

11691

REAL ESTATE

BUREAU POWELL STREET

FILE NO.

11691

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: FUKUNAGA Shunji

HOME ADDRESS: 726 East Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 05796 SEX: Male AGE: 39

OCCUPATION: Printer

(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: Mr. D. Machida, Taiyo Printing Co., 230 Alexander St., Vancouver.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Haru (declares nothing)

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: City of 726 East Cordova St., Vancouver.

R Lot 6, Block 60, District lot 181, Title #unknown.

joint ownership with brother
Sukes Fukunaga File 11528

2. BUILDINGS AND OTHER IMPROVEMENTS: One 6 room, 2 storey,

wooden house.

One woodshed.

3. INSURANCE (Give particulars; state where policies are) Scottish Union & National Insurance Co. (Sutherland Insurance Agency, Rogers Bldg., 470 Granville St.) \$900.00. Policy #F679206. Policy in own possession.

4. TAXES (Amount and where payable) \$42.45 Payable City of Vancouver. 1941 paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant, when he

leaves the house will be rented by the agents, Ker & Ker Ltd., 475 Howe

St., Vancouver, B. C.

15
Title documents at Court House,
Vancouver, B. C.
Joint ownership with brother,
Sukoo FURUNAGA, 726 East
Cordova St., Vancouver, B. C.
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.

Furniture is all being sold. If ~~known~~ ~~known~~ ~~known~~

declarant is unable to sell this furniture he will send

in a list ~~in~~ before he is evicted.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: Scottish Union & National Ins. Co.
\$350.00. Policy #F679206. None Policy in own possession.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
 OTHERS: _____

_____ none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

_____ none

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

_____ none

8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings. Account #1660.

9. LIFE INSURANCE: Crown Life Insurance Co. 1. \$1000.00. Policy #218392.
Beneficiary wife, Haru. 2. \$1000.00. Policy #146099. Joint policy with
wife, Haru. Beneficiary, survivor. Both policies in declarant's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

_____ none

11. SAFETY DEPOSIT BOX: _____ none

LIABILITIES:

1. PERSONAL DEBTS: _____

_____ none

2. TRADE DEBTS: _____

_____ none

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

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

Dated this 12th day of August 1942

(Signature)

Shuji Furukawa

D. M. Chope

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE July 26/43.

Our File No. 11691

Full Name FUKUNAGA, Shunji
(Surname in Block Letters)

Registration No. 05796

^V
Male - Female
(Check)

Age Dec. 8, 1903

Former Address 726 East Cordova St., Vancouver, B. C.

Date Evacuated 10/3/42

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

Present Address

Tashme, B. C.

RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1943

^V
Married - Single
(Check)

nee
Name of Wife (MATOBA) Haru #02749

Name of Husband - - -

Name of Mother FUKUNAGA, Soto

#02611

Name of Father Deceased

Names of Children under 16

Requested by E.C.T.

Registered with Custodian Yes

(Yes or No)

Additional Information Painter. Owner of 1 house at above address.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
Oct. 22/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

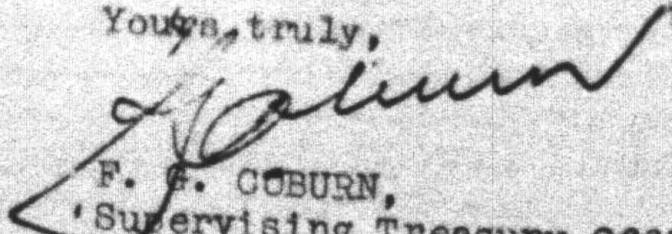
Re: FUKUNAGA, Shunji #05796

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 320.00 (Welfare Fund)
Draft Issued- - - - - \$ 320.00

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. F. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
Oct. 22/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

TREASURY DEPT. CLAIM \$ 212

Dear Sir:

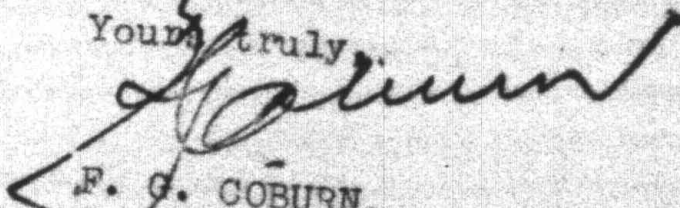
Re: FUKUNAGA, Shunji #05796

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in	-----	\$ 1880.00
Draft Issued	-----	\$ 1880.00

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

105196

11691

105196

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 907

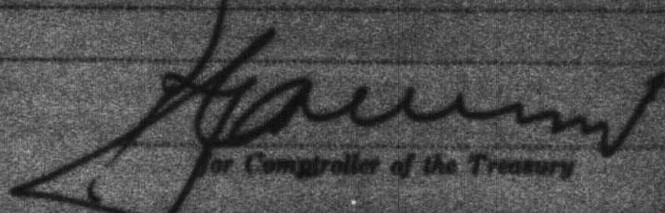
Issued at **Tokyo, Jap.**

Date **July 25th, 1946**

The Government of Canada acknowledges that **FURUKAWA, Shunji**
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash ----- **¥24011** ----- **4380.00** ✓

Balance Forward


Comptroller of the Treasury

201

Committee Fund

11691

DEPOSIT FORM

G-657-A

Reg. No. 05796

NAME: FUKUNAGA
(please print) Surname

Shunji
Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	Amount	X 1		
		X 2		
		X 5		
		X 10		
		11 X 20	220	✓
		X 50		
		1 X 100	100	✓
		Total Bills		
		Silver		
		Copper		
		Total Cheques		
Total Cheques		Total Amount	320	00
Teller's Initials				

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ _____
now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946

Signature

OR

I have no money to turn in.

Date: _____, 1946

Signature

C.T. JAP. 2 - WORK SHEET

The following has been turned in by FORKUNASHA . . . SHUNDO . . .
 for which C.T. Jap. 2 is to be issued. C.T. Jap. 2 issued . . . 907

Available for immediate
 transfer on C.T. Jap. 1

bank 5' 30⁰⁰

To be Negotiated
 by Custodian

Shifan Jao

688, 4200 320⁰⁰

11691/05796

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 682

Issued at: Tokyo, E.C.

Date: June 25th, 1946

The Government of Canada acknowledges that FUKUNAGA, Shunji
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash - NEGOTIA - \$245.00
Canadian Free Balance - 615.00
\$860.00

1407


for Controller of the Treasury

Tachine Page 1.

G-657-A

DEPOSIT FORM

Reg. No. 11691.
05796NAME: FUKUNAGA
(please print) SurnameShunji
Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	A m o u n t	X 1		
		X 2		
		1 X 5 ✓	5	00
		5 X 10 ✓	50	00
		X 20		
		X 50		
		X 100		
		Total Bills	55	
	Silver	152	05 ✓	
	Copper	37	95 ✓	
	Total Cheques			
	Total Amount		✓ 155 00	
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 615⁰⁰
now on deposit with the Custodian. Yes: _____ No: _____I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Signature

Shunji Fukunaga
Signature

Custodian Joe Balance
\$615⁰⁰
June 25, 1946
OK. *[Signature]*

C.T. JAP.2 - WORKSHEET

G-673

The following has been turned in by FEIJUNAS.A. SHUNSI Reg.No. 05726.
for which C.T. Jap.2 is to be issued. C.T. Jap.2 issued 682

Available for immediate transfer on C.T. Jap. 1

To be Negotiated by Custodian

*Bank
has been paid*

245 00
615
860.00

6581 1407 860.00

4691 | 05796

Nº 309

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Tokyo, Japn.

Date July 26th, 1946

The Government of Canada acknowledges that Yoshida Co., Japan
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

NOT NEGOTIABLE
Cash ----- \$1,000.00 ✓

[Signature]
Comptroller of the Treasury

409

11691

G-657-A

DEPOSIT FORM

Reg. No. 05796 - NAME: FUKUNAGA - Shunji -
(please print) Surname Given Name

Cheques (must be certified)		Cash		Dollars	Cents
List Bank Name and Branch	A m o u n t	X 1			
		X 2			
		X 5			
		38 X 10		380	00 ✓
		32 X 20		640	00 ✓
		X 50			
		X 100			
		Total Bills			
		Silver			
		Copper			
		Total Cheques			
Total Cheques		Total Amount		1020	00 ✓

Teller's Initials

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ _____
now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946 _____ Signature

OR

I have no money to turn in.

Date: _____, 1946 _____ Signature

C.T. JAP 2 - WORK SHEET

G-673

The following has been turned in by FUKUNAGA, S. H. Reg. No. 05795 . . .
for which C.T. Jap. 2 is to be issued. C.T. Jap. 2 issued 9.09

Available for immediate
transfer on C.T. Jap. 1

To be Negotiated
by Custodian

band $\$1050.00$

no exp

$$\begin{array}{r} \$60 \\ 1050 \\ \hline \$1110 \\ \hline \$1880 \end{array}$$

See 1882 + 682

REAL PROPERTY SUMMARY

JAPANESE NAMES: Shunji FUKUNAGA Reg. No. 05796 File No. 11691
Sukeo FUKUNAGA Reg. No. 06708 File No. 11528

CATALOGUE NO: 78

PROPERTY ADDRESS: 726 East Cordova Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 6, Block 60, District Lot 181, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the names of Shunji Fukunaga and Sukeo Fukunaga.

ENCUMBRANCES: Registered: Vesting Order filed No. 35035 - Oct. 21, 1942.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$500.00
Improvements 750.00 - \$1250.00 Taxes - \$45.94

CLASSIFICATION: This is a two storey six room dwelling 22'x30', situated on a 25' x 120' Lot to a 20' Lane, also a shed 12' x 25'.
The house is in fair condition, no furnace, bathroom and new toilet, foundations good. The shed is in poor condition. Valuator's valuation, "In my opinion a fair valuation is \$1100.00." "A. Rout Harvey - Sept. 20, 1943."

HISTORY OF ADMINISTRATION: Messrs. Ker & Ker Limited were appointed Rental agents for this property. Shunji Fukunaga had started negotiations to rent the premises to Alfred Andrews and they were carried into effect when they were rented on a monthly basis as from 10th September 1942 to Alfred Andrews, consideration \$20.00 per month, payable in advance.
Rents collected \$540.00 against which were the following charges:
Plumbing \$ 36.80
Water Rates 39.20
Insurance 5.50
Commission 31.00 - \$112.50
\$100.00 of the above rents belonged to the new Purchaser and were taken care of in the final adjustment.

SOLD: To: Annie Johnston for \$1100.00 as at July 25th, 1944.
Approval of Advisory Committee July 12th, 1944.
Funds released to the credit of Shunji Fukunaga and Sukeo Fukunaga's Joint Account December 6th, 1944, against which were the following charges: Real Estate Commission \$55.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$2.50 - \$66.50 leaving a net credit of \$1033.50 from said transaction.

Adjustments as at July 25th, 1944 to the amount of \$5.30
Unexpired Fire Insurance Premiums, \$20.01 Purchaser's share
of 1944 taxes, \$6.78 Purchaser's share of Water Rates =
\$32.09 were placed to the credit of Shunji Fukunaga and Sukeo
Fukunaga's Joint Account.

At the written request of Shunji Fukunaga, Reg. No. 05796
and Sukeo Fukunaga, Reg. No. 06708, the amount standing at
credit of their Joint Account was divided as follows, and
transferred to their individual accounts, on April 23rd, 1945.
\$600.00 to Shunji Fukunaga Reg. No. 05796
\$415.75 to Sukeo Fukunaga Reg. No. 06708

The following Fire Insurance Policy:
Northern Assurance Company Limited, Policy No.
4311869 - \$1,000.00 - covering on the two storey
frame dwelling - 726 East Cordova Street, Vancouver,
B.C.
was transferred to Annie Johnston September 13th, 1944.

OLD CERTIFICATE OF TITLE:

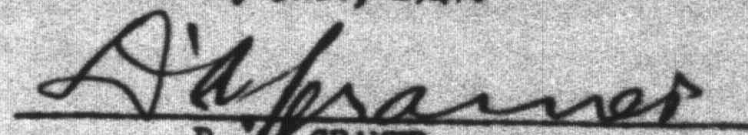
No. 40224-K

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 109654-L in the name of Annie
Johnston was handed to her on December 8th, 1944, and her
receipt of even date acknowledging same is on file.

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

May 31st, 1947.


D. R. CRAMER.

DAC:lc

Catalogue No. 78

File Nos. 11691 & 11528

Japanese Names:

Shunji FUKUNAGA & Reg. No. 05796
Sukeo FUKUNAGA Reg. No. 06708

Civic Address:

726 East Cordova Street, Vancouver.

Legal Description:

Lot 6, Blk. 60, D.L. 181,
Sp. 1, N.W.D., Plan 196.

Classification:

Dwelling (6-room)

SOLD

Registered in the name of: Shunji FUKUNAGA and Sukeo FUKUNAGA
Clear Title.

SOLD to Annie Johnston for \$1,100.00 Cash as at July 25, 1944

Title delivered to Mrs. Annie Johnston on Dec. 8, 1944.

1942

Sept. 10th

Sept. 10th

1944

Feb. 2nd

Sept. 19th

Sept. 27th

List of chattels used by tenant
Memo re rental contract

Memo re Claims (Nil)

Memo re chattels

Memo re chattels

MEMORANDUM OF RENTAL CONTRACT made in duplicate at Vancouver, British Columbia, this 10th day of September, A.D. 1942.
BETWEEN SUKEO FUKUNAGA & SHUNJI FUKUNAGA of
British Columbia, hereinafter called the OWNER -- the Party of the First Part.

AND

ALFRED ANDREW now residing at 370 Heatly Avenue in the City of Vancouver, B. C. hereinafter called the Tenant -- the Party of the Second Part.

WHEREAS THE OWNER has agreed to Rent to the the said tenant and the Tenant has agreed to Rent from the said Owner the Land and Premises described as Lot six (6) Block Sixty (60) District Lot 181, No. 726 East Cordova Street, in the City of Vancouver, Province of British Columbia, on the terms and conditions hereinafter set forth:

1. The monthly rental of said land and premises shall be at the rate of Twenty Dollars (\$20.00) per month from date hereof, payable monthly in advance.
2. This tenancy is subject to termination by one (1) month's written notice from either of the parties hereto - to the other party.
3. The Tenant covenants that he will at all times pay the said monthly rental promptly in advance, as above set forth, and will take good care of said land and premises and will not make any alteration to said premises without the written consent of the Owner.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals in Vancouver, B. C. on the day and year first above written.

Witnessed by:

John Andrew
.....

Address.....

475 Howe St

Kio Fukunaga
.....

Mr. Annie Andrew
.....

August 11th 1942.

File Number 11528

Registration Number 06708

FUKUNAGA, Sukeo.

726 E. Cordova Street, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

726 E. Cordova Street, Vancouver, B. C.
Lot 6, Block 60, D.L. 181, Group 1, New
Westminster District.

OWNERSHIP:

FUKUNAGA, Sukeo and FUKUNAGA, Shunji.

BUILDING:

3
2
6-
An old frame type of dwelling situated on the south side of Cordova Street, between Heatley and Hawks Avenues. Small verandah across the front, hallway entrance, living-room on the left, dining-room at the rear of the living-room, kitchen off the dining-room, front hall also connects with kitchen. Kitchen has sink and 30 gallon hot water boiler, etc. Off kitchen there is a Japanese bath. Open stairway to 3 large bedrooms and washroom which has toilet and wash basin. There is no basement the dwelling is heated by stoves. The rear of the Lot is in garden, at the rear of this there is a large frame shed which can be utilized as a garage, at the present time it contains wood.

LAND:

The size of the Lot is 25 x 122

TAXES:

No arrears.
1942 taxes \$45.57 gross.

ASSESSMENT:

Assessment of Land	\$ 500.00
Assessment of Building	750.00
Total Assessed Value	<u>\$1250.00</u>

INSURANCE:

We note from the Office of the Custodian Form that there is a Scottish Union & National Insurance Company Policy #F679206, which apparently covers the house and contents. This is carried in the Sutherland Insurance Agency. It apparently only covers the dwelling to the extent of \$350. the balance being on the furniture, according to your Form. We will immediately write the Agents for further particulars and a copy of the policy as we do not think \$350 insurance protection on this dwelling is sufficient. When we have received this information from the Agents we will once again advise your Department.

FINANCIAL POSITION: Regarding the financial position of the property, the Title Documents are apparently in the Land Registry Office, Court House, Vancouver, B.C., and as there are only the 1942 gross taxes owing on the property, and also as the declarant has made tentative arrangements for the renting of these premises, failing which we could readily rent them, we consider the financial position of this property very good.

Regarding the personal financial position of the owner

Mr. Sukeo Fukunaga has been evacuated to Hope and his wife was not on the premises so it was impossible for us to check the personal financial position but we presume it is as shown on the J.P. Form.

FURNITURE:

In connection with the list of furniture as shown on the Office of the Custodian Form, we found the following articles as shown on the Form, on the premises:-

\$50.00 worth of linoleum carpet
5 beds
5 springs
5 mattresses
2 tables
6 chairs
2 boxes of chinaware.

These are not in the woodshed as shown on the Form but are still in the house. We could not locate the \$100.00 worth of logging tools which the declarant states will be left in the attic. GREEN

REMARKS:

The declarant has already been evacuated as previously stated and his wife had gone to the Hospital, but on the premises we found two uncles, namely, Mr. Shuichi Fukunaga and Mr. Katsuburo Fukunaga. Mr. Shuichi Fukunaga showed us through the premises and informed us that he, on behalf of Mr. Sukeo Fukunaga, had arranged to rent the premises to one Mr. Alfred Andrews of 370 Heatley Avenue, at a rental of \$20.00 per month and he had drawn an agreement up covering this tenancy. We examined the said agreement which was not as yet signed by Mr. Andrew.

We informed Mr. Shuichi Fukunaga that as it was their intention to leave the furnishings in the dwelling it would be necessary to redraw this agreement, showing the articles which were to be left for the use of the tenant and advised him to contact us when a definite decision had been made in this regard, which he agreed to do.

RECOMMENDATIONS:

We recommend that the above arrangement started by Mr. Shuichi Fukunaga to rent these premises to Mr. Alfred Andrews be concluded with the assistance of this firm and an Agreement covering the tenancy drawn up including the use of the furniture. If you will kindly instruct us to act as Agents in this regard, which we feel sure will be satisfactory to the owners, we will immediately endeavour to conclude the matter and advise Mr. Shears' Department accordingly.

THE RENTAL VALUE:

In our opinion a rental value of \$20.00 per month is a fair value for these premises, unfurnished.

THE SALE VALUE:

The sale value of the property on today's market would not be in excess of \$1200 gross.

This property was inspected on August 10th 1942 by Mr. J.M.Anderson, Rental Manager, and the writer.

KER & KER LTD.

Per

Alan N. Ker

E. J. LOEWEN
NOTARY PUBLIC

A. ROY HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

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

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
5008
A.R.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER B.C.

20th September, 1943.

(F. G. SHEARS)

Authorized Deputy of the Secretary
of State and/or Custodian.

Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Building,
Vancouver, B.C.

SEP 22 REC'D

Dear Sir:-

Re: Catalogue No. 78, 726 East Cordova Street,
Lot 6, Block 60 District Lot 181.

This lot is situated on the South side of Cordova Street, between Heatley and Hawks Avenue and is 25 - 120 feet to a 20 foot lane. It is level with the street and lane.

On this there is a six room 2 storey frame house with shingle roof but without basement 22 x 30 feet. On the ground floor there are entrance hall - living room and dining room, kitchen and pantry (formerly the Japanese bath-room). On the second floor are two (2) good sized bedrooms and one small one- and bath-room. The toilet is new, but the basin old - and the tin bath has been installed by the tenant. The foundations appear to be in fair condition - being cement blocks with wood sills. The house is erect and floor even and in good condition for a property of this type. The plastering is solid.

The exterior is in a fair state of repairs. Eaves and down pipes are in good condition and it has been well painted some years ago. The roof appears to be in fairly good condition, but the chimney requires re-pointing.

On the back of the property there is a wood shed 12 x 25 feet with wood floor - not in good condition and the shingle roof is poor.

In my opinion a fair valuation is \$1100.00.

Yours faithfully,
Loewen and Harvey, Limited.

A. Roy Harvey
Director.

ARH/F.

Date July 14th, 1944

REAL PROPERTY MEMORANDUM

File No. 11528 & 11691

Name FUKUNAGA, Sukeo and FUKUNAGA, Shunji Registration No. 06708
05796

Re: Catalogue No. 78

Address: 726 E. Cordova Street, Vancouver (Dwelling)

Legal Description: 6/60/181.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 40224 K. Indef whereabouts: Registrar

✓ Registered owner: Shunji FUKUNAGA, and Sukeo FUKUNAGA Reg. No. 05796 06708

✓ Property: Lot 6, Block 60, District Lot 181, Group 1, New Westminster District, Plan 196.

✓ B. Charges.
Registered: None

✓ Vesting: 35035
Unregistered: No evidence.

Taxes: \$45.94 (Current 1944)
Water: *July 1 to Dec 31 / 44 Paid*
Insurance: \$1,000.00 Northern Assur Co. - Ex. June 15/47

Assessed Value: Land: \$500.00 Improvements: \$750.00

Valuation by Appraiser: \$1100.00

✓ Amount of Bid: \$1100.00

Approved by Advisory Committee: July 12, 1944

Paid as shown in attached letter: \$1,100.00 in full (July 25, 1944.

Name of transferee as attached letter: Annie Johnston (Mrs.)
315 Hawkes Avenue, Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented to Alfred Andrew at \$20.00 per month, unfurnished
(with exception of several articles - see list of Sept. 10/42)

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

Chattels: Particulars of those stored on the premises.

See above.

Named Agent: - - - - -

Compiled by G. D. Milson
Per *G. D. Milson*

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONE
PAD 3241-3243-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

January 24th, 1944

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

TO THE CUSTODIAN,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 25 1944
File No.	11671
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

Re: 726 East Cordova St.

Following a report from the tenant that the plumbing at the above property was out of order, Henry Wilson, plumber, sends the following recommendation:

This property requires -

- 1 set basin faucets.
- 1 set bath faucets
- 2 sink faucets
- 1 toilet tank

Cost of material and labor - \$35.00.

We will appreciate your authority before having this work attended to.

Yours truly,

KER & KER LIMITED

Jim Anderson
Per

JMA:EC
Encl.

COPY

HENRY WILSON

2916 Granville St.,
Vancouver, B. C.
January 20, 1944

Mr. Anderson,
c/o Ker & Ker Ltd., Howe St.,
Vancouver, B. C.

Sir:

726 Cordova St.

The plumbing fixtures in the building are in terrible condition, and it requires 1 set basin, 1 set bath, 2 sink-faucets; also 1 toilet tank to fix these properly.

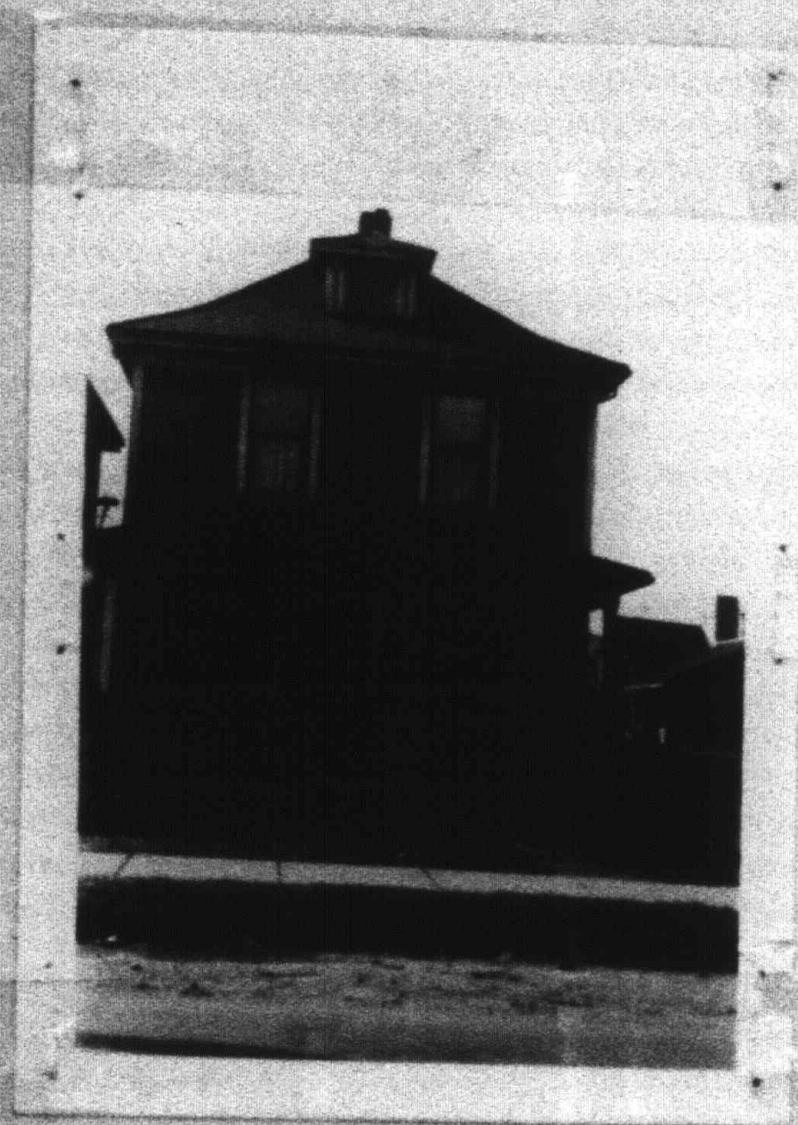
The cost of material and labor would be \$35.00.

Thanking you

Signed Hy Wilson

COPY

FUKUNAGA, Shunji & Sukeo
726 Cordova St., Vancouver, B. C.
Evac. Files 11691
11528



Picture Taken April 9, 1943

File Nos. 11621 &
11322.
Catalogue No. 75.

August 24th, 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. Ian Macpherson

Shuji FUKUHADA - Reg.No.057796
Shuji FUKUHADA - Reg.No.06708
City of Vancouver
Lot 6, Blk. 60, D.L. 181, Op.1,
N.W.D., Plan 196, Certificate
of Valuation No. 7035.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... ANNIE JOHNSTON.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 40224-K is in the Registry Office.

Ian Macpherson

Encs.
Encl.

File Nos. 11691 &
11528.
Catalogue No. 78.

November 13th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shunji FUKUNAGA
Etsuo FUKUNAGA
City of Vancouver
Lot 6, B.L. 60, D.L. 181,
Sp. 1, N.V.D., Plan 196.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated September 11th,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 109653-L, dated September 11th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 109654-L, dated September 11th,
1944, registering the property in the name of Annie Johnston
(Deed).
3. Duplicate of Transmission dated August 29th, 1944.
4. Duplicate of Deed dated August 29th, 1944 - Secretary of State
to Annie Johnston.
5. Certificate of Indefeasible Title number 109654-L, dated
October 27th, 1944, covering the above property in the name
of Annie Johnston.

D. A. Cramer

DAC:JD
Atch.

11528/11691

Jan. 20th, 1945.

Mr. Takeo FUKUNAGA,
Registration No. 06708,
Mr. Shunji FUKUNAGA,
Registration No. 09796,
Toshee, B.C.

Dear Sirs

Re: Catalogue No. 78
726 East Cordova St.,
Vancouver, B.C.
6/50/41

Please be informed that the above property has been sold as of July 25th, 1944 for the sum of \$1,100.00. 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 joint 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 joint 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,

George Peters
Administration Department

GP:PB
Enc. (2)
c.c. B.C. Security Commission

STATEMENT RE SALE OF:

Catalogue No: 78
 Street Address: 726 East Cordova
 Legal Description: 6/60/121

Name: FUKUNAGA, Sukeo
 FUKUNAGA, Shunji
 File No: 11528 - 11691
 Reg. Nos. 05708 - 07796

Date of Sale and Adjustments July 25th, 1944.

Sale Price \$ 1,100.00

Real Estate Agent's Commission \$ 55.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~
~~Unpaid Vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 5.30

Taxes 20.01

Water 6.78

66.90

1132.09

Net Proceeds credited to your account

1065.59 *1065.59*

January 20th, 1945.

Date:.....

George Peters.

Compiled by:.....

11691 & 11528

December 4, 1944.

Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 78
726 East Cordova Street
6/60/181

Title to the above described property has now been received in the name of Annie Johnston, 315 Hawkes Avenue, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of July 25th as shown on the enclosed sheet have been calculated and a balance of \$47.52 appears to the credit of the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by her prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Annie Johnston

Catalogue No. 78
Files Nos. 11691 & 11528
726 East Cordova Street, Vancouver
6/60/181

December 4, 1944.

ANNIE JOHNSTON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 25, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
<u>Amount of rent collected</u>		
July 25th to August 10th - 16/31 x \$19.00		9.81
August 11th to September 10th)		
September 11th to October 10th)		
October 11th to November 10th)		
November 11th to December 10th) 4 x \$19.00		76.00
Registration fees on deed - \$1,100.00	6.20	
Insurance premium - 96.3% x \$5.50	5.30	
Water paid to December 31, 1944 -		
159/184 x \$7.85	6.78	
Purchaser's proportion of 1944 taxes -		
159/365 x \$45.94	20.01	
Balance owing to purchaser	47.52	
	<u>\$1,185.81</u>	<u>\$1,185.81</u>

BALANCE OWING TO PURCHASER \$47.52

Sukeo & Shunji FUKUNAGA

File No.
11528 & 11691
Reg. No.
06708 & 05796

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 29	Refund 1 st Wage Tax Refund	\$	\$ 5.76	
December 12	Rents collected - 3 months @ \$20.00 Commission	7.00	60.00	
1943 January 26	1942 taxes	45.80		
March 23	Cheque to you	5.76		
June 29	1943 taxes	43.75		
September 15	Cheque to you	75.00		
October 26	Cheque to you	30.00		
November 10	Land Registry Office - Certificate of Encumbrance	1.00		
November 29	Cheque to you	25.00		
December 16	Rents collected - 12 months @ \$20.00 Disbursements	36.50	240.00	
1944 January 14	Crown Life Insurance Co.	35.00		
March 27	Crown Life Insurance Co.	90.00		
June 19	Cheque to you Transferred to Shunji FUKUNAGA	15.00 15.00		
July 14	Rents collected - 7 months @ \$20.00 Disbursements	27.00	140.00	
July 25	Balance rents to date (net) Plumbing repairs 1944 taxes	30.15 45.94	1.34	
July 27	Credit re Sale of Property Crown Life Insurance Co.	25.00	1,065.59	

File Nos. 11528 & 11691

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1964 November 8	Proceeds Auction Sale	\$	\$ 22.41	
December 29	Gross Life Insurance Co.	7.45		

\$ 519.35 \$1,535.10

CR \$1,015.75

Catalogue No. 78
File Nos. 11691 & 11528
726 East Cordova Street
Vancouver/6/60/181

Receipt of Certificate of Title No. 109654-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Northern Assurance Company Ltd. Policy No. 4311869 which has been assigned to me, and cheque for \$47.52 representing closing adjustments.

Dated at Vancouver, B. C., this 8th day of December 1944.

Mrs Annie Johnston

Catalogue No. 78
File Nos. 11691 & 11528

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

Dear Sirs:-

Re: 726 East Cordova St. 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,

Mrs. Annie Johnston
.....Signed

File No. 11691

-- SUMMARY --

January 17th, 1946.

-- LIABILITIES --

Shunji FUKUNAGA,
Reg. No. 05796

No Claims against or indebtedness of Fukunaga are
revealed on the file.

The above Summary is certified to
be in accordance with the information on
file, January 17th, 1946.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

MEMO - TO MR. SPAIN

-2-

September 19, 1944

worth of logging tools, and other effects. He said the key would be handed to us by his wife, Kio, but there is no reference to her having done this or to her owning any chattels on her file.

In view of this, I think we may take the list referred to by Mr. Wilson which appears on Shunji's file under date of September 10th, 1942 as correct as it is signed by the wife, Kio, and Mrs. Andrews. It consists of the following.

- 4 Linoleum squares
- 2 Cabinets
- 1 Clothes cupboard
- 1 Dining room table

These may be moved when mutually convenient.

RFG:IF

NAME FUKUNAGA, Shunji
FUKUNAGA, Sukeo

REGISTRATION NO. 05796
06708

FILE NO. 11691 ✓
11528

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on September 28, 1944.

✓ 6 Pieces of used Linco	\$ 7.95
✓ Home made cabinet	1.50
1 Bed (incomplete)	1.00
Broken spring	0.55
Bed and spring	12.75
Bed and spring	8.00
✓ Obsolete dining table	1.00

Total		\$ 32.75
Less Expenses:	(Auctioneer's Fee: \$3.27	
	(Advertising: 1.07	\$ 10.34
	(Movings: 6.00	
Net Proceeds Credited:		\$ 22.41

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks.

Warehouse.....

FILE NO.

NAME.....

ADDRESS.....

I have examined the undermentioned articles and
consider that they have no value.

Homemade Cabinet - Broken M.V.

Auctioneer. *W. G. W. W.*

The above mentioned articles have been abandoned

[Signature]

File
MEMORANDUM

Files: ~~11691~~
11691

September 27, 1944.

To: The file

From: Mr. Spain

Re: Shunji FUKUNAKA

726 Cordova St.

Chattels belonging to the above noted Japanese were recovered from:

Mr. Andrews at 726 Cordova Street
Mr. Poyeah at 716 Cordova Street

I understand some more chattels may be found at 701 East Hastings Street and this is being investigated at present. The occupant is always absent.

The tenants with whom FUKUNAKA left his chattels were unresponsive and irresponsible and if anything is missing, it will be entirely the fault of FUKUNAKA.

WSS/pls

W. E. Spain
WSS

11528
11691

December 28, 1944.

Mr. Sukeo FUKUNAGA,
Registration No. 06708,
326-3rd Avenue,
TASHME, B. C.

Dear Sir:

Re: Crown Life Pol. #147386-G

We wish to advise that we have sent a cheque for \$7.45 to the Crown Life. This amount clears the loan on the above policy and has been charged to your joint account with your brother Shunji. For your information we are enclosing herewith a copy of our letter of today's date to the Crown Life.

Please also note that there was a premium of \$55.58 due and payable on or before the 8th of December. When this notice arrived there were not sufficient funds to make a payment for you and we would like to be advised and given the proper authority from yourself and your brother, Shunji, to pay this premium if you desire that done. You might note that the premium referred to is now slightly overdue and there would be a small amount of interest to pay also, to bring it up to date.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:JS

Encl.

11528
11691

January 12, 1944.

Mr. Sukeo FUKUNAGA,
Registration No. 06708,
326 3rd Avenue,
Tachao, B. C.

Dear Sir:

Re: Crown Life Policy No. 147383-C

We wish to acknowledge receipt of your letter of December 22nd last, enclosing authorization from your brother, Shunji Fukunaga, to pay to the Crown Life Assurance Company the sum of \$55.58.

As the credit balance in your joint-account at the present time amounts to only \$36.95, we have been unable to pay the amount requested by you; but have today forwarded our cheque for \$35.00 on account of the current premium.

We are advised by the Crown Life Assurance Company that the 1942 premium of \$55.58 is also outstanding and interest to date amounts to \$4.43. If you wish us to make further payment as funds become available, will you kindly let us know.

Yours truly,

S. E. Gibson,
Insurance Department

SRG:JS
Encl.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Shunji Fukunaga Esq. &
Mrs. Haru Fukunaga
Tashme B.C.

File No. 11691

Reg. No. 05796

Company Crown Life

Agency Vancouver

Policy No. 146099

Premium - \$ 55.30

X

Payable: Annually, Semi-annually or monthly

Month September Day 22

REMARKS:

*Cashed in
(Rec'd. \$ 350.00)
Nov. 13/23*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Shunji Fukunaga
Toshimi B.C.

File No. 11691

Reg. No. *05796*

Company Crown Life

Agency Vancouver

Policy No. 218382

Premium - \$ 38.11

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

Month October Day 31

REMARKS:

34

Withdrawal 2/10/43

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 55867

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
October 23, 1950

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd	Oct 24/50
File No.	11691
Atty.	J. G. Shears
Referred	

Re: Shunji FUKUNAGA
Crown Life Policy No. 218,382

Dear Mr. Shears:

We are in receipt of a communication from the Crown Life Insurance Company, Toronto, requesting permission to make payment to the above policyholder of the cash surrender value of the policy, amounting to \$441.01.

Form D indicates that the above named, who was born on December 8, 1903, went to Japan, after the end of hostilities, with his wife, Haru Fukunaga.

Would you be kind enough to peruse your records and let us know if you have any information concerning these parties as the time of their return to Japan would be helpful in arriving at a decision.

Yours very truly,


K. W. WRIGHT
CHIEF COUNSEL

*Gen. Treigs 2 Aug/46
Que Treasury - nil*

KWW/JF

11691
12486

October 26, 1950.

K.W. Wright, Esq. K.C.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Shunji FUKUNAGA & Haru FUKUNAGA, wife
Group Life Policy No. 218,352.

We have for acknowledgment your letter of the 23rd instant in which you ask for information concerning the above.

Our files indicate that both Shunji and his wife, Haru returned to Japan under the repatriation scheme, both sailing on the General Meigs on 2nd August 1946. At the time they left Canada they turned in certain sums of money which were handed to the Treasury Department to be forwarded to them in the usual manner, and we have no record of any debts either due to the Treasury or to any other parties.

Yours very truly,

F. G. Shears,
Director.

FOS/GH