

RENTAL STATEMENT

1624

OFFICE OF THE CUSTODIAN JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MATSUO Chiyoji

HOME ADDRESS: 1525 West 6th Ave., Vancouver, B. C.

REGISTRATION NUMBER 01859 SEX: Male AGE: 45

OCCUPATION: Gardener

(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: Various Employers

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Wife - Masao Matsuo 7842

ADDRESS OF WIFE OR HUSBAND: 1525 West 6th Ave., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Ikuro Male, Kaoru Male, Miyoko Female,

Mary Female, Kuniko Female, Toshi Male. (6 Children)

ADDRESS OF CHILDREN: 1525 West 6th Ave., Vancouver, B. C.

AGE OF CHILDREN: 19, 17, 16, 15, 11, 7 years respectively

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

1. LOCATION AND DESCRIPTION: 7 roomed house at 1525 West 6th, Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) Dwelling \$1000.00

Province of British Columbia - Blaine Fullerton - Title agent

4. TAXES (Amount and where payable) About \$47.00 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupancy of lease--self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Chas. E. Evans 2115 Granville St.
Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Cecil Gascoigne present owner
Unpaid balance under agreement for sale...\$444.00.
9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Contents of 7 roomed includin pedal Sewing Machine and good cook stove,
Garden Tools Few carpenters tools.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY:

Pravine Insurance Co. Ltd. 1000.00

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

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)

one \$50.00 Victory Bond--- Canadian Bank of Commerce 6th & Granville St. Vancouver
two \$4.00 Kaniko and Toshi one each.

8. BANK ACCOUNTS: Canadian Bank of Commerce 6th & Granville Few Dollars

9. LIFE INSURANCE: Sun Life Insurance \$1000.00 Beneficiary - wife.

Note: \$300.00 loan *paid*

10. INTEREST IN ANY ESTATES OR TRUSTS: *None*11. SAFETY DEPOSIT BOX: *None*

LIABILITIES:

1. PERSONAL DEBTS: \$300.00 loan from sister.

X Paid See letter of 12/7/45

2. TRADE DEBTS: *none*

REMARKS:

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 16th day of March 1942.

(Signature)

Chiyoji Matsuo

R. J. Matthews

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date July 14, 1943

Our File No. 1624

Full Name MATSUO, Chiyoji
(Surname in Block Letters)

Registration No. 01859 Male - Female
(check) Age May 25, 1896

Former Address 1525 W. 6th Ave., Vancouver, B.C.

Date Evacuated March 17, 1942 Naturalized - Canadian-Born - National
(check)

Present Address New-Denver, B.C. C/o Broadview Ranch, Vernon, B.C.

Married - Single
(check)

Name of Wife Masao (file 9845)

Name of Husband (Nee YAMADA) Masao - #01857

Name of Mother (Nee YAGI) Tami (Japan) Name of Father Inosuke (Deceased)

Names of Children under 16

(see over)

Requested by L. F.

Registered with Custodian
(Yes or No)

Additional Information Gardener.

Excluded to Mrs Brown
B.C. Sec 257
Custodian's Office

File No.: 9845 and 1624

STATEMENT OF ASSETS

EVACUATION SECTION

Rec'd MAY 20 1943 C-389

File No. 1624-9845

Ans.

Referred Direct

British Columbia Security Commission.

Name: MATSUO, Chiyoji (husband)

Reg. No. 01859

MASAKI (Wife)

01857

Address: New Denver

Special Enquiry: We have reason to believe these people have money. We know they
did own property in Vancouver prior to evacuation. Can you
give us their assets? They have two sons Kaoru #08911 & Ikuro #09323. It may be the property
Ac. is registered in their names.

TREASURY OFFICE,

Per: M.L. Crosby,

Credit with Custodian: \$58.00 in Victory Bonds

Credit in Bank: Canadian Bank of Commerce 6th & Granville -- Few Dollars.

Life Insurance: Sum Life Insurance Co. \$1000. Beneficiary wife (\$300.00 loan on policy)

(The above is taken from "JP" form)

Net Revenue

Real Property: Dwelling House 1525 West 6th Avenue.

\$25.00 per mo

less 5% Agent's

commission.

Negotiable Assets:

\$23.75

Remarks: The house is rented for \$25.00 per month, and proceeds go towards
payments under Agreement for Sale, taxes, repairs, etc. From the above there
are no surplus funds available, and no funds have been sent by us to Matsuo
nor by the Agent who is handling the property for Matsuo.

Compiled by:

Date: 18th May 1943

YB
P. Doust 24/5/43

REAL PROPERTY SUMMARY

Catalogue No. 350

File No. 1624

MATSUO, Chiyoji (Mr.)

Reg. No. 01859

Civic Address: 1525 W. 6th Avenue, Vancouver, B. C.

Legal Description: Lot 18 (Except E. 15 ft.), Blk. 270, D.L. 526, Group 1, N.W.D., Plan 590.

Classification: Dwelling.

----- SOLD -----

Registered in the name of: Charles Edward Evans, 2115 Granville St., Vancouver, B.C.

State of Title: : Unregistered Right to Purchase - Chiyoji MATSUO.
Balance due as of Nov. 1/43 - \$171.81.
Paid in full Jan. 22/44 (Intervening owner - Cecil Gascoigne).

Sold to : Angus MacDonald (Police Constable), c/o R. Evans, 2115 Granville St., Vancouver, B.C.

For : \$1050.00 cash.

As at : November 1, 1943.

Title delivered to Mrs. L. Evans (wife of R. Evans) on behalf of A. MacDonald, Purchaser, as per Mr. MacDonald's letter on file dated March 3, 1944.

Funds in the net amount of \$577.33 released to the open credit of C. Matsuo's account as at February 28, 1944.

Insurance : Provincial Insurance Co. Ltd. Pol. #51514 for \$1000.00 transferred to purchaser December 12, 1943.

Administration:

Rented continuously for \$25.00 per month.
Agent, R. Evans, appointed by C. Matsuo.
There was an Agreement for Sale for \$1200.00, of which \$300.00 was paid in cash, and from rentals the agent paid regular amounts towards reducing the indebtedness. The final amount due was paid when adjustments were made at time of sale. This property was in fair condition only, and about 35 years old. Bare repairs and decorations were done from time to time and paid for from rentals.
The valuation was \$900.00, made by Pemberton Realty Corporation as of October 18, 1943.

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


P. Doust.

PD/ER
March 20/46.

SUMMARY OF LIABILITIES

File No. 1524

SHINJI MATSUO (Mr.) - Reg. No. 401872

The above Japanese person had a loan of \$300.00 from his sister, Misue KISHI, Reg. No. 03894, File No. 6741.

In a letter to us dated July 12th, 1945, Misue KISHI confirmed that the above loan was discharged some time ago.

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



P. Doudet,
September 7th, 1945.

MEMORANDUM

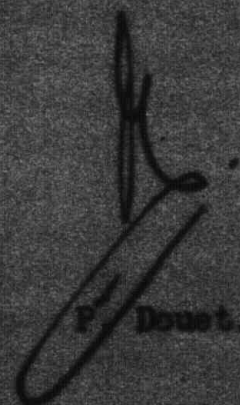
March 15th, 1944.

TO: File 1624

FROM: Administration Department.

Re: Mr. Chiyoji MATSUI
Registration No. 01639

There are no claims on this file to date.


P. Doucet.

PD/ER

Mr. Doucet: This man's account
300? owing to his sister - was this
paid? A. Yes

Yes - see letter
7/12/44 on file Hb

7/6/44

PERSONAL PROPERTY SUMMARY

File No. 1624

September 26th, 1945

Re: Matsuo, Chiyoji - Registration #01859

Chattels: Declared in "JP" form dated March 16, 1942:
"Contents of 7 rooms including pedal sewing machine and good cook stove. Garden tools. Few Carpenter Tools."

In a letter on file dated Sept. 1, 1942 from Messrs. Foster & Barrett-Lennard, it is stated that all the furniture of this Japanese, with the exception of three large iron beds, with springs, was sold or disposed of privately by the family. The beds left on the premises, it is stated, were in such a dilapidated condition that they were not worth moving. Under date of June 20, 1945 we have on file a letter signed by Chiyoji Matsuo, confirming that all his personal property formerly at 1525 West 6th Avenue, Vancouver, has been sold or otherwise disposed of.

Moneys Owed to above:

In July 1945 the account of Chiyoji MATSUO was credited with .35¢, this representing refund of B. C. Electric Railway Company's Security Deposit for Light.

Bonds: No action has been taken by the Custodian in connection with the bonds declared in the above Evacuee's JP form dated March 16, 1942, namely:
"1 - \$50.00 Victory Bond. Canadian Bank of Commerce, 6th & Granville, Vancouver, B. C. and
2 - \$4.00 - Kuniko and Toshi, one each" (Presumably War Savings Certs.)

Bank Account:
"Few Dollars" declared to be at Canadian Bank of Commerce, 6th & Granville Street, Vancouver, B. C.

Life Insurance:

There were six life insurance policies with the Prudential Insurance Company of America, the surrender value of which totalled \$246.91. Cheques for this amount were forwarded to this Evacuee as he was the beneficiary in each case.

In his JP form Matsuo declared a \$1000.00 life insurance policy with the Sun Life Assurance Company, the beneficiary being his wife, Masae Matsuo. No request for payment of premiums on this policy has been made by Matsuo, neither have any payments been made by this office.

Specified Articles:

No Specified Articles are revealed on this file.

NO OTHER PERSONAL PROPERTY OF THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

P. Doust
P. Doust.

REG.
NO.

01859

NAME

MATSUO, Chiyoji

FILE
NO.

1624

ASSESSED

CHIYOJI MATSUO

COMPANY
Provincial Ins.
Company Ltd.

POLICY NO.

51514

AMOUNT

\$1,000.00

PREMIUM

\$5.00

RATE

.50

TERM

3 Yrs.

EXPIRATION

July 23, 1944

PROPERTY INSURED

\$1,000.00 on the 1 1/2 story, frame, shingle roof
private dwelling

LOCATION

1525 W. 6th Ave.,
Vancouver, B.C.

LOSS PAYABLE

Charles Edward Evans

INSURANCE AGENT

Blane, Fullerton & White

RENTAL AGENT

EXEMPTIONS

Transferred to New Queen - MacDonald - 18-12-43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. CHIYOJI MATSUO

File No. 1624

New Denver P.C.

Reg. No. 01859

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2115258

Premium - \$ 52.50

Payable: ^X Annually, Semi-annually or monthly

Month June

Day 1st

REMARKS:

Letter sent 26/8/43

C
O
P
Y

R. EVANS
Notary Public
2115 Granville Street,
VANCOUVER, B.C.

*Received
R. Evans
April 12/43*

April 12/43

Office of the Custodian,
Dep't. Sec. of State,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sirs:-

Re: Your File No. 1624

We have a definite offer to purchase of the property at No. 1525 West 6th Avenue, legally described as the Westerly 35 feet of Lot 18, Block 270, D.L. 526, from Chiyoji Matsuo for the price of \$1100. Terms of Six Hundred cash and the balance at \$25 per month at 6% interest inclusive.

Kindly advise as soon as possible.

Yours truly,

"R. Evans"

Agent for C. Matsuo.

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1908

2115 GRANVILLE STREET
VANCOUVER, B.C.

Bay 0498

NOV 3 1943

File No.

Referred *[Signature]*

Nov. 8/43

Mr. P.H. Russell
Adm. Dep't.
Custodian, 506-Royal Bank Bldg.
Vancouver B.C.

*Russell.*Re: Catalogue 350 Matsuo.

Dear Sir:-

Your letter received regarding sale of property at 1525-6th.W. to A.McDonald. Title to this property is held by C.E.Evans and is at hand in my Vault at the Bank of Commerce 6th. & Granville st.

The following statement shows balance of principal moneys still owing to C.E.Evans by C.Matsuo as at Nov. 1/43.

STATEMENT

Balance owing under Agreement for sale between Matsuo and Gascoigne (assigned to C.E. Evans in March 1941.) as at May 20/43...\$231.36 ✓

By Principal paid Aug. 20/43..... 61.52 ✓

Balance due (principal)..... \$169.84 ✓

Interest from Aug.20/43 to Nov.1/43 on \$169/84--6% per annum..... 1.97

Total interest and principal due as from effective date of sale..... \$171.81

Yours truly,

*[Signature]**cr 167 by an 600 909 by*

7109.84

1.10 ✓

1109.4

*Had 7/10 20th**By phone Jan 11/44**X**Jan 21*

C
O
P
Y

R. EVANS

2115 Granville Street,
Vancouver, B.C.

February 12, 1944.

Administration Dept.,
Custodian's Office,
Royal Bank Building,
Vancouver, B. C.

Re: File No. 1624 - Matsuo

Dear Sirs:

The following statement shows total receipts and disbursements of rents from 1525 - 6th West Avenue from September 1, 1942 to December 1, 1943.

STATEMENT

RECEIPTS

| | | |
|------------|---|-------------------------------|
| Total rent | 15 months @ \$25.00 per month..... | \$375.00 |
| Oct. 30/42 | To papering dining-room, bedroom and kitchen - Labour & material | \$ 28.00 |
| Nov. 20/42 | To interest on bal. of \$346.31 due under Agreement from Aug.20/42 to Nov.20/42 at 6% per annum | 5.19 |
| Nov. 20/42 | To Principal paid on Agreement | 38.06 |
| Nov. 27/43 | To Llama Board for Pantry walls | 5.50 |
| Feb. 20/43 | To interest on \$307.25 due under Agreement from Nov.20/42 to Feb.20/43 --- 6% per annum | 4.62 |
| Feb.20/43 | To Principal paid on Agreement | 40.38 |
| Mar. 4/43 | To Water Rates 6 mos. to June 30/43 | 7.00 |
| May 17/43 | To 1943 net taxes | 46.49 |
| May 20/43 | To Int. on \$266.87 bal. due under Agreement from Feb.20/43 to May 20/43 -6% | 4.00 |
| May 20/43 | To Principal paid on Agreement | 35.51 |
| Aug.20/43 | To Int. on \$231.36 bal. due under Agreement from May 20/43 | 3.48 |
| Aug.20/43 | To Principal paid on Agreement | 61.52 |
| Aug.20/43 | To Water Rates to Dec.31/43 | 7.00 |
| Nov.20/43 | To Int. on \$169.84 bal. due under Agreement from Aug.20 | 2.54 |
| Nov.20/43 | To Principal on Agreement | 60.00 |
| | Collection Fees 5% of rents | 18.75 |
| Feb.2 /43 | Cheque to Custodian | 7.96 |
| | Balance due to this office now | 1.00 |
| | | <u>\$376.00 \$376.00</u> |

Received from Custodian's office balance due under Agreement for Sale being Interest on \$109.84 from Nov.20/43 - Jan.20/44 \$1.10, together with Principal in full. Also \$3.50 for Deed to Matsuo.

"R. EVANS"

Catalogue No. 350

File No. 1624

1525 West 6th AVENUE.

18/11351/270/526

ANNUAL REPORT 1943

As of November 1, 1943.
61 days to go.

Debit purchaser

| | | |
|---------------------------------------|------------------------------------|----------|
| 61/365 x \$ 46.49 | taxes for 1943 | \$ 7.77 |
| 61/184 x \$ 7.00 | veter July to Dec. | 2.32 |
| 17/72 x \$ 5.00 | insurance premium (ex. 20/7/44) | 1.18 |
| Registration fees on feed. \$1,050.00 | | 6.45 |
| | | <hr/> |
| Total debits | | \$ 17.72 |

Credit purchaser

| | |
|---------------------------------------|----------|
| Rents collected for month of November | \$ 23.75 |
| | <hr/> |
| Total credits | \$ 23.75 |
| Less total debits | 17.72 |
| | <hr/> |
| Net credit due to purchaser | \$ 6.03 |

cc to Angus MacDonald, Esq.

STATEMENT RE SALE OF:

Name: MATSUO, Chiyoji JUNE 29

Catalogue No: 350

File No: 1624

Street Address: 1525 West 6th Avenue, Vancouver

Legal Description: 12/11 33 1/2 270/526

Date of Sale and Adjustments November 1, 1943.

Sale Price

\$ 1,050.00

Real Estate Agents Commission \$ 52.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 7.00

Encumbrances:

Unpaid Vendor 111.94

Charge for deed 3.50

~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.16

Taxes 7.77

Water 2.32

\$ 163.94

\$ 1,061.27

Net Proceeds credited to your account as of Nov. 1/43. \$877.33

June 2, 1945.

Date:.....

George Peters

Compiled by:.....

REGISTERED MAIL

March 20th, 1946.

Mr. Chiyoji MATSUO,
Registration No. 01859,
Broadview Ranch,
Vernon, B. C.

Dear Sir:

With reference to our letter of January 11th we enclose cheque for \$110.99, being the balance of funds standing to your credit in our books.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

The real property which was owned by you at 1523 West 6th Avenue, Vancouver, was you will recall placed by you in the hands of R. Evans, real estate agent, and rented to a Mr. Williamson at \$25.00 per month. The arrangement made by you with Mr. Evans was that from rentals he would pay all taxes, repairs where necessary, and Principal and Interest on account of the Agreement for Sale on the property, the original amount of which was \$1200.00, the balance outstanding being \$346.31 in August, 1942 when Mr. Evans took over. In view of the definite arrangements made with regard to this property, in the special circumstances we did not interfere with the arrangements made, it being stipulated that Mr. Evans was to report to us from time to time with detailed statements showing receipts and disbursements, which he did.

The property was finally sold as of November 1st, 1943 for \$1050.00, this price being appreciably in excess of the independent valuation made. The net proceeds from the sale were \$877.33 after paying off the balance due to the unpaid Vendor, namely \$111.94, as per statement sent to you with our letter of January 9, 1944.

Respecting chattels, you having sold or otherwise disposed of all your personal property and confirmed this in writing to us, there is nothing to report under this heading.

Mr. Chiyeji MATSUO

- 2 -

March 20, 1946.

In your declaration of March 16, 1942 you referred to a loan of \$300.00 from your sister, Hisue KISHI, and she confirmed in a letter to us dated July 12, 1945 that this debt had been discharged. According to our file there were no other claims against you.

The six life insurance policies taken out with the Prudential Insurance Company of America were all surrendered by you and cheques totaling \$246.91 were forwarded to you, as in each case you were the beneficiary.

With our letter of June 9, 1945 we forwarded you statement showing the net proceeds from the sale of your property, together with a statement of your account showing a credit balance of \$860.64. To this must be added .35¢, being the amount received from the B. C. Electric Company in connection with electric light account, thus making a total of \$860.99. A remittance of \$750.00 was forwarded to you on August 25, 1945 and the enclosed cheque for \$110.99 takes care of the balance in your account, which is now being closed, together with your file.

It would appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc. 2

A. P. FOSTER, C. A.
W. J. BARRETT-LENNARD, C. A.
R. W. UNDERHILL, C. A.
R. S. KEAY, C. A.

FOSTER & BARRETT-LENNARD
CHARTERED ACCOUNTANTS

25-26 BANK OF TORONTO BUILDING
410 SEYMOUR STREET
VANCOUVER, B. C.

TELEPHONE SEYMOUR 5201

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 10 1942

9th April, 1942.

The office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
City

Attention Mr. C. L. Drewery

Dear Sir :-

Re MATSUO - Chiyoei - # 01359

1. The registrant's residence in which he has a financial interest, is situated at 1525 West 6th Avenue, between Granville Street South and Fir Street.
2. The property is held by the registrant under an agreement for sale from Cecil Gascoigne, 1375 West 7th Ave., Vancouver, B.C.
3. The lot has a frontage of about 33 feet and has a 7 room, 2 storey frame house thereon. The building looks to be about 35 years old and is in poor condition. I am informed that the purchase price was in the neighbourhood of \$1300.00.
4. I have as yet made no inventory of furniture and other personal effects in the house for the reason that the registrant's family still occupy the premises and there is a likelihood that they may sell all or some of their personal property before leaving, or they may store same. I am of the opinion, therefore, that no useful purpose would be served by making an inventory at this time. The registrant's family have been requested to keep me informed as to the disposal of the property.
5. Fire insurance in the amount of \$1000.00 is stated to be carried on the building but I have been unable to confirm this.
6. Balance of Principal, interest etc., at 16th March, 1942, was \$444.00 due to the Vendor.
7. As it is the expressed wish of the registrant's family to retain their interest in the property, I recommend that Chas. E. Evans, 2115 Granville Street, Vancouver, B.C. be appointed trustee or administrator for this property, with instructions to rent the property and to apply the net income to the reduction of the liability to the Vendor. Chas. E. Evans operates a small real estate office in the locality where the property is situated and is well known to the registrant and the vendor.

A. P. Foster

A. P. Foster, Trustee,
Japanese property.

CAK/McD.

P. S. - Since writing this report we have been able to confirm Item 5. re Insurance.

1624

June 16, 1942

R. Evans Esq.,
2115 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Chiyoji Matsuo

Further to our letter dated May 16th we note that we have as yet not received your initial report in the matter of the administration of the property of Mr. Chiyoji Matsuo.

We would appreciate receiving your initial report as soon as possible and thereafter at monthly intervals, to reach us not later than the 10th of the month following the month covered by your report.

We presume that Mrs. Matsuo is no longer living in the house at 1525 West 6th Avenue, Vancouver, and we are therefore looking forward with interest to your initial report and trust that it will contain full information regarding arrangements, which possibly are already in effect, covering the rental of this property.

In this connection we note that Mr. Matsuo declared that he had fire insurance amounting to \$1,000. on his property, we assume that this insurance is still in effect and would appreciate your providing us with particulars of the policy in question. If the policy is in your possession would you please arrange to have it endorsed and made payable to Mr. G. W. McPherson, Deputy Custodian, or his successors, on behalf of Chiyoji Matsuo and having done so to forward the policy to us for the completion of our files.

It is understood of course that it is in order for you to deduct your collection commission of 5% of all rentals before remitting the balance to us monthly.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET
VANCOUVER, B. C.OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
JUN 18 1942

June 15/42

Dep't. Sec. State

Japanese Evac. Sec.

506-Royal Bank Bldg.

Vancouver B.C.

Mr. R.P. AlexanderRe: C. Matsuo . Your File #1624 .

Dear Sir:-

Your letter re above received this A.M.

Please be advised that we have received a deposit of rent on No. 1525-West 6th. avenue from Mr. Leonard Williamsen/ with whom we agreed that as soon as the owner Mrs. C. Matsuo moved out he could move in, paying the balance of the month's rent at that time. Mrs. Matsuo is still occupying the house this morning and advises me that she does not know yet when she's going, but that she has to report to-day, and may know something to-night.

The prospective tenant is to pay \$25 per month and the payments of rent are to be applied on repairs, decorating, water rates, interest and principal on an Agreement, and we expect taxes as well. We do not anticipate there will be anything left of the rent, but we shall keep you posted monthly as you request. The Insurance Policy is to be retained by the Titleholder until the property is paid for.

Yours truly,

Charles Evans

1624

TELEPHONE PACIFIC 7467

FOSTER & BARRETT-LENNARD

CHARTERED ACCOUNTANTS

A. P. FOSTER, C.A.
W. J. BARRETT-LENNARD, C.A.
R. W. UNDERHILL, C.A.
H. R. KEAY, C.A.
J. R. A. KINNIRNONT, C.A.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

25-26 BANK OF TORONTO BUILDING
410 BAYMOR STREET

VANCOUVER, B. C.

RECEIVED
SEP 3 1942

1st September, 1942

The Office of the Custodian
Japanese Evacuation Section
Royal Bank Building
Vancouver, B. C.

Attention Mr. C. L. Drewery

Re: Matsuo - Chivoji - #01859

Dear Sir:

The wife and children of the above registrant have now vacated their residence at 1525 West Sixth Avenue, Vancouver, B. C., and are living at Hastings Park, pending their removal to the interior.

All furniture of the registrant, with the exception of three large iron beds, with springs, has been sold or disposed of privately by the family. The beds referred to have been left in an upstairs room which has no door and, therefore can not be conveniently converted into a store room.

Owing to the fact that the beds appear to be in a very delapidated condition, I would recommend that they be left where they are rather than incur the expense of removing and storing.

The key to the premises is in the hands of Chas. E. Evans, 2115 Granville Street, Vancouver, B. C.

I now consider this case closed.

Yours very truly,

A. P. Foster

A. P. Foster, Trustee,
Japanese property

CAK/MG

Suggest regard as nil view no
answer to ours 13-11-42

Mulson
sent to Spain
R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1908

2115 GRANVILLE STREET

VANCOUVER, B. C.

Sept. 8, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 9 1942

Dept. of Sec. of State,
Office of the Custodian,
Japanese Evac. Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Attention Mr. Shears
Re: File No. 1624 - Chieji Matsuo

Your letter re the above file received and in reply we beg to state that there is no Mortgage on this property. There is an Agreement for Sale only. The balance owing at this date is \$346.31 Principal, plus interest at 6% from August 20, 1942.

We are aware of your policy respecting the disposal of rents collected. However, in this instance, we are instructed by Mr. C. Matsuo to make an arrangement with the owner of the equity under the Agreement to apply the rents received on taxes, insurance, water, repairs and interest and Principal. This is effective only providing we as agents for both parties are permitted to use our own judgement. If you refuse us this privilege we shall be quite content if the payments due under the Agreement are met promptly in full each month, irrespective of repairs, taxes and other expenses. The sum of \$20.00 is payable for 6 months of the year from May 20th. to Oct. 20th, inclusive, and \$15.00 for the balance of the year from Nov. 20th. to April 20th. I have received one month's rent from Mr. Leonard Williamson, of \$25.00, from Sept. 1st. to Oct. 1, 1942. Decorating is required inside at once but we shall withhold any further action pending your reply.

Trusting this will be satisfactory, we remain,

Yours truly,

R. EVANS

Per. *B. Evans*

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

8118 GRANVILLE STREET

VANCOUVER, B. C.

Dec. 7/42

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 9 1942

Dep't. of the Sec. of State
Office of the Custodian
Japanese Evac Sec.
506-Royal Bank Bldg.
Hastings & Granville st.
Vancouver B.C.

Ref. File 1624 Matsuo C.

Dear Sirs:-

Your letter received re above a few days ago, and for your information I submit the following statement;

| | | |
|--|----------|----------|
| By rent received from L. Williamson from September 1/42 to Jan. 1/43 4 months at \$25 per month..... | \$100.00 | |
| Oct. 30 To papering dining room bed-room & Kitchen. Labour & Material | \$28.00 | |
| To llama board for rep. to pantry..walls..... | 5.50 | |
| To interest on Agreement for sale on balance of \$346.31 -6% August 20/42 to Nov. 20/42.... | 5.19 | |
| To principal on Agreement.... | 38.06 ✓ | |
| To collection Fees..5% of rent | 5.00 | |
| Net balance credit on hand as at this date..... | 18.25 | |
| | \$100.00 | \$100.00 |

Yours truly,



This Agreement,

made in triplicate this 21st.

day of June in the year of Our Lord one thousand nine hundred and ~~thirty~~ Thirty-nine

BETWEEN

CECIL GASCOIGNE, "Printer", C/o R. Evans, 2115 Granville Street, in the City of Vancouver, Province of British Columbia.

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part

AND

CHIYOJI MATSUO, "Gardener", of 1525 West 6th. Avenue, in the City and Province aforesaid.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in

The City of Vancouver, Province of British Columbia and more particularly known and described as the Westerly Thirty-five (35') feet of Lot Eighteen (18) in Block Two Hundred and Seventy (270) in Sub-division of District Lot Five Hundred and Twenty-six (526) Group One (1) New Westminster District according to the Registered Map or Plan of the said Sub-division deposited in the Land Registry Office at the City of Vancouver in the said Province and numbered 590.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Twelve Hundred (\$1200.00) - - - - - Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Three Hundred (\$300.00) - - - - - Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

The sum of Twenty (\$20.00) Dollars shall be due and payable on the Twentieth (20th) days of May, June, July, August, September, and October of each year, and the sum of Fifteen (\$15.00) Dollars shall be due and payable on the Twentieth (20th) days of November, December, January, February, and March and April of each year until the whole of the balance of Nine Hundred (\$900.00) Dollars is fully paid and satisfied.

These monthly payments include Interest at the rate of Six per cent (6%) per annum, and the payments when made shall be applied first in payment of Interest owing and second in reduction of the unpaid balance of the principal money.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Six (6%) per cent. per annum, payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Mr. Chiyoji Matsuo, 1525 - 6th. Ave. W., Vancouver, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness Chas E. Evans
Street Address 2115 Granville st.
City Vancouver B.C.
Occupation "Clerk".

Cecil Gascoigne
Chiyoji Matsuo

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity _____, who is) _____ has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DECLARATION BY ATTORNEY

I, _____ of the _____ DO SOLEMNLY DECLARE THAT _____, in the Province of British Columbia,

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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 _____ in the Province of _____ this _____ day of _____

A.D. 194_____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, _____, and that he is the person _____ of the said _____ and affixed the seal of the _____

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Province of British Columbia
To Wit:

AFFIDAVIT OF WITNESS

I, **CHARLES EDWARD EVANS** of the City
of **Vancouver**, in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by **Cecil Gascoigne** the party thereto, for the purposes named therein.
2. The said instrument was executed at **Vancouver**
3. I know the said party, and that **he is** of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at **Vancouver**
in the Province of British Columbia, this **21st.**
day of **June** **1943**

Chas. E. Evans

RICHARD EVANS
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Westerly 35 feet
Lot 18
Block 270
D.L. 526

The Charles & Stuart Co. Limited, Law Printing and Stationers
Vancouver, B.C. Form No. 21

Agreement FOR SALE OF LAND

CHIYOJI MATSUO

AND

CECIL GASCOIGNE

Date June 21, 1939. 194

FOR MAKER (INCLUDING MARRIED WOMEN)

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia,
(whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ the person mentioned in the annexed instrument as _____ that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

I, **Richard Evans**, a duly appointed NOTARY PUBLIC in and for the Province of British Columbia, do hereby certify that the within document is a true and correct copy of a certain Indenture of Agreement for Sale made between **Cecil Gascoigne** and **Chiyoji Matsuo** for the sale and purchase of the **Westerly 35 feet of Lot 18, Block 270 D.L. 526 City of Vancouver B.C.**
Certified at **Vancouver** this **25th.** day of **May** **A.D. 1943.**

DATE PAID

PRINCIPAL

INTEREST

PAID TO

R. EVANS

Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET
VANCOUVER, B.C.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | FEB 14 1944 |
| File No. | 1624 |
| Adm. | |
| Registered | |

Feb. 12/44

Administration Dep't.
Custodian's Office
Royal Bank Bldg.
Vancouver B.C.

Re: File No. 1624-Matsuo.

Dear Sirs:-

The following statement shows total receipts and disbursements of rents from 1525-6th.W. from Sept.1/42 to Dec.1/43.

STATEMENTRECEIPTS

Total rent 15 months @ \$25 per month.....\$375.00 ✓

| | | |
|-------------------------------------|---|-----------|
| Oct. 30/42 | To papering dining-room, bedroom and kitchen Labour & Material.. | \$28.00 ✓ |
| Nov. 20/42 | To interest on bal. of \$346.31 due under Agreement from Aug. 20/42 | |
| " " " | to Nov. 20/42 at 6% per annum ... | 5.19 ✓ |
| " " " | To principal paid on Agreement | 38.06 ✓ |
| Nov. 27/42 | To Llama Board for Pantry walls | 5.50 ✓ |
| Feb. 20/43 | To interest on \$307.25 due under Agreement from Nov. 20/42 | |
| " " " | to Feb. 20/43 -- 6% per annum... | 4.62 ✓ |
| Feb. 20/43 | To principal pd. on Agreement | 40.38 ✓ |
| Mar. 4/43 | To water rates 6 mo. to June 30/43 | 7.00 ✓ |
| May 17/43 | To 1943 net taxes..... | 46.49 ✓ |
| May 20/43 | To int. on \$266.87 bal. due under Agreement from Feb. 20/43 | |
| " " " | to May 20/43... 6%..... | 4.00 ✓ |
| May 20/43 | To principal pd. on Agreement | 35.51 ✓ |
| Aug. 20/43 | To int. on \$231.36 bal. due under Agreement from May 20/43 | |
| " " " | to Aug. 20/43... 6%..... | 3.48 ✓ |
| Aug. 20/43 | To principal pd. on Agreement | 61.52 ✓ |
| Aug. 20/43 | To water rates to Dec. 31/43 | 7.00 ✓ |
| Nov. 20/43 | To int. on \$169.84 bal. due under Agreement from Aug. 20/43 | |
| " " " | to Nov. 20/43... 6%..... | 2.54 ✓ |
| " " " | To principal on Agreement.. | 60.00 ✓ |
| Collection Fees 5% of rents..... | | 18.75 ✓ |
| Feb. 2/43 | Cheque to Custodian..... | 7.96 ✓ |
| Balance due to this office now..... | | 1.00 ✓ |

375.00 \$376.00 ✓

Received from Custodian's office balance due under Agreement for sale being interest on \$109.84 from Nov. 20/43 - Jan. 20/44 \$1.00 (1.00) together with Principal in full. Also \$3.50 for Deed to Matsuo.

R. Evans

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET
VANCOUVER, B.C.

Nov. 8/43

Mr. P.H. Russell
Adm. Dep't.
Custodian's Office
Royal Bank Bldg.
City

| | |
|--------------------|------------|
| EVACUATION SECTION | |
| Rec'd | NOV 9 1943 |
| File No. | |
| Ans. | |
| Referred | Russell |

Re: File 1624-C. Matsuo.*Out to you*

Dear Sirs:-

The following statement shows collections of rents of the house owned by the above, continued from the last statement sent you dated May 21/43.

STATEMENTRECEIPTS

By rent from L. Williamson from June 1/43
to Dec. 1/43..6 months @\$25 per month.....\$150.00

Aug. 20/43 To interest on Agreement
to Gascoigne (now C.E. Evans)
from May 20/43 to Aug. 20/43 on
balance of \$231.36-6% per annum. \$3.48

Aug. 20/43 To principal on account.... 61.52 ✓

Aug. 2 /43 To water rates for 6 months
from June 1943 to Dec. 31/43.... 7.00

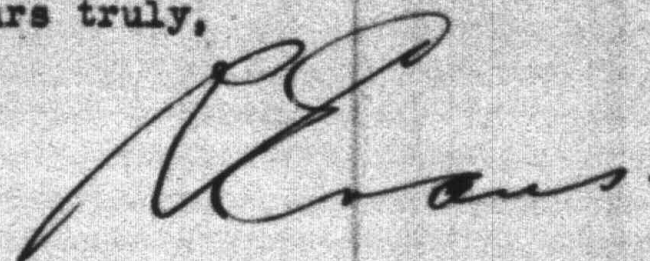
To collections Fee 5% of rent..... 7.50

Credit balance now on hand 70.50

\$150.00 \$150.00

I shall apply this balance on reduction of the balance owing to C.E. Evans under Agreement for sale to Gascoigne on Nov. 20/43 unless otherwise advised by you. |||

Yours truly,



*231.36
61.52
169.84*

R. EVANS

Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET
VANCOUVER, B.C.

| | |
|--------------------|-----------------|
| EVACUATION SECTION | |
| Rec'd | MAY 24 1943 |
| File No. | 1624 |
| Ans. | |
| Referred | <i>measured</i> |

May 21/43

Dep't. of the Sec. of State
Office of the Custodian
Japanese Evac. Sec.
506- Royal Bank Bldg.
Hastings & Garv. St.
Vancouver B.C.

Re: File 1624-Matsuo.

Dear Sirs:-

The following statement shows collections
of rent of the house owned by the above, continued from the
past statement sent to you dated Dec. 7/42.

STATEMENT

| | | |
|---|----------|----------|
| Forward credit balance on hand as at Dec. 7/42... | \$18.25 | ✓ |
| By rent from L. Williamson for period from Nov. 20/42 to Jan. 1/43 to June 1/43 (5 mo.) | 125.00 | ✓ |
| Feb. 20/43 To interest on balance owing under Agreement for sale \$307.25 - 6% from Nov. 20/43 to Feb. 20/43..... | 4.62 | ✓ |
| Feb. 20/43 By reduction of principal.... | 40.38 | ✓ |
| Mar 4/43 To water rates 6 mo. to June | 7.00 | |
| May 17/43. To 1943 net taxes..... | 46.49 | |
| May 20/43 To interest on balance of \$266.88 - 6% to May 20/43 | 4.00 | ✓ |
| May 20/43 To principal on account... | 35.51 | ✓ |
| To collection Fees on rent..... | 5.25 | |
| | \$143.25 | \$143.25 |

Mr. C. Matsuo bought this property from C. Gascoigne, under
an agreement for sale (unregistered), and C. Gascoigne
sold his unpaid interest to C. E. Evans, who now holds
the Title, until Matsuo completed his payments. There is
\$231.36 still unpaid as at May 20/43.

Yours truly,



PEMBERTON REALTY CORPORATION LIMITED

October 18th, 1943

CATALOGUE NO. 350

1525 West Sixth Avenue - W35' 18/270/526

This is a 5 room bungalow over 50 years old

VALUE.....\$900.00

PEMBERTON REALTY CORPORATION LIMITED

W.G. MOORE

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1908

2115 GRANVILLE STREET
VANCOUVER, B.C.

Rec'd

File No. 1674

Ans. 1/14

Referred 1/14

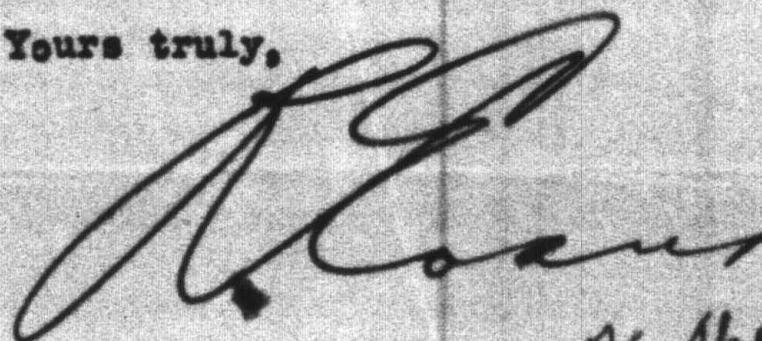
Oct. 1/43

The Custodian
506-Royal Bank Bldg,
Vancouver B.C.

Dear Sirs:-

On behalf of my client Angus McDonald
c/o R. Evans, address above, I hereby submit and offer
of \$1050 cash for the purchase of the West 35' of
Lot 18 Block 270 D.L. 526, Catalogue No. 350. I enclose
cheque herewith for 10% of the price offered.

Yours truly,

J. G. Shears
ms

16-2

1624
1525 in 6. H. line

November 23rd, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 1624
NAME: Chiyoji Matsuo
CATALOGUE NO: 350
RE: 1525 West 6th Avenue, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 18, (Except East 15 feet,) Block 270, District Lot 526, Group 1, New Westminster District, Plan 590

Encumbrances: Unregistered Right to Purchase - Charles Edward Evans. Balance due, \$171.81 as of Nov. 1, 1943, to be paid from proceeds of sale.

Taxes: 1943 taxes of \$46.49 paid. No arrears.

Vested: 36432

VALUATION BY APPRAISER: \$900.00

AMOUNT OF BID: \$1050.00

APPROVED BY ADVISORY COMMITTEE: October 20th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1050.00.

NAME OF PURCHASER: Angus MacDonald

KWW/W

K. W. WRIGHT

1624

January 31st, 1944.

Mr. Chiyoji MATSUO,
Registration No. 01859,
Roseberry, B. C.

Dear Sir: Box 1525 W. 6th Avenue

We duly received your letter of the 19th instant and would say that we have been under the impression that as you appointed Mr. Evans as agent for your property you were aware that since you left Vancouver and the property has been rented from September 1942, rentals have taken care of repairs, taxes, water rates, and payments on the Agreement for Sale.

We gather from your letter that you have not been sent copies of statements that we have received from Mr. Evans, but we hope to get a summarized statement at an early date and forward same to you.

In the meantime, we have to inform you that in line with the policy of the disposal of Japanese owned property in the protected area your property has recently been sold for \$1050.00, and after paying up the balance due under the Agreement for Sale and allowing for the Agent's commission on the sale, and sundry other charges for legal expenses, there will be approximately \$880.00 standing to your credit, but details will be forwarded you at a later date when the final figures are adjusted.

Yours truly,

P. Douet,
Administration Department.

PD/ER

1624.

Statement showing payments made from November 1942 to February 1944 in connection with the balance of Principal due under the Agreement for Sale re 1525 W. 6th Ave.,
Vancouver, B. C. - Chiswell MATSHO

The figures below have been checked with the Statements sent from time to time by Mr. R. Evans, and also with the final statement in his letter of February 12th, 1944, attached:

| | | | |
|--------------|---|-------------|---------------|
| November | 1942 - Balance of Principal due under A/Sale | | \$346.31 |
| November 20, | 1942 - Principal paid by R. Evans from rentals | \$38.06 | |
| February 20, | 1943 - - do - | 40.38 | |
| May 20th, | 1943 - - do - | 35.51 | |
| August 20th, | 1943 - - do - | 61.52 | |
| November 20, | 1943 - - do - | 60.00 | |
| January 11, | 1944 - Principal paid by Custodian's Office to R. Evans | 109.84 | |
| February 15, | 1944 - - do - | <u>1.00</u> | <u>346.31</u> |
| | Balance due - - - - - | | <u>0</u> |

Mr. Chiyoji WATSUO,
Registration No. 01859,
Roseberry, B. C.

Dear Sir: **Re: 1525 W. 6th Avenue**
 Vancouver, B. C.

With reference to our letter of the 31st of January, we have now obtained from Mr. R. Evans a detailed summarized statement showing rentals received and disbursements made in connection with the above property which as you have already been advised has now been sold.

Respecting the \$1.00 balance due to Mr. Evans, we are paying this immediately. This is due to an error being made in the statement. You will observe that under date of February 20th, 1943 the amount of the Principal outstanding is shown as \$307.25, whereas this of course should be \$308.25 as on November 20th \$38.06 was paid off the Principal outstanding of \$346.31, leaving the balance of Principal as mentioned, namely \$308.25. This error was continued all through the statement, and as the final payment on the Principal was \$109.84 and should have been \$110.84, it has been necessary to pay over the \$1.00 in question.

We have gone into the matter in detail in order to avoid unnecessary correspondence. We also enclose a short statement which shows in summarized form the payments made under the Agreement for Sale, so that you can see exactly how the balance owing has been paid off.

As already advised you, in due course particulars will be sent you of the amount credited to your account from the sale of this property.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

Catalogue No. 350
File No. 1624
1525 West 6th Avenue

Receipt of Certificate of Title No. 96279-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Provincial Insurance Company Ltd. policy No. 51514 together with assignment thereof in quadruplicate, and cheque for \$6.03 representing closing adjustments on sale to me of 1525 West 6th Ave.

Dated at Vancouver, B. C., this 3rd day of March 1944.

for Angus McDonald.
L. Evans

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

Dear Sirs:-

Re: 1525 West 6th Avenue

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

for Angus McDonald.
H. Brown...Signed

Broadview Ranch,
Vernon, B.C.,
April 9, 1946.

Office of the Custodian,
Vancouver, B.C.

| EVACUATION SECTION | |
|--------------------|-------------|
| Rec'd. | APR 12 1946 |
| File No. | 1670 |
| Ans. | File |
| Referred | Do not |

Dear Sir:

This is to acknowledge receipt of
your cheque for \$110.99 in payment
of the balance remaining to our credit.
And to confirm that all property
vested in the Custodian has been
accounted for.

Thanking you, I remain,
Yours truly,

C. Matsuo

1624

June 9th, 1945.

Mr. Chiyoji MATSUO,
Regn. No. 01859,
New Denver, B.C.

Dear Sir:

Catalogue No. 350
Street Address: 1525 W. 6th Ave., Vancouver.
Legal Description: 18/W 35'/270/526

From our letter of February 28th, you will have learned that the above property was sold as of November 1st, 1943, for the sum of \$1050.00. An independent appraisal of this property was obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date, which includes the net figure to which reference has already been made.

At the moment your credit balance is \$860.64, but as you are a resident in an Interior Housing Centre under the jurisdiction of the British Columbia Security Commission, these funds are, of course, subject to their recommendations as to rehabilitation reserves.

From your file, we perceive that you declare a personal loan of \$300.00 from your sister. Please give us your sister's full name and registration number. Also advise us whether or not this debt has been discharged, and if so, when.

Yours truly,

P. Douet,
Administration Department

PD/FM
Enclosures (2)

STATEMENT RE SALE OF:

Name: MATSUO, Gaiyaji JOL559

Catalogue No: 350

File No: 1624

Street Address: 1525 West 6th Avenue, Vancouver

Legal Description: 18/W 35¹/270/526

Date of Sale and Adjustments November 1, 1943.

Sale Price \$ 1,050.00

Real Estate Agents Commission \$52.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 7.00

Encumbrances:

Unpaid Vendor 111.94
Charge for deed 3.50~~Mortgage~~~~Arrears of taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.18

Taxes 7.77

Water 2.32

\$ 163.74 \$ 1,061.27

Net Proceeds credited to your account as of Nov. 1/43. \$877.33

Date: June 2, 1945.

Compiled by: George Peters

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1905

2115 GRANVILLE STREET

VANCOUVER, B.C.

To the Custodian
Royal Bank Bldg.
Granville & Hastings st,
Vancouver B.C.

Re 1525-6th.W.

Dear Sirs:-

Your letter received re sale of above house to Angus McDonald. I regret to advise that Mr. McDonald finds it inconvenient to call, and he has authorized me to sign as his Agent for any papers or Documents.

I myself am unable to come down, and this letter will be your authority to give the bearer, Mrs. Evans all the papers in connection with the above sale, and she will sign my name as Agent for A. McDonald.

Thanking you, I remain,

Yours truly

PER *[Signature]*
R. EVANS

NOTARY PUBLIC & BROKER

2115 GRANVILLE ST VANCOUVER, B.C.

R. EVANSNotary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1909

2115 GRANVILLE STREET
VANCOUVER, B.C.

March 3, 1944.

The Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: 1525 - 6th. Ave. W.

I have received your letter of Feb. 28th regarding signing of releases in connection with the above property.

As I am unable to come down to your office I hereby authorize, the bearer, Mrs. L. Evans, to sign the releases on my behalf.

Yours truly,

A. Mc Donald.

AMcD:LE