

<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
1525						SPECIAL OF \$250.00				250.00
<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	% of Total
<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	% of Total	
TOTAL RECOMMENDATION										250.00



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CASE NO: 1133

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 15, 1948.

IN THE MATTER OF THE CLAIM OF

MASSA MASUI

PROCEEDINGS AT HEARING

Original.



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

3  
4 JAPANESE PROPERTY CLAIMS COMMISSION

5  
6 B E F O R E  
7 HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

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9  
10 Toronto, Ontario,  
11 October 15, 1948.

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13  
14 IN THE MATTER OF THE CLAIM OF  
15 MASSA MASUI

16  
17 PROCEEDINGS AT HEARING

18  
19 APPEARANCES:

20 K.A. CHRISTIE, ESQ., K.C., appearing for the  
Dominion Government,

21 R.A. BEST, ESQ., appearing for the  
22 Claimant.

23  
24 A. SMITH, ESQ., Secretary,  
25 G.N.R. UPTON, ESQ., Official Interpreter,  
26 A.G. VEITCH, ESQ., Official Reporter.

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M. Masui,  
Dir.ex.

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MASSA MASUI, the claimant herein, being first  
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature?

A. It is my signature.

Q. Was that record prepared upon your instructions?

A. That is so.

Q. And do you swear the contents of it are true?

A. They are true.

MR. BEST: I am tendering as Exhibit 1 the  
Real Estate Other than Farm Land, particulars.

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

Q. I understand that before evacuation you  
lived at 1023 MacLean Drive, Vancouver. Is that correct  
Mr.Masui?

A. Yes.

Q. And you are claiming now for your loss  
on that house. Is that the situation?

A. That is right.

Q. According to your claim as filed you  
bought this house in 1937 for \$1750.; is that the  
situation?

A. Yes.

Q. Now, there are several rather large items  
of repairs apparently done between 1939 and 1942,  
electrical outlets installed?

A. Yes.

Q. Making a room in the basement?

A. That is right.



M. Masui,  
Dir.ex.

1 Q. And repairs to the walks and fences as  
2 well as reshingling the roof?

3 A. That is right.

4 Q. Did you, yourself, do that work or did you  
5 have someone else do it?

6 A. My brothers and my father were with me.  
7 I have four brothers and my father. They all chipped  
8 in and did the repairs.

9 Q. So that you did not have to pay out very  
10 much money for labour?

11 A. That is right.

12 Q. I see.

13 I wonder if my friend could file the appraisal?

14 MR. CHRISTIE: I tender as Exhibit 2 the apprai-  
15 sal of Messrs Johnson, Reeve and Watson, dated  
16 July 19, 1943, and the appraised amount is \$1500.

17 (APPRAISAL, JULY 19, 1943, MARKED EXHIBIT  
18 NO.2)

19 MR. BEST: Q. I understand that at the time  
20 of the evacuation you still owed something on the  
21 mortgage on this house. Is that correct?

22 A. Yes.

23 Q. And the balance was paid off out of the  
24 proceeds of the sale of the house?

25 A. That is correct.

26 Q. Was it the London & Western Trust Company  
27 which held that mortgage?

28 A. No. It was the Ontario Debenture & Loan.

29 Q. Do you know the London & Western Trust  
30 Company? A. No, I do not.



M. Masui,  
Dir.ex.

1 Q. You have never had any dealings with them?

2 A. No, I have not.

3 Q. Now, apparently your house was rented for  
4 \$35. per month at the time of evacuation. Did you  
5 rent it, yourself?

6 A. No. We had rented it through McGregor,  
7 Johnson & Thomas who, in turn, were the agents for  
8 the Ontario Debenture & Loan Company.

9 Q. You had been making your payments on the  
10 Ontario Debenture mortgage through McGregor, Johnson?

11 A. Yes.

12 Q. And they were the ones who rented your  
13 house for \$35. per month?

14 A. That is correct.

15 Q. And I take it that was the situation when  
16 the Custodian took over? A. Yes.

17 Q. And McGregor, Johnson merely paid the  
18 \$35. over to the Custodian on your account. Is that  
19 what happened?

20 A. I imagine so, yes.

21 Q. I notice there is a remark on your claim  
22 that the cost of \$1750. in 1937 was a bargain for  
23 this house?

24 A. Yes.

25 Q. Why do you say that?

26 A. We shopped around quite a bit for a house  
27 and that was the most pleasant one we could find around  
28 that price. The others were really in a dilapidated  
29 condition and were not worth buying.

30 MR. CHRISTIE: I tender as Exhibit 3 the Tax



M. Masui,  
Direx.

1 Statement of the city of Vancouver for the year 1942,  
2 on which is noted the assessed value of the land  
3 which seems to be \$1500.

4 (TAX STATEMENT, 1942, CITY OF VANCOUVER,  
5 MARKED EXHIBIT NO. 3)

6 MR. BEST: Q. I wonder if you could just  
7 tell us. You say your house was a two-storey house?

8 A. That is correct.

9 Q. In the Johnson, Reeve valuation they say  
10 one and one-half storeys. What do you say about  
11 that? A. It was two storeys. There were four  
12 rooms upstairs and there was a large hall and a  
13 bathroom and the lavatory, and a linen closet. You  
14 could hardly expect one-half storey to have all that  
15 upstairs.

16 Q. What do you say about the desirability  
17 of this particular residential district around  
18 1023 MacLean Drive?

19 A. From your standpoint it was very desirable.  
20 My brothers were all going to highschool at that  
21 time and the school was quite near. On top of that  
22 it was a very nice district.

23 Q. Was it a commercial, industrial or purely  
24 residential district?

25 A. It was purely residential.

26 THE SUB-COMMISSIONER: Q. Were your ceilings  
27 upstairs sloping or straight right across?

28 A. Well, there was an attic on top.

29 Q. Your upstairs bedrooms ---

30 A. There was a little slope on each side.



1 MR. BEST: I think my friend has a photograph  
2 of the premises.

3 MR. CHRISTIE: I will file as Exhibit 4 a photo  
4 of the property taken May 3, 1943.

5 (PHOTOGRAPH OF CLAIMANT'S PROPERTY, TAKEN  
6 MAY 3, 1943, MARKED EXHIBIT NO.4)

7 MR. BEST: It is obviously a two-storey house.

8 Q. What do you say about the front verandah  
9 of the house? Was it in good or poor repair?

10 A. Well, as far as I know it was in quite good  
11 condition at the time I left.

12 Q. Now, there is a remark on the appraisal  
13 that it has settled. I take it that means that  
14 perhaps it was sloping towards one end or the front?  
15 What do you say about that?

16 A. I did not take too much notice of it at  
17 the time but it could have happened after we had  
18 left. I do not know; I am not sure of that.

19 Q. You say it was not settled before you  
20 left? A. I do not think so.

21 Q. What about the wiring in this house,  
22 because I notice that you in your claim say that some  
23 electrical outlets were installed in 1939?

24 A. Yes.

25 Q. And the appraisal says the wiring and  
26 switches are old.

27 A. We had them installed. At that time we did  
28 not know that it had to be inspected by the city  
29 inspector when we were putting them in. There was  
30 quite a fuss about that but they did approve of it  
after. They gave us the o.k. on it.





M. Masui,  
Dir.ex.

1 Q. Was there any wiring in the house when you  
2 bought it in 1937?

3 A. Yes. There was wiring in the house.

4 Q. So that you did not change it at all when  
5 you put these outlets in, in 1939?

6 A. I donot believe we did. I am not sure.

7 Q. The situation would be then that there  
8 was some wiring which was fairly old ---

9 A. We did not change the complete wiring at  
10 all, no.

11 Q. I see. A. We did not change the  
12 complete wiring.

13 Q. What was the condition of the plaster,  
14 particularlyof the walls in the bedrooms?

15 A. They were in pretty good condition when we  
16 left, in the bedrooms.

17 MR. CHRISTIE: At the request of counsel for the  
18 claimant I am filing a statement by the London &  
19 Western Trust Company Limited, dated April 28, 1942.

20 (STATEMENT, APRIL 28, 1942, MARKED EXHIBIT NO.5)

21 MR. BEST: That is all, I think, your honour.

22

23 CROSS-EXAMINATION BY MR. CHRISTIE:

24 Q. Mr. Masui, I produce here a J.P. Form, dated  
25 April 11, 1942. Whose signature is that?

26 A. That is mine.

27 MR. CHRISTIE: I wile this as Exhibit 6.

28 (J.P. FORM, MARKED EXHIBIT No.6)

29

30



1 Q. When you purchased this house in 1937  
2 how old was the house?

3 A. Well, I do not know. I did not get into  
4 that at all, so I really do not know how old the  
5 house was.

6 Q. What was the condition of the front  
7 verandah? A. At the time of the purchase?

8 Q. When you left it in 1942?

9 A. The condition was that it was in pretty  
10 good shape when we left it in 1942.

11 Q. Was this house built of drop-siding  
12 lumber, do you know?

13 A. It is a frame house, but it has shingles  
14 on the side, I do believe. It has shingles on the  
15 side.

16 Q. What plumbing facilities were there in the  
17 house? A. The regular plumbing facilities;  
18 a bathroom and a lavatory. Incidentally, the  
19 lavatory was repaired just before we went away, inside  
20 and out.

21 Q. I think that is all, thank you.

22 Do you want this document in?

23 MR. BEST: Yes; to make sure.

24 MR. CHRISTIE: I am tendering as Exhibit 7 at  
25 the request of counsel for the claimant a statement  
26 by Kerr & Kerr Limited with reference to the pro-  
27 perty which was inspected by the writer of this  
28 statement on May 19, 1942.

29 (STATEMENT, MAY 19, 1942, MARKED EXHIBIT  
30 NO.7)



1 MR. BEST: That is the case.

2  
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4 MR. CHRISTIE: It is submitted that this  
property was sold at its fair market value.

5 I have certain exhibits to file.

6  
7 Exhibit 8 will be a tender by Duncan H. Gavin,  
dated July 10, 1943.

8 (TENDER, JULY 10, 1943, MARKED EXHIBIT NO.8)

9 I file as Exhibit 9 the Certificate of Encumb-  
10 rance.

11 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT  
12 NO.9)

13 Exhibit 10 will be the Real Property Summary.

14 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.10)

15 Exhibit 11 will be a letter of McGregor, Johnson  
16 & Thomas, dated January 12, 1943.

17 (LETTER, JANUARY 12, 1943, MARKED EXHIBIT  
18 NO. 11)

19 That concludes the defence.

20 MR. BEST: Was that letter to the Custodian?

21 MR. CHRISTIE: That letter was to the  
Custodian.

22 MR. BEST: Can I see it as soon as it is marked?

23 MR. CHRISTIE: Yes. Would you like to cross-  
24 examine on it at all? There is not very much in it.

25 MR. BEST: No.

26  
27 (PROCEEDINGS ADJOURNED SINE DIE)

28  
29 I hereby certify the foregoing to be a true and  
accurate transcript of the proceedings herein.

30 *A.G. Veitch*  
A.G. VEITCH"

Official Reporter.



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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.

JAN 14 1948

base no 1158

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

3644  
Toronto

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

(1) NAME MASUI MASSA (Roy) (RCMP) Reg. No. 02310  
(Print) Surname Given Name

(2) Pre-Evacuation Address 627 E 2nd Ave. r 1182 St. 7th Ave Vancouver BC

(3) Present Address 113 McCaul St. Toronto Ont

(4) REAL ESTATE  
(a) Street Address (if any) 1023 MacLean Drive Vancouver BC  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Sub Div D of Lots 3-6 Block 31 Sub Div J of W.D.L. 182 GR 1 N.W.D. Plan 2805

(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) - - - - - \$ 3000.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 1396.67  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1603.33

(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) - - - - - \$ \_\_\_\_\_

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter at the hearing? Yes or no. no.

*Toronto*

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 )  
County of York )  
TO WIT: )

I, Massa Masui of the City  
of Toronto 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 10th day of January )

*M. Masui*

A.D. 1947 8. *RA Best* 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.

MASUI, M.

(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

EXHIBIT No. 1183-1

DATE OCT 15 1948

FILLED BY

R. A. Best

02310

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)

7 & Bathroom,  
Pantry

Frame

Residence

33 X 80

1937

Nov. 5

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$ 1,750.00

1939 -

\$ 3,000.00

Electrical Outlets installed

Made room in basement

Repairs on walks & fences, etc. \$ 350.00

1942 -

Re-shingled roof

175.00

1942 - 1943

Repairs made while evacuated  
by agent

189.88

Comments re upkeep of premises:

Assessment: 1942: Land \$ 300.00

Improvements 1,200.00

1,500.00

~~Cost~~ Rent \$35.00 per month at time of evacuation

Cost of \$1,750.00 for home was a bargain

Comments re Appraiser's report not covered above:

~~Statement~~

Home in Good shape at time of Evacuation

Estimated Value

\$ 3,000.00

Sold by Custodian

1,525.00

Claim

\$ 1,475.00

*M. Masui*

Signature

EXHIBIT No. 1133 - 2

DATE Oct. 15 1948

FILED BY

K. A. Christie

JOHNSON, REEVE AND WATSON

R.P.S

Bank of Nova Scotia Building  
602 West Hastings Street,  
Vancouver, B. C.

19th July, 1943.

The Custodians' Office,  
Vancouver, B. C.

File No. 3644

Dear Sir:

Catalogue No. 149  
Sub. "D" of Lots 3 to 6 Block 31 D.L. 182"J"  
1023 McLean Drive

Location

We have inspected this property and beg to report as follows:-  
East end residential district. Not very desirable.

Land

33' x 80'. Wood walks.

Building

(1) 1½ storey framehouse 22' x 30' stone wall foundation.  
Siding walls, shingle roof with 2 large dormers. 1st floor,  
3 rooms and pantry. 2nd floor, 4 rooms and bathroom. Basement,  
concrete floor (poor), hot air furnace, laundry tubs.

Condition

35 years old. Roof re-shingled not long ago. Siding and  
other exterior wood work needs repairs and paint. Front  
verandah settled. Chimney settled and cracked. Wiring  
and switches old. Plaster loose and broken on stairs and  
2 bedrooms.

Rent

(2) Cheap, 1 car garage, plank floor.

City

\$35. (House occupied by two tenants)

Assessment

\$1,500 (Land \$300. Building \$1,200).

Taxes

\$48.85

Appraisal

The rent obtained is very high and will be reduced when the  
housing shortage is relieved. In view of this and the poor  
condition of the house, also the small area of the lot, we  
are of the opinion that the market value of this property  
is not more than \$1,500.

Yours faithfully,

JOHNSON, REEVE & WATSON  
per "D. W. Reeve"

I hereby certify that the foregoing words are a true copy of  
the original whereof they purport to be a copy.  
Jan. 6, 1949

*C. MacLellan* E.L.



**IMPORTANT**

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

**1942**

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

DETAILS OF GENERAL LEVY		
Rate on \$		Taxes Levied
20.000 Mills	General Purposes	\$ 4,198,887.56
15.319 "	Interest and Instalments	3,216,246.99
16.761 "	Schools	3,518,931.97
52.080 "	Gross	\$10,934,066.52

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.

EXHIBIT No. 1133-3

DATE OCT 15 1948

*James paid by Ontario Loan*

*K. D. Christie + Sabentur Soc.*

*See letter McLean Johnston*

Notice Mailed *Thomson Aug 1 / 42*

**CITY OF VANCOUVER  
TAX STATEMENT, 1942**

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1942	
Land	\$112,324,869
Improvements	97,619,509
Total Value for Taxation	\$209,944,378
Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.	

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/C'S IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1942	CURRENT GENERAL TAXES 1942	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1942
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED								
			CAPITAL SUM	INSTALMENTS DUE	1939 & PRIOR	1940	1941						
1200	300	900						3 85	46 87Δ	50 72*	1 87	48 85*Δ	
PAYMENT ON A/C APPLIED													

*Not correct  
See letter Sept 29*

**PAID**

REBATE ON CURRENT GENERAL TAXES:  
 4% if paid on or before 3rd July, 1942.  
 3% if paid on or before 3rd August, 1942.  
 2% if paid on or before 3rd September, 1942.  
 1% if paid on or before 3rd October, 1942.

**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.

*3644*

Massa R. Masui, AAA  
 1023 McLean Dr.,  
 Vancouver, B. C. B3502

B3502 LOT. D/3to6/31  
 BLK. J  
 D.L. 182

ROLL No. Description of Property

NOTE.—Is your property correctly described?

EXHIBIT No. 1188-4

DATE OCT 15 1948

FILLED BY K. A. Christie

R.P.7

MASUI, Massa  
1023 McLean Drive, Vancouver, B.C.  
Evac. File 3644



Picture Taken May 3, 1943

EXHIBIT No. 1133 - 5

DATE Oct. 15 1948

FILED BY

H. A. Christie

Ref: Your file No. 02310  
Ourfile No. 6541/15  
April 28, 1942

Massa Masui,  
1182 W. 7th. Ave.,  
Vancouver, B. C.

*Owned by  
Takue Kabnechou 314  
Lots 1 + 2 Blk 314  
DL 526  
#10467*

1182 West 7th Avenue

1. The property is located on the corner of 7th Ave. West and Alder St., entrance on 7th Ave., property in sawmill & industrial district.
2. This is a ten room frame house located about thirty feet from the street and five feet up from the street, house in fair condition, grounds unkept, eighteen fruit trees at side of house and along front of property; house requires paint. Lot 60 x 120. No garage on this property.
3. No inventory taken, family of evacuee still living in house.
4. None
5. Clear title
6. We recommend that the property be rented to suitable tenant.

1023 McLean Drive

1. This property is located on West side of street and the fourth property south of Parker St., in good district, chiefly city workers' homes.
2. Two storey frame house, full basement, cement floor, garage, entrance to garage, lane at rear of property; roof of house has been newly shingled. Lot 33 x 66.
3. No inventory of effects taken, family of evacuee still living in house.
4. Insurance Policy: Employers Liability Assurance Corporation \$1700.00 - expires April 1st, 1943. Premium paid. (Verified.)
5. Balance owing on Agreement for Sale held by the Ontario Loan & Debenture Co., London, Ont., is \$355 with interest @ 6%. The original amount of Agreement for Sale \$1750.00 (Verified.) Agreement dated Oct. 9/1939. All payments on the above agreement were paid promptly.
6. We recommend that the property be rented when the evacuees vacate premises.

THE LONDON & WESTERN TRUSTS COMPANY LTD.

Per "G. W. Hamilton"

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

Jan. 6, 1949

*C. McLaughlin*

BUREAU HASTINGS PARK  
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

1133 - 6

NAME: MASUI Massa

EXHIBIT No.

Oct. 15/48

HOME ADDRESS: 1182 W. 7th Ave., Vancouver, B. C.

DATE

FILED BY

K. A. Christi

REGISTRATION NUMBER 02310 SEX: Male AGE: 29

OCCUPATION: Cleaner

(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: H. Miyazawa, 620 E. 10th. Ave., Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Eiko F# 13166 yellow card

ADDRESS OF WIFE OR HUSBAND: 1182 W. 7th. Ave., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Marilyn

ADDRESS OF CHILDREN: 1182 W. 7th. Ave., Vancouver, B.

AGE OF CHILDREN: 2.

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

1. LOCATION AND DESCRIPTION: 1023 McLean Drive, Vancouver, B. C. - 1 Lot.

R Block No. J. - (Lot D-3 to 6 - 31 Bk. J. D 1182) correct descr.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room house - (frame construction)

(garage (single), green house.

3. INSURANCE (Give particulars; state where policies are) Insurance on property is in

declarant's possession and he is unable to give particulars. 1023 McLean Drive,  
Vancouver, B. C.

4. TAXES (Amount and where payable) \$60.00 (approx.) paid to the Vancouver City Hall,  
1941 taxes paid.

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

Balance on house \$350.00 paid on installments to Ontario Devonshire and Loan Co.,

London, Ontario.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant's father and  
family - T. R. Takayesu - step father.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: MacGregor, Johnson and Thomas,  
414 W. Pender St., Vancouver, B. C.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: None

4. INSU

5. MOR

6. MON

7. BON

12 \$5

8. BAN

9. LIFE

10. INTE

11. SAFE

LIABILIT

1. PERS

2. TRAD

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Dated

FOR DEP

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: None
- 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

and Thomas,  
Vancouver, B. C.

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)  
12 \$5.00 War Saving Certificates - in owner's possession.

8. BANK ACCOUNTS: ..... None .....

9. LIFE INSURANCE: Sun Life Assurance Co., for \$1,000.00 - 30 year endowment -  
\$32.00 per year-Beneficiary-wife Eiko-Policy No. unknown. Policy in  
owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS ..... None .....

11. SAFETY DEPOSIT BOX: .....

**LIABILITIES:**

1. PERSONAL DEBTS: ..... None .....

2. TRADE DEBTS: ..... None .....

**I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the pro-  
tected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debent-  
tures, 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 11th day of April 1942

(Signature) "M. Masui"

"Charlotte Wilks"  
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 Jan. 7, 1949

*C. McBlighan*  
b.d.

EXHIBIT No. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 FILED BY K. A. Christie

Registration number 11976  
 TAKAYESU, Kahoru (Mrs. Tara)  
 1023 McLean Drive, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

1023 McLean Drive, Vancouver, B.C. Sub. "D"  
 of Lots 3 to 6, Block 31, Sub. "J" of D.L. 182,  
 Group 1, New Westminster District, Plan 2805.

OWNERSHIP:

ROY MASUI, Step-son of Mrs. Takayesu. Mrs. Takayesu advises that her step-son is holding the property in trust for her. (The property is registered in the name of Ontario Land and Debenture Co., London, Ont. Purchased under Agreement for sale by Roy Masui.)

BUILDING:

A large frame and shingle dwelling on the West Side of McLean Drive just North of Venables St. The house contains hall, living-room, dining-room, kitchen and pantry on the ground floor. Open stairway to four bedrooms, standard bathroom with separate toilet. Concrete basement, stone foundation, hot air heating plant, sawdust furnace which is partly dismantled. Frame garage at the rear of the property.

LAND:

The size of the Lot is 33 x 80.

TAXES:

No arrears.  
 1942 taxes, gross \$50.72, rebate \$1.87, nett \$48.85.

ASSESSMENT:

Assessment of Land	\$300.00
Assessment of Building	<u>1200.00</u>
Total Assessed Value	<u>\$1500.00</u>

INSURANCE:

Regarding Insurance, we discussed this with Mrs. Takayesu and she advised that there was insurance on the property. We presume it is in the amount as shown on the form of the Office of the Custodian. She also advised that her daughter-in-law Mrs. Katsumi Takayesu would bring the policies in to this office or to the Office of the Custodian.

FINANCIAL POSITION:

The financial position of this property is fair. As shown above it was purchased from the Ontario Land and Debenture Company by Roy Masui on behalf of his step-mother under Agreement for Sale. We are advised that at the present time there is \$375.00 still owing on the said Agreement, to be paid to McGregor, Johnston and Thomas, 448 W. Pender Street, Vancouver, B. C. who are Agents for the Ontario Land and Debenture Company. This amount is payable to them at the rate of \$25.00 per month.

Regarding Mrs. Takayesu's personal financial position, she states that she has paid the \$9.00 owing on the Vacuum Cleaner to the Goblin Vacuum Cleaners, Dominion Bank Building, and that she has no other personal liabilities. She also states that she has practically no money on hand.

FURNITURE: In connection with the list of furniture which is shown on the Office of the Custodian Form, the writer checked these items and found them to be on the property. Mrs. Takayesu requests that she be allowed to take one "Easy" Electric Washing Machine and one Cabinet Phonograph with her. The balance of the articles are to be placed in storage by the Custodian.

REMARKS: The above dwelling is also occupied by Mrs. Chigi Umazuki who is Mrs. Takayesu's daughter. She has a very large amount of furniture situated in the dwelling at the present time which she desires placed in storage. As we have reported on this property may we suggest that it might be advisable to also let us have the form covering Mrs. Umasuki's furniture, to eliminate any over-lapping.

RECOMMENDATIONS:

We recommend that the above property be rented unfurnished to a reliable tenant immediately upon the evacuation of Mrs. Takayesu, which we understand will take place on or about May 28th 1942. We would then collect the rents and pay the necessary monthly payment to McGregor, Johnston & Thomas under the Agreement for sale, namely \$25.00 per month, if this is satisfactory to your Department, or forward them to the office of the Custodian, if so instructed by you.

THE RENTAL VALUE:

The unfurnished rental value of the property is \$35.00 per month.

THE SALE VALUE:

A price of \$1800.00 gross would be the maximum value that we feel could be procured on today's market.

The above property was inspected on May 19th 1942 by the writer.

KER & KER LTD.

Per

"Alan N. Ker"

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

Jan. 6, 1949

*C. McHughan*  
E.D.



EXHIBIT No. 1133 - 8

DATE Oct. 15 1948

FILED BY K. A. Christie

414 West Pender Street  
Vancouver, B. C.  
July 10th, 1943.

R.P.3

The Custodian  
506 Royal Bank Bldg.  
675 West Hastings Street  
Vancouver, B. C.

Dear Sir:

Re: 1023 McLean Drive-Vancouver, B. C.  
Lot "D" Lots 3-6, Blk. 31, Sub "J",  
D. L. 182  
Catalogue Parcel Number 149.

I hereby tender an offer to purchase the above mentioned property for the sum of \$1000.00 cash, and enclose herewith my certified cheque in your favour for the amount of \$100.00 in accordance with your requirements.

Yours very truly,

"Duncan H. Gavin"

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

Jan. 6, 1949

*C. J. (Lugham)*  
E.C.

R.P. 1

EXHIBIT No. 1133 - 9

DATE Oct. 15 1948  
FILED BY

K. A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B. C.

File 3644

Nb. ....minutes 2.30 P.M. o'clock 21st day of January, 1943.

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

City of Vancouver,  
Subdivision "D",  
of Lots 3 to 6,  
Block 31,  
Subdivision "J",  
District Lot 182,  
Group 1, New Westminster District,  
Plan 2805

Lot 149

viz:

Registered Owner: The Ontario Loan & Debenture Company

Volume 754, Folio 97445 K. Indef.

Registered Charges: 8584 M. 8/4/38. 12. 18. Massa Roy Masui. Right to Purchase for \$1750. Int. 6%.  
Filing 35595, Vested in the Custodian.

02310

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" Registrar.

To:- Custodian Office

4 "C. W. W." "A.M."

In

Handwritten initials

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

Jan. 7, 1949

Handwritten signature: C. Mc Clegherty

HOWARD SMITH

DATE Oct. 15 1948

FILED BY K. A. Christie

REAL PROPERTY SUMMARY

File 3644

JAPANESE NAME: Massa Masui - Reg. No. 02310

CATALOGUE NO: 149

PROPERTY ADDRESS: 1023 McLean Drive, Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision "D" of Lots 3 to 6 Block 31 Subdivision "J", District Lot 182 Group 1 New Westminster District, Plan 2805.

TITLE: In the name of the Ontario Loan &amp; Debenture Company.

ENCUMBRANCE: 8584-M - 8th April 1938, Right to Purchase to Massa Roy Masui for \$1750.00.

Vesting 35595 @ 21st June 1943.

ASSESSED VALUE: 1942 -

Land	\$300.00		
Improvements	\$900.00	Total \$1200.00	Taxes \$46.87.

CLASSIFICATION: City lot and dwelling. Mr. D. W. Reeve, in making his valuation for this property reported the district as not very desirable residential. The buildings on the property were a 1½ storey frame house 22 x 30, 7 rooms, stone wall foundation with basement with concrete floor in poor condition, and hot air furnace. Building about 35 years old and needing considerable repair. There was a one car garage on the property. At that time house was occupied by two tenants. His valuation of the property was \$1500.00.

## HISTORY OF ADMINISTRATION:

The property was rented by McGregor Johnston & Thomas Ltd., agents appointed by Masui, to Lawson Hewitt as from the 6th June 1942 at \$35.00 per month. Hewitt later vacated the property and permitted J. A. STRAUB to take possession as tenant, which change of tenancy was consented to by Massa Masui. The total revenue from rentals received from Hewitt & Straub for the period 6th June 1942 to date of transfer of control of property - 6th November 1943, 17 months, at \$35.00 per month was \$595.00. Debits for expenses during this period amounted to \$499.08, leaving a net operating credit of \$145.92.

The Agreement of Sale registered as above, was dated the 9th October 1937. Of the consideration of \$1750.00 - \$300.00 was paid cash and the balance was to be paid \$25.00 monthly until the whole of the remaining principal and interest was paid in full, the vendor to pay all taxes, assessments and rates. McGregor Johnston & Thomas as agents for the vendor reported on the 1st April 1942 that the amount owing on the Agreement of Sale, principal and interest, was \$380.90. This balance was reduced from the revenue and at the date of closing adjustments stood at \$348.99, which was paid on the 15th November 1943. A Deed from the Ontario Loan & Debenture Co., bearing date 29th October 1943, and conveying to Massa Roy Masui, was received and registered on the 17th November 1943.

SOLD: To Jane Garvin of the City of Vancouver for \$1525.00. Sale approved by the Advisory Committee on the 6th October 1943. Title transmitted

to the Custodian and Deed dated 3rd November 1943 to the purchaser was granted and registered on the 17th November 1943.

FUNDS: Released to the credit of Massa Masui, sale price \$1525.00, plus rentals from Hewitt & Straub - 17 months at \$35.00 per month - \$595.00, total \$2120.00; less Certificate of Encumbrance \$1.00, insurance \$9.35, commission rentals \$29.75, commission on sale \$76.25, repairs \$78.13, sundry \$26.95, taxes \$99.57, registration fee \$15.30, valuation \$5.00, advertising \$4.00, closing adjustments \$103.78, total \$449.08. Out of revenue was also paid in full, Agreement of Sale \$348.99, total \$798.07. Net amount released \$1321.93.

TITLE: C. of T. 93737-L in the name of Jane Garvin issued on the 25th November 1943. This C. of T. was sent by the Titles Department to Mr. P. H. Russell of the Custodian Office. There is no record on file of delivery to purchaser.

OLD C. OF T.  
NO. 97445-K: Sent to the Land Registry Office for cancellation 17th November 1943.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

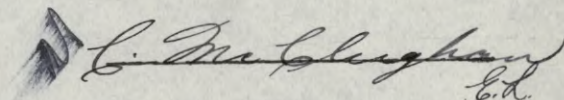
DATED June 25th, 1946.

"Ian Macpherson"

IM:ML

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

Jan. 7, 1949

  
L. Macpherson  
L.M.

1133 - 11

EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct. 15 1948  
FILED BY \_\_\_\_\_ K. A. Christie  
\_\_\_\_\_

McGREGOR JOHNSTON & THOMAS

414 Pender Street West  
Vancouver, B. C.

12th January, 1943.

The Custodian  
Japanese Evacuation Section  
Royal Bank Bldg.  
Vancouver, B. C.

Dear Sir;

Re. Masui-1023 McLean Drive  
(Your File No. 3644)

In reply to your letter of the 8th. inst. we beg to advise you that we paid the taxes for 1942, amounting to \$50.72, on the 16th October, 1942.

We have a balance of \$50.03 on hand against which we are remitting <sup>\$50.00</sup> to the Ontario Loan & Debenture Company to take care of the monthly payment due that Company for November and December, 1942.

The front veranda of this house is in bad shape and we therefore had our man look at this with a view of making the necessary repairs. Our man made some temporary repairs but he recommends that the repairs be left over till the Spring when the weather will be dryer and allow the new wood work to be painted.

When the tenant took possession a certain amount of decorating and painting was necessary. This was done at a cost of \$35.50 which the tenant paid and which amount we shall have to allow him.

We trust the information we have given you will meet your requirements but if you wish for any further information, kindly let us know.

Yours very truly,

McGREGOR, JOHNSTON & THOMAS LTD.

"Owen W. Thomas".....Vice-Pres.

OWT.

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

Jan. 7, 1949

*L. McLaughlin*  
L.D.