

RENTAL STATEMENT

1626



**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: MATSUSHITA ChojuHOME ADDRESS: R. R. #2 New Westminster, B. C.REGISTRATION NUMBER 08285 SEX: (M) AGE: 52OCCUPATION: Farmer

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: HatsuADDRESS OF WIFE OR HUSBAND: R. R. #2 New Westminster, B. C.NAMES OF ANY LIVING CHILDREN: LilyADDRESS OF CHILDREN: R. R. #2 New Westminster, B. C.AGE OF CHILDREN: 15**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 9 $\frac{1}{2}$  acre farm in Municipality of Coquitlam known as Lot 4 of 366 group 1 map 443 district of New Westminster, BC

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 dwellings, barn, garage, fruit house, wood shed, rhubarb house, (described on the attached list)

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

4. TAXES (Amount and where payable) \$72.00 1941 paid at Municipality office at Milliardville, B. C.

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

None

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



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: on person
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN fruit and berries as per attached list

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 9 $\frac{1}{2}$  acre farm, Municipality of Coquitlam
2. LANDLORD'S NAME AND ADDRESS: Self
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: fruit and berries

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: furniture for 1 dwelling, farm machinery and tools, as the attached list. All at premises as above
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 grey mare 1100 pounds
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. 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)

None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$10. in War Savings Certificates, on person8. BANK ACCOUNTS: Royal Bank of Canada, Port Moody, B. C. \$90.169. LIFE INSURANCE: \$1000 Confederation Life Association Policy #558993  
Vancouver, Branch Beneficiary wife10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: None2. 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 28th day of March 1942.

(Signature)

Chojin Matsushita

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

ur File No. 1626

DATE Aug. 25/43

Full Name MATSUBITA, Choji  
(Surname in Block Letters)

Registration No. 08285

Male - Female  
(Check) ☒

Age May 8, 1890

Former Address R.R.#2, New Westminster, B. C.

Date Evacuated 29/3/42 Naturalized - Canadian-Born - National  
(Check) ☒

Present Address Lemon Creek, Slokan, B. C.  
RETURNED TO J.V.  
S.S. "MARINE FALCON"  
2nd OCTOBER, 1945.

Married - Single  
(Check) ☒

Name of Wife <sup>nee</sup> (YOSHIDA) Hatsu #08300

Name of Husband

Name of Father Dec'd

Name of Mother Dec'd

Names of Children under 16 Lily Nobu (F) Hykt 20/26 #15629. This child was legally  
adopted June 4, 1938 from the family of Yoshida Kiyomatsu. No birth certificate.

Requested by C. N. Registered with Custodian  
(Yes or No)

Additional Information Farmer. 9 1/2 acre farm at Burnquitlam. 1926 Ford

62  
74



REAL PROPERTY SUMMARY

JAPANESE NAME: Choju MATSUSHITA Reg. No. 08285 (Repatriated) File #1626.

CATALOGUE NO: Part of the Director, The Veterans' Land Act, first offer.

PROPERTY ADDRESS: R.R. 2, Como Road, New Westminster, B.C.

LEGAL DESCRIPTION: Lot 4 of Lot 366, Group 1, Map 443 Save and Except part conveyed to the Western Canada Power Company for Right of Way purposes and shown on Sketch deposited No. 267227 Municipality of Coquitlam in the District of New Westminster.

TITLE: In name of Choju Matsushita. Certificate of Title 62728-E.

ENCUMBRANCES: Registered: Vesting in the Custodian No. 25815 filed 13th May 1943.  
Unregistered: None known.

ASSESSED VALUE: 1943 - 9.5 acres  
Land \$ 1360.00  
Improvements 600.00 Taxes - \$70.84  
\$ 1960.00

CLASSIFICATION: Farm of 9.5 acres in the Municipality of Coquitlam. Mr. T.S. Annandale of New Westminster was requested by the Custodian on 27th March 1942 to report on this property, and he reported 4 acres in strawberries, 1/8 acres in red currants, 1/2 acres asparagus, 3/4 acre raspberries, 1/2 acre rhubarb and 50 tree plants. The buildings on the property were 3 dwellings, a barn, garage, fruit house, woodshed and rhubarb house. No particulars as to size or condition of the buildings appear in the report.

There is on file a statement signed by Mr. Matsushita in which he gives the size of the buildings as 3 dwellings 10 x 12, 12 x 14 and 16 x 22, barn 14 x 22, root house 12 x 14, garage 12 x 14, woodshed 8 x 22, rhubarb house 18 x 30. He reports the area under cultivation as above in the Annandale report. His statement includes a list of farm machinery with values totalling \$177.25. Other equipment listed is 5 saws and 175 trays.

HISTORY OF ADMINISTRATION: Before being evacuated Chuju Matsushita rented the property with some household effects, to Low Yot. Mr. Harry G. Johnston prepared the lease which was dated 9th May 1942 for a term ending 28th February 1943, at a rental of \$250.00 which was paid to Matsushita. The lease provided for an extension from month to month at a rental of \$8.00 per month, the Lessee to pay water, gas and electric rates. This tenancy continued to 31st December 1943 and the rental of \$80.00 was paid to the Custodian and allowed to the Veterans' Land Act. The Lessee bought from the Lessor subsequently the chattels enumerated in the lease, with the exception of ~~a house~~ and a cultivator. There was no insurance on the property.



property.

- Page 2 -

File No. 1626.

A copy of this lease was received from Mr. Harry G. Johnston, New Westminster, and an extract made. Presumably (there is no record on file) the lease was sent to Mr. Crux's office, but it has not been found there, and Mr. Crux will be out of town for the next two weeks. The extract does not show that taxes were to be paid by the lessee. Mr. Matsushita, in his letter of August 14, 1946, says he has been "paying about \$71.00 tax every year."

**SOLD:**

To: The Director, The Veterans' Land Act for \$560.00, as at 1st January 1943.

**FUNDS:**

Released to the credit of Choju Matsushita; Sale price of property \$560.00 plus rental \$80.00 total \$640.00; less rental allowed to Veterans' Land Act \$80.00, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$99.00. Net amount released \$541.00 and paid on 1st October 1946 to Choju Matsushita.

**OLD TITLE:**

Certificate of Title 62728-E in possession of Choju MATSUSHITA (in Japan) according to communication of 22 May 1947 from Kumamoto Military Government, Japan.

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



IM:ic

DATED: July 28th, 1947.

36000



File No. 1626

July 30, 1947.

SUMMARY OF LIABILITIES

Re: (Mr.) Choju MATSUSHITA  
Registration No. 08285

Choju MATSUSHITA did not declare owing any debts in his  
JP Form dated March 28, 1942, and none have been filed against  
him.

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

  
.....  
Administration Department.

WJ/MS



INSURANCE SUMMARY

Chen MATSUSHITA Reg. No. 08285 File No. 1626

No insurance on buildings, or contents.

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

*J. Macpherson*

IM:ic

DATED: July 28th, 1947.



PERSONAL PROPERTY SUMMARY

File No. 1626

29th July, 1947.

Re: Choji MATSUSHITA - Reg. No. 08285

CHATELS: The above Japanese registered with this office on the 28th March, 1942, and at that time declared leaving household furniture, farm machinery and tools on his property at R.R. No. 2, Lake Como, New Westminster, B.C. While he was still at Hastings Park, however, he notified us that he had sold a spray pump, 1 scraper, 3000 ft. of lumber and his horse.

Mr. Annandale was requested to make an investigation of this property. His report was sent to this office on the 16th April, 1942.

On the 11th May, Mr. H.G. Johnston, Barrister & Solicitor, New Westminster, forwarded to us a copy of goods under lease to Low Yet, MATSUSHITA's lessee. This copy was signed by MATSUSHITA.

We received word on the 10th January, 1945, that the tenant, Low Yet, was leaving the property, and our fieldmen were requested to remove all chattels from the property. They reported that all goods were checked and appeared to be in order but were run down and of low value, but as the new tenant wished to purchase them, Trapp Motors were asked to appraise the goods. The appraised value was \$60.00, and after Trapp's Commission of 10% was paid, the net sum of \$54.00 was credited to MATSUSHITA's account, 21st Feb. 1945.

His mail box was also transferred to the new tenant, and the sum of \$3.00 credited to his account, 10th April, 1945.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: When registering MATSUSHITA, did not declare any monies owing to him, but on the 15th January, 1946, he wrote to this office stating that Takeshi KUMAGAI, deceased, owed him \$100.00, and that Mrs. KUMAGAI wished this paid from the Estate. Mr. J.M. Streight was notified of this claim, and when funds from the Estate were released, this sum was credited to MATSUSHITA, 23rd September, 1946.

BONDS & INVESTMENTS: MATSUSHITA declared some War Savings Certificates, but these were not brought under control by the Custodian.

BANK ACCOUNT: MATSUSHITA also declared having a bank account of \$90.16 at the Royal Bank of Canada, Port Moody. This was not brought under control by the Custodian.

LIFE INSURANCE: MATSUSHITA declared a \$1000.00 Confederation Life Association policy but this was not administered in any way or brought under control by the Custodian.

This Japanese was repatriated on the 2nd August, 1946, to Japan.

His file reveals no other personal property assets.

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

HA

*H. Allen*  
.....



File No. 1626

July 30, 1947.

CHATTEL SCHEDULERe: Choji MATSUSHITA (Mr.)  
Registration No. 08285Declared by Japanese in  
an updated statement on  
file.

2 Cross Cut Saws  
3 Hand Saws  
175 Trays  
1 Plough  
2 Cultivators  
2 Harrows  
4 Clover  
1 Potato Moulder  
150' Cable  
4 Blocks  
3 Logging Chains  
1 Water Pump  
8 Garden Hoes  
3 Potato Hooks  
2 Rakes  
5 Shovels  
2 Picks  
1 Peeper  
2 Hay Hooks  
3 Broder Lamps

Declared in Choji Matsushita's  
letter dated June 12, 1946.

1 Platform Scale 240# capacity.  
150' Garden hose

Inventoried by T.S.  
Annandale, which report  
was received by us on 16/1/42.

2 Cross Cut Saws  
3 Hand Saws  
175 Trays  
1 Plough  
2 Cultivators  
2 Harrows  
4 Clover  
1 Potato Moulder  
150' Cable  
4 Blocks  
3 Logging Chain  
1 Water Pump  
8 Garden Hoes  
3 Potato Hooks  
2 Rakes  
5 Shovels  
2 Picks  
1 Peeper  
2 Hay Hooks  
3 Broder Lamps

Disposition

\* Harrow, Plough etc.  
(Broken); Garden  
tools and cross cut  
saw; cable and blocks;  
hand pump, were list-  
ed by Trapp Motors  
Limited as being  
appraised and sold to  
the tenant, Mr. Low  
Chung.  
\* Etc. and Garden Tools  
could include any  
number of the listed  
effects.

Listed in Lease prepared  
by Mr. H.G. Johnston, as  
being used by the tenant.

1 Kitchen Stove  
6 Kitchen Chairs  
1 Wardrobe  
1 Kitchen Table  
2 Beds

1 Findlay Range  
2 Kitchen Chairs (6 sold)  
1 Dresser  
1 Kitchen Table  
1 Bed complete with spring  
and mattress  
1 Bed with Spring

Sold to tenant, Mr.  
Low Chung, on Feb.  
21, 1945.

Not Found

1 Heater Stove  
1 Gramophone

Sold to tenant, Mr.  
Low Chung, on Feb.  
21, 1945.

4 Chairs

Not Found

P.T.O.



CHattel SCHEDULE CONTINUED

File No. 1626

(2)

July 30, 1947.

Declared by Choja MATSUSHITA  
in list attached to JE Form.

1 Spray Pump  
1 Scraper  
3000' lumber

Disposition

Sold by Japanese before  
Evacuation and he received  
cash for same.

Sold to tenant Mr. Low  
Chung, on Feb. 21/45,  
but not declared nor  
inventoried.  
1 Metal Safe.

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

.....  
Administration Department.

WJG/HMS



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 1626

NAME: Choju MATSUSHITA

DATE ADVERTISED:  
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$60.00

PURCHASE PRICE: \$60.00

COMMITTEE'S APPROVAL: April 6, 1945.

PURCHASER'S FULL NAME: Mr. Low Chung

ADDRESS: Como Lake Road, New Westminster, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:  
(state if purchase  
price already paid or  
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil

LIST OF CHATTELS SOLD:

1 Kitchen table	\$2.00
6 Kitchen chairs @ \$1.00	6.00
1 Cupboard	4.00
Air Tight heater	2.00
1 Stove	6.00
1 Heat safe	2.00
Gramophone (damaged)	5.00
Harrow, plow etc. (broken)	10.00
Garden tools & X cut saw	8.00
Cable & blocks	8.00
Hand pump	7.00
	<hr/>
	\$60.00



# PROPERTY TITLE FORM

Name Chajin Matsushita

FOR FRUIT AND  
POULTRY FARMERS

Address Comod. Burquillan. B. R. No. 2  
New Westminster B.C.

LAND LOT NUMBER 366 BLOCK 4

1. CLEARED 9 1/2 ACRES

2. NON-CLEARED        ACRES

3. UNDER CULTIVATION (3 1/2) ACRES

PRODUCTS      ACREAGE      APPROXIMATE ANNUAL OUTPUT

1. STRAWBERRIES 4

2. LOGAN BERRIES       

3. BLACK CURRENTS       

4. RED CURRENTS 1/8

5. ASPEN BUSH 1/2

6. RASPBERRIES 3 1/4

7. GOOSE BERRIES       

8. RHUBARBS 1/2

9. VEGETABLES       

10. TREE FRUITS 50 PLANTS

11.       

12.       

## BUILDINGS

### SIZE

### STYLE

### REMARKS

A DWELLINGS 10x12x12 1/2

B CHICKEN HOUSE       

C BARN 14x22

D GARAGE 12x14

E PACKING SHED       

F ROOT HOUSE 12x14

G STORAGE HOUSE       

H WOOD SHED 8x22

I RHUBARB HOUSE 18x30

J HOUSE 16x22

K       

## CONTENTS OF BUILDINGS

### (A) DWELLINGS

1. 2 Dwelling house

2. 1 garage

3. 1 barn

4. 2 Packing house

5. 1 Rhubarb house

6. 1 Root house

7. 1 house

8.       

9.       

10.       

### (B) CHICKEN HOUSE (STATE NO. VALUE OF LIVE STOCK TOOLS, FEED ETC.)

1.       

2.       

3.       

4.       

5.



# CONTENTS OF BUILDINGS (CONTINUED)

③ BARN (STATE NO. VALUE OF LIVESTOCK, SEEDS, FEEDS, TOOLS ETC.)

1	6
2	7
3	1
4	4
5	10

④ GARAGE (STATE VALUE OF CHRS, TOOLS, PARTS ETC.)

1	2 cross cut saw	5
2	3 hand saw	1
3		1
4		1
5		1

⑤ ROOT HOUSE

1	
2	
3	
4	
5	

⑥ PACKING SHED

175 trays

⑦ STORAGE HOUSE

1	
2	
3	
4	
5	

⑧ WOOD SHED

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

## FARM MACHINERY

KIND	VALUE	EXTRA PARTS	VALUE
1. 1 plough	\$17	1. 8 garden hoe	\$10
2. 2 cultivator	\$25	2. 3 potato hook	\$5
3. 2 harrow	\$10	3. 2 rake	\$1
4. 4 cloner	\$5	4. 5 shovel	\$0.25
5. 1 potato moulder	\$5	5. 2 pick	\$2
6. 1 scraper	\$15.50	6. 1 peeper	\$3.50
7. 1 soft cable	\$10	7. 2 hay hook	\$2
8. 4 block	\$20	8. 3 binder loop	\$2
9. 3 logging chain	\$10		
10. 1 water pump	\$10		
11. 1 spray pump	\$18		

HOUSE STARTED

26'x30'

concreting 2 side 5' high thickness of concrete 7"  
" 2 side 4' high

THIS FORM WAS FILLED OUT UNDER WITNESS THIS DAY  
OF THE YEAR 1942

SIGNATURE *Chapin Matsumoto*

WITNESS



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

T.S. ANNANDALE - LOCAL AGENT

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
APR 16 1942

NAME: MATSUSHITA Choju

HOME ADDRESS: R. R. #2 New Westminster, B. C. Como Rd.

REGISTRATION NUMBER: 08265 SEX: (M) AGE: 52

OCCUPATION: Farmer

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE: Hatsu

ADDRESS OF WIFE: R. R. #2 New Westminster, B. C. Como Road

NAME OF ANY LIVING CHILDREN: Lily

ADDRESS OF CHILDREN: R. R. #2 New Westminster, B. C.

AGE OF CHILDREN: 15

STATEMENT OF ALL REAL PROPERTY

1. LOCATION AND DESCRIPTION: 9 $\frac{1}{2}$  acre farm in Municipality of Coquitlam known as Lot 4 of 366 - Group 1 - Map 443 District of New Westminster.
2. BUILDINGS AND OTHER IMPROVEMENTS: 3 Dwellings, Barn, Garage, fruit house, wood shed, rhubarb house.
3. INSURANCE: None
4. TAXES: \$72. - 1941 paid at Municipal office at Mallardville, B. C.
5. ENCUMBRANCES: None
6. OCCUPANCY AND LEASES: Self
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: On person
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries - 4 acres, Red Currants 1/8 of an acre, Asparagus  $\frac{1}{2}$  acre; Raspberries  $\frac{1}{2}$  acre; Rhubarb  $\frac{1}{2}$  Acre. Tree Plants - 50

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 9 $\frac{1}{2}$  acre farm, Municipality of Coquitlam
2. LANDLORD'S NAME AND ADDRESS: Self
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY: None
6. IF FARM LAND? PARTICULARS OF CROPS SOWN: fruit and berries



STATEMENT OF PERSONAL PROPERTY OWNED:

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

GARAGE: 2 Cross cut saws  
3 Hand saws

PACKING SUPPLIES: 175 Trays

FARM MACHINERY: 1 Blough, 2 Cultivators, 2 Harrows, 4 Clover,  
1 Potato Moulder, 1 Scraper, 150 Ft. Cable, 4 Blocks, 3 Logging Chain,  
1 Water pump, 1 spray pump, 8 Garden Hoes, 3 Potato Hooks, 2 rakes,  
5 Shovels, 2 picks, 1 peeper, 2 hay hook, 3 Broder lamp, 1 small plat-  
form scale - 100 lbs.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 Grey Mare  
1100 Pounds

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:  
None

6. MONIES OWING TO YOU: None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES: \$10 in  
War Savings Certificates, on person.

8. BANK ACCOUNTS: Royal Bank of Canada, Port Moody, B. C. \$90.16

9. LIFE INSURANCE: \$1000 Confederation Life Association Policy #558993  
Vancouver, Branch -- Beneficiary - wife.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

Man gone to Princeton - said to be coming back in about a week and going  
to Sugar Beet District in Alberta.

The information as above stated was obtained as a result of  
my personal inspection of the property. The existence of  
personal effects as described has been confirmed by me.

*W. J. Macdonald*  
Deputy of the Custodian



*Harry G. Johnston, N.C.*  
Barrister & Solicitor  
Notary Public etc.

TELEPHONE 710  
P.O. BOX 335

*Richardson*  
*21/5/42*  
*Says*  
*Shaw*  
Law Offices  
Columbian Block  
35 South Street  
New Westminster, British Columbia  
Canada

May 11th. 1942

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 12 1942

Attention Mr. Richardson:

Dear Sirs;

*with whom  
you speak.*  
In accordance with the telephone conversation  
I had with you I herewith enclose copy of lease from Choju  
Matsushita as Lessor to Low Yet as Lessee. The \$250.00 mentioned  
in the lease was paid by Low Yet to Choju Matsushita and a receipt  
for same was given.

*Don't  
ask  
with whom*  
I may say, for your information, that I instructed  
the Lessee to make monthly payments direct to your office.

Yours truly,  
*Harry G. Johnston*

HGJ:F



Farm Appraisal ReportFile No. July 491Land Description Lot 4 of Lot 366, Op. 1, Map 443, Except part 0.25 of an acre conveyed and shown on Sketch 26722 P.Containing 9.5 AcresOwner's Name Chaju MatsushitaPost Office Address R.R. 2, New Westminster, B. C.Nearest Rail Point Maillardville, B. C.Distance 2 1/2 miles.Market Town New Westminster, B. C.Distance 5 "Church (give denomination) Maillardville - all denominationsDistance 2 1/2 "Nearest School Little Mountain schoolDistance 1 1/2 "State how property was identified: Map location and corner posts.

Roads: State whether property has access to main road, the kind of road and its condition.

Has direct access to both Como and Smith roads - gravel.Is this district a good one? Only fair.Employment opportunity Fair. Several mills and industries in Maillardville.Predominating Nationality and religion: Mainly British.Describe Fencing and its condition: Fenced on west, east and south.

Value \$

Water supply: From well.

Value \$

Electricity: Power available. Not used in shack.**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 22	Frame	1	Shingle	20	Wood	V. poor	50.00
Shed	20 x 20	"	1	"	20	"	"	20.00
Shed	18 x 30	"	1	Shake	20	"	"	30.00
BARN	x							
Shed	14 x 16	"	1	"	20	"	"	20.00
Shed	10 x 16	"	1	"	20	"	"	15.00
Shed	10 x 14	"	1	"	20	"	"	10.00
Shed	8 x 12	"	1	"	20	"	"	5.00
	x							
	x							
	x							
	x							

Shacks front on Como Road. Fronting on Smith road is a new concrete foundation for a dwelling - walls only.

Total present day value \$150.00

Total Value Buildings add to farm For packing house purposes. \$ 75.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Only buildings are a series of shacks, very old and only habitable by Orientals.

\$

Describe the basement and chimneys: No basement. Store pipe chimneys.

No. rooms downstairs? 1 each Upstairs? -- How finished Wood.

Are buildings painted? None Condition of paint --

Distance from nearest bush Approximately 100 yards.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.00	Slightly undulating.	Sandy loam 10" to 15"	Gravelly	Mixed small fruits and truck.	\$80.00	\$640.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
1.6	Stony knoll - bush edges and buildings.			No timber	\$10.00	15.00

Total value of Land \$ 495.00

Total added by buildings to value of farm \$ 75.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 570.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Property at present occupied by tenant. Land is in fair shape, but shows definite indications of poor soil fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

With limitations, is suitable for small fruits and truck.

Noxious weeds:

No serious weed condition.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:

Coquitlam District.

Assessed: Improvements - \$1600.00  
Land 1360.00

Taxes - 1942 - \$70.84.

Date: July 6, 1942.

Place: New Westminster.

I certify that the above report is based on a personal examination  
of the whole farm made on the 4th day of July 19 42.

Inspector's Signature

"D. Dodding"

Note: (Use Form 43 (Sheet 2) in connection with this form.)



## Farm Appraisal Report

C. Matsushita - J.L. 481

Remarks: This property is situated on the rise of land between Coquitlam and Port Moody. The agricultural potentialities of this area are very limited. It is, however, noticed that many new homes are being built by industrial and other workers throughout this section.

There is electric lights, water mains, grocery and meat deliveries, mail route and public school - all of which tends to make it a desirable residential area. I contacted one party who had recently paid \$700.00 for 3 acres of land, all cleared, but no buildings; close to this property and is building a home on it.

I consider I have given this land top value from an agricultural standpoint, but my findings lead me to the conclusion that land in this area carries an additional value for residential purposes ranging from \$100.00 to \$150.00 and acre, depending on location.

**(FOR ORCHARD LANDS ONLY)**

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

## ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

		<u>Present Value</u>
Strawberries	poor	3.82
Raspberries	"	.44
Logans	Very poor	.55
Rhubarb		.33
Potatoes and truck		1.81
Asparagus		.42
Sod and trees - 50 mixed trees.		.63
		8.00
Stony knoll, buildings , bush edges.		1.50
		9.5 acres
		Total \$

**Amount fruit trees add to value of farm \$**



Diagram of Property

Lot 4 of lot 366. Gp 1.

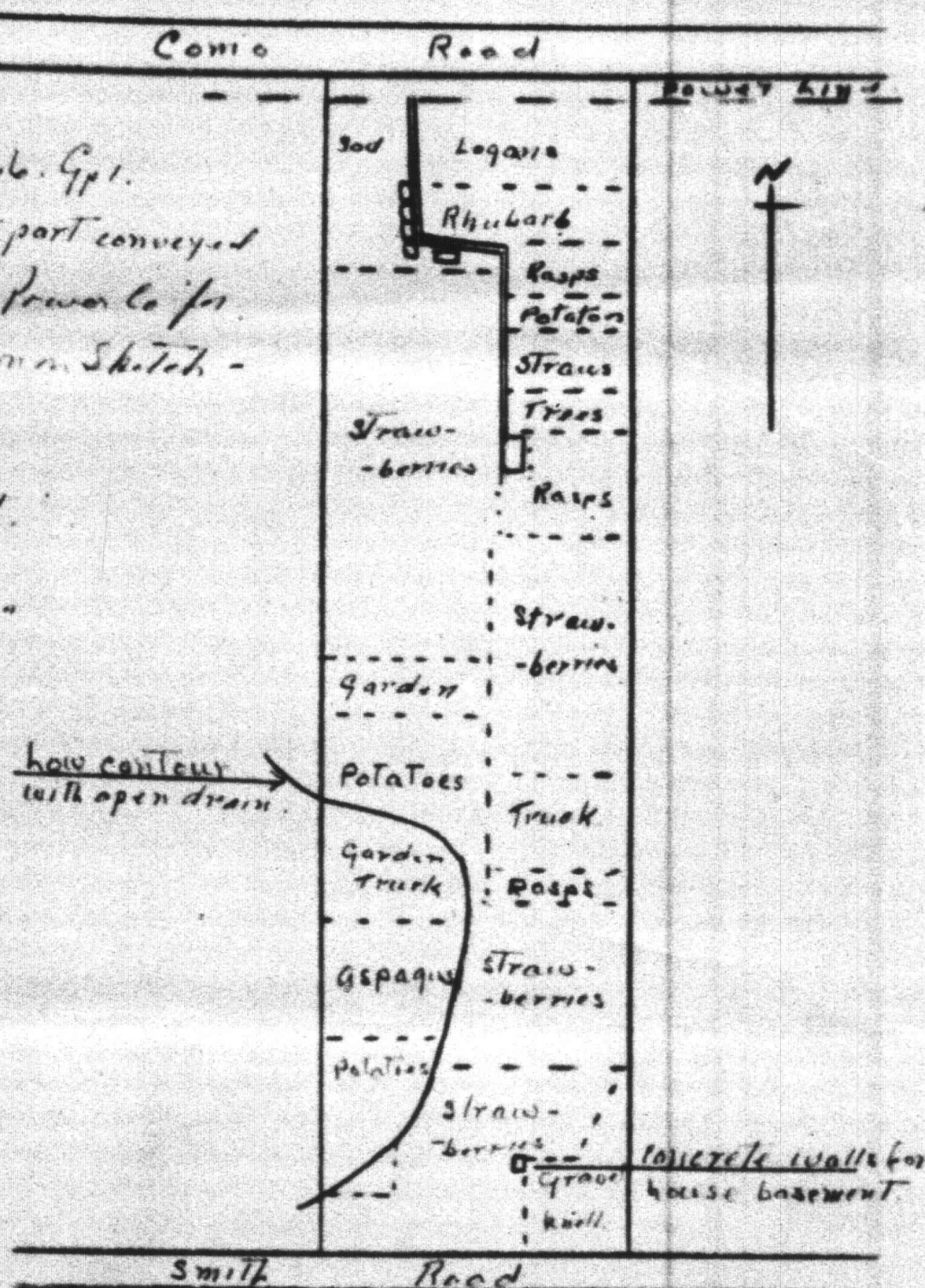
Map 443 Except part conveyed  
to Western Canada Power Co for

Right of Way shown in Sketch -

26722 F

Munizo Konishi

Scale - 200' - 1"



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 600.00

Date 8th July 19 42

"I. T. Barnet"

District Superintendent.



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

File No. 1626

Reg. No. 08285

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Choju MATSUSHITA,  
Lemon Creek,  
Slocan, B. C.

APR 27 1944

Dear Sir:

Re: Municipality of Coquitlam.  
Lot 4 of Lot 366, Group 1, Map 443, save and except part  
conveyed to the Western Canada Power Company for right of  
way purposes as shown on sketch deposited No. 26722F, Dis-  
trict of New Westminster, C. of E. 51770.

You have previously been advised that a sale of lands in rural districts was entered into between  
this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer  
have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon  
valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year.  
This means that the 1943 revenues from the property were for the benefit of the purchasers, but that  
taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 560.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 560.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$ 3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 557.00

This amount has been placed to your credit and a statement of your account is endorsed hereon  
showing the present balance on our books. A small amount for legal fees in connection with the convey-  
ance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.



1626  
ADDITIONAL INFORMATION

to be embodied in original registration.

MATSUSHITA, Chofu

Formerly...R.R. #2, Lake Coma, New West'r, B. C.  
Now at.. Hastings Park, Vanc'r, B. C.

Reg. No. 08285

Declarant would like to report that  
farm crop previously registered at Powell Street has now been  
sold to Mr. Lowyet, 313 Columbia St., East, New West'r, B.C.  
for the sum of \$250.00. Agent for this sale, Mr. Harry  
Johnston, Columbia St., New West'r, B.C. Also declarant  
would like to report the following property sold:

1-spray pump	3000 ft. lumber
1-scraper	1-horse(mare)

Other farm implements are being taken care of  
by Mr. Lowyet, 313 Columbia St.E., New West'r,B.C.

N. B.

Declarant has received cash for all property sold.

Signed, *C. Matsushita*

Witness,

*V. H. Stinson*



File No. 1626

EXTRACT FROM LEASE.

Lessor: Choju MATSUSHITA

Lessee: Low YET

Date: May 9th, 1942.

Term, Consideration and Chattels:

"WITNESSETH that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor doth hereby demise and lease unto the Lessee all that certain parcel of land situate in the Municipality of Coquitlam, in the Province of British Columbia and more particularly known and described as being Lot Four (4) of District Lot Three Hundred and Sixty-six (366) Group One (1) Map 443, District of New Westminster, together with the following goods and chattels, that is to say:

*Sold to Low YET on farm*  
*(H.A.)*

One Findlay Range	s	One kitchen table	s
Six kitchen chairs	s	One bed complete with springs & mattress	
One dresser		One bed with springs	
Two one horse cultivators		Four shovels	s
Three garden hoes	s		

"TO HAVE AND TO HOLD the said premises and goods and chattels unto the said Lessee for and up to the 28th, day of February, 1943, yielding and paying therefor the sum of Two Hundred and Fifty (\$250.00) Dollars, and on the 28th day of February, 1943, then to be completed and ended, and thereafter from month to month at the rate of Eight (\$8.00) Dollars per month payable in advance on the First day of each and every month commencing the First (1st) day of March, A.D. 1943, without any deduction, defalcation or abatement whatsoever;

"THE LESSEE COVENANTS with the Lessor that at the expiration of the term hereby demised he will leave the above mentioned goods and chattels in as good condition and state of repair as at present, reasonable wear and tear only excepted, and agrees to pay for all loss, breakage or injury which may occur respecting same.

"THE LESSEE COVENANTS with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire or tempest

*S: sold to tenant. 12/1/45*



"only excepted) and to pay all water and gas rates and electric lighting, which shall be assessed or chargeable upon the said premises during the term hereby demised or during the time the Lessee shall occupy the demised lands as tenant to the Lessor under these presents; "

Proviso:

"IN the event of a sale or other disposal of the said premises before the expiration of the said term the Lessor may at his option cancel this lease by giving the Lessee One (1) month's notice in writing, which notice may be given by leaving it with any person upon the demised premises and the Lessee hereby agrees to vacate the said premises at the end of the said period and rent shall be paid to that date."

Rent: Paid to Dec. 31st, 1943.

Property:

Land: Lot 4 of D. L. 366, Group 1, Map 443, District of New Westminster.

Improvements: Included, 3 dwellings, barn, garage, fruit house, woodshed, rhubarb house.

Chattels: Included, furniture and equipment as listed above.



*Shears*  
**Harry G. Johnston, K.C.**  
Barrister & Solicitor  
Notary Public etc.

TELEPHONE 710  
P.O. BOX 335

*Law Office*  
*Columbian Block*  
*35 Sixth Street*  
*New Westminster, British Columbia*  
*Canada*

June 29th. 1942

F.G. Shears, Esq.,  
Manager,  
Administration Department  
Japanese Evacuation Section  
Department of the Secretary of State  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings & Granville  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUN 30 1942

Dear Sir; Re. Choji Matsushita Your Reference 1626.

I have your letter of the 24th. inst. with  
reference to machinery and grey mare.

My recollection is that the above did not  
have very much machinery and equipment but whatever he did  
have is set out in the lease, and whatever was not included  
in the lease was sold.

With respect to the grey mare, I was told that  
he had sold her to a neighbour for \$30.00.

Hoping this is the information you require,

I am,

Yours truly

*Harry G. Johnston*

*This is declared  
in "Additional Information"  
attached to 98 same.*  
HGJ:F



Pls file

MEMORANDUM

File No. 1626

January 10th, 1945

To: Mr. R.M. Anderson

From: Mr. Iverson

Re: MATSUSHITA, Ghoju  
Lake Como Road, Cocuitlan

Please remove all effects from the above property, as the tenant Lew Yet is vacating.

The V.L.A. wish to place a new tenant on the property.

I believe you have the inventory on this.

WJL:LM

*[Handwritten signature]*

*bel chattels on this property were very run down and of low value.*

*Inventory checked O.K. bel was sold to tenant.*

*See L.C. Supps appraisal.*

*[Handwritten signature]*



ENEMY SECTION

Rec'd JAN 18 1946

File No.

Ans'd

Refer'd

LEMON CREEK, B. C.,  
January 15th, 1946.

EVACUATION SECTION

Rec'd JAN 18 1946

File No.

Ans.

Refer'd

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

Dear Sirs:

Mr. Takeshi KUMAGAI, Reg. No. 08180, husband of  
Masako KUMAGAI, Reg. N. 08182 of Lemon Creek, B. C., deceased  
at the New Denver Sanatorium on March 30th, 1944.

Prior to our evacuation, I lent Mr. Kumagai, \$100.00.  
Mrs. Kumagai has informed me that at the time of their Custodian registration in the early days of our evacuation, Mr. Kumagai registered the debt of \$100.00 with the Custodian.

In his Will, Mr. Kumagai(deceased) left all his properties, both real and personal, to his wife, Masako.

At the time of the administration of Mr. Kumagai's properties, was the \$100.00 owing to me lodged against his assets as a liability? And has this amount been credited to my account with you? I wish to receive a cheque for \$100.00, if this amount is available to me now. If not, kindly advise me at your earliest convenience as to the reason why.

Thanking you in advance, I remain,

*\$100.00 paid*

Yours truly,

*Cr. bal. \$ 598.00*

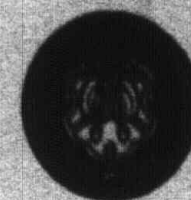
*Choju Matsushita*  
Choju MATSUSHITA,  
Reg. No. 08285



**TRAPP MOTORS LTD.**

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF  
NEW WESTMINSTER, B. C.

February 21st, 1945.

Custodian of Enemy Property,  
675 W. Hastings St.,  
Vancouver, B. C.*File 1626  
Matsukita Choju  
Reg # 08285*

Dear Sir:

Under instructions from the Office of the Custodian  
we have appraised and sold the following list of goods  
to the tenant Mr. Low Chung, Como Lake Road:

1 Kitchen Table	\$2.00	
6 Kitchen Chairs @ \$1.00	6.00	
1 Cupboard	4.00	
Air Tight Heater	2.00	
1 Stove	6.00	
1 Meat Safe	2.00	
Gramophone (Damaged)	5.00	
Harrow, Plow etc. (Broken)	10.00	
Garden tools & X Cut Saw	8.00	
Cable & Blocks	8.00	
Hand Pump	7.00	
	60.00	
Less 10%	6.00	\$54.00

Certified a just and fair appraisal as made by us  
this 12th day of January, 1945.

Yours very truly,

TRAPP MOTORS LIMITED,  
Auctioneers & Appraisers,

Secretary.

*Approved by Committee  
6/4/45*✓  
CFDP/k

SALES - SERVICE - SATISFACTION

All that the term implies.



STATEMENT OF ACCOUNT

Choju MATSUSHITA - File No. 1626  
Registration No. 08285

1943

June 25 - Certificate of Encumbrance

DR.

CR.

1.00

1944

March 16 Registration fees

3.00

April 17 Purchase price of Lot 4 of  
Lot 366, Gp. 1, Map 443

560.00

1945

Feb. 26 Sale of chattels

Commission re sale of chattels

6.00

60.00

April 10 Payment for Rural Mail Box

April 23 Legal fees

15.00

3.00

Balance of account

598.00

\$623.00

\$623.00

Credit Balance

\$598.00



10626, 10673,  
10429 - Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
January 23, 1946

Mr. Chofu Matsushita,  
Registration No. 08285,  
Lemon Creek, B. C.

Re: Estate of Takeshi KUMAGAI, Dec'd

Dear Sir:

We are in receipt of your letter of the 15th instant and in reply wish to advise you that Mr. Takeshi Kumagai declared to the Custodian in his Declaration Form, dated June 5, 1942, that he was indebted to you in the sum of \$100.00.

Mr. J. M. Streight, Official Administrator, New Westminster, B. C., is administering this Estate and he was duly notified by us of your claim, as mentioned above. He will, therefore, be communicating with you in due course.

We are enclosing herewith, for your information, statement of your account with the Custodian as it appears on our books, and you will note that we have not received the above sum of \$100.00 from Mr. Streight. You have, however, a credit balance with the Custodian, amounting to \$598.00, and if you so desire, and the Department of Labour, Japanese Division approves, we will be pleased to forward you a portion of these funds.

Yours truly,

F. J. Johnston  
Administration Department

WJJ/JF  
Encl.



54 Fin Avenue  
Lemon Creek  
Island B.C.

ENCL.	NON
Rec'd APR 20 1946	Rec'd APR 25 1946
File No.	File No. 1626
Ans'd	Ans'd April 5, 1946
Refer'd	Refer'd

~~Government of Canada~~  
Johnston  
Ottawa Canada

Dear Mr. McKenzie King

Will you please kindly  
tell me what you will be  
doing with our property.  
We are a repeat to Japan and  
I was thinking if we will  
be getting any money for the  
property before we go to Japan.  
I have bought the ten acre  
property for one thousand and  
five hundred dollars and cleared in  
1921. Then we cleared the ten acres  
clean in about fifteen years.  
And builded many buildings  
and planted many kinds  
of fruit trees and etc..



The property is at least worth  
1,000,000 dollars.

We have not saved any money  
so I don't know how to make  
out my future living with  
my family unless I get the  
money for the property. If I  
don't get any money I won't know  
what to do, because I am too  
old to work and I have one child  
but she has a terrible heart  
trouble and rheumatism so she  
will not be able to work. If only  
my daughter was healthier we  
would not have to go to Japan  
but for her health I will  
have to go back to Japan so



will you please do the best  
for me.

Please kindly ~~tell~~ let me  
know soon as possible.

Thank you

Sincerely

Chojin Matsushita



May 17th 1946.

Mr. Choji MATSUSHITA,  
Registration No. 08285,  
54 Fir Avenue,  
Lemon Creek, Elocan, B. C.

Dear Sir:

We are in receipt of your letter of the 5th ultimo and in reply wish to inform you that your property on Lake Come Road in the Municipality of Coquitlam was sold by this Office for the sum of \$560.00 and the net proceeds were credited to your account with the Custodian as shown in the attached statement. The sale of all Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government on the basis of valuations made by qualified appraisers.

Regarding your request for funds held by the Custodian, we wish to advise that same was referred to the Department of Labour, Japanese Division and they stated the following:

"We cannot recommend the release of funds to this man as he is employed by this Department and we consider his income is sufficient for the support of his family."

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT.

WJJ/HMS  
Enc.



ENEMY SECTION	
Rec'd	JUN 20 1946
File No.	
Ans'd	
Referred	

Lemon Creek, Sleean, B.C.,  
June 17, 1946.

EVACUATION SECTION	
Rec'd	JUN 20 1946
File No.	
Ans.	
Referred	

*not to you*

Office of the Custodian,  
506 Royal Bank Bldg.,  
Hastings & Granville Sts.,  
Vancouver, B.C.

File #1626.  
Attention: Mr. W.J. Johnston.

Dear Sirs:

I am in receipt of your letter of May 17, 1946, stating that my property on the Lake Como Road in the Municipality of Coquitlam has been sold for \$560.00. You also claim that this property has been based on valuations by qualified appraisers.

Please be advised that this property had an assessed value of \$1960.00 according to my 1941 tax receipt, from the Municipality of Coquitlam. Using this figure as a basis, I am of the opinion that my property was sold at a very unreasonable price.

Prior to evacuation, I was offered \$3000.00 for this property, but declined to sell in hopes of a better price. If this property could be sold for this amount, I would be willing to sell, as I have planned to return to Japan in the near future. This move has been my only solution, as I am now too old to start out anew, and also my daughter is at present hospitalized with rheumatic fever. My wife is not very well, suffering from high blood pressure.

The chattels which were sold as shown on the attached statement, were sold at a fraction of their actual value. These consisted of the following: 100 ft.  $\frac{3}{4}$ " Wire Cable, 1 Plough, 2 Cultivators, 1 Harrow, 4 Potato Diggers, 5 Shovels, 7 Garden Hoes, 2 Rakes, 1 Felling Saw, 3 Bucking Saws, 3 Logging Blocks, 150 ft. Garden Hose, 4 Logging Chains, 1 Platform Scales, (240# capacity), other sundry farm tools, 2 beds, 1 double complete with springs and mattress, 1- $\frac{1}{2}$  (4'0") with spring, 1 Wardrobe, 1 Gramophone, 1 Kitchen set with 4 chairs, 6 Kitchen chairs, 1 Kitchen Stove, 1 Heater Stove, and sundry kitchen utensils.

Further in this connection, I am still in possession of the original title to this property. Please advise how this can be sold without the title deed, and also I was not advised prior to it's sale. Please advise if my property was sold through the Veterans Land Act.

In any case, I am thoroughly dissatisfied with whole procedure, and the price at which my property was sold for, and would appreciate any further information which you may have relative to this transaction.

Yours truly,

*Chojin Matsushita*  
Chojin MATSUSHITA #08285

*Copy made for Mr. Shears*



C  
O  
P  
Y

For File No. 1626

Lemon Creek,  
Slocan, B. C.,  
July 4th 1946.

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

Dear Sir:

MATSUSHITA Choji #08285

Kindly pay to the above man the sum of \$100.00 from my credit balance held in your care.

I have written to you previously that I wish to pay half of the debts that is claim against me, but I would very much like to pay to the above man the sum of \$100.00 instead of \$50.00 before I am repatriated to Japan, so would you kindly attend to this matter at your earliest convenience. Thank you.

Yours truly,

"Hiroshi Kumagai"

Hiroshi KUMAGAI (son of  
Takeshi KUMAGAI) #08180  
(Deceased)

*July 20/46 - Official Administrator,  
has held sufficient funds  
to cover this claim.  
Hiroshi Kumagai is being  
repatriated.*  
*H.*



1636

July 16th 1946.

Mr. Choji MATSUSHITA,  
Registration No. 08285,  
54 Fir Avenue,  
Lemon Creek, Slocan, B. C.

Dear Sir:

Re: Lake Como Road,  
Municipality of Coquitlam.  
Lot 4/366/443

We are in receipt of your letter of June 17th 1946. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government on the basis of independent appraised values and we can only advise that we are unable to consider any alternative.

Your letter is being placed on our files so that your comments in regard to this sale will remain on record.

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJJ/HMS



ENEMY SECTION  
 Rec'd JUL 26 1946  
 Ans'd  
 Refer'd

EVACUATION SECTION  
 Rec'd JUL 26 1946  
 File No. 16-16  
 Ans.  
 Referred

54 Fir Avenue,  
 Lemon Creek,  
 Llocan B.C.  
 July 23, 1946.

Department of the Secretary of State, Canada  
 Vancouver B.C.

Dear Sir:

Sometimes last week the Custodian has come to Lemon Creek for the repats, and at that time I have asked about the sum of \$100.00 that Takechi Kumagai owes me. His son Hiroshi Kumagai says that he wants you to pay me the amount of \$100.00 that he owes me and he wants his debt returned before he goes back to Japan on this trip to Japan which is due on August 2nd.

We are going back to Japan on next trip available, so by that time I want to buy my daughter what she has been asking for every day. She was in the hospital for long time and she just came home about two weeks ago, so she has not got anything ready, so I would like to get her what she has been asking for, so will you please



send me the \$100.00 that Mr. Kumagai  
sends me, then I could return  
the deed and I could buy my  
daughter what she has been  
asking for. I am sure that  
Hiroshi Kumagai has written you  
a letter to. I am sure that  
sum of \$100.00 is subtracted from  
Mr. Kumagai's list and put added  
onto my account. Even if it is put  
on my account I would not  
be like to return the deed, unless  
I hold the money in my hand.  
If you happened to can't return  
the whole sum, will you please  
give me the sum much as  
you can for the first and second time  
you could give me the remaining  
amount.

I hope in the answer to this letter  
there will be a sum of money.  
I am sure you will not disappoint  
me.

Awaiting for an early reply. I remain

Yours Truly,  
Chojin Matsushita  
Registration #08285



ENEMY SECTION	
Rec'd	AUG 17 1946
File No.	
Ans'd	
Refer'd	

54 Fair Avenue  
Lemon Creek,  
Alameda Co. Cal.  
Aug. 14, 1946

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

EVACUATION SECTION	
Rec'd	AUG 17 1946
File No.	1626
Ans'd	
Refer'd	

Received your letter dated July 16, stating that you are unable to alternate my property to an amount price, but I did not tell you to sell my property and you did not ask me if I wanted to sell my property nor you did not let me know that you were going to sell my property. When the custodian came to my coast home to see out. Check our place, they told me that you were just taking care until I come back when the war is over. That means that you have told me a very big lie. How would you like if somebody sold your property that cheap after buying an 9 1/2 acres all uncleared for \$1500.00 and selling it for only \$560.00 all of the 9 1/2 acres cleared clean and building many different dwellings and bought many farming



tools. He left all our farming tools  
and even kitchen tools. He has  
been paying about \$1.00 tax every year.  
In any case, I am thoroughly dis-  
satisfied with whole procedure, and  
the price at which my property was  
sold for, and would appreciate  
any further information which you  
may have relating to his transaction.

I remain,

Thank you

Sincerely,

Chaya Matenahita

Reg # 08285

Copy made for

Mr. Shans



1626  
Evacuee Section

August 19, 1946.

Mr. Choju Matsushita,  
Reg. No. 08285,  
54 Fir Avenue,  
Lemon Creek,  
Slocan, B.C.

Dear Sir:

Re: Lake Como Road,  
Municipality of Coquitlam,  
Lot 4/366/443

We are in receipt of your letter of  
the 14th instant regarding the sale of the above  
mentioned property and note contents.

We regret there is no further  
information regarding this matter that we can  
forward to you but, as stated in our previous  
communication, your letter will be placed on  
our files so that your comments with regard to  
this sale will remain on record.

Yours truly,

WJJ/AC

W. J. Johnston,  
Administration Department.



1626, 10429  
Evacuee Section

August 19, 1946.

Mr. Choju Matsushita,  
Reg. No. 08285,  
54 Fir Avenue,  
Lemon Creek,  
Slocan, B.C.

Dear Sir:

We are in receipt of your letter of the 23rd ultimo and in reply wish to advise you that the Estate of Takeshi Kumagai, deceased, has been administered by Mr. J. M. Streight, Official Administrator, New Westminster, B.C., and your claim for \$100.00 was filed with him by us some time ago. We expect to receive this amount for the credit of your account in this office in the near future and, when these funds have been received, we will notify you.

Yours truly,

WJJ/AC

W. J. Johnston,  
Administration Department.



ENEMY SECTION	
Rec'd	
File No.	
Ans'd	
Refer'd	

Reg. # 08285  
 54 Fair Avenue,  
 Lemon Creek,  
 Sloan, B.C.  
 Aug. 31, 1946.

Department of the Secretary of State  
 Office of the Custodian  
 Vancouver B.C.

EVACUATION SECTION	
Rec'd	AUG 31 1946
File No.	626
Ans	
Referred	Johnston

Dear Sir:

The Custodians have arrived from Vancouver yesterday and I have visited there yesterday afternoon and asked about my property and they said that my letter is considered and is on the file but I want you to do something about it before I repatriate on 21<sup>st</sup> of September because I can not make out my living with the family with only \$598.00. I thought for sure, but the custodian will give me for at least the amount which I bought my property, which



is \$150.00, but still it is an very  
unreasonable price, but receiving  
only \$598.00 yesterday is so unreasonable  
price that I can't stand. Please  
do something about it before  
repatriate next month.

And I have asked about  
the \$100.00 that Mr. Takeshi Kumagai  
owes me. I am sure his son  
Kiroshi Kumagai has written  
to you before he repatriation  
which repatriate boat which  
left on Aug. 2nd.. Yesterday the  
custodian said that I could get  
it from the bank of Japan but I  
lent the money in Canada so I would  
like to get the amount of \$100.00  
here. The letter which I received  
Aug. 21 st. it said that you are  
expecting to receive the amount  
of the credit of my account in



this office in the near future  
and, when those funds have  
been received, you will notify  
me, I don't know which is  
we right but I would like  
to get the amount of \$10.00  
here before I repatriate next  
month because I lent the money  
of \$10.00 here at in Canada at  
Coast. If you can't get it  
ready before I leave please  
give me a written note or  
something to make sure I could  
get it from the bank of Japan.

I remain,

Very much for Thank you,

My dear,

Yours sincerely,

Chojin Matsushita



10429, 1626, 10673  
Evacuee Section

September 7, 1946.

J. M. Streight, Esq.,  
Official Administrator,  
607 Columbia Street,  
New Westminster, B.C.

Dear Sir:

Re: Estate of Takeshi KUMAGAI. Dec'd.

With reference to our telephone conversation of even date and our letter of August 19, 1944, we wish to advise you that Takeshi Kumagai, deceased, declared in his "JP" form, dated June 5, 1942, that he was indebted to Choju Matsushita of Burquitlam in the sum of \$150.00. He subsequently advised us that \$50.00 had been paid by him on account of this debt and we are satisfied that the sum of \$100.00 is still owing to Mr. Matsushita. Further, in a letter dated July 4, 1946, Mr. Hiroshi Kumagai, son of the above deceased, requested us to pay this creditor the sum of \$100.00, which was owing to him by his late father.

We would, therefore, appreciate receiving your cheque for the last-mentioned amount as Mr. Matsushita is being repatriated to Japan on the boat leaving September 21, 1946.

Yours very truly,

WJJ/AC

W. J. Johnston,  
Administration Department.



Files 1626, 13950, 10429

September 21, 1946.

MEMORANDUM.

To: Accounting Department.

From: A. G. McArthur.

Attached please find Government of B.C. cheque in the sum of \$1324.34 endorsed on the face Re Estate of Takeshi Kumagai - re Choju Matsushita \$100.00 and Re Estate of T. Iahiro \$1224.34.

Would you please credit the account of Choju Matsushita, File 1626, with the sum of \$100.00. This man is anxious to have this money prior to going to Japan.

Regarding the \$1224.34 relative to the Estate of T. Iahiro, please place this in Suspense account pending instructions from the Administrator as to its distribution to the heirs.

"A.G.M."

"Rec'd. Sept. 21/46  
G. Dougherty"

AGM:AS



10429  
1626, 1627,  
and 15628

September 26, 1946.

Mr. J.M. Straight,  
Official Administrator,  
607 Columbia Street,  
New Westminster, B.C.

Dear Sir:

Re: Estate of Takashi KUMAGAI, Deceased,  
Hiroshi Kumagai, N/R, and  
Chojin MATSUHITA. Reg. 432251.

We have to acknowledge receipt of cheque from  
the Department of Finance of British Columbia in the sum of  
\$100.00, which according to the direction indicated on the  
face of the cheque, has been placed to the credit of Chojin  
Matsushita.

In accordance with your instructions we have  
credited the sum of \$734.62 to the sole beneficiary Hiroshi  
Kumagai, who left for Japan on the General Reigo, August 2, 1946.

As soon as administration of this estate is  
completed we would be glad to receive the usual statement of  
receipts and liabilities for our file record.

Yours truly,

A. G. McArthur,  
Administration Department.

AGM:AS



Aya Kishida  
Shimada House,  
Amakusa San  
Kumamoto Ken,  
Kyushu Japan.

May 26, 1947.

Department of the Secretary of State  
Office of the Custodian,  
536 Royal Bank Bldg.,  
Hastings and Grandville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 4 1947
File No.	16-6
Ans.	
Refers	

Dear Sir:

I have written several times to you about my father (Chiyu Matsushita's) property in Canada. The property was sold for such an unreasonable price. He cannot believe that my father's property is sold. Just before I repatriated, I asked my friend who is our neighbour, if someone is living at our place, she said no one is living now. The sell of our property was so unreasonable so I went to the Military Government to ask to do something about our property which we left in Canada. I talk the Capt. H. Page who is in charge of Agriculture and Livestock. Capt. and other American G.I.'s who were

Johnston

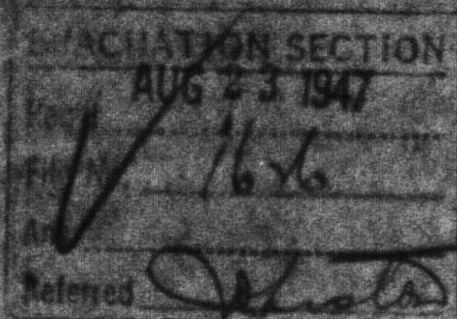


listening while I was ~~was~~ talking about my  
father's property. Everyone was saying I  
~~was~~ am sure it is ~~clearly~~ ~~it is~~ your  
property yet because you have your  
title and have not signed anything concerning  
to your father's property. My father, he  
himself thinks that it is his property  
yet. I think anyone would think that  
because buying a 1/2 acre property for  
\$150.00 uncleared and taking over 20 yrs. to  
get it all cleared. Putting in all which  
we earned into our property so we didn't  
have any savings. How could we live through  
our life with only \$75.00 in this expensive  
country. Genl. Kang said he will write to  
Tokyo and told me to write to the Custodian,  
and soon as I get an answer from you  
I have to meet Genl. Kang.

Please answer this letter soon as  
this letter reaches you.

I remain, yours sincerely,  
daughter of Chiyokatsuwhita - Lily Matsushita





Aga Senba,  
Shimoura Mura,  
Amakusa gun,  
Kumamoto Ken,

Japan.

June 23, 1947.

The Custodian's Office,

Department of the Secretary of State of Canada  
Vancouver, B.C.

Dear Sir:

On May 27<sup>th</sup> I have written to you about my father's property. (CWSU 440503407M). I would like your reply soon as possible. I have written to you before I don't believe you telling me that my father's property is sold. I have brought up this question at the Military Government at the city of Kumamoto. Gen. Kane said that "I am positive that your father's property is not sold because you have the title." He said that the property is sold in a very very unreasonable price. He said it is not even half the price for the garden tools. He told me to write to you about my father's property because it is too unreasonable to believe it. He said the Custodian must be mistaken by something else.

I am Buddhist born and educated, and brought



up in Canada until our repatriate last fall. It is  
very inconvenient in Japan. I can not stand every  
Japanese style, especially the way the houses are built.  
Our house the carpenter my friend said our house  
must have been built about one century ago. It really  
is very old. It is sloping to one side. They say  
that there will be a big storm this yr., I am  
afraid it might blow the house down. In  
order to make it the Canadian way a little shed at  
a time what we need is money. (Enough to buy)  
that even we do the money comes first. So will you  
please try your hardest and send me the sum  
for the property at your earliest convenient. The  
money which we repatriated with only will last  
through this yr., from next yr. Love are our family  
going to live without money unless you do something  
about it for us.

My father should write because it's his property but  
I wanted to tell you about me new strange  
uncomfortable country so my father will  
just send his regards.  
will be waiting for you  
with reply.

yours sincerely  
Lily Matsushita



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

Rec'd	JUL 21 1947
File No.	1676
Referred	Mr. Shears

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-175

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
July 16, 1947

F. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Re: Choju MATSUCHITA

Dear Mr. Shears:

We enclose herewith copy of communication received from the Department of External Affairs, under date of 12th instant, together with copy of Despatch No. 144 from the Canadian Liaison Mission, Tokyo, and letter from Kumamoto Military Government Headquarters.

This correspondence relates to disposition of a parcel of land at Coquitlam, B. C., formerly owned by the above named.

Will you kindly let us have a report, in duplicate, covering this matter, in order that we may reply to the Department of External Affairs.

Yours very truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF  
Encl.



HEADQUARTERS  
KUMAMOTO MILITARY GOVERNMENT  
TEAM  
KUMAMOTO, KYUSHU, JAPAN

HMK/jk

386

APC 929  
22 May 1947

SUBJECT: Canadian Property Owned by Japanese Nationals  
TO : British Consulate, Yokohama, Japan, APC 343

1. Choju Matsushita, a Japanese living in Aza Senba, Shimoura Mura, Amakusa Gun, Kumamoto Prefecture called at the office on 21 May requesting that Military Government assist him in a matter of personal business concerning lands owned by him in Coquitlam, British Columbia.

2. Matsushita brought with him a title for approximately 9.5 acres of ground registered in the Land Registry Office in the city of Westminster, British Columbia and described as Block Four of Lot Three Hundred and Sixty-six, Group One. This land had been purchased by him in 1925 for fifteen hundred dollars.

3. A tax receipt was also presented for taxes paid in 1942 on the property.

4. In June 1942 Matsushita and his family were evacuated to Hastings Park, Vancouver and in September 1942 was moved to a camp in Slocan. In September 1946 he and his family left Slocan for repatriation to Japan and in October 1946 arrived in Yokohama, Japan.

5. Prior to leaving his home in Coquitlam in 1942, a two year lease was made of his land to a Chinese, Low Yet, wherein taxes were to be paid by the Chinese in return for the use of the land. This lease was drawn up and held by Harry Johnson, a lawyer practicing at 6th Ave., New Westminster, British Columbia. This lease authorized the use of the land, equipment, and improvements left on the property.

6. A representative of the Custodian Office, Dept. of Secretary of State of Canada, Vancouver, B.C. informed Matsushita, prior to his leaving for Hastings Park, Vancouver, that his property would be cared for and notification would be made of any contemplated disposition to be made by the Canadian Government.



7. In 1943 Matsushita received a letter from the Custodian Office stating that this property had been sold. No notification had been received prior to that nor was any further explanation forthcoming.

8. In 1945 a draft on the treasury for five hundred and ninety-eight dollars was received as payment. This draft was exchanged upon arrival in Japan, for yen at the exchange rate of fifteen to one.

9. Matsushita states that he signed no papers relinquishing ownership of the property or authorizing and part to make disposition of property. He feels that, if transfer of ownership was carried out under the provisions of standing laws and ordinances of the Canadian Government, some error must have existed in computing the value of the land for it was unclear at the time of purchase and at the time of alleged sale was cleared and under cultivation. In addition to this, many buildings had been erected and many farming implements were left with the property.

10. This office believes that an error might have existed or that the sum received was not in payment for the land but rather as payment for some use to which the land may have been put. From this view point and in the possibility that further like cases may be presented to Military Government, this office requests information on existing laws concerning disposition of property belonging to those persons repatriated from Canada to Japan.

G. W. SARGENT  
Lt. Col. GAO  
Commanding



Canadian Liaison Mission

Tokyo, Japan

144

No. ....

June 16th, 1947.

Sir,

I have the honour to enclose a letter forwarded to this Mission on behalf of a Canadian nisei who was repatriated to Japan in 1946.

s. The letter in question reached us through the British Consulate in Yokohama from Headquarters, Kumamoto Military Government Team, Kumamoto, Kyushu, Japan. It seems to be self-explanatory, and to state the facts of the case as presented by Mr. Matsushita Choju. This letter is the first of its type to find its way to this Mission. It would be appreciated therefore, if in answering the particular question involved, some general information might be included on the subject of the sale of repatriates' property in Canada. It is likely that other cases similar to this may arise in future, and I would be grateful to have some background material in writing from the Custodian's office to present to such claimants.

I have the honour to be,

Sir,  
Your obedient servant

E. H. NORMAN

The Right Honourable,  
The Secretary of State  
for External Affairs,  
Department of External Affairs,  
O t t a w a, Canada.



Department of External Affairs

Canada

Ottawa, July 12, 1947

The Custodian of Enemy Property,  
Department of Secretary of State.

I enclose a copy of Despatch No. 144 of June 16th from the Canadian Liaison Mission in Tokyo, Japan, forwarding a letter from Mr. Matsushita Choju enquiring concerning disposition of a parcel of land at Coquitlam, British Columbia.

I should be grateful if you would advise me what reply should be returned in this case and also let know if there is any general reply that the Canadian Liaison Mission in Tokyo can give to enquiries of this nature.

Under-Secretary of State  
for External Affairs.



506 Royal Bank Building,  
Vancouver, B.C.

19th July, 1947.

1626

K. W. Fright, Esq.,  
Counsel to the Custodian  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. Fright:

If we receive correspondence from Japan, is there any reason why a direct reply should not be made in line with the reply which would be given if the Japanese had remained in Canada?

We have received a strong complaint from a repatriate in Japan in regard to the sale of a property to the Veterans' Land Act, a copy of which is enclosed. The owner was informed of the sale prior to his repatriation.

Are you aware yet whether claims will be entertained from Japanese who are not now resident in Canada, and if not whether any reference to this should be made in any reply which it is decided should be made?

Yours very truly,

F. G. Shears,  
Director.

FCS/PMH

encl.



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
CORRESPONDENCE  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-175

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
July 21, 1947

F. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Re: Choya MATSUSHITA  
Your File No. 1626

Dear Mr. Shears:

We have for acknowledgment your communication of the 19th instant.

It is expected that the Order in Council relative to the appointment of a Commissioner to investigate claims of Japanese Evacuees will be issued shortly, and upon receipt of same, we will communicate with you further in connection with this matter.

Yours very truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF



506 Royal Bank Building,  
Vancouver, B.C.

30th July, 1947.

1626

K. W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. Wright:

Re: Choju Matsushita  
Lot 4 of Lot 366, Gp. 1, Map 443  
Municipality of Coquitlam

Referring to your letter of July 16th in which you enclosed correspondence from the Canadian Liaison Mission, Tokyo, to the Under Secretary of State.

This is the same case in regard to which we wrote you on July 19th, enclosing a copy of the letter we had received from Matsushita, and asking whether we should make any direct reply to correspondence received from repatriates. You advised that you would communicate with us further after the appointment of a Commissioner to investigate Japanese claims.

This was a property which was sold to the Director, the Veterans' Land Act, the assessed value of the property being:

Land	\$1,360.-
Improvements	600.-
Yearly taxes	70.74

It consisted of a farm of 9.5 acres in the Municipality of Coquitlam.

Our file indicates 4 acres planted in strawberries, 1/8 acres in red currants, 1/2 acre asparagus, 1/2 acre raspberries, 1/2 acre rhubarb and 50 tree plants.

The buildings on the property consisted of three dwellings, 10 x 12, 12 x 14, 16 x 22, a barn 14 x 22, root house 12 x 14, garage 12 x 14, woodshed 8 x 22 and rhubarb house 18 x 30.

Before evacuation this property was rented by the owner under a lease dated 9th May, 1942, for a term ending 28th February, 1943, for the sum of \$250.00, which amount was paid to Matsushita. The lease provided for an extension from month to month at a rental of \$8.- per



1426

K. W. Wright, Esq.30th July, 1947.

month, the Lessee to pay water, gas and electric rates.

This tenancy continued until the 31st December, 1943, and a rental of \$80.- was paid to the Custodian, but due to the adjusting date of the sale to the Veterans' Land Act being January 1st, 1943, this amount was paid over to the Veterans' Land Act.

The sale price to the Director, the Veterans' Land Act was \$650.- and was sold at this amount on the basis of a valuation made by the Soldier Settlement Board of Canada.

Yours very truly,

SP 340 /  
F. G. Shears,  
Director.

FGS/PMH



11/11/47

Rec'd	AUG 7 1947
File No.	1526
Ans.	✓
Issues	W. Shears

**CANADA**  
**DEPARTMENT OF THE SECRETARY OF STATE**  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-175

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
August 5, 1947

P. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

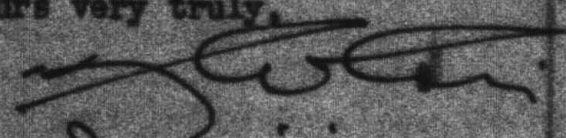
Re: Choju Matsushita  
Your File No. 1626

Dear Mr. Shears:

We have for acknowledgment your communication of the  
30th ultimo and wish to advise that copy of your letter has  
been forwarded to the Department of External Affairs.

out  
We have pointed out that the Commissioner is only empowered  
to review claims of Japanese persons resident in Canada on the  
date of the Order.

Yours very truly,



K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JY



906 Royal Bank Building,  
Vancouver, B.C.

19th August, 1947.

1626

K. W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. Wright:

Re: Chofu Matsushita  
Lot 4 of Lot 366, Qp.1, Map 443  
Municipality of Coquitlam

It has been drawn to my attention that a trans-  
position of figures was made to you in our letter of the  
30th July. The sale price of this property to the Director,  
the Veterans' Land Act was \$560.00 and not \$650.00.

Will you kindly correct our previous letter.

Yours very truly,

F. G. Shears,  
Director.

FOS/PHE



Rec'd	Jan. 3
File No.	7626
Ans.	
Referred	

KUMAMOTO MILITARY GOVERNMENT TEAM  
KUMAMOTO, KYUSHU, JAPAN

DMR/JR

386

APC 24 Unit 1  
16 December 1947

SUBJECT: Canadian property owned by Japanese nationals

TO : Canada Department of the Secretary of State,  
Office of the Custodian, Japanese Evacuation  
Section.

1. Choju Matsushita, a Japanese living in Ama Genba, Shimoura Kura, Amakusa Gun, Kumamoto prefecture called at the office on 11 December requesting that Military Government assist him in a matter of personal business concerning lands owned by him in Coquitlam, British Columbia.

2. Matsushita brought with him a title for approximately 9.5 acres of ground registered in the Land Registry Office in the city of New Westminster, British Columbia and described as block Four of Lot Three Hundred and Sixty-six, Group One. This land had been purchased by him in 1925 for fifteen hundred dollars.

3. A tax receipt was also presented for taxes paid in 1942 on the property.

4. In June 1942 Matsushita and his family were evacuated to Hastings Park, Vancouver and in September 1942 were moved to a camp in Slocan. In September 1946 he and his family left Slocan for repatriation to Japan and in October 1946 arrived in Yokohama, Japan.

5. Prior to leaving his home in Coquitlam in 1942, a two year lease was made of his land to a Chinese, Low Yet, wherein taxes were to be paid by the Chinese in return for the use of the land. This lease was drawn up and held by Harry Johnson, a lawyer practicing at 8th Ave., New Westminster, British Columbia. This lease authorized the use of the land, equipment, and improvements left on the property.



BASIC: Ltr, Kumamoto Mil Govt Team, APO 24 Unit 1, 18 Dec 47,  
subj: "Canadian Property Owned by Japanese Nationals"

6. A representative of the Custodian Office, Dept. of Secretary of State of Canada, Vancouver, B.C. informed Matsushita, prior to his leaving for Hastings Park, Vancouver, that his property would be cared for and notification would be made of any contemplated disposition to be made by the Canadian Government.

7. In 1943 Matsushita received a letter from the Custodian Office stating that his property had been sold. No notification had been received prior to that nor was any further explanation forthcoming.

8. In 1943 a draft on the treasury for five hundred and ninety-eight dollars was received as payment. This draft was exchanged, upon arrival in Japan, for yen at the exchange rate of fifteen to one.

9. Matsushita states that he signed no papers relinquishing ownership of the property or authorizing any party to make disposition of property. He feels that, if transfer of ownership was carried out under the provisions of standing laws and ordinances of the Canadian Government, some error must have existed in computing the value of the land for it was uncleared at the time of purchase and at the time of alleged sale was cleared and under cultivation. In addition to this, many buildings had been erected and many farming implements were left with the property.

10. This office believes that an error might have existed or that the sum received was not in payment for the land but rather as payment for some use to which the land may have been put. From this view point and in the possibility that further like cases may be presented to Military Government, this office requests information on existing laws concerning disposition of property belonging to those persons repatriated from Canada to Japan.

FOR THE COMMANDING OFFICER:

*Harold M. Kane*  
HAROLD M. KANE  
1st Lt., Inf.  
Adjutant



506 Royal Bank Bldg.,  
Vancouver, B.C.,

**E.W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Bldg.,  
7 O'Connor St.,  
Ottawa, Ont.**

Re: Canadian Property Owned by Japanese Nationals.

This man's property was sold to the Director of the Veterans' Land Act. Our files indicate that a statement concerning the sale of this property and also a statement of his account was sent to him at Lemon Creek. In case you should decide to send a further statement, we are enclosing copies herein.

Yours truly,

FGS/GN  
Encl. 3.

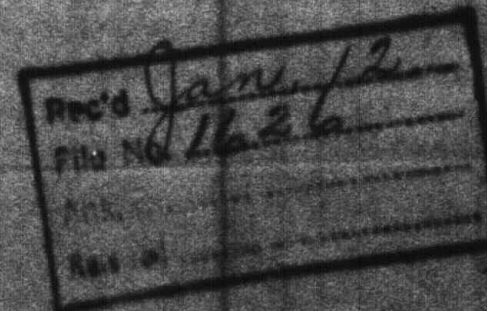


**CANADA**  
**DEPARTMENT OF THE SECRETARY OF STATE**  
OFFICE OF THE CUSTODIAN

RECEIVED ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-176

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
January 8, 1948

F. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.



Re: Choju MATSUSHITA  
Your File No. 1626

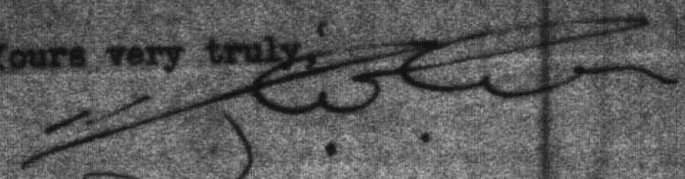
Dear Mr. Shears:

We have for acknowledgment your communication of  
the 5th instant, with enclosures.

The Director, Veterans' Land Act, furnished  
photostat copies of appraisals for the purpose of the enquiry  
being conducted by Mr. Justice Bird. Kindly send us a copy  
and I will then discuss the matter with Dr. Coleman.

It would be appreciated if you would bring corres-  
pondence of this nature to our attention as replies, if any,  
will go forward through the Department of External Affairs.

Yours very truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF



1626

506 Royal Bank Bldg.,  
Vancouver, B.C.,

January 15, 1948.

K.W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Bldg.,  
7 O'Connor St.,  
Ottawa, Ont.

Dear Mr. Wright:

Re: Canadian Property Owned by Japanese Nationals.  
Chofu MATSUSHITA, Repat.  
Your File No. J.176

As requested in your letter of the 8th instant addressed to Mr. Shears, I am enclosing herewith photostatic copy of V.L.A. Appraisal Report, J.L.-451, B.C. 255-P.

As soon as you have obtained the information you require, will you please return the Appraisal Report to this office so that I may keep the file in order.

Your letter will be brought to Mr. Shears' attention on his return from Lytton in about ten days.

Yours very truly,

B. Good,  
Comptroller.

BG/GN  
Encl.



**CANADA**

**DEPARTMENT OF THE SECRETARY OF STATE**

OFFICE OF THE CUSTODIAN

FORWARD ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-176

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
January 20, 1948

B. Good, Esq.,  
Comptroller,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Rec'd	1626
File No.	1626
Ans.	
Referred	

Re: Choju MATSUSHITA  
Your File No. 1626

Dear Mr. Good:

We acknowledge with thanks your communication of  
the 15th instant and return herewith photostat copy of V.L.A.  
Appraisal Report, J.L.-451, B.C. 255-P.

Yours very truly,

  
K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF  
Encl.



Age Senba,  
Shimaura mura,  
Onakusa Gun,  
Yamamoto Ken,  
Japan.  
Nov 13, 1948.

The Custodian's Office,  
Dept. of the Secretary of State  
of Canada,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 11 1949
File No.	1626
Ans.	
Referred	Johnston

Dear Sir:

I have wrote to you many times, consisting about my father's (CHOTU MATSUSHITA) property, which he left in Canada. The last letter I wrote to you was on July 1948. Also I am sure you have received a letter from Yamamoto military Government last year <sup>past</sup> in December 16, 1947. ~~He~~ are wondering what you are going to do about it. I am sure my parents can not make out their living unless you pay him the remaining sum of his property. The property value for his property is \$1500.00. Value of compulsive sale was \$598.00. I have received a letter from my friend that the Canadian Government is going to compensate to those who enter claims against the government, for having ~~the~~ to sell our farms for too low prices. I am sure any one would think it is a very unreasonable price.

My parents are both old aged so please do your very best about his land.

Please let me know soon as you receive this letter.

I remain,

Lily Matsushita



1626

Dear Mr. Wright:      Re: Chou MATSUSHITA

Our letter 19th July, 1947  
Your " 21st " 1947  
Your " 16th " 1947 - enclosing copy of letter  
from the Canadian Liaison  
Mission - Tokyo.  
  
Our " 30th " 1947  
Your " 5th Aug. 1947  
Our " 5th Jan. 1948 - enclosing copy of letter  
from War Dept. Headquarters, Japan  
Your letter 8th Jan. 1948

I am enclosing copy of a letter just received from Mr. Matsushita's daughter. Evidently no reply has been given to these people by the Department of External Affairs. In accordance



E.W. Fright, Esq.

- 2 -

January 22, 1949.

with previous rulings, we have not communicated directly with Japan. If you so instruct, we could do so, otherwise we will assume that any reply will be dealt with at Ottawa.

The money to the credit of this man's account at the time he returned to Japan was paid over to the Treasurer for transmission to this man in Japan.

Yours truly,

F.C. Shears,  
Director.

FCS/CM



CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-176  
Legal Section  
KWH/MC

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.

January 28, 1949.

Rec'd	Jan. 31
File No.	1626
Re:	
By:	Shears

F. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Re: Choju Matsushita  
Your File 1626

Dear Mr. Shears:

We have for acknowledgment your communication of the 22nd instant, with enclosure.

Under date of September 9, 1948, we wrote to Miss Matsushita and a copy of our letter is enclosed for your information. This communication was returned to us in December because of improper mailing address, but was remailed by this office in December last. It is expected our communication has reached Miss Matsushita by this time.

Yours very truly,



K. W. WRIGHT,  
Counsel to the Custodian.

Encl.



C  
O  
P  
Y

J-178  
Legal Section  
KWW/MC

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.

September 9, 1948.

Miss Lily Matsushita,  
Aza Senha,  
Shinoura Mura,  
Amakusa Gun,  
Kumamoto Ken, Japan.

Dear Madam:

We have for acknowledgment your communication of July 16, 1948, and wish to advise that final disposition of assets which formerly belonged to residents of Japan will depend upon the terms of the Treaty of Peace to be signed with that country.

For your information, we wish to inform you that under date of July 18, 1947, an Order in Council was passed appointing a Commissioner to investigate claims of Japanese evacuated from the protected area of British Columbia, but only claims of persons resident in Canada on the date of the Order are to be the subject of review.

Yours very truly,

K. W. Wright,  
Counsel to the Custodian.

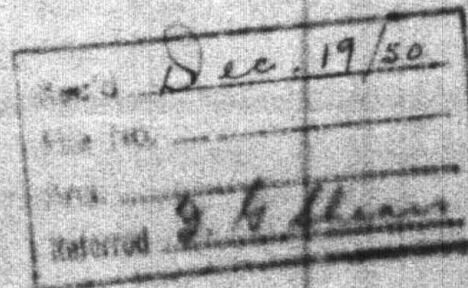


**CANADA**  
**DEPARTMENT OF THE SECRETARY OF STATE**  
**OFFICE OF THE CUSTODIAN**

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. **55221**

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.

December 27th, 1950.




F. G. Shears, Esq.,  
Director,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Mr. Shears:

We attach hereto copy of communication received from F. L. Pobst, Clerk & Treasurer, Corporation of the District of Coquitlam, New Westminster, B.C., together with enclosure referred to therein.

Will you kindly reply direct to Chaju Matsushita, Japan, sending copies of your letter to the Corporation of Coquitlam, and this office for our records.

Yours very truly,

  
K. W. Wright,  
Chief Counsel.

KWW/G  
Encl.



J. CHRISTMAS Reeve

F. L. POBST  
Clerk & Treasurer

CORPORATION OF THE DISTRICT OF COQUITLAM

Municipal Hall, 1111 Brunette Street

New Westminster, B.C.  
December 20th, 1950.

Custodian,  
Enemy Alien Property,  
Department of Justice,  
Ottawa, Ontario.

Dear Sirs:

With reference to Certificate No. 25815,  
covering property known as lot 4, D.L. 366, Group 1,  
N.W.D., Map 443, my Council are in receipt of written  
communication of which a copy is enclosed.

Would you kindly reply to these questions  
direct, enclosing a copy to my Council.

Yours very truly,

F. L. Pobst

C.N.C.

FLP:F

Encl.



C O P Y

#754 Shimoura Village  
Amakusa County  
Kumamoto Prefecture,  
JAPAN.  
August 5th, 1950.

Corporation of the District of Coquitlam,  
1111 Brunette Street,  
New Westminster, B.C.

Dear Sir:

We thank you very much for your kindness during our stay for over twenty years.

We were evacuated to interior camp in Slocan. We were in Slocan for four years. In 1945 we were to have a choice of going east of rockies or repatriating to Japan. They said we are not allowed to return to the Coast. So we thought if we aren't allowed to return to our place, and we were too old to go east of the rockies, the only way was to repatriate to Japan. After living in Burquitlam for over twenty years and leaving our property after clearing the land and buildings, and also many kinds of fruit trees, we were very disheartened. As you know, everybody used to say, what a beautiful farm you have.

Today I have a question to ask about my property which I left. Municipality of Coquitlam, Lot 4, of Lot 366, Group 1, Map 443. Certificate of Indefeasible Title Register, Vol. -----Fol. 62728E. Amount of acres 9½.

1. Leaving my home in 1942, a two year lease was made of my land to a Chinese Low Yet, wherein taxes were to be paid by the Chinese in return for the use of the land. This lease was drawn up and held by Harry Johnson, a lawyer practicing at 6th Ave., New Westminster, B.C. This lease authorized the use of the land, equipment, and improvements left on the property.
2. A representative of the Custodian Office, Department of Secretary of State of Canada, Vancouver, B.C., informed me, prior to leaving, for Hastings Park, Vancouver, that my property would be cared for and notification would be made of any contemplated disposition to be made by the Canadian Government.
3. In 1943, I received a letter from the Custodian Office stating that my property had been sold. No notification had been received prior to that nor was any further explanation forthcoming.
4. Soon as I received the above letter, I wrote to the Custodian that we have not agreed for the sale of my property. The following answer was received. We are unable to do anything now but your letter will be put on the file.



5. In 1946 a draft on the treasury for five hundred and ninety-eight dollars was received as payment. This draft was exchanged, upon arrival in Japan, for yen at the exchange rate of fifteen to one.

6. I signed no papers relinquishing ownership of the property or authorizing any party to make disposition of property. I feel that if transfer of ownership was carried out under the provisions of standing laws and ordinances of the Canadian Government, some error must have existed in computing the value of the land for it was uncleared at the time of purchase, and at the time of alleged sale was cleared and under cultivation. In addition to this, many buildings had been erected and many farming implements were left with the property.

I wrote to the Custodian on July 16th, 1948. The following answer was received: "We have for acknowledgment your communication of July 16th, 1948, and wish to advise you that final disposition of assets which formerly belonged to residents of Japan, will depend upon the terms of the Treaty of Peace, to be signed with that country. For your information we wish to inform you that under date of July 18th, 1947, an Order in Council was passed appointing a Commissioner to investigate claims of Japanese evacuated from the protected area of B.C., but only claims of persons resident in Canada on the date of the order are to be the subject of review. From the K.W. Wright, Counsel to the Custodian."

Land value reported to the Custodian	\$7,500.00
Value of Compulsive sale	598.00
Difference claiming as compensation	\$6,902.00

● Difference of one years income:

(a) before evacuation	\$3,000.00
after evacuation(present)	540.00
Difference	2,460.00

There is a great difference between before and present. My daughter received a letter from her friend that there are three houses built on your farm now. I'm wondering why they say that my property is sold without my agreement. As long as I hold my Certificate of Indefeasible Title, it is my own property. I'm wondering what the \$556.00 stands for. Buying a land for \$1,500, land uncleared and sold for \$556.00, land all cleared and under cultivation. I'm sure that I'm not the only one that thinks that it is very unreasonable price. I'm sure that you remember my farm.

● Yearly summary of taxes \$70.84. Paying a high tax means value in land.



- 3 -

As for I'm old aged now, I'm unable to work anywhere. My only pleasure is the property I left. Will you please help us out to the best and could you please tell me what and how the property is really done.

Awaiting for your earliest convenience, I remain,

With sincere wishes,

Chaju Matsushita



January 2, 1951.

Mr. Chaju Matsushita,  
2754 Shikoku Village,  
Asakusa County,  
Kumamoto Prefecture,  
Japan.

Dear Sir:

Your letter of August 5th addressed to the Corporation of the District of Coquitlam has been sent to us for reply.

Our file indicates that there has been considerable previous correspondence in regard to the sale of your property, including correspondence through the Liaison Mission and Ottawa. Replies have been given to your enquiries from which you are well aware that the sale of your property was carried out under a government policy as was all property in the Protected Area of British Columbia owned by persons of the Japanese race.

The draft of \$798.00 to which you refer, represented the balance in your account at the time you returned to Japan and was made up as follows:

Sale of Property	\$ 560.00	
Less Reg. Fee	\$3.00	
G. of E.	1.00	
Legal fees	15.00	
	<u>19.00</u>	
		\$ 541.00
Sale of Chattels		54.00
Sale of Mail Box		<u>3.00</u>
		\$ 798.00

As indicated in Mr. Wright's letter to which you refer, the investigation of claims under Mr. Justice Bird's Commission could only deal with claims filed by persons residing in Canada on July 18, 1947. As you repatriated to Japan on Oct. 2nd, 1946, it was not possible for any claim in regard to your property to be considered by the Commission.



Mr. Gajju Matsushita.

- 2 -

Jan. 2, 1951.

We note that the value of the property in your opinion was \$7,500.00.  
The municipal assessment was -

Land	\$ 1,360.00
Improvements	600.00

The property was sold on the basis of an appraisal made by the Soldier Settlement Board, purporting to be fair market value at the time of sale.

As previously indicated, the handling of your affairs was similar in principle to that of all other persons of the Japanese race who were evacuated from British Columbia, and the disposition of property owned was carried out under a uniform Government policy.

Yours truly,

F.G. Sheare,  
Director.

FOS/CH

c.c. Mr. E.V. Wright, Ottawa  
Corporation of the District of Coquitlam



506 Royal Bank Bldg.,  
Vancouver, B.C.,  
January 3, 1951.

K. W. Wright, Esq.,  
Chief Counsel,  
Office of the Custodian,  
Victoria Bldg.,  
7 O'Connor St.,  
Ottawa, Ont.

Dear Mr. Wright:

We have for acknowledgment your letter of  
December 27th. As requested, we have replied to Mr. Matsushita  
in Japan and enclose copy of our letter of Jan. 2nd.

You are aware of course, that had Matsushita  
not returned to Japan and had he filed a claim, he would have  
received an award of 80% of the sale price, as his property  
was a part of the deal with the Director, The Veterans Land  
Act.

Yours very truly,

F. G. Shears,  
Director.

FOS/GM  
Encl.



January 3, 1950.

Mr. F. L. Peab, Jr.,  
Clark & Treasurer,  
Corporation of the District of Coquitlam,  
Municipal Hall,  
1111 Brunette St.,  
New Westminster, B.C.

Dear Sir:

Re: Certificate No. 25815. Lot 4, D.L. 366,  
Group 1, N.W.D., Map 443,  
Chain Matsushita

Your letter of December 20th addressed to the Custodian,  
Enemy Alien Property, Department of Justice, Ottawa, has been  
forwarded to us, together with a copy of Matsushita's letter  
to you dated August 5th, 1950.

For your information we are sending you a copy of our  
letter of today's date written to Mr. Matsushita.

Yours truly,

F.G. Shears,  
Director.

FGS/GH  
Encl.



EVACUATION SECTION	
Rec'd	MAR 16 1954
File No.	16-26
Ref.	
Refered	Shenara

No Reply!

273-4 Shinoura Village,  
Amakusa County,  
Yamamoto Prefecture,  
Japan.  
Feb. 18, 1957.

Department of the Secretary of State  
Office of the Custodian,  
Vancouver, B.C.

Dear Sir;

Thank you ever so much for your kind  
letter which I have received a few weeks ago.

According to your letter, it states that the  
sale of our property was carried out under  
a government policy as was all properties  
in the Protected Area of B.C. owned by persons  
of the Japanese race. And, that the property



was sold on the basis of an appraisal made by the Soldier Settlement Board, purporting to be fair market value at the time of sale. Maybe you may think that it will satisfy us, but, will you please think it over and take it as your property. If you bought an uncleared land for \$1,570.00 and cleared it all clear within the 20 years, and have it sold for only \$560.00 which is only  $\frac{1}{3}$  of the price when it was bought uncleared. What do you, why we worked very hard during the 20 years on that land for. Also, we have never heard of selling by the municipal assessment. I and my wife worked on that land during that long years, to lead our life and living when we



are old. We know that Canadian Government  
 gives pension when an person gets old but  
 we planned to work hard and live on our own  
 money without getting the government aid.  
 All the money we earned we kept putting into  
 the land. So, at present we haven't any money.  
 You may ask anyone in Burquitlam how we  
 have been loyal to Canada. The land we bought  
 in Burquitlam was my third place. He cleared  
 clear 2 other places in Honey. No matter what  
 and how you say that you have sold  
 that land for only \$360 we can not believe  
 you. As a representative of the Canadian  
 Custodian Office, Dept. of Secretary of State Canada,  
 Vancouver, B.C. informed us, prior to leaving  
 for Hastings Park, Vancouver, B.C. that my property



would be cared for and will be returned  
 to me soon as ~~you~~ return after the war.  
 Thinking that Canada is loyal and honest, I  
 don't know why you and the government  
 can't understand about my subject.  
 At present we are having an poor poverty  
 living without money and house. The  
 neighbouring friends say that Opportunity  
 is not very far away so you will  
 be rich very soon. So, we are looking  
 forward for the future with pleasure.  
 Awaiting for your earliest reply.  
 I remain,

Yours sincerely,  
 Choji Matsushita



1626/08285

DOMINION OF CANADA  
DEPARTMENT OF FINANCE

N<sup>o</sup> 1051

Issued at: Ottawa, D.C.,  
Date: August 30th, 1946.

The Government of Canada acknowledges that  
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds  
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with  
and approved by the United States Government and the Military Authorities in Japan: Provided that from the proceeds  
of such property there shall be retained such amounts as may be required to repay advances made by the Government of Ca-  
nada by way of Repatriation Grant.

Cap #800711  
---\$142.00  
---\$22.00  
---\$120.00

*[Signature]*  
for Comptroller of the Treasury

4379



N<sup>o</sup> 1188

1626/08285

DOMINION OF CANADA  
DEPARTMENT OF FINANCE

Issued at Vancouver, B. C.  
Date October 1st, 1946

MATSUSHITA, Goro

The Government of Canada acknowledges that  
has surrendered property situated in Canada as described herein and agree to remit the yen equivalent of the net proceeds  
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,  
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds  
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-  
nada by way of Repatriation Grant.

Custodian's Balance - - - - - \$100.00 ✓

NOT

2657

*[Signature]*

*[Signature]*  
for Comptroller of the Treasury



2098

711 Stock Exchange Bldg.,  
475 Howe Street,  
Vancouver, B.C.,

Nov. 23/46

Custodian of Enemy Property,  
Royal Bank Building,  
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ *NH*

Dear Sir:

Re: MATSUSHITA, Choji <sup>1626</sup> #08285  
-----

Please note that the above Japanese has  
been repatriated to Japan. The following is the status  
of his account with this Department, covering the  
repatriation transactions:

Money turned in - - - - - \$ 838.00

Draft Issued- - - - - \$ 838.00

It will be noted, therefore, that this  
party is not indebted to this Department in this connection.  
However, should any further monies come into your hands on  
this account it should be turned over to this office for  
transmission to the Japanese in question.

Yours truly,

*H. G. Coburn*  
H. G. COBURN,  
Supervising Treasury Officer.

FGC/EJ.