAN: All right, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Falschuh, I have a report here of Johnson, Revere & Watson which will later be filed, but I just want to try and confirm it. Part of it has been read to you by my friend, which you confirmed. Possibly you can confirm the other part. They say the building is a two-story frame, 22 feet 6 x 34 feet 6, on a concrete curb foundation, is that correct?

A Yes.

Q It has siding walls and flat composition roof, is that right? A: Yes.

Q The shop front, plate glass in wood frame?

A Yes.

Q The front part of shop plastered?

A That is inside, you mean.

Q It doesn't say. A: Well, it is all plastered inside, then the paper is on top of it.

K. Palmberg,
Cross-Exam.

Q When it says the front part of shop plastered, I assume that that means that the front part of the shop was plastered inside. Was it all plastered?

A It was all plastered and papered.

Q You mean the shop, or your stock room as well?

A Yes. No, not the stock room.

Q The shop. The upper floor, two suites of three rooms. You have said one of four and one of two, I think.

As Yes.

Q In other words, there were six rooms?

A Yes.

Q No hot water tank in one suite?

A No.

Q Bathroom rooftop unit?

As Yes.

Q (2) garage 22 x 20, siding walls?

A Yes.

Q Subterranean roof?

As Yes.

Q No floor?

As No, but

20 it has concrete foundation.

Q Then it comes to the condition. The main building is about thirty years old?

A I couldn't tell you exactly how old, but I think it is about that.

Q Cheaply constructed?

As Well, I

couldn't understand what is cheaply constructed. I understood the house is finished inside with plaster and paper, that is by the owner of the building. The outside siding and the outside must be finished ordinarily. I can't understand

20

R. Faldutsky,
Crown-News

what that cheap contracted meant. I really understood the man that built that building thirty or twenty-five years ago -- I don't know how many years ago -- he told me the foundation used some 12 x 12 timber underneath, but a man that owned that building before I bought it, he wanted to change it for concrete foundation. He never looked at any timber or anything, but this man asked him, "Justa open the floor and look at the timbers and see first". Well, he put the concrete foundation in, anyway. After that he cut the timber. This man said it was just like fresh timber was in there, never rotten or anything.

Q They have said the siding was painted recently, is that correct? A: Yes.

Q But previously neglected for a long time? Is that correct? A: I think that is correct.

Q "This has warped and needs re-nailing", is that right? A: Well, maybe part of it.

Q It says, "The work at the back entrance in poor repair". Do you remember that?

A One part on the porch underneath I never fixed and I needed to fix it.

Q It says, "The plaster in the shop loose and patched". A: I never patched up. I never saw anything loose in the store when I was there.

H. Finkler,
Cross-Exam.

Q You don't know anything about that?

A No.

Q It says, "The floor worn and partly rotten".

A The floor wasn't worn, but part of the floor just about I think the place opened -- where the floor was opened to see the timber, I think it was about two feet by three feet, I remember. I think they put some new floor in. Maybe they put a different floor and the only part was a few spots in the floor that they had in that part, but all the other floors was fine and good condition when I left.

Q It states that the wiring is primitive?

A Yes, it is -- oh, what should I say -- I want to say this right. He means that the wiring was put in a long time ago -- out of date.

Q They say the water pipes may be corroded and they have in brackets "low pressure". I assume the low pressure led them to believe the pipes may be corroded, do you remember that?

A No. when I left there I never found any trouble with water pressure.

Q Chimneys for stoves built on wood brackets?

A Yes.

MR. HURT: That is correct, then. I think that is all, my lord.

(Witness aside)

MR. HOLMES: My lord, might I just mention one factor? Your Lordship brought up the question that \$450.00 would be the valuation agreed-

E. F. Finkbeiner
(Conclusion).

entirely of the land and buildings -- approximately --
and stock and fixtures of the business. I agree
with that, and that was as in November, 1941,
but we will be calling evidence of the change in
value since November, 1941, to March, 1944, when
it was sold.

THE COMMISSIONER: Yes, Mr. Finkbeiner. That is the
case, is it?

MR. FINKBEINER: That is the case for the Claimant,
my lord.

(Claimant's Case Concluded)

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

J. P. Harrabin

"T. F. Harrabin"

Official Reporter.

BRIEF

Kamloops, B.C.
9 Dec. 47

Notes in Defence

Kisaburo FUKUHARA

File No. 1896

Case No. 4 ✓

Store 5993 Main St Vancouver

Claim:

	Sold for	Claim
Land & Buildings \$6750.00	\$2560.00	\$4140.00

Trans. Page 16. McLennan will be calling evidence of the change in values since November 1941 to March 1944 when this property was sold.

Reeve appraiser

appraised at \$2,500.00

No submission.

only witness D.W. Reeve.

Name of Claimant FUKUHARA, Kiseburo

Case 4

Custodian File

1896

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
2366.00	128.00 12.50									140.50
PERSONAL PROPERTY										Total
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										Total
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										140.50

1896

December 19th, 1950.

Mr. Kisaburo FUKUHARA,
Chase, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 4

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... **\$140.50.**

Cheque in your favour is enclosed for **\$140.50**
and we have paid the Co-Operative Committee .. **\$11**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.