Name of Claimant MATSUGU, Yuhey Case 1117

Custodian File 3375

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	
900	45.00 12.50										57.50

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	
305.00	143.55	43.06				6.00	.72	43.78

TOTAL RECOMMENDATION	101.28

1540

CASE NO: 1117

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 12, 1948.

IN THE MATTER OF THE CLAIM OF

YUHEY MATSUGU

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, SUBCOMMISSIONER.

Toronto, Ontario,

October 12, 1948.

IN THE MATTER OF THE CLAIM OF

YUHEY MATSUGU

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,
A.G. VEITCH, ESQ.,	Official Reporter.

YUHEY MATSUGU, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Is this your signature on the document entitled Real Estate Other than Farm?

A. Yes.

Q. And, at the same time I might ask you, is this your signature on a document entitled Personal Chattels? A. Yes.

Q. And are the facts set out in both of those documents correct? A. Yes.

MR. BREWIN: Then will be Exhibits 1 and 2, if your honour pleases.

THE SUB-COMMISSIONER: Very well.

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

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 2)

Q. Are you willing to have your son examined about these matters instead of you?

A. Yes, sir.

SAM MATSUGU, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. I suppose you were and are familiar with this house in respect of which your mother is claiming?

A. Yes.

Q. And the house No.746 East Cordova Street is correct? A. That is correct.

Q. Have you gone through this document,

Exhibit 1? A. Yes, I have.

Q. And to the best of your knowledge are the facts there correct?

A. Yes.

Q. I notice from this that the house was bought in 1926 for $1800.?

A. That is right.

Q. But that after that your father in 1936 put on an extension to the front part of the house?

A. It was not my father, it was the contractor who put that on.

Q. Your father had it done but the contractor actually did it?

A. Yes.

Q. It says here that he paid $600. for that addition? A. That is right.

Q. Is that correct? A. Yes.

Q. And that then in 1938 concrete foundations were put in the house. Is that correct?

A. Yes. That is right.

Q. And further in 1938 a fence was constructed at the cost of $100.?

A. Yes. That is right.

Q. And I understand that a garage was built. Is that right, built in 1933?

A. That is right.

Q. Has your father had a chance to read over the valuation made by Mr. Harvey of this property?

A. No, I do not think he has. He has just

got the receipt for the sale of the house, that is all.

Q. But, when his case was being prepared by somebody from my office did he not have a chance to go over that?

A. Yes. My father was not at the preliminary hearing but I went over this and there are some things which do not coincide with that statement.

Q. What is it that is wrong about that?

A. The first part which says it is a one and one-half storey house, is not true, because we had three rooms upstairs and it cannot be a storey and a half.

MR. CHRISTIE: I am tendering as Exhibit 3 the appraisal of Loewen and Harvey Limited.

(APPRAISAL, MARKED EXHIBIT NO.3)

MR. BREWIN: Q. You are pointing out that the valuator calls it a one and one-half storey building?

A. The valuator calls it a one and one-half storey building. One and one-half is probably a building with a complete bottom, plus one storey upstairs ---

Q. At any rate, you say it had two storeys?

A. Yes.

Q. And, what else is there?

A. In the last section it says in the kitchen all wooden ceilings. That is not right. We had plaster in the kitchen.

Q. Let me get that? A. In the very last

clause there.

Q. Where? A. It says here "floors---"

Q. "Floors in the older portion are poor and walls are 'v' joint to three feet and plastered above except in the kitchen which is all wood walls and ceiling."

Do you say that is not correct?

A. No, it is not.

Q. What was the nature of the kitchen?

A. It was woodwork up to the three-foot line and above that was plaster. Of course, that would not make much difference.

Q. Is there anything else about this report?

A. That is all.

Q. Was this property rented at any time?

A. Just before evacuation there was a rent on it.

Q. For what did you rent it?

A. $17. per month.

Q. $17. per month? A. Yes.

Q. And I take it, I assume that you did not ever receive any offers to buy the property?

A. No.

Q. I think that is all about that.

Then, in respect to personal property claim, I would ask my friend if he would file the Analysis of Personal Property Claim.

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO.4)

MR. BREWIN: Q. Your claim is in respect to the articles, or your father's claim is in respect to articles shown in the paragraph headed "Details of Claim"?

A. Yes, sir.

Q. And you put the valuations against certain types of articles on the righthand side of that Column under "Details of Claim." Is that right?

A. Yes.

Q. On what does your father base the valuation?

A. The valuation on those articles are - is that the - that is the cost price, is it not?

Q. You had better find out before you tell us?

A. Yes. That is the cost price on it.

Q. That is not according to the information your father has filed. He has given some of the details in his claim.

You might ask him if these are correct. For instance, the chanware and kitchen utensils, he said he paid $150. for and he values them at $100.?

A. This is the price paid.

Q. This is the price paid?

A. Yes.

Q. But the figures of your claim are reduced from that? A. Yes.

Q. And, is there anything you can tell us about the values you have put on them other than that they are just I would not say guess-work but an estimate

which your father has made?

A. It is pretty hard to make an estimate on all those things. We deducted so much for depreciation, I suppose.

Q. I need not spend much time on this because these goods were left at home and locked up in one room?

A. Yes. That is right; nothing stolen.

Q. The Custodian got them?

A. They are all accounted for.

Q. And he sold them but not at the prices which you think he should have got for them?

A. That is right.

Q. I notice, for example, here he says, you have made a claim in respect to four beds and springs and apparently the claim is for four beds and springs, and two pieces of linoleum. The Analysis shows that three beds and springs were sold for $30.50, some abandoned beds and springs were given to War Salvage and it refers to a memo of December 11, 1943. What do you mean?

A. We were told that at the preliminary hearing. It was only a minor item and we just left it like that. That is to say, the beds were there.

Q. Were they in such a condition that they could not be sold?

A. They were in poor shape but one could have used them, I suppose. But my mother thought it was quite a minor detail, so she just left that out.

Q. It is a little hard to follow your claim because it has been put sort of as a general item against a number of different things. For instance, tables, couch, buffet, cabinet, chest of drawers, are all valued at $100. You have not got anything separating off those claims?

A. No.

Q. In other words, that was a general estimate?

A. More or less a general estimate. We did not wish to itemize every article by itself.

Q. There is here a claim for $50. for dolls and apparently 11 boxes of dolls were sold for $5.10. Can you tell us anything about the value of such dolls?

A. I would not have the slightest idea. Neither would my father, I do not think, so far as the dolls go.

Q. He must have some idea or he would not have put in a claim of $50.?

A. All the claims were made through my mother, like, because she looked after the financial part of the house.

Q. It was your mother's opinion that they were worth that. You do not know anything about it, yourself?

A. No.

Q. Are you sure your father could not tell us anything about that?

A. My father says that when my mother went

back to the Old Country she bought that, as girls - they have a special annual celebration for girls over there. That is why she brought that over. That stuff is quite expensive.

Q. These are not childrens' dolls?

A. No.

Q. It has something to do with religous observance?

A. It has more or less to do with religous celebrations.

Q. Have these things value amongst the Japanese people?

A. It is more or less a celebration, because they have a boys and a girls day. I guess in the Old Country they do have a certain amount of ---

Q. They would not be readily saleable to anybody who was not interested in this or these particular religions?

A. That is quite true.

Q. But, on the other hand, if you could find somebody to whom they had religous significance they would have value?

A. That is quite true, yes.

Q. That is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing here a J.P. Form, dated May 12, 1942. Are you familiar with your father's signature? A. That is not my father's; that

is my mother's signature. My father was not there at the time, I do not think. He was working out on the railway or somewhere like that.

MR. CHRISTIE: The claim is made in the name of the father?

MR. BREWIN: Yes.

THE SUB-COMMISSIONER: Q. Is that your father's name written by your mother?

A. That is my mother's handwriting.

Q. Whose name is it?

A. My mother's.

Q. She signed her own name?

A. Yes.

MR. CHRISTIE: I tender the J.P. Form as Exhibit No. 5.

(J.P. FORM, MARKED EXHIBIT NO. 5)

Let me see the appraisal form, Exhibit No. 3?

Then, I am filing as Exhibit 6 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 6)

Q. Then, when this house was bought in 1926 do you know the age of the house?

A. 15 to 20 years.

Q. 15 to 20 years, in 1926?

A. Yes, in 1926.

Q. Of what material was this house constructed?

A. Fir.

Q. How was the house heated?

A. It was heated by stoves in the kitchen and

living room.

Q. I think that is all I have to ask you in regard to the real property.

With respect to the personal property, of what kind of wood were these 20 chairs made? Were they kitchen chairs?

A. Living room and kitchen chairs, and my father says the chairs in the living room were made of oak and the ones in the kitchen were made of maple.

Q. What kind of gramaphone was it, the kind you wind up?

A. Yes. That is right.

Q. What were the records, Japanese or English?

A. Mostly Japanese.

Q. The trouble is that this stuff is all lumped together here. One cannot segregate it.

I think it is all a question of valuation and I do not have any more questions to ask.

I have a few things to file, though.

It is submitted that the real estate was sold at its fair market value.

It is submitted that the personalchattels were sold at their fair market values.

I want to file as Exhibit 7 a tender, one tender of John Henry and Harriet Blackmore in the sum of $900.

(LETTER RE PURCHASE, SEPTEMBER 10, 1943, MARKED EXHIBIT NO. 7)

I have the offer here. I do not think we could call this a tender, though.

Perhaps I will leave that for the moment. There seemed to be an offer. I do not know whether I could call that a tender but I might come across it, your honour.

I will file as Exhibit 8 the Real Estate Summary.

(REAL ESTATE SUMMARY, MARKED EXHIBIT NO.8)

MR. BREWIN: For the purpose of the record I would like to call attention to the fact that the sale was made as of September 11, 1943.

MR.CHRISTIE: I will file as Exhibit 9 the Tax Statement on which the assessment is noted.

(TAX STATEMENT, MARKED EXHIBIT NO.9)

I will file as Exhibit 10 the Personal Property Summary.

(PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT 10)

I will file as Exhibit 11 the Auctioneer's Sheets, and I think I might very well include in this exhibit a memorandum in regard to the old beds. It just notes that they have been given to the War Salvage. The auctioneer said they were unsaleable.

(AUCTIONEER'S SHEETS & MEMORANDUM, MARKED EXHIBIT 11)

The only thing I appear to have, and I would not call it a tender, exactly, is a letter signed by J.H. Blackmore, to which I previously referred, and which encloses his cheque and shows the purchase

price was $900. He did make a tender for $900. I do not think that is in dispute. I will file that as Exhibit No. 7.

(See Exhibit No. 7)

I do not think one could call that a tender, although I have it in my memorandum as a tender. He includes a cheque for $900.

I think that concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
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

File 3375 Case no 1117.

NOV 24 1947

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

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

ACKNOWLEDGED

Toronto

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

(1) NAME MATSUGU (Print) Surname YUHEY Given Name (RCMP) Reg. No. 03781

(2) Pre-Evacuation Address 746 Cordova Street East, Vancouver, B.C.

(3) Present Address 503 Perth Ave., Toronto, Ontario

(4) REAL ESTATE

(a) Street Address (if any) 746 Cordova St. E., City or Municipality, Vancouver, Province BC

(b) Legal description (lot number, block number, section number, etc.)

Lot 10
Block 60
D.L. 181

Brewin

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 855.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,145.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
746 Cordova Street East, Vancouver, BC

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

(c) How stored or packed at time of evacuation
All personal property stored in middle room, upstairs,

(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") Mr. & Mrs. Olsen who rented the house at 746 Cordova East.

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

1.	20 chairs	Estimated Value $ 50.00
2.	Tables, couch, Buffet, Cabinet, Chest of Drawers.	Estimated Value $ 100.00
3.	4 beds & spring, 2 pcs. linoleum.	Estimated Value $ 85.00
4.	Chinaware & kitchen utensils.	Estimated Value $ 100.00
5.	Gramaphone, 6 vases, blinds, 11 boxes of dolls	Estimated Value $ 50.00
6.		Estimated Value $
7.		Estimated Value $
8.	Money received from	Estimated Value $
9.	custodian →	Estimated Value $
10.		Estimated Value $ 258.22 ✓ FGB

$385.00 − 126.78 = $258.22

TOTAL CLAIM FOR PROPERTY LOSS $ ~~385.00~~

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) - $ 1403.22

(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 no

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, Yukey. Matsuya of the city of City Toronto in the county of York

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 20th day of November A.D. 1947. F A Brown

Yukey. Matsuya.

A Commissioner &c.

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.

MATSUGU, Yuhey
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 117-1
DATE OCT 12 1948
FILLED BY
F A Brewin

03781
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 Garage	6	Frame	Residence	25 x 122	1926	-

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	$1,800.00	1936 - Extension to the front part of the house 12' x 16' (~~material & labor~~) a two storey project $600.00 (material & labor) 1938 - Concrete foundations $200.00 (material & labor) 1938 - Fence constructed front and portion of side $100.00 (material & labor) 1938 - Garage built $150.00 (material & labor)	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

1. House was of 2 storey construction.
2. Claimant feels that evaluation is much too low.
3. Kitchen was wood walls up to 3 ft. and the remainder plaster.

SUMMARY:

Estimated value	$2,350.00
Sold by Custodian	$ 900.00
Claim	$1,450.00

Original Claim:	Estimated value	$2,000.00
	Sold by Custodian	$ 900.00
	Claim	$1,100.00

Y. Matsugu
Signature

MATSUGU, Yuhey
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No 1117 - d
DATE OCT 1 2 1948
FILLED BY
F A Brewer

03781
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1. Chinaware and Kitchen utensils	1930 - 40	New	$150.00	Good	$100.00
2. 20 Chairs	1930	New	$100.00	Good	$ 50.00
3. Tables, couch, buffet cabinet, chest of drawers	1934	New	$175.00	Good	$100.00
4. Gramaphone	1937	New	$ 40.00	Good	$ 25.00

Total claim as per Analysis of Personal Property Claim, Col. 3, $385.00

Description of Storage of Goods:

Goods left in claimant's home and locked in one room.

General Statement as to Chattels not Described above:

All chattel were in good condition.

Additional Comments, if any: Beds declared as abandoned Claimant feels were in fair condition with some value.

SUMMARY:

Estimated value	$385.00
Sold by Custodian	$155.05
	$229.95

Y. Matsugu.
Signature

EXHIBIT No.
DATE Oct 12, 1948
FILED BY K. A. Christie

LOEWEN & HARVEY LIMITED

751 Dunsmuir Street,
Vancouver, B.C.

November 22nd, 1944.

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

Dear Sir,

Re: Catalogue No.81, 746 East Cordova Street,
Lot 10, Block 60, District Lot 181

This lot is on the South side of Cordova Street, between Heatley and Hawkes Avenues, is 25 x 122 feet and level with street and 20 foot lane at the back.

On the above lot is a one (1) and one half ($\frac{1}{2}$) storey house, which appears to have been built in three (3) sections. The foundation is cement wall but there is no basement. On the ground floor is a narrow entrance hall, living room, dining room and kitchen. The bathroom is off the kitchen on the east side and contains old enamel bath in poor condition and basin. The toilet is on the other side of the kitchen near the back door. From the dining room stairs lead to two (2) small bedrooms and one (1) large one across the front. This room and the living room below are the most recent addition - about four (4) uears old. Floors in the older portion are poor and walls ~~and~~ "V" joint to three (3) feet and plastered above except in the kitchen which is all wood/walls and ceiling.

Exterior walls are drop-siding and paint is good. The shingle roof on the main portion is good, but poor over the kitchen addition. There are good wood walks and garden. The frame garage has good wood floor but poor shingle roof and there is a good wood shed.

In my opinion a fair valuation as at date of inspection, 7th September 1943 is $900.00.

Yours faithfully,

LOEWEN AND HARVEY, Limited

(Sgd.) A. ROUT HARVEY

Director

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

Date: January 3, 1948.

E. LeBasse

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 3375 EXHIBIT No.

NAME Yuhey MATSUGU

REG. No. 03781 Kuniye MATSUGU (wife

DATE	INVENTORY	DETAILS OF CLAIM		SALES			
Declaration Apr.13/42 Evacuation June 5/42	Signed Tenant ~~Taken~~ by Mrs. K. Olsen Date Undated			AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Personal Property:- "None "	Chattels stored in middle room of the house at 746 E. Cordova St. as follows:-	"In care of Mr. and Mrs. Olsen who rented the house at 746 East Cordova St. Vancouver, B.C. Personal Property as follows:-					
Reported per letter July 7/42 as follows:- "Washing Machine 3 single beds 3 Double beds (including springs) 2 Mattresses (1 single, 1-¾) 2 small tables 1 Dining table & 8 chairs 1 Kitchen table & 12 chairs, 2 Bureaux(with mirrors) 8 boxes of kitchenware Carpenter tools Miscellaneous carpets on 5 rooms Rubber mats on stairs, (not stored but attached to the house)".	" Washing Machine 3 single beds 3 double beds (including springs) 2 mattresses - 1 single 1 three quarters 2 small tables 1 dining table and 8 chairs, 1 Kitchen table and 12 chairs, 2 Bureaux(with mirrors) 8 boxes of kitchenware Carpenter tools Miscellaneous carpets on 5 rooms and rubber mats on stairs - not stored but attached to the house. These articles are all locked in the one room to which we have no access to: owner has key". Signed: Mrs. K. Olsen	20 chairs	50.00	18.80	-19 chairs		
		Tables, couch, buffet cabinet, chest of drawers	100.00	8.75	-3 tables		
				.50	-couch		
				3.00	-buffet		
				4.25	-cabinet		
				4.00	-chest of drawers		
		4 beds and springs,		30.50	beds and springs -3-		
		2 pcs linoleum	85.00	.25	- 2 pcs-		
					6.00 for linoleum was rece		
		Chinaware and Kitchen utensils	100.00	28.40	Sundries		
		Gramaphone, 6 vases		3.00	gramaphone		
				1.45	11 vases		
		Blinds, 11 boxes		.35	-blinds - 3 pans		
		Dolls -	50.00	5.10	-11 boxes of dolls		
				108.35			
		Total Claim Personal Property -	385.00	7.00	Miscellaneous		
				28.20	Furniture sundries		
				11.50	Tools		
				$ 46.70			
				$155.05	Total Auction sales as shown abo		

Declaration May 12/42

Evacuation June 5/42
by
Kuniye MATSUGU
(wife)
File No. 8830
Reg. No. 00979
as follows:-

" 1 Bureau
1 small sofa
1 dinign table and
6 chairs
4 beds
1 Kitchen table and
12 chairs,
7 boxes kitchenware
5 carpets laid on floors,
Rubber mats on stairs
2 small tables in owner's possession at 746 E. Cordova St. Vancouver, B.C. and when declarant is evacuated, she will leave the above articles in their present location and the keys will be turned over to Mr.K. Olsen, 571 Richards Van, B.C. and he will look after all furniture left in house".

(over)

RECAP:

Japanese Claim	385.00	Sold for -	108.35 at Auction
		" "	6.00 " private sale as sh
Total Claim	$385.00		

FILE No 3375 EXHIBIT No. File No. 8830 Reg. No. 00979 EXHIBIT No. 1117-4 DATE OCT 12 1948 FILLED BY R. A. Schroeder CASE No. VENUE TORONTO

REG. No. 03781 Kuniye MATSUGU (wife)

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
18.80	-19 chairs							
8.75	-3 tables							
.50	-couch							
3.00	-buffet							
4.25	-cabinet							
4.00	-chest of drawers							
30.50	beds and springs -3-							(Some abandoned beds and springs were given
.25	- 2 pcs-							(to War Salvage- memo Dec. 11/43.
	6.00 for linoleum was received from Mrs. Olsen, the tenant, Dec. 4/43.							
28.40	Sundries							
3.00	gramaphone							
1.45	11 vases							
.35	-blinds - 3 pans							
5.10	-11 boxes of dolls							
108.35								
7.00	Miscellaneous							NOTE: These chattels which sold for $46.70
28.20	Furniture sundries							at Auction may have been contained in boxes or
11.50	Tools							bureaux. The proceeds are credited to Yuhey
$ 46.70								MATSUGU.
$155.05	Total Auction sales as shown above and credited to Yuhey MATSUGU (Gross)							

old for - 108.35 at Auction
" " 6.00 " private sale as shown above.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3375 EXHIE

NAME Yuhey MATSUGU

- 2 -

REG. No. 03781 Kuni

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
DECLARATION Apr. 13/42 EVACUATION June 5/42	signed TAKEN BY Tenant Mrs.K. Olsen DATE undated		AUCTION	TENDER &c	
All Chattels dealt with on husband's file No. 3375					
Chattels declared by wife very similar to those reported by husband in his letter of July 7/42 referred to in Column 1.					

ILE No. 3375

REG. No. 03781

EXHIBIT No.

Kuniye MATSUGU (wife)

File No. 8830
Reg. No. 00979

CASE No.

VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

FORM "JP"

FILE No. 8830

2 Copies made D.

PERSONAL

BUREAU POWELL STREET

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 1117 - 5

EXHIBIT No.

DATE Oct 12 1948

FILED BY K.A. Christie

NAME: MATSUGU, Kuniye (Mrs. Yuhey)

HOME ADDRESS: 746 E. Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 00979 SEX: Female AGE: 43

OCCUPATION: Housewife

(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: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Yuhey

ADDRESS OF WIFE OR HUSBAND: 746 E. Cordova St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Zenji (M) Isamu (M) Sumy (F) Kunio (M) Yoshiko (F)

ADDRESS OF CHILDREN: Zenji:-200 blk. Powell St., Van., B.C. Isamu:- Solsqua Camp, B. C. Remaining 3 children at 746 E. Cordova St., Van., B.C.

AGE OF CHILDREN: 28, 19, 17, 13, 12.

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

1. LOCATION AND DESCRIPTION: none

2. BUILDINGS AND OTHER IMPROVEMENTS: none

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) none

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 6 room frame house at 746 E. Cordova St., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: husband is owner.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: No rent.

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:

   1 bureau, 1small sofa, 1 dining table and 6 chairs, 4 beds, 1 Kitchen table and 12 chairs, 7 boxes of kitchenware, 5 carpets laid on floors, rubber mats on stairs, 2 small tables in owner's possession at 746 E. Cordova St., Vancouver, B. C. and when declarant is evacuated, she will leave the above articles in their present location and the key will be turned over to Mr. K. Olsen, 571 Richards, Van, B.C. and he will look after all furniture left in house.

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

Landlord's File 3575 (Husband)

FORM "JP

4. INSURANCE CA

5. MORTGAGES, L

OTHERS:

6. MONEYS OWING

7. BONDS, DEBENT

8. BANK ACCOUNT

9. LIFE INSURANC

10. INTEREST IN AN

11. SAFETY DEPOSI

LIABILITIES:

1. PERSONAL DEBT

2. TRADE DEBTS:

I, the undersigned,
tected area as set out a
tures, bonds or other se

I certify that the a
every description in an
and indirect.

Dated this 12th

"A. G. McAr

Witn

FOR DEPARTMENTA

copy of

Date: Ja

ne

none

rdova St.,

, FIXTURES,
EFFECTS:

es in

d

s

Mr. K. Olsen,
eft in house.

REST 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: none

9. LIFE INSURANCE: none

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 May 194 2.

(Signature) "K. Matsugu"

"A. G. McArthur"
Witness

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

Date: January 3, 1948.

E. LaCasse

1117 - 6

EXHIBIT No.
DATE Oct 12 1948
FILED BY K.A. Christie

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

VANCOUVER, B.C.

File 3375.
No. _____ minutes 10.45 A.M. o'clock 21st day of _____ June, 1943.

Cal-81

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

City of Vancouver,
Lot 10,
Block 60,
District Lot 181,
Group 1, New Westminster District,
Plan 196.

Registered Owner: Yuhei Matsugu

Volume 636. Folio 67960 K. Indef.

Registered Charges: Filing 36438, The Custodian, Vesting Order filed.

HOWARD SMITH
GENOA BOND

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgements: None

Mechanics' Liens: None

"W. C. Brown"
Registrar.

To:- Custodian's Office

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: January 3, 1948.

E. LeCasse

1117 - 7

EXHIBIT No.

DATE Oct 12 1948

FILED BY K.A. Christie

Sept 10th 1943.

F. G. Shears,
Director. Department of the Secretary of State
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville St.,
Vancouver, B. C.

Sir: Re: Catalogue 81
Property. 746 East Cordova St.

Enclosed certified cheque for $810.00 balance of $900.00. Kindly have property made in the name of

John Henry & Harriet Blackmore
P.O. Box 513 Vancouver, B. C.

We are British subjects, my occupation is Canadian Immigration Officer in Vancouver Office.

Yours truly

"J. H. Blackmore"

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

Date: January 4, 1948.

E. LeBrasse

File No. 3375 — SUMMARY — December 3rd, 1946

— REAL ESTATE — Reg. No. 03781

Catalogue No: 81

1117 - 8

EXHIBIT No.

Japanese Name: Yuhey MATSUGU,

Oct 12 1948

DATE

Civic Address: 746 East Cordova Street, Vancouver, B. C.

FILED BY K.A. Christie

Legal Description: Lot 10, Block 60, District Lot 181, Plan 196, Vancouver, B. C.

Classification: Dwelling and Garage.

- - - - - - - - - - - - - - - - -

Registered in the name of: Yuhei MATSUGU,

Title: Clear

Sold to: John Henry Blackmore and Harriet Blackmore for $900.00 Cash as September 11th, 1943.

Title delivered to: John H. and Harriet Blackmore as November 3, 1943. Cert. No. 91844-L. Old Certificate in hands of MATSUGU who when requested for it referred us to Norris & McLennan, Barristers, as Sept.18, 1943. Our memo Oct. 2, 1943 indicates that our registration was made without old Certificate.

Funds released to account of: Yuhey MATSUGU as November 3, 1943.

Chattels: Not involved.

Fire Insurance: Transferred to Purchasers.

Remarks: These premises were handled under the Agency of Pemberton Realty Corpn. Ltd. as requested by MATSUGU. They were at first placed in the hands of the Canada Permanent Mortgage Corporation by the Custodian, but changed to Pembertons when ascertained that MATSUGU had desired Pembertsons to handle same. Pembertons reported as June 9, 1942 that this property was in reasonable state of repair. They rented the house to a Mrs. Olsen at $17.00 per month upon evaucation of owner. Installation of bath tub fixtures was made in December 1942 but apart from that no other expenses for upkeep were necessary. One being advised of the sale of his Realty MATSUGU objected under date of July 26, 1944 but later accepted funds arising from the sale.

NOTE: It is noted that the Certificate of Encumbrance June 21, 1943 spells this Japanese name "Yuhei MATSUGU" while he signs his name "Yuhey MATSUGU".

No unusual attention was required in the administration of this property.

(over)

December 3rd, 1946.

SUMMARY - REAL ESTATE - continued

File No. 3375

Remarks:

Assessment Value 1943

Land	$500.00
Improvements	600.00

Appraisal -	$900.00
Sale Price-	900.00

The above Summary is certified to be in accordance with the information on file, December 3rd, 1946.

"B. R. Dusenbury"
B. R. Dusenbury
Office of the Custodian.

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

Date: January 4, 1948.

N. E. LaCasse

0—125M—3-43.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL--6-43 02887 L (1) — 39.99

PAID

Jas L Armstrong Treas.

1943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
19.732 Mills	General Purposes	$ 4,170,227.41
15.219 "	Interest and Instalments	3,216,282.81
17.129 "	Schools	3,619,975.68
52.080 "	Gross	$11,006,485.90

CITY OF VANCOUVER
TAX STATEMENT, 1943

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943

Land	$111,204,915
Improvements	100,133,140
Total Value for Taxation	$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed
EXHIBIT No. 1117-9
DATE OCT 12 1948
FILLED BY K A Bourdin

ASSESSED VALUE: IMPROVEMENTS	ASSESSED VALUE: LAND	VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS: CONSOLIDATED: CAPITAL SUM	CONSOLIDATED: INSTALMENTS DUE	NOT CONSOLIDATED: 1940 & PRIOR	NOT CONSOLIDATED: 1941	NOT CONSOLIDATED: 1942	LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1943
600	500	800							41 66-Δ	41 66☆		1 67		39 99☆Δ 108.41
PAYMENT ON A/C APPLIED														

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1943.
3% if paid on or before 3rd August, 1943.
2% if paid on or before 3rd September, 1943.
1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

3375
#03781
GA

(Yuhei MATSUGU)

Yuhei Matsuya,
% The Custodian of Enemy Property.
B1512

B1512 LOT. 10
BLK. 60
D.L. 181

ROLL No. Description of Property

NOTE.—Is your property correctly described?

746 E Cordova St.

13

File No. 3375

-- SUMMARY --

December 3rd, 1946

-- PERSONAL PROPERTY--

Yuhey MATSUGU,
Reg. No. 03781

EXHIBIT No. 1117 - 10
DATE Oct 12 1948
FILED BY K.A. Christie

CHATTELS: - See Chattels Schedule

NOTE: - No Furniture or personal effects are declared by MATSUGU in his registration dated April 13th, 1942. His wife, Kuniye MATSUGU (File 8830) on page 2 of her registration declared considerable Household effects. These were dealt with on the husband's file #3375 and the proceeds of sales were placed to his credit and later remitted to him. Some chattels of Mrs. Hatsu KURITA and Mrs. Haruko SHINTANI were among the chattels at this address. As September 7, 1944 transfers were made to these accounts and the net remaining proceeds regarded as those of the MATSUGUS. Under date of ltr. July 7/42 Yuhey MATSUGU gave list of certain chattels resembling list declared by his wife. (File (8830).

REFUND

A refund of $5.27 on account of Income Tax was received drom the Provincial Government and credited to Yuhey MATSUGU as Oct. 30, 1942. Later as December 22nd, 1942 a cheque was forwarded to him for this amount.

SPECIFIED ARTICLES

A radio was received form R.C.M.P. their No. 551, in the name of Yuhey MATSUGU on January 27th, 1944. It was sold January 27th, 1944 for a net amount of $14.08 which amount was credited to his account on our books. NOTE: - The Japanese registration No 00979 is that of Mrs. MATSUGU.

This amount is being held pending receipt from him of R.C.M.P. radio receipt. He has been asked to forward this receipt (Apr. 28/45) and is again being written to about. it.

No Cameras, Fire Arms, Vessels or other radios are revealed on the file.

No other Personal Property of Yuhey MATUSGU is revealed on the file.

The above Summary is certified to be in accordance with the information on file, December 3rd, 1946.

"B. R. Dusenbury"
B.R. Dusenbury
Office of the Custodian.

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

Date: January 4, 1948.

M. E. LeBasse

CHATTEL SCHEDULE

December 4th, 1946

1117 - 11

EXHIBIT No.

DATE Oct 12 1948

FILED BY K.A. Christie

Files Nos. 3375/8830

Yuhey MATSUGU, Reg. No. 03781
Kuniye MATSUGU, Reg. No. 00979

Declared.	Inventory signed by Tenant Mrs. Olsen File 3375	Sold at Auction File 3375	Abandoned.
J.P. form File 3375 April 13/42. None." Ltr. July 7/42. Washing Machine 2 Single beds inc. springs 3 double beds " 2 mattresses (1 single & 1 ¾) 2 small tables 1 dining table & 8 chairs 1 kitchen table 12 chairs 2 bureaux with mirrors 8 boxes of kitchenware Carpenter tools Miscellaneous Carpets on 5 rooms Rubber mats on stairs File No. 8830 J.P. Form 12 May/42. 1 bureau 1 small sofa, 1 dining table 6 chairs 4 beds 1 kitchen table 12 chairs 7 boxes kitchenware 5 carpets laid on floors, rubber mats on stairs etc. (see file 8830)	Washing machine 3 single beds 3 double beds) inc. springs 2 mattresses - 1 single & 1 ¾) 2 small tables 1 dining table 8 chairs 1 kitchen table and 12 chairs 2 bureaux with mirrors 8 boxes kitchenware Carpenter tools Miscellaneous carpets on 5 rooms rubber mats on stairs	Clarion Jr. Mantel radio Rubber pads Platter, plates & bowl 2 Glass bowls 3 glass bowls Iron pot 3 bowls 2 glass bowls Bowl & contents 2 lots crockery 2 dolls Tray & contents & Gum boots Bowl, bed pan & contents 2 lots crockery 4 Flat vases Roast pan Copper boiler Hose Bowl & contents 3 pictures Cake plate & 3 bowls Vase Smoker stand Tray, 3 lacquer boxes & 3 plates 4 pictures 11 boxes dolls Thermos Clock & Bowl Xmas decorations Bowls Lamp shade, ornament & 2 bowls 6 bowls 12 dishes 3 bowls Lamp 3 bowls 3 bowls Shaker 5 Platters Large Plate	File 3375. 4 old White beds 4 old white spring given to War Salvage. see memo Mr. Spain 11/12/43 "M.D.H. Davidson"

Files No. 3375/ 8830

CHATTEL SCHEDULE

December 4th, 1946

Declared	Sold at Auction		Remarks:
see Page 1.	4 doz. pencils	Couch	See Mr. Green's memo Sept 7/44
	Tea set	6 dining chairs	re transfers of chattels
	Lacquer ware		belonging to two other
	Lacquer tray		Japanese. File 3375.
	Tray		
	Tray		See also Mr. Spain's memo on
	6 glasses		Nov. 19/43 re Washing Machine
	Plates		of HATANAKA, File 1392 which was
	Wooden Ornament		shipped by B.C. Sec. Com.
	Box crockery		on File 8830.
	Plates		
	Box lacquer bowls		
	Gum boots		
	Dish pan & contents		
	3 vases		"M.D.H. Davidson"
	3 vases		
	Box tools		
	Blinds - 3pans		
	Box toys		
	Lacquer ware		
	2 boxes Ceremonials		
	End table		
	Gramaphone		
	Table		
	Cabinet		
	Dresser		
	Buffet		I hereby certify that the foregoing words are a true
	Stool & Table		copy of the original whereof they purport to be a copy.
	5 Chairs		
	Chest of drawers		Date: January 4, 1949.
	Dining table		
	2 chairs		
	6 chairs		
	2 stands		
	2 pieces lino		
	Desk		
	Bed & spring	Lawn mower	
	Bed & spring	Peevie & mattock	
	Bed & spring	Axe	

File No. 3375 December 11, 1943.

MEMORANDUM

To: The File

From: Mr. G. B. Spain

Re: 746 East Cordova St.

The undermentioned articles were condemned by the auctioneer as being unsaleable:-

4 old White Beds

4 old Wire Springs

These articles have been given to the War Salvage.

GBS/ms

"G.B.S."

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

Date: January 4, 1949.

E. L. Bassett