

Name of Claimant MUKAI, Seishi

Case 704

Custodian File 11973

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		3300.								
			330.00	.00 12.50						342.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender	12% of Sale Price		
					% of Total	Amount		% of Total	Amount	
116.50	31.97		27.32%	182.00			350.00			
		9.59			49.72			42.00	101.31	
TOTAL RECOMMENDATION										443.81

CASE NO. 704.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
September 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
SEISHI MUKAI.

PROCEEDINGS AT HEARING.

Original

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 September 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
SEISHI MUKAI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,. appearing for the
 Dominion Government.

W.S. RUSSELL, Esq., appearing for the
 Claimant.

MISS LILLIE THOMAS, Secretary.
 MRS. LUCIE HANDFORD, Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

S. Mukai,
In Chief.

THE SECRETARY: Case No; 704, Seishi Mukai.

MR. RUSSELL: Your honour, it will be necessary to amend the proof of claim to coincide with the summary of evidence by raising the claim for real property from \$1488.85 to \$1875.00.

MR. RICE: Do you mean \$1875.00 or \$1375.00?

MR. RUSSELL: Pardon me, \$1375.00. And to amend the claim, proof of claim also from \$1271.00 to \$1683.75.

10 THE SUB-COMMISSIONER: I do not follow you.

MR. RUSSELL: I am sorry, sir. The proof of claim is to be amended with respect to real property from \$1488.85 to \$1375.00.

THE SUB-COMMISSIONER: Yes.

MR. RUSSELL: And personal property from \$1271.00 to \$1683.75.

MR. RICE: Just how is the \$1683.00 arrived at?

MR. RUSSELL: I think there is a new list prepared of personal property there.

20 MR. RICE: The list I have shows \$1270.80.

MR. RUSSELL: Have you not two pages there?

MR. RICE: Only one of personal property.

MR. RUSSELL: I am sorry. This is the list here; there is no page 7 on that one.

SEISHI MUKAI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

30 Q Mr. Mukai, this is the form of summary of evidence

S. Mukai,
In Chief.

in support of claim. Do you speak English?

A Not much.

Q. Not much. You are familiar with this form and
the contents? A: Yes.

Q That was prepared on your instructions and on your
behalf? A: Yes.

Q And this is your signature? A: Yes.

Q And this contains a summary of the evidence upon
which you are basing your claim?

10 A Yes.

Q This claim is true to the best of your knowledge,
information and belief? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: I ask my learned friend to produce a
picture of the shop from his file.

(Photograph to Mr. Russell)

Q I am showing you a picture, Mr. Mukai (indicating);
do you recognize that object in the picture?

20 A Yes, that is my shop.

Q~~Q~~ That is your what? A: My shop.

Q And that is the shop on the property for which you
are claiming? A: Yes.

MR. RUSSELL: I will put that in.

(PHOTOGRAPH MARKED EXHIBIT No. 2).

MR. RUSSELL: Q: I am showing you another picture of
the same building? A: Yes.

Q Do you recognize that building? A: Yes.

Q And that is your building as well?

30 A Yes, this is the sideways.

S. Mukai,
In Chief.

Q And this building is the building which you are
claiming for? A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q I am showing you a map of the Fraser River?
A Yes.

Q Marked in red is Lot 12? A: Yes, that
is my own.

Q That is your lot? A: Yes, and that
is my partner's (indicating).

10 Q The part marked in blue is your partner's?
A Yes.

Q You are not making any claim for the part marked in
blue, Lot 13? A: No, just
mine marked in red. On Lot 12 my partner has an
interest in that, and I have an interest in Lot
13, which is my partner's lot.

Q But you are making your claim alone for Lot 12,
is that right? A: Yes.

Q And your partner is making no claim?
20 A No.

Q~~Q~~ Whereabouts is this building that we have the
picture of in Exhibits 2 and 3 on that map?
A Here.

Q He is indicating an area described "boat shed
built partly on piles and partly on posts."
That is the same building as is shown in Exhibits
2 and 3, these two pictures?

A Yes.

Q You owned that boat shop yourself?

30 A Yes.

S. Mukai,
In Chief.

Q No one else had any interest in the boat shed?

A No.

MR. RUSSELL: I will put that map in as well.

(MAP MARKED EXHIBIT NO. 4).

A When we purchased that Lot 12 my partner didn't tell me that he had an interest in the property.

MR. RUSSELL: Q: What property are you speaking of?

A He just asked me to add that, this Lot 12, the one marked in red.

10 Q Well, in any event, your partner is not making any claim for 12 and you are not making any claim for 13, is that right? A: No, that is correct.

Q You are claiming for some nails in your summary of evidence? You list some nails for which you are claiming? A: Yes.

Q The agent of the Custodian has said that those nails were disposed of prior to the evacuation?

A Could I have the name of the person who sold the nails?

20

Q Well...

MR. RICE: ...You did.

MR. RUSSELL: Q: According to Mr. Mather, he says that you sold those nails before you were evacuated; is that right or wrong?

A No, I was at Jasper camp at that time.

Q You did not sell these nails?

A No, I did not. When I left for Jasper camp the last boat under construction was not finished and never was put in order.

30

S. Mukai,
In Chief.

- Q What about the skiff, was it sold before you were evacuated? A: My wife informed me that the skiff and hardware had been placed in the southwest room and put under lock and key.
- Q You never sold it? A: No.
- Q You never gave it away or turned it over to any person? A: No, I didn't hear anything about that. My wife informs me that the boat clamp and the Nelson drill, the electric drill were sold to Nelson Brothers.
- 10 Q Well, you aren't claiming for them? A: No.
- Q Well, all right, don't waste our time with those things then. Now, in your J.P. form, which you made out, you listed certain silverware at \$100.00?
- A Yes.
- Q You remember that, do you? A: Yes.
- Q You are now claiming \$120.00 for silverware. What is the explanation of the raise of \$20.00?
- 20 A There were a few things we had forgotten and omitted from the previous list.
- Q What did the \$100.00 worth of silver comprise that you claimed for in your J.P. form?
- A It comprised a silver tea set and cake tray.
- Q What were they, presents, gifts?
- A Yes, they were wedding gifts.
- Q And what about the additional \$20.00 worth of stuff; was that also wedding gifts or what was that?
- A Those were things I bought myself. I overlooked those.
- 30 Q All right, thanks.

S. Mukai,
In Chief.
Cross-Exam.

MR. RICE: I am submitting, your Honour, that the chattels were sold for their fair market value, and if there are any chattels that the Custodian is responsible for, the claim made for the same is exorbitant.

I wish to submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

10 MR. RICE: I wish to point out, your Honour, that on that analysis there is nothing concerning personal property that is now listed on page 7 of Exhibit 1, the reason being that the Custodian had no knowledge whatever of it, indeed, he has no knowledge of it at the present time. The first knowledge I had of these items was about fifteen or twenty minutes ago when my learned friend handed me an amended copy of the claim. I point out that these items aren't referred to in the J.P. form, nor are they referred to in any manner in the
20 claim filed and sworn to by the claimant on the 14th of November, 1947.

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 22nd of December, 1942 (indicating); is that your signature to that document? A: Yes, that is my signature.

MR. RICE: I submit the J.P. form as an exhibit, your Honour.

S. MUKAI,
Cross-Exam.

MR. RICE: I wish to submit as an exhibit, your Honour, a real property summary and personal property summary. Apparently the real property is owned by the claimant and one Matsuba.

(SUMMARIES MARKED EXHIBIT NO. 7).

MR. RICE: I also submit a report of the Custodian at the time it was taken possession of.

(REPORT MARKED EXHIBIT NO. 8).

MR. RICE: I tender as an exhibit an appraisal of
10 Coulthard, Sutherland & Company, Limited, valuing
 the building at \$1800.00, the property \$1500.00,
 total \$3300.00, to which is appended a separate
 value to Lot 13, which is valued at \$500.00.

(DOCUMENTS MARKED EXHIBIT NO. 9).

MR. RICE: I tender as an exhibit an assessment notice
 of the Corporation of the Township of Richmond
 for the year 1943, showing that the land is appraised
 at for Lot 12, \$675.00, and improvements on it,
 \$1500.00.

20 (NOTICE MARKED EXHIBIT NO. 10).

MR. RICE: I tender as an exhibit an appraisal made by
 W. Glass respecting the boat carriage and ways,
 \$80.00, 5 horsepower electric motor, \$75.00, a
 30-inch band saw, \$100.00, a lineshaft, \$20.00,
 a hand winch, \$50.00, and one skiff, \$5.00, with
 a notation on the bottom,

"The ways are old but still serviceable.

The 5 horsepower motor is in good condition,
but the lineshaft, equipped with wooden pulleys,
would be of no value except in its present

S. Mukai,
Cross-Exam.

application. The 30-inch band saw is in use and in fairly good condition. Considerable work is required on the skiff and the hand winch."

(APPRAISAL MARKED EXHIBIT NO. 11).

MR. RICE: Q: You owned Lot 12? A: Yes.

Q And your partner Matsuba owned Lot 13?

A Yes, he owned Lot 13.

Q The building is located on Lot 12?

A Yes.

10 Q And when the place was sold for \$3300.00 an arrangement was made whereby, that is, an arrangement was made with you and Matsuba whereby Matsuba took \$500.00 for Lot 13? A: Yes.

Q And you took the balance of the purchase price on the property, \$2800.00? A: Yes.

Q You and your partner Matsuba, K. Matsuba, leased the boathouse and machinery and equipment therein to Norman Marshall before you were evacuated?

A When I evacuated I told my partner that he could ask Norman Marshall, that he could lease the place; I told my partner that he could lease the place at a cheap rental so that Mr. Marshall would look after the place.

Q You told your partner that he could lease the place to Norman Marshall at a cheap rental, \$10.00 to be exact, for the duration of the war?

A Yes, at \$10.00 a month.

Q And you turned over to Mr. Marshall a boat carriage and ways? A: Yes,

30 we turned the whole thing over to him.

S. Mukai,
Cross-Exam.

Q The whole thing, everything in the boathouse or boat shed was turned over to Marshall?

A Everything except what was contained in the southwest room.

Q And what was contained in the southwest room?

A Hardware and some china; everything belonging to me was placed in that room.

Q Well, he still got a range; was that in that room?

A The stove and the Singer sewing machine were left at the home of Matsuba's father.

10

Q You didn't tell the Custodian about that, did you?

A Yes. Well, I told him about this and he later sent them on to me.

Q Well, I am informed that you turned over to Mr. Marshall an assorted fisherman's gear, oars, hooks, et cetera?
A: Could I have that again?

BY THE REPORTER: "Well, I am informed that you turned over to Mr. Marshall an assorted fisherman's gear, oars, hooks, et cetera?"

20

A No, they were left in the one room I mentioned.

MR. RICE: Q: Marshall claims they were turned over to him; what do you say about that?

A Matsuba may have handed them to him, but I don't know that.

Q Oh, I see, your partner may have handed them to him. What did you do with your range, did you turn that over to Mrs. Howard to use it? A: No.

Q You don't know whether your partner did or not?

30

A No, I don't know.

S. Mukai,
Cross Exam.

Q Now, will you tell us why it has taken you six years to wake up to the fact that you had \$412.95 worth of chattels that you have not declared and have not claimed until today?

A When we evacuated we had mislaid the list I had made of my possessions, but since then it has turned up.

Q You swore to a claim on the 14th of November at Taber, Alberta? I take it there was no rush on you at that time. And you said at that time that your claim amounted to for hardware equipment, \$972.50, and for furniture \$298.50, making a total of \$1271.00?

10

A: Since making this estimate of \$1271.00 of personal property, my wife discovered a slip of paper which showed further articles that we hadn't included and as I thought that we could make a claim on some I raised the amount.

Q When did your wife find that slip of paper?

A In the Spring of this year.

Q In the Spring of this year? A: Yes, in the Spring of this year.

20

Q And if you hadn't found that piece of paper you would have lost one-third of your entire claim for chattels then, is that right? A: Well; I wouldn't have made a claim without evidence like that, but as the paper turned up I thought it could be included; there was no harm in doing it.

Q Was that \$28.00 extra of silverware on that paper too?

A Yes.

Q That was on the paper? A: Yes.

30

Q Did you ever rent these premises before?

S. Mukai,
Cross Exam.

A No, I have never rented them before.

Q You never rented them before. Why did you swear that the rental value is \$540.00 a year, and then you go out and rent it for \$10.00 a month, including the machinery?

A: That is based on my idea what I could get if I had rented the place.

Q What foundation have you for making such a statement as that? You never rented it before; why do you think you could get \$540.00 a year?

10

A Well, that is a sort of market value for rentals in the neighbourhood.

Q Ohx. Why didn't you rent to Marshall for \$45.00 a month if it was worth that? You let him have the use of the machinery; that ought to be worth something, so that it ought to be a little higher still.

A I left everything with Matsuba, so that I am afraid I can't explain that.

Q Oh, I see. A: I just told him that he should rent the place at a low rental.

20

Q And you don't know what Matsuba did with the paint brushes and nails and everything, do you?

A So that Marshall would look after it. Those we also left in the southwest room.

Q But you say Matsuba was there when you left?

A The last boat was finished about twelve days after I left for Jasper camp, so that he was bound to have been there.

Q Matsuba was bound to have been there?

30

A Yes, he was bound to have been there.

S. Mukai,
Cross-Exam.

Q Then you didn't lock up the nails and paint brushes on him, did you, if ~~he~~ had finished a boat?

A Matsuba informed me that he had put the paint brushes and everything else he was using in that room and had locked the place.

Q What about the nails? A: Everything.

Q Well, had he used all the paint in painting the last boat? A: We bought

10 more than we needed, so that there should have been some left, and it should have been left in the room with the other things.

Q Who owned the paint brushes and other things?

A They were my property.

Q All yours, or did Matsuba have a half interest?

A No, he had no occasion or connection with them at all.

Q But he stayed there and finished the boat and used your paint brushes, is that it? A: Yes.

Q And did you know, or all you know about ^{it} /is what he told you, so far as putting this property away and locking it up in the room was concerned?

20

A Yes, it was just as Matsuba told me.

Q All right.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q I believe both you and Mr. Matsuba knew Mr. Marshall previously to you being evacuated? A: Yes, we were good friends.

Q You trusted Mr. Marshall? A: Yes.

Q And you were fairly anxious to have him as a tenant in contrast to a complete stranger?

30

S. Mukai,
Re-Direct.

A Yes.

Q What age were you when you were evacuated?

A Thirty-one.

Q Thirty-one?

A: Yes.

Q Is it true that people in your age group, Japanese in your age group, were evacuated more quickly than say older or younger people?

A: The single men were evacuated first.

Q You were married at the time, were you?

10

A Yes, and we had four children at that time.

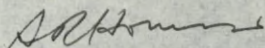
Q All right.

THE SUB-COMMISSIONER; That is all, thank you.

(Witness aside)

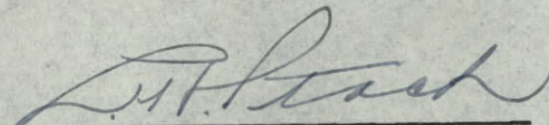
(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD" Official Reporter;

20

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.


SUB-COMMISSIONER:

30

11973

Case No-704.

NOV 27 1947

Proof of Claim

Leth.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by
Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99
of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and
report upon the claims of persons of the Japanese Race under said
Orders-in-Council.

1. Name of Claimant in full: **Seishi Mukai**

Registration No. 04669

2. Claimant's address at the time of his evacuation from the protected area:

P.O. Box 47, Steveston, B.C., Canada.

3. Claimant's present address:

Taber, Alberta, Canada.

4. Claim relating to real property:

(a) Street address of real property: Bayview Street, Steveston, B.C. Canada.

(b) Legal description of property:

Lot Twelve (12) BLOCK ONE (1) of Section Ten (10)

Block Three (3) North Range Seven (7) West Map

Two Hundred and Forty-nine (249)

in the District of New Westminster.

Seishi Mukai

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Commercial- Boat building.

- (d) Title or interest held by Claimant in the real property:

Boathouse and residential house combined.

Steamhouse

Float (24' by 28')

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 2000.00

(II) Buildings— \$ 2675.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 1488.85

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

Some at Shinkichi Matsuba, Moncton Street, Steveston, B.C.
Canada.

Rest of the personal properties are left at Seishi Mukai,
Steveston, B.C., Canada.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Packed in South-West corner room of the house.

Seishi Mukai

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Commercial- Boat building.

- (d) Title or interest held by Claimant in the real property:

Boathouse and residential house combined.

Steamhouse

Float (24' by 28')

- (e) Fair market value of real property at date of sale:

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- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

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5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

Some at Shinkichi Matsuba, Moncton Street, Steveston, B.C.
Canada.

Rest of the personal properties are left at Seishi Mukai,
Steveston, B.C., Canada.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Packed in South-West corner room of the house.

Seishi Mukai

STATUTORY DECLARATION

I, Seishi Mukai.
(Full Name of Claimant)

of Taber, Alberta, Canada. Carpenter
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

I have already received \$3186.15 on the real property.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Town of Taber
in the Province of Alberta,
this 14th day of November
A.D. 1947.

Seishi Mukai

[Signature]
A Commissioner for Oaths in and for
the Province of Alberta.

Virtue & Russell
Barristers & Solicitors
Lethbridge, Alberta

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapted 99 of the Revised
Statutes of Canada, 1927, and

(Occupation)

IN THE MATTER OF a Commission
appointed to inquire into and report upon
the claims of persons of the Japanese Race
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Proof of Claim

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at _____
in the Province of Alberta,
this _____ day of _____
A.D. 1947.
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 66

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Seishi MUKAI**

2. Registration Number: **04669**

EXHIBIT NO. 704-1

DATE Sept. 22/48

FILED BY W. S. Russell

3. Present Address: **Taber, Alberta**

4. Address Prior To Evacuation: **P.O. Box 47, Steveston, B. C.**

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

**Lot Twelve (12) Block One (1) of Section Ten (10)
Block Three (3) North Range Seven (7) West Map
Two Hundred and Forty-nine (249) in the
District of New Westminster.**

- (a) Nearest Post Office adjacent to land. **Steveston, B. C.**
- (b) Number of acres: **50' x 140'**
- (c) When purchased: **February 19, 1940**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

(e) Purchase Price\$ **2000.00**

6. IMPROVEMENTS:

NIL

(a) Clearing.....	acres at \$.....	per acre \$	
(b) Fencing			\$
(d) Drainage)			\$
(c) Tillage			\$
(e) Weed Eradication			\$
(f) Planting			\$
(g)			\$
(h)			\$
		Total	\$
	Carried Forward		\$
			\$ 2000.00

Brought forward

\$

2000.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Boat house & dwelling combined	30 x 60 14 x 60	1941	\$ 2578.00	\$ 950.00	\$ 3528.00

Total Cost of Buildings

3528.00

3528.00

Total Cost of Land and All Improvements

\$

5528.00

Fair Market Value

Land \$2000 Buildings \$2675

\$

4675.00

Sold by Custodian for

\$

3,300.00
~~2300.00~~

Loss Claimed on Parcel 1

\$

1375.00
~~1875.00~~

8. Assessment for 1942:

Land \$ 675.00

Improvements \$ 1500.00

Total \$ 2175.00

9. Appraisal or Valuation (by Custodian):

Lands	\$	1000.00
Improvements	\$	1800.00
Total	\$	2800.00

10. Rental Value per Year: \$ **540.00**

11. Fire Insurance on Buildings:
(List amount on each building):

-\$
-\$
-\$
-\$

12. Documents in Support:

- (a) Photographs: **1 of boat house & dwelling**
- (b) Deeds **Certificate of Title # 135443 E**
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence **Map showing area owned by Matsuba and area owned by Claimant.**
- (g)
- (h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 1875.00 1375.00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 1375.00
~~\$1875.00~~

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
<u>HARDWARE EQUIPMENT</u>				
Shaft and pulling bearing	1940	125.00	75.00	
Vice	1940	7.00	4.50	
(pipe vice	1940	9.85	6.50	
Set(emerald sharpening stone- 2 piece	1942	7.00	7.00	New
(shaft bearing	1942	3.50	3.50	New
Five Horsepower electric motor	1940	135.00	100.00	
Band saw	1940	500.00	350.00	
2 piece V-belt	1942	3.20	3.20	New
Three blocks	1940	30.75	25.00	
Two piece Manilla ropes	1942	30.00	30.00	New
Winch	1942	120.00	120.00	New
Blow torch	1942	8.50	7.50	
Two piece garden hose	1941	9.00	7.00	
Thousand feet ship lags	1942	30.00	30.00	New
Ten piece yellow cedar bows	1942	15.00	15.00	New
Row boat (4'6" x 11')	1942	50.00	50.00	New
3 Kinds (boat nails, cut nails nails)	1942	71.60	71.60	
Galvanized nails	1942	21.50	21.50	New
Carriage bolt	1942	30.00	30.00	
Two coal mine gas lanterns	1942	17.00	15.00	
<u>FURNITURE</u>				
Stove	1941	85.00	55.00	
Heater	1942	48.00	40.00	
Silver wares	1935	150.00	120.00	This was a wedding gift. We have never used it before.
Two tables	1942	25.00	14.00	
5 Kitchen chairs	1942	7.50	7.50	New
Bureau	1935	65.00	37.00	
China ware	1940-1-2	50.00	25.00	
		TOTAL	\$ 1270.80	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
<u>Paint brush</u>				
2 pieces 1" @ .75	1942	1.50	1.50	
3 " 1½ @ 1.25	1942	3.75	3.75	
2 " 2 @ 3.00	1942	6.00	6.00	New
3 " 2½ @ 5.50	1942	16.50	16.50	
4 " 3 @ 7.75	1942	31.00	31.00	
100 lb. putty	1942	7.00	7.00	New
1 box (50 lb) of crate cawking cotton @ 45 Per lb.	1942	22.50	22.50	New
4 anchors				
2 pieces 25 lb. @ 12¢ lb.	1942	6.00	6.00	
2 pieces 32 lb. @ 12¢ lb.	1942	7.68	7.68	
2 Tin boat water pump	1942	5.00	5.00	New
16 gal. gas can	1942	3.80	3.80	
1 barrel 100 lb. lime	1942	6.50	6.50	
2 pr. long h&p boots	1941	17.00	12.00	
1½ in. 4 ft. bit (steel)	1941	6.50	4.00	
6 pieces of band saw, saws	1941-42	51.00	30.00	
6 gals. of kersone (black) @ 1.35 gal	1942	8.10	8.10	
5 gals. of paint oil @ 1.60	1942	8.00	8.00	
1 only 7 ft. logging saw	1942	12.00	12.00	New
1 axe	1942	4.50	4.50	
2 hammers	1941	7.00	5.00	
Galvanized pipe				
2 " 28 ft. @ .36	1942	10.08	10.08	
1½" 40 ft. @ .18	1942	7.20	7.20	
1½" 20 ft. @ .20	1942	4.00	4.00	
1½" ship auger	1941	8.75	5.00	
Oil cups	1942	1.25	1.25	New
Paint				
White ¾ gal @ 5.50	1942	4.12	4.12	
Gray 1¼ gal. @ 5.50	1942	6.87	6.87	
Green ½ gal. @ 5.50	1942	2.75	2.75	
Red ¼ gal. @ 5.50	1942	1.37	1.37	
Brown 1 gal. @ 4.85	1942	4.85	4.85	
Varnish ½ gal. @ 3.42	1942	6.85	6.85 6.85	
Orange Shelak ¾ gal. @ 6.25	1942	4.68	4.68	
Dark Oak oil stain ¼ gal. @ 4.75	1942	1.20	1.20	
2 double bed with mattresses	1941	135.00	87.50	
1 sheep quilt (comforter)	1935	45.00	15.00	
1 baby carriage	1942	40.00	30.00	
2 gas stoves	1942	22.10	17.00	
1 box (1 doz.) glasses	1942	1.20	1.20	
1 box (1 doz.) tea cups	1942	3.20	3.20	
		TOTAL	\$ 412.95	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item: Year: Month: Amount.

Total: \$ NIL

Total Claim for Personal Property \$ 1683.75

Deduct Payments from Custodian \$ NIL

Net Loss on Personal Property \$ 1683.75

I Certify the above to be True and Correct.

.....
Witness

S. Mukai
.....
Signature of Claimant.

Sidi Munka



EXHIBIT NO. 704-2
DATE Sept 22/48
FILED BY W. S. Russell

RP ✓
2

MUKAI, Seishi
MATSUBA, Kanishi
Boat House on piles, Steveston, B.C.
Evac. File 11973
5363

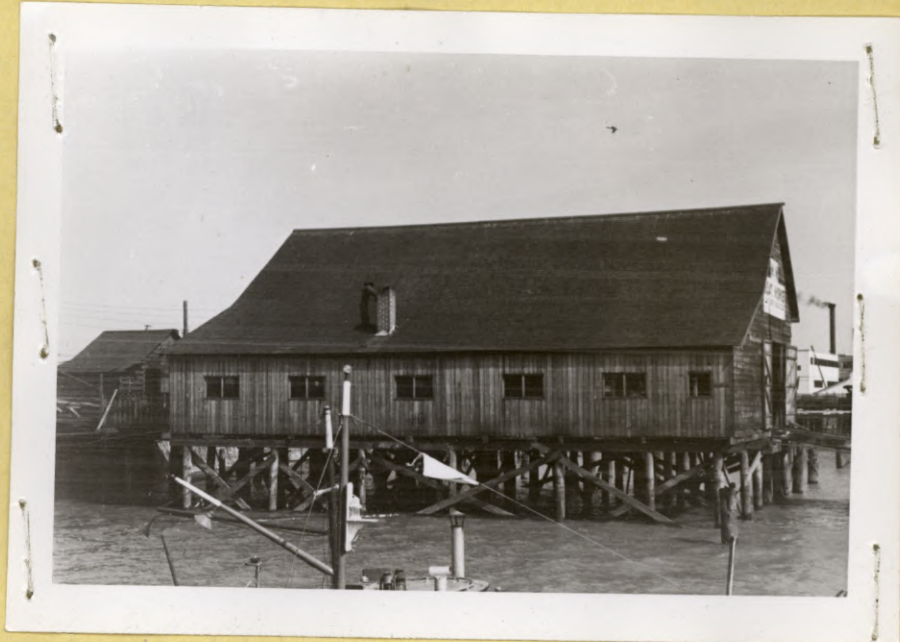


EXHIBIT No. 704-3
DATE Sept 22/48
FILED BY W. J. Russell

Picture Taken April 13, 1943

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11973

EXHIBIT No. _____

CASE No. _____

NAME Seishi MUKAI

REG. No. 04669

VENUE _____

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
			AUCTION	TENDER & C							
DECLARATION <u>22 Dec 42</u>	TAKEN BY _____										
EVACUATION <u>10 Mar 43</u>	DATE _____										
<p>(The dates above given are obviously incorrect. No information on file correcting same)</p> <p><u>Seishi MUKAI JP Form:</u></p> <p>1 Singer Sew. mach. treadle type \$135. Silverware 100. Dressing table 50. "Good Cheer" range 75. all foregoing at home of Mr. Shinichi MATSUBA, Moncton St. Steveston BC. The following is on property (boat works): 1 Heater range Personal effects Boatbuilders' eqpt Fixtures etc now occupied (rented) by Mr. Norman MARSHALL.</p>											
		<p>HARDWARE EQUIPMENT</p> <p>Shaft & pulling bearing 75</p> <p>Vise 4 50</p> <p>(Pipe vise 6 50</p> <p>Set (emerald sharpening stone 7</p> <p>(2 piece shaft bearing 3 50</p> <p>5 HP Elec. Motor 100</p> <p>Band-saw 350</p> <p>2 pc V-belt 3 20</p> <p>Three blocks 25</p> <p>Two piece Manila ropes 30</p> <p>Winch 120</p> <p>Blow torch 7 50</p> <p>Two piece Garden hose 7</p> <p>Thousand feet ship lap 30</p> <p>Ten piece yellow cedar bows 15</p> <p>Row boat (4'6" x 11") 50</p> <p>3 kind (boat nails, work out nails (nails, finishing (nails 71 80</p> <p>Galvanized nails 21 50</p> <p>Carriage bolt 30</p> <p>Two coal mine gas lanterns 15</p>									
		(972 50)									
		<p>FURNITURES</p> <p>Stove 55</p> <p>Heater 40</p> <p>Silverware 120</p> <p>Two tables 14</p> <p>Five kitchen chairs 7 30</p> <p>Bureau 37</p> <p>Chinaware 25</p>									
			K	5 10 (Kitchenware)							
		(298 50)	31 97			120			62		
		ALLEGED LOSS 1271									
		<p>THE CLAIM STATES THE PROPERTY WAS LEFT BY CLAIMANT IN CARE OF: Norman MARSHALL Steveston, B.C.</p>									
											<p>Mather report (RP.1) d/ 6 Jun 42 states very small quantity of Imbr found on premises.</p> <p>Mather report (RP.1) d/6 Jun 42 states apparently nails disposed of prior to evacuation.</p> <p>Worth \$100. when declared. Now \$120.</p> <p>Sewing machine shipped by BC Sec Commission.</p>

EXHIBIT No. 704-5
DATE Sept. 22/48
FILED BY G. R. A. Rice

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11973

EXHIBIT No. _____

NAME Seishi MUKAI

REG. No. 04669

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>22 Dec 42</u>	TAKEN BY _____					
EVACUATION <u>10 Mar 43</u>	DATE _____					
<p>(The dates above given are obviously incorrect. No information on file correcting same)</p> <p><u>Seishi MUKAI JP Forms:</u></p> <p>1 Singer Sew. mach. treadle type \$135.</p> <p>Silverware 100.</p> <p>Dressing table 50.</p> <p>"Good Cheer" range 75.</p> <p>all foregoing at home of Mr. Shinichi MATSUBA, Moncton St. Steveston BC.</p> <p>The following is on property (boat works):</p> <p>1 Heater range</p> <p>Personal effects</p> <p>Boatbuilders' eqpt</p> <p>Fixtures etc</p> <p>now occupied (rented) by Mr. Norman MARSHALL.</p>		<p>HARDWARE EQUIPMENT</p> <p>Shaft & pulling bearing 75</p> <p>Vise 4 50</p> <p>(Pipe vise 6 50</p> <p>Set (emerald sharpening stone 7</p> <p>(2 piece 3 50</p> <p>(shaft bearing 100</p> <p>5 HP Elec. Motor 350</p> <p>Band-saw 3 20</p> <p>2 pc V-belt 25</p> <p>Three blocks 30</p> <p>Two piece Manila ropes 120</p> <p>Winch 7 50</p> <p>Blow torch 7</p> <p>Two piece Garden hose 30</p> <p>Thousand feet ship lap 15</p> <p>Ten piece yellow cedar bows 50</p> <p>Row boat (4'6" x 11")</p> <p>3 kind (boat nails, lock cut nails (nails, finishing (nails 71 80</p> <p>Galvanized nails 21 50</p> <p>Carriage bolt 30</p> <p>Two coal mine gas lanterns 15</p>				
		(972 50)				
<p>Sadako (Mrs. Seishi) MUKAI JP d/24 Apr 42</p> <p>evac 5 Jun 42:</p> <p>At 153 Moncton St. Steveston, BC in the care of MATSUBA Shinichi:</p> <p>Kitchen stove</p> <p>Dresser</p> <p>2 Tables</p> <p>5 chairs</p> <p>Heating stove</p> <p>Singer Sew. mach</p> <p>1 box Kitchen Utensils</p>		<p>FURNITURES</p> <p>Stove 55</p> <p>Heater 40</p> <p>Silverware 120</p> <p>Two tables 14</p> <p>Five kitchen chairs 7 50</p> <p>Bureau 37</p> <p>Chinaware 25</p>				
		(298 50)	K	5 10 (Kitchenware)		12

ALLEGED LOSS 1271

THE CLAIM STATES THE PROPERTY WAS LEFT BY CLAIMANT IN CARE OF:
 Norman MARSHALL
 Steveston, B.C.

E No. 11973

EXHIBIT No. _____

CASE No. _____

G. No. 04669

VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
SECTION	TENDER & C							
	X			6 50				
	X			7 3 50				
	X X Incl. with motor? Part of carriage & ways? do ?			7 50 7 30 15				Mather report (RP.1) d/ 6 Jun 42 states very small quantity of lmb r found on premises.
	X			71 80) 21 50) 30) 15)				Mather report (RP.1) d/6 Jun 42 states apparently nails disposed of prior to evacuation.
9			120			55		Worth \$100. when declared. Now \$120.
1 50 (1)						7		
4 37								
12								
5 10 (Kitchenware)								
31 97			120			62		Sewing machine shipped by BC Sec Commission.

EXHIBIT No. 704-5
DATE Sept. 22/48
FILLED BY G. R. Rice

REAL ESTATE

OFFICE OF THE CUSTODIAN

"Copy"

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.

EXHIBIT No. 704-6

PERSONAL INFORMATION

DATE: Sept 22/48

FILED BY: S. E. A. Rice

NAME: Seishi Mukai

HOME ADDRESS: c/o B. C. Security Commission, Lethbridge, Alberta

REGISTRATION NUMBER 04669 SEX: Male AGE: 33

OCCUPATION: formerly boat builder

(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: In partnership with Kanichi Matsuba

MARRIED? Yes

NAME OF WIFE OR HUSBAND: S Nadao Mukai

ADDRESS OF WIFE OR HUSBAND: c/o B. C. Security Commission, Lethbridge, Alberta

NAMES OF ANY LIVING CHILDREN: Akemi, Yasufumi, Tadataka, & Henry

ADDRESS OF CHILDREN: infants in care of parents

AGE OF CHILDREN: as above, 7, 5, 3, 1

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

1. LOCATION AND DESCRIPTION: Lot 12, Block 1, of Section 10, Block 3, North Range 7 West Map 249 in District of New Westminster, B. C. "Joint interest file 5363"

2. BUILDINGS AND OTHER IMPROVEMENTS: Building valued 1500.00 on above described lot.

3. INSURANCE (Give particulars; state where policies are) policies expired 15 Dec. 1942

4. TAXES (Amount and where payable) about 40.00 annually payable to Corporation of Township of Richmond, Brighouse, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Nil

FORM "JP"
4. INSUR
5. MORT
6. MONE
\$300.00
terms o
7. BONDS
8. BANK
9. LIFE
10. INTER
11. SAFET
LIABILITY
1. PERSON
2. TRADI
I, the u
ected area
tures, bonds
I certif
every descr
and indirect
Dated
FOR DEPA

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in my possession /
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Kanichi Matsuba
9. IF FARM LAND STATE CROPS SOWN Nil

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Nil
2. LANDLORD'S NAME AND ADDRESS: Nil
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Nil
4. STATE WHEREABOUTS OF LEASE: Nil
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) Nil
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Nil

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
1 Singer Sewing Machine, treadle type ✓135.00; silverware ✓100.00; dressing table ✓ 50.00; "Good Cheer" cooking range ✓75.00; all foregoing at home of Mr. Shinichi Matsuba Moncton St., Steveston, B. C.; the following is on property referred to in answer to Q2 part 1 of this statement: - 1 heater range and other personal effects and boatbuilders equipment, fixtures, etc. now occupied (rented) by Mr. Norman Marshall: Custodian requested to effect inventory
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS Nil
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Nil

4. INSURANCE CARRIED ON ABOVE PROPERTY: expired 5/12/42

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$300.00 from E; Charboneau of Ladner B. C. due me as at 1st November 1942 under terms of duly executed agreement.

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

8. BANK ACCOUNTS: Nil

9. LIFE INSURANCE: Nil

10. INTEREST IN ANY ESTATES OR TRUSTS Nil

11. SAFETY DEPOSIT BOX: Nil

LIABILITIES:

1. PERSONAL DEBTS: Nil

2. TRADE DEBTS: Nil

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 22 day of December 1942

(Signature) "Seishi Mukai

"N. E. Smith"

Witness

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

FOR DEPARTMENTAL USE Oct. 26, 1948

C. McHughan

mm

EXHIBIT No. _____

DATE Sept. 22/48

FILED BY G. E. A. Rice

REAL PROPERTY SUMMARY

JAPANESE NAME: Seishi Mukai Reg. No. 04669 File No. 11973
 Kanichi Matsuba Reg. No. 05258 File No. 5363

CATALOGUE NO.: 806

PROPERTY ADDRESS: Bayview Street, Steveston, B. C.

LEGAL DESCRIPTION: (1) Lot 12, Block 1, Section 10, Block 3 North, Range 7 West,
 Map 249, Municipality of Richmond in the District of New Westminster.

(2) Lot 13, Block 1, Section 10, Block 3 North, Range 7 West, Map 249,
 save & except the W. 24.965' thereof, having a frontage of 24.965'
 on Bayview St. with a uniform width for the full depth of the lot
 and adjoining Lot 14, Municipality of Richmond in the District of
 New Westminster.

CLASSIFICATION: Lot 12 - Boat Building Shed
 Lot 13 - Vacant

ASSESSED VALUE:	Lot 12 - Land	\$675.00)	
	- Improvements	1500.00)	Taxes \$32.65
	Lot 13 - Land	\$338.00)	Appraisal
	- Improvements	<u> </u>)	\$3,300.00
		2513)	Taxes \$ 8.74

TITLE: Registered in the names of Seishi Mukai and Kanichi Matsuba
 as tenants-in common.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 24277 Date - July 7, 1942.

HISTORY OF

ADMINISTRATION: The custodian's Representative reported on June 6, 1942, that both titles
 were examined and were in the names of the two Japanese above mentioned.
 The property consists of two lots on the water front, on which is erected
 a frame, shingled roof boat house and boiler house.

In his declaration of December 12, 1942, Mr. Mukai states, in the real
 property section, that he is the owner of Lot 12, but does not mention
 Lot 13. It was found, however, on search, that the properties were reg-
 istered in the names of Seishi Mukai and Kanichi Matsuba as Tenants-in-
 Common.

In a letter received from the B. C. Security Commission on December 23, 1942,
 they state that Mr. Mukai claims that although the property is registered
 in the joint names, Lot 12 is wholly his and they are prepared to have
 steps taken to have a Quit Claim recorded on the part of Mr. Matsuba. This
 was never carried out.

I hereby certify that the foregoing words are a true copy of the original whereof
 they purport to be a copy.

Oct. 26, 1948

G. E. A. Rice m.w

REAL PROPERTY SUMMARY

Mr. Matsuba, in his declaration of April 24, 1942, states that he and Seishi Mukai were the joint owners of both lots and all buildings thereon, and that the buildings and machinery were leased to Mr. Norman C. Marshall for the sum of \$10.00 for the duration of the war. A copy of this lease was forwarded for the Custodian's files and reads as follows:

"Lease dated April 18, 1942. Tenancy from April 25, 1942, for the duration of the war at the payment of \$10.00 per month starting on the 1st day of May, plus water and other charges, together with machinery and sundries according to inventory attached, which was made part of this Agreement."

This tenancy continued until the sale of the property.

We received a letter from Mr. Mukai requesting that the rent of this property be raised to \$35.00. He made application through the Wartime Prices & Trade Board for this increase and an amount of \$25.00 per month was allowed by the Wartime Prices & Trade Board. However, in the Custodian's letter to the Board it was pointed out that the Japanese entered into a lease arrangement for the duration of the war and that the tenant may have rights under this lease to maintain his rental at \$10.00. No further reply from the Wartime Prices & Trade Board was received and the rent was maintained at \$10.00 per month.

SOLD: To Frances E. Marshall, wife of Norman Marshall, and John Markstrom in the amount of \$3,300.00. Adjustments were calculated as of August 21, 1944.

Funds were released to the joint account of Seishi Mukai and Kanichi Matsuba on February 22, 1945.

Title No. 181786-E., in the names of Frances E. Marshall and John Markstrom, was delivered to the purchasers on March 9, 1945.

A complete statement of the sale was sent to both Japanese on March 26, 1945.

Owing to the discrepancy of the declarations of Mr. Mukai and Mr. Matsuba, in a reply to a letter from the Custodian Mr. Matsuba stated on January 17, 1943, that Lot 13 was owned solely by himself and Lot 12 by Mr. Mukai. But owing to the registration being in both names the administration was carried on from a joint account.

HOWARD SMITH

REAL PROPERTY SUMMARY

A letter was received from Mr. Mukai on April 16, 1945, about the ownership of Lot 12, and he requested that the Custodian credit Mr. Matsuba with only the amount of the Proceeds from Lot 13 and deduct any disbursements of rental received by Mr. Matsuba from the rent of the buildings on Lot 12.

In a letter of April 4, 1945, Mr. Matsuba requests the separation of the joint account crediting the value of Lot 13 to his account. And in a letter of May 3, 1945, he agrees to the division as follows:

\$500.00 for Lot 13, less any rentals paid to him from the buildings on Lot 12.

March 1, 1946.

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

"Geo. Peters"

George Peters,
Administration Department.

GP:EB

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 26, 1948

C. M. Hughes m w

PERSONAL PROPERTY CLAIM

8th June, 1948.

CLAIMANT	Seishi Mukai	Regn. No. :	04669
FORMER ADDRESS OF CLAIMANT	Steveston, B. C.		
CLAIM	Itemized list of Boathouse equipment valued at \$972.50		
	do	Household	do
			<u>298.50</u>
	ALLEGED LOSS		\$1271.00

(Credits re sale of Equipment \$350. and Chattel auction \$31.97 not shown on Claim Form)

REFERENCES HISTORY

- JP JP declarations of both Seishi Mukai and his wife Sadako MUKAI are inscribed on Analysis of Claim Form,
- PP.1 Copy of Lease - Seishi Mukai & Kanishi Matsura to N. C. Marshall dated 18 Apr 42 herewith. Ultimate para. of page 1 notes Chattel inventory attached and being part of Agreement. Lease signed by Matsuba only. Inter-office memo d/31 May 44
- PP.2 notes inventory never received, but that Cstdn Steveston representative had forwarded information.
(Originator of this Summary attempting this date (8 June 48) to procure a/m chattel inventory from Marshall. If successful, same will be enclosed herewith)
- PP.3 N. C. Marshall and his partner John Markstrom sign for chattels 7 May 43.
- PP. 4 Appraisal of Boathouse equipment 13 June 44 by W. Glass (Supt. of B. C. Packers Ltd.) \$330.
- PP. 5 Markstrom offer to purchase Boathouse equipment 24 July 44 \$350.
(This offer was accepted)
- PP. 6 Household articles auctioned 10 Mar 44 NET \$31.97. Gross \$24.01

Sewing machine (not subject of Claim) shipped by B. C. Sec. Comm. to Mts. Mukai.
- NOTE: The JP declaration of the Claimant was evidently completed some time after evacuation as his address is noted thereon as c/o BC sec Comm Lethbridge, Alta. The declaration is signed under date of 22 Dec 42 and the RCMP form on file notes evacuation date as 10 Mar 43.

It is presumed that he was evacuated a short time after creation of the a/m Lease --- or due to his signature ~~mm~~ not appearing thereon, might have been prior to the lease. If the latter is correct, there is a great possibility that Matsuba disposed of the NAILS etc. No claim~~mm~~ has been registered by Matsuba to date of this Summary.

JC/..

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 26, 1948

L. McLaughan m.w.

DATE
FILED BY Sept. 22/48

G. E. A. Rice

Registration Number 05258
 MATSUBA, Kanichi
 153 Moncton Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

1. ^{MUKAI} Lot 12, Block 1, Sec. 10, Block 3 North,
 Range 7 West, Map 249, Dist. New Westminster.
 C. of T. #135443E.
2. Lot 13, Block 1, Sec. 10, Block 3 North
 Range 7 West, Map 249, save and except the
 West 24.965 ft. thereof having a frontage
 of 24.965 ft. on Bayview Street, with a
 uniform width for the full depth of the lot
 and adjoining Lot 14, Dist. of New Westminster.
 C. of T #135442E.

MATSUBA

Vacant land.

OWNERSHIP

Both titles have been examined, which are in the
 names of Seishi Mukai and Kanichi Matsuba.

LAND AND BUILDINGS

The property consists of 2 Lots on the water front, on
 which is erected a frame, shingle roof Boat House and Boiler House.

INSURANCE

Policy #32-28173, Bankers & Traders Insurance Co. \$1000.

TAXES

Taxes are paid to December 31, 1941

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

The Band Saw and Hand Winch, referred to in the inventory
 in Form "JP", together with a very small quantity of lumber, were found
 on the property, but apparently the Skiff and Nails referred to, have been
 disposed of, prior to this man's evacuation.

The building, with the machinery, has been leased to Norman
 C. Marshall, a Plumber at Steveston, for the duration, for a monthly rental
 of \$10, Matsuba to pay taxes.

RECOMMENDATION

I would recommend that the arrangement with Marshall be permitted
 to stand and that the property be handed to T. C. King for management on behalf
 of the Custodian.

June 6, 1942.

"J. D. Mather"

I hereby certify that the foregoing words are a true copy of the
 original whereof they purport to be a copy.

Oct. 26, 1948

C. McLaughan

EXHIBIT No. ~~704 - 9~~

DATE ~~Sept. 22/48~~

FILED BY ~~G. E.A. Rice~~

COULTHARD SUTHERLAND & CO. LTD.
609 Columbia Street,
New Westminster, B. C.

April 26, 1944.

Catalogue #806,
File 5363/11973

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

Dear Sir:-

Re Lots 12 and 13, Block 1, Sec. 10,
B3N/7W, (S. & E. W. 24, 965)
Map 249, Steveston Townsite

This is a boat building shed and ways on Bayview St., located on two water lots. Size of building 50 x 60' frame construction on piling, which has evidently been there for years, has been cut off, capped and foundations then built. Foundations are sound and in good condition as is the rest of the building. It is cheaply constructed of fair materials. Roof is in good condition, excellent location for boat building and repairs. Business operated by Mr. Marshall who has duration lease. City light and water. Two lots. Frontage approximately 75' by depth of 120'.

VALUATION:	Building	\$1800.
	Property	<u>1500.</u>
		\$3300.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

F. H. Coulthard.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 26, 1948

F. H. Coulthard

m.u.

COULTHARD SUTHERLAND & CO. LTD.,
609 Columbia Street,
New Westminster, B. C.

April 25, 1945.

Attention Mr. P. Douet

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

Dear Sir:-

Re Lots 12 & 13 Blk. 1, Sec. 10,
B3N/7W (S. & E.W. 24, 965, Map
249, Steveston Townsite

Referring to your letter of April 19th re the
above. The only reason the writer can see for a differ-
ence in assessed values is due to the fact that the piling
must have been taken into consideration, this apparently
being on Lot 12, Lot 13 being adjacent and to the west with
no improvements, the value of which we would place at \$4500.00.

Assent
Subst Lot 12 9675
matamba Lot 13 1338

Trusting this is the required information.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F. H. Coulthard.

I hereby certify the foregoing words to be a true copy of
the original whereof they purport to be a copy.

Oct. 26, 1948

C. McHughan

mw.

EXHIBIT No. 704 - 10
 DATE Sept. 22/48
 FILED BY B. E. A. Rice

Cash Register Figures Below Constitute Official Receipt

TAXPAYERS' COPY

1 - 032.65 D - 9122 Oct. 27-43

PAID - Corp. of Richmond, B. C.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
 Richmond Town Hall, Brighthouse, B. C.
 TAX NOTICE, 1943

TO "S. Mukai & K. Matsuba"
c/o Custodian

"11973"
 "5363"

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1943 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improvements	Taxable Value
4469	12	1	10	3	7	249	675	1500	1425

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighthouse, B. C.

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00). Both Notices to be returned when paying rates. DO NOT DETACH.

	PAYMENTS	
1943 Rates Bylaw	31	35
DRAINING AND DYKING BYLAWS		
Sea Island Dyke		
Sea Island Drainage		
Lulu Island Dyke		
Amalgamated D. & D. Dist.		
Steveston Local	1	30
LOCAL IMPROVEMENTS DISTRICT NO.		
TOTAL for 1943	32	65
Penalty		
Arrears of Taxes for 1942		
" Water for 1942		
Interest		
Delinquent Taxes for 1941		
" Water for 1941		
Interest		
TOTAL		

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.
 INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 27, 1948

C. McLaughlin m.w.

EXHIBIT No. 704 - 11
DATE Sept. 22/48
FILED BY G. E. A. Rice

Steveston, B. C.
June 13, 1944.

TO: The Custodian.
FROM: W. Glass
SUBJECT: M. & M. BOAT BUILDING YARD APPRAISAL

Dear Sir:

In reply to your request that I appraise the machinery in the above premises the following is an account of the values:

No.	1.	Boat carriage & ways	\$ 80.00
"	2.	5 H. P. Electric Motor	75.00
"	3.	One 30" Band saw	100.00
"	4.	One line-shaft	20.00
"	5.	One hand winch	50.00
"	6.	One skiff	5.00
		TOTAL	<u>\$330.00</u>

The Ways are old but still serviceable. The 5 H. P. motor is in good condition, but the line shaft, equipped with wooden pulleys, would be of no value except in its present application. The 30" band saw is in use and in fairly good condition. Considerable work is required on the skiff and the hand winch.

Trusting this information is sufficient for your records.

I am,

Yours truly,

WG/MJ

....."W. Glass".....
"c/o B. C. Packers Ltd."

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.

Oct. 27, 1948

C. McLaughlin

m.w.