Name of Claimant MATSUI, Shizue Case 1113

Custodian File 11187

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
750.50	37.52 12.50										50.02

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	50.02

CASE NO. 1113

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 12,1948.

IN THE MATTER OF THE CLAIM OF

(MRS. SHIZUE MATSUI)

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 M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 12, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) SHIZUE MATSUI

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ. K.C.	appearing for the Dominion Government.
F. A. BREWIN, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.	Secretary.
G. N. R. UPTON, ESQ.	Official Interpreter.
J. B. McGREGOR, ESQ.	Official Reporter.

(MRS.) SHIZUE MATSUI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

EXAMINED BY MR. BREWIN:

Q. Mrs. Matsui, is this your signature?

A. Yes.

Q. This is a document entitled Real Ewtate Other Than Farm? A. Yes.

Q. And are the facts set out there correct?

A. Yes.

Q. It is true, is it? A. Yes.

(REAL ESTATE OTHER THAN FARM FORM, MARKED EXHIBIT NO. 1).

Q. Your claim is in respect to a house in Vancouver, No. 617 Powell Street? A. Yes.

Q. And I notice from Exhibit 1 just filed that that was a 10-roomed house? A. Yes.

Q. And you bought it in 1922 for $2250. cash?

A. Yes.

Q. And then the property was offered for sale at $2500. -- that is at that time -- is that correct?

A. Yes.

Q. And what was the condition of the property at the time you purchased it? A. Very poor condition.

Q. And what did you do about it? A. My husband and brothers were all carpenters and they renewed the house and fixed it up.

Q. And then your form shows a notation that it was made into a duplex at that time? A. Yes.

Q. What is this a photograph of? A. My house.

Q. Is that your house? A. Yes.

Q. That is a 10 room house? A. It was 9 rooms in 1939, but we make one room.

Q. You built an extra room on? A. Yes, in 1939.

Q. Do you know when this photograph was taken roughly? A. About 23 years ago.

Q. That is your idea, that is a picture of the house in 1925 or later? A. My husband and brothers worked at the house after work every day.

Q. Tell her if she doesn't know to say so.

A. It was taken 23 or 24 years ago.

Q. Is that a snap shot of the house as well?

A. This photograph was taken after this one here, and the tree here has been cut down.

Q. How long after? A. 1940.

Q. What the witness is saying is that that is taken in 1940, so I wonder if I might put it in as one exhibit.

(PHOTOGRAPHS OF HOUSE, MARKED EXHIBIT No. 2)

Q. I would ask my friend if he would produce the valuation made by Loewen and Harvey on this property.

MR. CHRISTIE: Your honour, I tender as Exhibit 3 the appraisal of Loewen and Harvey Limited.

MR. BREWIN: I would note for the record that it is dated the 15th of June 1944.

(APPRAISAL OF LOEWEN AND HARVEY, MARKED EXHIBIT NO. 3.)

Q. You have had read over to you the valuation made by Loewen and Harvey? A. Yes.

S. Matsui,
In chf.

Q. There are one or two questions I want to ask you about it. It says:

"There is a two (2) and one (1) storey frame and shingle roof dwelling."

Q. I presume the (1) storey is the addition made in 1939, is that right? A. Yes.

Q. And then it says that on the ground floor the entrance leads to the living room with a fire place falling away from the wall. What was the condition when you left, was the fire place falling away from the wall? A. It wasn't broken at all when I left.

Q. And I see it says later here that there was a furnace room in the centre of the house, entered from the outside only. Is that correct?

A. No, inside there was a place like a clothes closet through which you could enter.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I show you the J.P. Form dated the 7th of July, 1942; whose signature is that, is that your signature? A. Yes.

(J. P. FORM MARKED EXHIBIT NO. 4)

Q. You owned this property jointly with somebody else? A. My sister.

MR. BREWIN: I meant to bring out she was only claiming for half interest.

MR. CHRISTIE: You are only claiming for half interest? A. Oh yes.

Q. Now, what kind of lumber was this house made out?of? A. I don't know.

Q. And what kind of a furnace was it; by that I mean what kind of fuel did it burn?

A. Oh, wood.

THE SUB-COMMISSIONER: This valuation says there was no furnace.

MR. CHRISTIE: Let us clear up that point. When you were evacuated was there a furnace in it?

A. As far as I know there was one.

Q. Who did the heating -- did she not do the heating of the place? A. The watchman heated the house by a stove, but we didn't use the furnace.

THE SUB-COMMISSIONER: Was there a furnace?

A. I don't know whether there was one at the time I was evacuated.

MR. CHRISTIE: Now, I think you told my friend that the carpenter work was done by your brothers, is that correct? A. Yes.

Q. And how much did she pay them for labour?

A. She didn't pay them any wages, but estimated the amount at the time that the labour was worth.

Q. Did she ever pay them any wages?

A. No, we did not pay them anything.

Q. That is all, thank you.

MR. CHRISTIE: The defence, your honour, is that the real estate was sold for its fair market value, and I now have certain documents I wish to file.

(ASSESSMENT ROLL FOR THE YEAR 1944, MARKED EXHIBIT No. 5)

(LETTER FROM PEMBERTON REALTY CORPORATION, MARKED EXHIBIT NO. 6).

MR. CHRISTIE: Exhibit 6 sets out the property was sold and they received a cheque, and is dated February 22, 1944.

MR. CHRISTIE: I would like to file the Real Property Summary.

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 7)

MR. CHRISTIE: That concludes the defence, your honour.

RE-EXAMINATION BY MR. BREWIN:

Q. You told us before that your brothers and your husband were carpenters and worked on the house, and you didn't pay them any wages? Did anybody else work on the house? A. Yes, we engaged some other people. We paid them wages.

Q. You haven't any record of the exact amounts you paid? A. My husband engaged these men and we have no receipts or any record at all of that.

MR. CHRISTIE: There is one additional filing. I think perhaps in view of the joint ownership I should file a certificate of encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 8).

(PROCEEDINGS ADJOURNED SINE DIE).

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

J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M. A. Miller,
Deputy-Commissioner.

NOV 28 1947

Case no. 1115

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

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

ACKNOWLEDGED

11187

Toronto

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

(1) NAME Matsui (Print) Surname Shizue Given Name (RCMP) Reg. No. 00762

(2) Pre-Evacuation Address 112 Main Street, Vancouver, B.C.

(3) Present Address 177 Browning Avenue, Toronto, Ontario.

Best

(4) REAL ESTATE

(a) Street Address (if any) 617 Powell Street, Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 29, Block 43 District Lot 196 Group one New Westminster District Registered Map 196

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

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

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

Owner of one-half interest

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

(i) Land - - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1501.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1499.00
(one-half amount)

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 750.00

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

Toronto

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Shizue Matsui of the City of Toronto
of in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 22nd day of November)
A.D. 1947. R A Best) A Commissioner &c.

Shizue Matsui.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

MATSUI Shizue
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 111 J - 1
DATE OCT 1 2 1948
FILLED BY
F A Brown

00762
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House 2 Storey	10 rooms	Frame	Residence	25 x 122	1922	Aug. 12

Type of Locality	Cost Price
Semi-residential	$ 2,250.00

Improvements made by Claimant		Estimated Value	Date of Sale
1922 - at time of purchase interior was completely rebuilt. Laths were replaced and house made into a duplex. Material & labour	$ 2,000.00	$ 3,000.00	
1939 - Room built on house 15' x 18'	150.00		
1939 - New foundation put in, plumbing, repainting & redecorating home	410.00		
1941 - New bath installed	40.00		

Comments re upkeep of premises:

Home in good state of repair at time of evacuation.

Comments re Appraiser's report not covered above:

Offered for sale at $ 2500.00

Purchased for cash at $ 2,250.00

Assessment, 1944: Land $ 750.00
Improvements 800.00
$ 1550.00

Summary:

Estimated value	$ 3,000.00
Sold by Custodian	1,501.00
Claim:	$ 1,499.00
Cliamant's share 1/2	$ 749.50

Mrs. Shizue Matsui
Signature

EXHIBIT NO. 1111-d

DATE OCT 12 1948

FILLED BY

E. J. Brewer

EXHIBIT No. 1119-6
DATE OCT 12 1948
FILLED BY
F A Brown

T. S. Tsujiwara
VANCOUVER, B.C.

1113 - 3

EXHIBIT No.

DATE Oct. 12/48

FILED BY K. A. Christie

LOEWEN & HARVEY, LIMITED

Estate Agents Insurance
Mortgages Real Estate

751 Dunsmuir Street
VANCOUVER, B. C.

15th June, 1944.

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

Dear Sir:

Re: Catalogue No. 209, 617 Powell Street,
Lot 29, Block 43, District Lot 196.

This lot is on the North side of Powell Street, between Princess and Heatley Avenues, and is 25 x 122 feet, to a 20 foot lane, and is level with both. There is a picket fence on all sides in fair condition, and wood walks to front and rear entrances.

There is a two (2) and one (1) storey frame and shingle roof dwelling. Exterior walls are drop-siding and paint in fair condition. Eaves and downpipes are good and roof fair. The front portion of the house, 30 x 22 feet, is on solid cement foundation, cement blocks and wood posts support the next 16 x 22 feet and a one (1) storey addition 15 x 18 is on similar foundations. On the ground floor, entrance hall leads to living-room with fireplace (pulling away from wall), french doors to Diningroom in which the fireplace has been bricked up, a small room West of the Diningroom. Kitchen with old sink, behind which is a bedroom, bath and toilet separate. On the second floor are three (3) small bedrooms and a large kitchen with sink and toilet built off on East side. An outside stair leads to this kitchen from the ground. Decoration throughout is poor. There is a furnace room in the centre of the house, entered from the outside only. Headroom is poor and there is no furnace.

In my opinion a fair valuation as at February 10th, 1944, is $1,400.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ARH/F.

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

December 21, 1948. C. Hyde

m.w.

FORM "JP"

FILE No. 11187

BUREAU POWELL STREET

EXHIBIT No. 1113 - 4

REAL ESTATE

OFFICE OF THE CUSTODIAN

DATE Oct. 12/48

FILED BY K.A.Christie

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: MATSUI Shizue, (Mrs. Zenzo).

HOME ADDRESS: 617 Powell St., Vancouver, B. C. Formerly at 112 Main St., Vancouver,BC

REGISTRATION NUMBER 00762 SEX: (F) AGE: 49

OCCUPATION: Helped at Bicycle Shop, belonging to her two sons (Yoshio & Masao at 112 Main St., Vancouver, B.C. Business now sold.

(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: Son (Yoshio).

MARRIED? Widow

NAME OF WIFE OR HUSBAND: Zenzo (deceased)

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: (1) Yoshio(M). (2) Masao(M) (3) Yutaka(M). (4) Minoru(M). (5) Tomu (M). (6) Mary(F).

ADDRESS OF CHILDREN: (1) & (2) at Tobacco farm, Ontario. (3) at Queen's University, Ontario. (5) at Lillooet. (4) & (6) at home (617 Powell St., Vancouver).

AGE OF CHILDREN: 27. 24. 21. 17. 15. 12.

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

1. LOCATION AND DESCRIPTION: 617 Powell St., Vancouver, B.C. Lot 29, Block 43, D.L. 196. In the City of Vancouver. Plan #196. Title Deed # 90262 K. In Trust Filing #22103.

2. BUILDINGS AND OTHER IMPROVEMENTS: One ten roomed, two storeyed dwelling house. One garage.

3. INSURANCE (Give particulars; state where policies are) $1,500.00 Millers National Ins. Co.,Vancouver, B.C. Pol. #80985, in owner's possession. On property only.

4. TAXES (Amount and where payable) $59.17 City of Vancouver, 1942 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 she is evacuated the property will be rented to Mr.J.B.Woodley for the duration of the war, for $12 a month. Declarant would like the Custodian to collect the rent for her. She has no agent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title Deed in owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yutaka - Son has ownership, with Declarant.

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:

See lists attached. 617 Powell St., Vancouver, B. C.

Key will be left with Mr. J.P.Woodley, who has rented the house for the duration of the war.

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.

FORM "JP

4. INSURANCE CARI

5. MORTGAGES, LIE

OTHERS:

6. MONEYS OWING T

7. BONDS, DEBENTU

8. BANK ACCOUNTS:

9. LIFE INSURANCE

10. INTEREST IN ANY

11. SAFETY DEPOSIT

LIABILITIES:

1. PERSONAL DEBTS

2. TRADE DEBTS:

I, the undersigned, h
tected area as set out ab
tures, bonds or other secu

I certify that the ab
every description in any
and indirect.

Dated this 7th

"D. M. Chope"
Witne

FOR DEPARTMENTAL

mer's possession.

on has ownership,
t.

D: None

d) None

ITURE, FIXTURES,
ONAL EFFECTS:

se for the

S. None

INTEREST IN, OR

FORM "JP FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: NONE

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: $700.00 Royal Bank (Main & Hastings Branch)

9. LIFE INSURANCE: $3000.00 Monarch Life Ins. Co., Vancouver, B.C.
Policy in declarant's possession, # unknown.

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 7th day of July 1942

(Signature) "Shizue Matsui"

"D. M. Chope"
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

December 21, 1948.

MEMORANDUM

Further particulars of the registration of:

MATSUI Shizue — Reg. No. 00762

617 Powell St., Vancouver, B.C.
former address:
112 Main St., Vancouver, B. C.

When declarant registered on July 7, 1942, she failed to register the following Outstanding Book Accounts, for the Tammy Bicycle Shop, 112 Main St., Vancouver.

OUTSTANDING BOOK ACCOUNTS

Mr. Doug Campbell,	1546 W. 5th Ave.	$5.00	Repair Oct 20/40
Mr. Jerry Hughes	1806 W. 7th Ave. "Pd" "Mrs.Hughes phone: BA 0484 R"	2.50	Bicycle balance) Phoned: Mrs.Hughes says this ok pd.)Holds receipt 27/7/43."
Miss Eva Fountainne	826 Jackson Ave.	19.75 "L "returned"	Bicycle bal. She sold bicycle but no cheque arrived.
Mr. Vernon Cottrell	1786 W. 9th Ave.	6.05	Repair
Mrs. J. Cottrell	1786 W. 9th Ave.	16.15	Bicycle
Mr. W. Welsh	4160 St. Catherine	2.70	Repair Jan 20/40 "L Returned"
Mr. E. Jopson	650 W. 18th Ave.	3.80	Lamp, generator
Mrs. Doinne	2053 Cypress St.	61.15	Bicycle bal. Oct. 24/41
Mr. Bill McCartney	630 Alexander St.	11.10 "L	Bicycle parts balance returned"
Mrs. C. McNamara	1587 W. 8th Ave.	35.73	Bicycle bal. Collect on July 18.
Mr. John Stein	2201 Manitoba St.	2.75	Bic. Bal. collect on July 17.
Mr. I. Fulton	1677 W. 7th Ave.	6.65	Repair Nov. 25/41
Mr. V. Masottoni	531 Atlantic St.	2.50	Repair Jan. 15/42 "L returned"
Mr. Bert Ingram	4334 Prince Albert St	8.50	Repair July 17/41 "L returned"
Mrs. M. Mitchell	Suite 2, 1020 Nicola	13.00	Bicycle Balance
Mrs. E. Batt	1738 W. 1st Ave.	9.00	Bicycle Balance
Mr. Peter Bergsma	3831 Victoria Dr.	5.00	Bicycle Balance "pd. 2.00 in full"

"Shizue Matsui"
Signature

July 8, 1942
"D.M.C."

"Form 96 sent to each of the above 17/7/43.
D.E."

MATSUI Skizue

Reg. No. 00762

617 Powell St., Vancouver, B. C.

The following goods are to be stored in an upstairs room, and will be looked after by Mr. J. B. Woodley who has rented the house at the above address for the duration of the war.

1 box pliers, wrenches, ets.
1 box motor & switch box
1 lawn mower sharpening machine with motor
1 box key machine (Value $35.00)
1 box assorted keys
1 box welding equipment
1 box charge books and statement
1 box price tags and inks
1 box new ball cases
1 box kitchen utensils
1 box bicycle parts
6 boxes #126 Wagons
2 boxes bikkette
1 box vice
1 box New Tiring Machine & Number punches
Used bike parts in Garage
1 case rims
1 box Dynamo, lock and keys
1 box pipe wrench
1 box CCM Eadie Brake parts
1 box assorted parts
1 box parts hanger, etc.
1 box wire baskets
1 roll wrapping paper
1 box lock display
1 box restringing vices
2 Joyriders CCM
3 #1030 Kiddie Cars
1 #212 Scooter
1 electric fan
1 box blotters
7 boxes exercise books
1 mantle clock
2 bedroom bureau
1 water tank
1 desk
1 Manual sewing machine
2 tea table
1 electric gramaphone
1 cash register
1 cheque protector machine
1 mud guard stand
4 gross ping pong balls
2 wooden closets
1 kitchen cabinet

1 box old style bicycle parts & pumps
1 box skate sharpener
1 skate sharpening attachment for above
1 box key machine (Value $40.00)
1 box cycle chains
1 glass showcase
1 box Joycycle spokes
1 box hand cleaner
1 box steel ball container
1 box bicycle guard stays
4 boxes #151 kiddie car
1 box locksmith tools
1 box New Reed Vice & Old Tiring machine
1 box of Bolts & nuts
2 boxes tools
2 counters
1 box seat parts
1 box roller skate parts
2 boxes Xmas Decorations
2 boxes CCM spokes
1 box groove plant
1 box saddles & ball cages
1 box Delta Spotlight
1 box dishes, cups, etc.
1 box doll pram
1 box pedals, toe clips
1 #152 Kiddie Car
1 #312 Scooter
1 baby walker
1 water hose 50'
1 garbage can
1 ¾ bed complete
1 double bed complete
1 kitchen range
1 trunk
1 electric sewing machine
1 Chesterfield suite set
1 heater (stove) (store)
1 lamp stand
1 adding machine
2 wheel stand
electric light globes
1 lady's bike
1 piano
1 warm stove

July 7, 1942.
"D.M.C."

"Shizue Matsui"
Signature

EXHIBIT No. 1113 - 5

DATE Oct. 12, 1948
FILED BY
K.A.Christie

CITY OF VANCOUVER ASSESSMENT ROLL, 1944

Roll No.	Description of Parcel	Value of Improvements	Land Value
B1058	LOT 29 BLK. 43 D.L. 196	800	750

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1944 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least FOURTEEN CLEAR DAYS previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C. on JANUARY 25th, 1944, at the hour of 10 a.m. and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than JANUARY 10th, 1944.

CHESTER GREEN
Assessment Commissioner.

"Cat 209" "File 11187"

(This notice is addressed to: Shizuye Matsui & Haruo Kitamura,
c/o The Custodian of Enemy Property.
B1058

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

December 21, 1948. E. Hyde MW

1113 - 6
EXHIBIT No.
DATE Oct. 12/48
FILED BY K.A.Christie

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
VANCOUVER, CANADA

February 22, 1944

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Your File No.11187 & Int.1121
Re Catalogue No.209 - 617 Powell Street

Dear Sirs:

We thank you for your letter of February twenty-first, advising that you are prepared to recommend the acceptance of our offer, and we therefore enclose certified cheque for $1501.00, the full amount of the purchase price of this property.

Please prepare conveyance in the name of Thomas Bright Hundley (Merchant) of 582 Powell Street, Vancouver. Mr. Hundley is a British subject.

It is understood that we are to receive a commission of 5% of the gross purchase price on completion of the transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

"W. G. Moore"

W. G. Moore.

D.
Enc.

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

December 21, 1948. B. Hyde m.o.

(Part of Exhibit 1113 - 6)

11187/Int. 1121

25th February, 1944.

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 209
617 Powell Street

This will acknowledge receipt of your letter of the 22nd instant in which you enclose your certified cheque for $1,501.00, the full amount of the purchase price of the above property.

We note that you wish this property to be registered in the name of Thomas Bright Hundley, 582 Powell Street, Vancouver, B. C., Merchant, and that he is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.G. Shears,
Director.

PMH

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

December 21, 1948.

md

EXHIBIT No.

DATE Oct. 12/48

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAMES: Shizue (Mrs. Zenzo) MATSUI Reg. No. 00762 File No. 11187
Haruo KITAMURA In Japan " Enemy 1121

CATALOGUE NO: 209

PROPERTY ADDRESS: 617 Powell Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 29, Block 43, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Shizuye Matsui (In trust filing 22103.)

Registered in the name of Haruo Kitamura (Widow) 52 Cordova Street East).

Each of the above owns an undivided ½ interest in Lot 29, Block 43, District Lot 196, Group 1, New Westminster District, Plan 196.

ENCUMBRANCES: Registered: Vesting order filed No. 34614, dated August 11th, 1942, as to Shizue Matsui.

Vesting order filed No. 35867, dated March 15th, 1943, as to Haruo Kitamura.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES:

Land	$750.00		
Improvements	800.00	- $1550.00	Taxes - $61.57

CLASSIFICATION: This is a better class of old frame house which has been divided into two (2) apartments - six (6) rooms down stairs and five (5) rooms up stairs, built on a 25' x 122' lot, and one single garage. We quote from valuator's report of June 15th, 1944,

"In my opinion a fair valuation as at February 10th, 1944, is $1,400.00."

"A. Rout Harvey."

HISTORY OF ADMINISTRATION: Arrangements were made by Shizue Matsui to rent this property to J. B. Woodley for the duration, as from July 1st, 1942, consideration $12.00 per month, payable in advance. The lessor to have the use of two locked rooms and the garage for storage purposes. Messrs. Ker and Ker Limited were appointed Rental agents by the Custodian.

Rents collected $240;00 against which were the following charges:

Insurance	$39.85	
Repairs	5.00	
Water Rates	11.25	
Commission	20.00	- $76.10

.....2/

SOLD: To: Thomas Bright Hundley for $1501.00 as at February 25th, 1944.
Approval of Advisory Committee - February 16th, 1944.

Funds released to the credit of Shizue Matsui and Haruo Kitamura's Joint Account as at June 28th, 1944, against which were the following charges: Real Estate Commission $75.05, Valuation $5.00, Advertising $4.00, Registration Fees $3.50, Taxes $9.44, Water Rates $3.75 - $100.74, leaving a net credit of $1400.26 from said transaction.

Adjustment as at February 25th, 1944, to the amount of $6.12, being Purchaser's share of Unexpired Fire Insurance Premium, was placed to the credit of Shizue Matsui and Haruo Kitamura's Joint Account.

The net proceeds from the sale of this jointly held property and the net rentals amounting to $1493.79 were divided between Shizue Matsui, Reg. No. 00762, file No. 11187 and Haruo Kitamura, In Japan, file No. Enemy 1121, on August 21st, 1944, and credited to their individual accounts, viz.

Shizue MATSUI.....$746.90
Haruo KITAMURA..... 746.89 - $1493.79

The following Fire Insurance Policy:
Lumbermen's Insurance Company, Policy No. 6383 - $1500.00 - covering the two-storey frame building occupied as a private dwelling - 617 Powell Street, Vancouver, B. C.,
was transferred to Thomas Bright Hundley, 17th March 1944.

OLD CERTIFICATE OF TITLE:
No. 90262-K and 27765-L.

Mrs. Shizue Matsui declared on her J.P. Form signed 7th July 1942, that her Title Documents were in her possession. Mr. Peters wrote to her on February 26th, 1944, asking her to send in her Certificate of Title No. 90262-K to this office. So far, there has been no reply to this request.

As Mrs. Haruo Kitamura was in Japan, we have been unable to obtain her Certificate of Title No. 27765-L.

Certificate of Title No. 98993-L in the name of Thomas Bright Hundley was handed to him May 10th, 1944, and his receipt of even date acknowledging same is on file.

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

May 19th, 1947.

"D. A. Cramer"
D. A. CRAMER.

DAC:ic

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

December 21, 1948. [signature] mw

1113 - 8

EXHIBIT No. Oct.12/48
DATE
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B. C.

No. .....minutes 11 A.M. o'clock 10th day of October,1942.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
An undivided half interest in "Cat 209"
Lot 29,
Block 43,
District Lot 196,
Group 1, New Westminster District,
Plan 196.

viz:

Registered Owner: Shizuye Matsui
(In trust filing 22103)

Vested in the Custodian filing 34614.
Volume 726, Folio 90262 K Indef.

Registered Charges: None

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"W. C. Brown"

To:-Custodian's Office,

Registrar.

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

December 21, 1948. G.B.Hyde