

10364

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: FURUSHO, Minoru (Mrs Takeshi)

HOME ADDRESS: 1858 E. 11th Ave., Vancouver, B. C. REGISTRATION No. 02698

SEX: Female AGE: 35 MARRIED? Yes

OCCUPATION AND EMPLOYER: Housewife

NAME OF WIFE OR HUSBAND: Takeshi ADDRESS: Thunder River, B. C.

NAMES OF LIVING CHILDREN: Kimiko (F) 12 years. ADDRESS: 1858 E. 11th Ave., Van. B.C.

Setsuko (F) 5 years. ADDRESS: " " " " " "

ADDRESS: \_\_\_\_\_

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 3rd day of June 1942.

WITNESS: \_\_\_\_\_

(Signature)

M. Furusho



FOR DEPARTMENTAL USE

None

HOW DO YOU PROPOSE TO PAY THESE OFF?

None

LIST OF LIABILITIES:



10364

INFORMATION FROM R.C.M.P.

Date August 2nd 42

Our File No. 10364

Full Name FURUSHO, (MIDDLE) MRS. TAKESHI  
(Surname in Block Letters)

Registration No. 02698

Male - Female   
(check)

Age Jan 20, 1906

Former Address 1851 East 11<sup>th</sup> Ave, Vancouver, B.C.

Date Evacuated June 13/42

Naturalized - Canadian-Born - National   
(check)

Present Address Ralph's Gunhouses, West Side, B.C.

Married - Single  
(check)

Name of Wife \_\_\_\_\_

Name of Husband TAKESHI #102304

Name of Mother See's

Name of Father SHIRO, Sataro N/A

Names of Children under 16

All husband's kids

Requested by M

Registered with Custodian \_\_\_\_\_

(Yes or No)

Additional Information Widow



12041 & 12064

July 22, 1946

REGISTERED MAIL

Mr. and Mrs. Torosti FURUGNO,  
Reg. Nos. 02224 and 02276,  
P. O. Box 151,  
Grand Forks, N. D.

Dear Sir and Madam:

In reply to your request for the balance of your funds we enclose herewith Custodian checks in the sum of \$637.53 which represents the entire credit in your joint account with this office. We are also enclosing Custodian checks in the amount of \$3.00, payable to Mrs. Simon Furugno and Custodian checks in the amount of \$2.64, payable to Mr. Torosti Furugno. These checks represent refund of security deposits from the B. C. Electric Company and are the total funds in your single accounts.

You have already been forwarded a statement of your joint account up to November 3, 1944, and since that date no entries have been made.

On reviewing your files it could appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the checks we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,  
Administration Department

/s/  
Enc. Custodian checks \$637.53  
" " " 3.00  
" " " 2.64



23rd November, 1944.

REAL PROPERTY MEMORANDUM

**FILE NO:** 12941 and 10364  
**NAME:** Takeshi Furusho and Minoru Furusho  
**CATALOGUE NO:** Uncatalogued - advertised on August 1st, 1944.  
**RE:** 1858 East 11th Avenue, Vancouver, B.C.  
- Dwelling.

**CERTIFICATE OF ENCUMBRANCE:**

**Description of Property:** City of Vancouver, Lot 30, Subdivisions "C" and "D", Block 162, District Lot 264 A, Group 1, New Westminster District, Plans 1059, and 1771.

**Encumbrances:** Lease and Option Agreement by Great West Life Assurance Co. to Takeshi Furusho and Minoru Furusho dated June 27th, 1940. Balance owing of \$600.58 with interest at 6% to be discharged from proceeds of sale.

**Taxes:** 1944 taxes paid.

**Vested:** 35743 and 38844.

**VALUATION BY APPRAISER:** \$1,400.00

**AMOUNT OF BID:** \$1425.00

**APPROVED BY ADVISORY COMMITTEE:** October 5, 1944.

**AMOUNT RECEIVED BY CUSTODIAN:** \$1425.00

**NAME OF PURCHASER:** Ralph James McKenzie.

K.W. WRIGHT

KWW/DG  
Attachs



Nov. 3rd, 1944

THE GREAT-WEST LIFE ASSURANCE COMPANY. IN ACCOUNT WITH  
 Takeshi Furusho and Minoru Furusho re 1858 East 11th Ave.  
 Lot 30 Subn. "C" and "D", Block 162  
 D.L. 264A - Plan 1059-1771

10364

1940	July 10	To Sale under Lease & Option Agreement	\$ 1,000.00	\$ 130.00
"	13	By Cash	6.61	
		To Water rates adjustments	10.22	
		Fire Insurance	19.58	
		1940 Taxes		20.00
Aug.	1	By Cash		20.00
Aug.	20	By Cash		20.00
Sept.	19	"		20.00
Oct.	15	"		20.00
Nov.	18	"		20.00
Dec.	20	"		20.00
1941			25.60	
Jan.	10	To Interest		20.00
"	17	By Cash		20.00
Feb.	21	"	7.00	
	28	To Water rates to June 30th		10.00
March	17	By Cash		25.00
Apr.	21	"		25.00
May	13	"		20.00
June	10	"		
July	1	To 1941 Taxes	40.32	
July	10	" Interest	22.65	
"	21	By Cash		20.00
Aug.	20	To Water rates to Dec. 31st	7.00	
"	21	By Cash		20.00
Sept.	16	"		20.00
Oct.	17	"		20.00
Nov.	18	"		20.00
Dec.	19	"		20.00
1942			21.05	
Jan.	10	To Interest		20.00
"	17	By Cash		20.00
Feb.	13	"	7.00	
"	24	To Water rates to June 30th		20.00
Mar.	14	By Cash		10.00
"	14	"		10.00
May	16	"		10.00
June	16	"		
July	1	To 1942 taxes	42.00	
"	10	" Interest	18.45	
"	24	By Cash		20.00
Aug.	12	To Water rates to Dec. 31st	7.00	
1943			19.10	
Jan.	10	To Interest	7.00	
Feb.	15	" Water rates to June 30th		60.00
June	20	By Cash - Custodian	42.00	
"	30	To 1943 taxes	19.65	
July	10	" Interest		42.00
"	30	By Cash - Custodian		19.65
Aug.	22	"		
1944			18.25	
Jan.	10	To Interest		18.25
"		By Cash - Custodian	18.00	
July	10	To Interest		18.00
"	7	By Cash - Custodian	11.15	
Oct.	31	To Interest	5.00	
		" Cost of Deed		616.73
		Balance	<u>\$1,374.63</u>	<u>\$1,374.63</u>

Oct. 31 To Balance owing \$ 616.73

Add interest at 6% on \$600.58 to date payment is received at Head Office.

E & OE.

This Statement Approved by:

.....  
 Minoru FURUSHO

.....  
 Takeshi FURUSHO



12941 & 10364

October 17, 1944.

A. E. Austin & Co. Ltd.,  
633 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: 1658 East 11th Avenue  
30/344d, "C" & "D" / 162/264A

Your letter of September 25th, enclosing cheque for \$142.50 and offer to purchase the above property for the sum of \$1,425.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,282.50.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

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

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Shears,  
Director.

GF:EB



10364  
12941

October 14th, 1944.

The Great-West Life Assurance Co.,  
675 West Hastings Street,  
Vancouver, B. C.

Attention Mr. R. Satterfield

Dear Sir:

Re: 1858 East 11th Avenue,  
Vancouver, B. C.  
Takeshi FURUSHO and  
Minoru FURUSHO

We wish to advise you that the property at the above-mentioned address has been sold and, as we will be liquidating the balance owing by Mr. and Mrs. FURUSHO under their Lease and Option Agreement with your Company, we would appreciate receiving from you an itemized statement showing the amount due at October 31st, 1944.

Kindly have the Title to this property forwarded to Vancouver and also have available here, at an early date, a Deed from The Great-West Life Assurance Company which should be made in favor of Takeshi FURUSHO and Minoru FURUSHO, whose address is c/o The Custodian of Enemy Property, 675 West Hastings Street, Vancouver, B. C.

We note that the given name of Mrs. FURUSHO is spelled Minoru in the Lease and Option Agreement, but as this is incorrect we would ask you to spell her name Minoru in the new Deed.

Thanking you for your cooperation in this matter we are

Yours very truly,

W. J. Johnston,  
Administration Department.

WJJ/EMS



Date.. October 7th, 1944.

REAL PROPERTY MEMORANDUM

File No. 12941 & 10364

Joint  
a/c

Name: (Takeshi FURUSHO)..... Registration No. 02204...  
(Minoru FURUSHO)..... 02698

Re: Catalogue No. Uncatalogued. Special advertisement. Aug. 1, 1944.

Address: 1858 East 11th Avenue, Vancouver, B. C.

Legal Description: Lot 30, Subd. "C" & "D", Blk. 162,  
D.L. 264A, Sp. 1, N.W.D., Plan 1059 & 1771.  
(Dwelling)

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 4281-L

Whereabouts: The Great-West Life  
Assurance Company,  
Winnipeg, Manitoba.

Registered owner: The Great-West Life Assurance Company.

Property: City of Vancouver, Lot 30, Subdivisions "C" and "D",  
Block 162, District Lot 264A, Group 1, New Westminster  
District, Plans 1059 and 1771.

REG. NO. CONFIRMED BY  
PHONE CALL TO C.O.C.  
OFFICE. 10/11

B. Charges.

Registered: Nil

Vesting: Vested in Custodian. Filing 35743, 15/2/43.

Unregistered: This property was sold under a Lease and Option Agree-  
ment by the Great West Life Assurance Company to Takeshi FURUSHO and Minoru FURUSHO  
on June 27th, 1940. Balance owing at date is \$600.58 with interest at 6% paid to  
July 10, 1944. Lessor available and will settle for amount owing. \*

Taxes: \$42.00 (net) 1943. Pd. to Dec. 31, 1943.  
\$42.34 (net) 1944. Pd. to Dec. 31, 1944. Arrears: Nil  
Water: \$7.00 (net) Pd. for 6 mos. ending Dec. 31, 1944.. \$7.00

Insurance: \$1,600.00. Expiry date August 5, 1945.

Assessed Value: Land: \$365.00

Improvements: \$950.00

Valuation by Appraiser: \$1,400.00

Amount of Bid: \$1,425.00

Approved by Advisory Committee: October 5, 1944.

Paid as shown in attached letter:

Name of transferee as attached letter:

\* I have requested  
Great West Life  
to prepare a Deed.  
Letter 14/10/44  
WJG  
and forward Title  
to Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding  
furniture or equipment)  
Rented unfurnished to Mr. and Mrs. R. C. Carle on a month-to-month  
basis at \$20.00 monthly.

Leasehold: (State period, consideration & unusual clauses and whether  
including or excluding furniture or equipment)  
Nil

Memorandum compiled by:

Chattels: Particulars of those stored on the premises.  
Nil

Named Agent:

W. J. Johnston  
W. J. Johnston.









Advertised Sale - Aug. 1/44.  
Files Nos. 12941 & 10364  
1858 East 11th Avenue, Vancouver  
DQ/Sold. "C" & "D"/162/2044

February 21, 1945.

RALPH JAMES McKENNIE  
(purchaser)

In account with: The Custodian of Empty Property

STATEMENT OF ADJUSTMENTS

(As at November 3, 1944)

	DEBIT	CREDIT
Purchase price	\$1,425.00	
Cheques received		\$1,425.00
<u>Amount of rent collected</u>		
November 3rd to November 30th - 27/30 x \$19.00		17.10
December 1st to December 31st		19.00
Registration fees on deed - \$1,425.00	7.10	
Insurance premium - 25% x \$8.80	2.20	
Water paid to Dec. 31/44 - 98/184 x \$7.00	2.21	
Purchaser's proportion of 1944 taxes - 98/365 x \$42.34	6.73	
Balance owing to purchaser	17.86	
	<u>\$1,461.10</u>	<u>\$1,461.10</u>

BALANCE OWING TO PURCHASER \$17.86



## STATEMENT RE SALE OF:

Catalogue No: Special Adv.

Street Address: 1858 E. 11th Ave.  
VancouverLegal Description: 30, Subd. "C" & "D"/162  
264A/1/1059 & 1771  
Nov. 3/44

Name: FURUSHO, Takeshi,

File No: " Minour

12941- 10364

Reg. 02204- 02698

Date of Sale and Adjustments .....

Sale Price		\$ 1425.00
Real Estate Agent's Commission	\$ 71.25	
Charge for Valuation	5.00	
Charge for Advertising	18.80	
Land Registry Office Transmission Fee	6.00	
Encumbrances:		
Unpaid vendor	621.53	
<del>MORTGAGES</del>		
<del>ARREARS OF TAXES</del>		
<del>OTHER CHARGES</del>		
Adjustments:		
Fire Insurance		2.20
Taxes		6.73
Water		2.21
	<u>722.58</u>	<u>1436.14</u>
Net Proceeds credited to your account		713.56

March 16th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....



Debit & Memo FURNISH

File No. 12961 & 103  
Reg. No. 02204 & 02690

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962	December 21		\$ 90.00	
	Rents collected	210.00		
	Mortgage payment	59.94		
	Commission, repairs & insurance			
1963	March 10	1.00		
	Land Registry Office - Certificate of Encumbrance			
	Mortgage payment \$60.90, Int. \$19.10	60.00		
	1963 taxes	42.00		
	Mortgage interest - 6 months to July 10	19.65		
	Rents collected - 1 month @ \$15.00, 11 @ \$20.00	94.75	235.00	
	Disbursements (commission, repairs, etc)			
1964	January 12	18.25		
	Mortgage interest to 10 January			
	1964 taxes	42.34		
	Mortgage interest to 10 July	18.00		
	Rents collected - 10 months @ \$20.00 (to Oct 31)	27.00	200.00	
	Disbursements (commission, repairs)			
	Balance rents to date (net)		1.30	
	Credit re Sale of Property		713.56	
		\$ 402.93	\$1,240.46	

GR \$ 837.53



REAL PROPERTY SUMMARY

JAPANESE NAMES: Minora FURUSHO Reg. No. 02698 File No. 10364.  
Takeshi FURUSHO " " 02204 " " 12941.

CATALOGUE NO: Sold by Special Advertisement.

PROPERTY ADDRESS: 1858 East 11th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 30, Subdivisions "C" and "D", Block 162, District Lot 2644, Group 1, New Westminster District, Plans 1059 and 1771.

TITLE: Registered in the name of The Great-West Life Assurance Company.

INCUMBRANCES: None registered.

There was an Unregistered Urban Lease and Option to Purchase, given by The Great-West Life Assurance Company, on June 27th, 1940, to Takeshi FURUSHO and Minora FURUSHO in the sum of \$1,000.00 - Interest 6% payable \$150.00 cash and \$20.00 per month payable on the 10th of each and every month during the said term hereby granted. The first payment to be made on the 10th day of August, 1940.

Takeshi FURUSHO - Vesting Order Filed No. 39743, dated February 15th, 1943.  
Minora FURUSHO - " " " " No. 38844, dated October 16th, 1944.

ASSESSED VALUE: Land - \$365.00  
Improvements - \$950.00 - \$1315.00. Taxes - \$44.10.

CLASSIFICATION: This is a 33' x 127' Lot with a 1½ story 6 room dwelling with full basement.

**HISTORY OF ADMINISTRATION:**

This property was leased on a monthly basis by F. Freer Brock (representing the Great West Life Assurance Co.) to Mr. and Mrs. R.C. Carle, upon instructions from Minora FURUSHO. Consideration being \$25.00 per month. However, the Rentals Board objected, claiming that that rental was too high and ordered a reduction to \$15.00 per month. This reduction was protested by both the Custodian and The Great West Life Assurance Co., the result being the Board compromised at \$20.00 per month, which amount was paid monthly by the Lessees until the property was sold.

Rents collected - \$525.00, against which were charges for Commission - \$26.25, Papering \$37.60, Plumber - \$12.54, Roof - \$25.00, Fixing Drain - \$2.50, Furnace Repairs - \$45.00, Electric Wiring - \$3.00, Water rates - \$21.00.

**Sold**

To Ralph James McKensie for \$1,425.00 as at November 3rd, 1944.  
Approval of Advisory Committee - October 5th, 1944.



Funds released to the credit of Minoru FURUSHO and Takeshi FURUSHO - Joint a/c as at February 24th, 1945, against which were charges for Advertising - \$18.80, Valuation \$5.00, Registration Fees - \$6.00, Purchase Option - Principal \$600.58 and Interest \$15.95, Deed - \$5.00 leaving a net credit of \$773.67 from said transaction.

Adjustments as at November 3rd, 1944, to the amount of \$2.20, covering unexpired Fire Insurance Premiums, Purchaser's share of Taxes - \$0.70, Purchaser's share of Water rates - \$2.21 = \$11.24, were placed to the credit of Minoru FURUSHO and Takeshi FURUSHO'S Joint account.

The following Fire Insurance Policy:-

Canadian Fire Insurance Co., Policy No. 491753 - \$1,600.00, covering the Dwelling, was transferred to Ralph James McKennie, 11th January 1945.

**OLD CERTIFICATE OF TITLE**

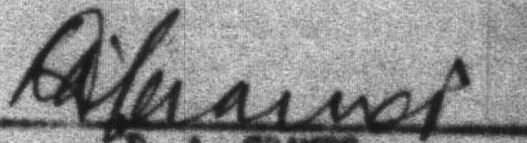
NO. 4281-L

- was deposited in the Land Registry Office, Vancouver, B.C., December 20th, 1944.

Certificate of Title No. 115631-L in the name of Ralph James McKennie.

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

June 17th, 1946.

  
D. A. CRAMER.



(See also File 12941)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Canadian Fire Insurance Company	<i>Transferred to new owner on January 11/45</i> 491753	\$1600.00	Aug.	5	1945	1858 E. 11th Ave., Vancouver, B. C.

THE CANADIAN FIRE INSURANCE POLICY No. 491753, for \$1600.00, covering the real property at 1858 E. 11th Avenue, Vancouver, was transferred to the new owner of this property, Mr. R. J. McKenzie, on January 11, 1945.

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

*E. Robertson*  
E. Robertson.

/ER  
July 2nd, 1946



LIABILITY SUMMARY

File No. 10364

July 2nd, 1946

Re: Minoru FURUSHO  
Reg. No. 02698

This file reveals no claims against the above Japanese  
person.

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

E. Robertson  
E. Robertson.

/ER



PERSONAL PROPERTY  
SUMMARY

File No. 10364

June 2nd, 1946

Re: Minoru FURUSHO (Mrs. Takeshi)  
Registration No. 02698.

Chattels: No chattels are revealed on this file.

Specified Articles: No Specified Articles are revealed on this file

Accounts Receivable: On October 18, 1945 an amount of \$3.00 was credited to this Evacuee's account, representing refund of security deposit for light from the B. C. Electric Company.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THIS JAPANESE PERSON IS REVEALED ON FILE.

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

E. Robertson  
E. Robertson.

/ER