

1700

**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: MATSUI John Yoshinori
HOME ADDRESS: Port Alberni, B. C. 2nd Ave. South
REGISTRATION NUMBER 07463 SEX: Male AGE: 21 Yrs.
OCCUPATION: Mill Hand

(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: Alberni Pacific Lumber Co., Port Alberni, B. C.
MARRIED? No

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: 2nd Ave. South, Port Alberni, B. C.
Lot 8, Block 66, -33'x120'

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storeyed frame house

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

4. TAXES (Amount and where payable) Approximately \$15.00 per year Paid up to date
City of Port Alberni, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In the hands of Mr. G. M. Campbell
Port Alberni, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST Mr. Hogang Fat Approx. \$300.00
Purchase Price not yet paid.
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2nd Ave. South, Port Alberni, B. C.
2 storey frame house
2. LANDLORD'S NAME AND ADDRESS: Owned by Declarant
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1 \$50.00 Victory Bond in his own possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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 20th day of March 1942.

(Signature)

J. A. Mah

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

DATE August 30th, 1943.

Our File No. 1700.

Full Name John Yoshinori MATSUI.
(Surname in Block Letters)

Registration No. 07463

☒ Male - Female
(Check)

Age July 11th, 1920.

Former Address Port Alberni, B. C.

Date Evacuated Sept. 4/43.

Naturalized - Canadian-Born - National
(Check)

Present Address

8/12/46 - 276 Wellerley St., Toronto, Ont.
Tashas, B. C. 21/11/45: 626 Sixth Ave., Tashas, B. C.
31/8/46: 29 O'Hara Avenue, Toronto, Ontario.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^(nee) SHINTO, Misato #07621

Name of Father Yoshitaro #07466.

Names of Children under 16 _____

Requested by E. C. T.

Registered with Custodian Yes.
(Yes or No)

Additional Information Millhand.

C/709

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY John Yoshinari MATSUI REG. NO. 07463.

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by Not known.

(b) Part owner (joint or in common)

Guarantee (Deed from Hoong Fat to Mah Joe dated 19/5/1941 held by
Accounting Department—see 22/5/1944.)(c) Holder of the right to purchase (unregistered) Equity \$Vendor Mah Joe (= Mah Bing) to John Y. Matsui.(d) Holder as Mortgagee — Equity \$Mortgagor —(2) Cert. of Title No. 12650-B In the name of HOONG FAT.(3) Property address Second Avenue, Port Alberni. Mun. City of Port Alberni.(4) Legal description Lot 3 in Block 66 of Lot 1, Alberni District, Plan 197-B.L.R.O. Victoria.(5) Vested in the Custodian 51341. Certificate of Encumbrance 29/2/1944.(6) If Agricultural Lands: Type of Farm —Acreage — Crops —S.S.B. No. —(7) ASSESSED VALUE: LAND \$ 150.00. IMPROVEMENTS \$ 1200.00.(8) Appraised value if any: Land \$ — Improvements \$ —(9) Taxes: Current \$ 28.10 (1943). Arrears \$ Yes.(10) Water or other rates: Current \$ 1.50 per month. Arrears \$ —(11) Encumbrance: — Dated — Amount \$ — Matures —
Payments: Prin. \$ — Due — Bal. owing \$ —
Int. rate — Due — Total owing \$ — (R2)(12) Judgments or other charges 65759-G = Reservations of minerals etc. in favour of
Alberni Land Company Limited and Esquimalt and Nanaimo Railway Company.(13) Leased or rented to — Amount \$ —All or part — Chattels included —Terms —Total owing \$ —(14) Insurance: Agent Port Alberni Shipping Co. Company Queen Insurance Company.Pol. No. 276025 Amount \$ 500.00. Premium \$ 4.50. Exp. date 5/6/1945.(15) If liquidated: Amt. realized \$ — Cash \$ — Outstanding \$ —(16) Agent Port Alberni Shipping Co., Port Alberni, B. C.Dated this 25th day of February, A.D. 1945.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

✓

REAL PROPERTY SUMMARY

Catalogue No. 709.

File No. 1700.

Name: Yoshinori (John) MATSUI.

Reg. No. 07463.

Address: Second Avenue South, Port Alberni, B. C.

Legal Description: Lot 8 in Block 66 of Lot 1, Alberni District, Plan 197-B.

Classification: 10-room, 2-storey, frame Dwelling.

Registered in the name of: HOONG FAT.

State of Title (No. 12650-M): Outstanding balance of Agreement for Sale (\$300.00) paid through Solicitor (July 23/45) and Deed from HOONG FAT to MAH JOE and Deed from MAH JOE to JOHN YOSHINORI MATSUI, registered by Custodian.

Sold to: JOSEPH HENRY HAWKINS and WINNIFRED DOROTHY HAWKINS (Joint Tenants).

For: \$650.00 (Cash.

As at: March 6th, 1945.

Title (No. 36550-M) delivered to new Registered Owners on: August 28th, 1945.

Net proceeds (\$291.35) released to credit of John Yoshinori MATSUI on: August 9th, 1945.

Completed sales statement to Evacuee sent on: September 13th, 1945.

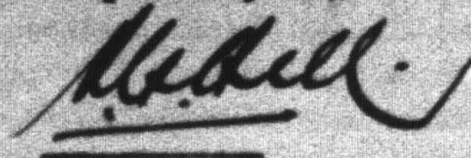
Chattels: A few items of nominal, if any, value left on premises.

Insurance: Transferred to Purchasers.

Administration: The Japanese equity in this property (which remained in doubt until a buyer was found) did not justify the heavy expenditure that would have been necessary to put the crudely built house in rentable condition and, except for a few months in 1942 and 1943, the premises have remained vacant.

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

13th September, 1945.



RGB/P.

LIABILITIES SUMMARY

File 1700.

Yoshinori MATSUI.

Reg. No. 07463.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

19th September, 1946.

[Signature]

RM/T.

✓

PERSONAL PROPERTY SUMMARY

File 1700.

Yoshinori MATSUI.

Reg. No. 07463.

This 21-year old Canadian-born Millhand from Port Alberni, B. C., signed a Custodian "JP" declaration form on the 20th March, 1942. He was evacuated on the 4th September, 1943.

His father (File 854) and mother (File 10846) and 8 brothers and sisters are in Canada.

Real Property: See Real Property Summary, dated 13th September, 1945, for particulars of Port Alberni property (Cat. 709) sold (Mar. 6/45) for \$650.00 Cash.

Liabilities: None.

Personal Property: This Evacuee declared he left no Chattels in the protected areas of British Columbia. See Chattels Schedule (dated Feb. 2/46) for particulars of Chattels disclosed in the file.

Accounts Receivable: Refund of 1½ wage deductions, made during the period, January/June, 1941, was collected by this office and paid (Apr. 9/43) to Evacuee.

Bonds, Shares, etc.: A Victory Bond (\$50.00) declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: None.

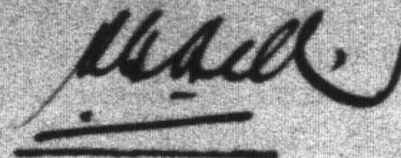
Life Insurance: None.

Funds: There is a balance of \$213.60 standing at the credit of this account at the present time.

There is no other personal property interest in this file.

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

19th September, 1946.



RGB/P.

1700.
Cat. No. 709.

December 16th, 1946.

Mr. John Yoshinori MATSUI,
Registration No. 07463,
276 Wellesley Street,
Toronto, Ontario.

Dear Sir:

Re: Lot 8 of Block 66 of Lot 1, Alberni
District, Plan 197-B.

We are in receipt of your letter of the 8th instant and note that you are disappointed with the price realized for your Port Alberni property.

While appreciating the fact that the sale of any property is a matter of concern to, and may be contrary to the wishes of the owner, we would assure you that in carrying out the Dominion Government's policy of liquidation this office has made every effort to secure fair prices.

Our records show that in this case, in spite of the acute housing shortage and consequent active demand, both for renting and purchasing of residential properties of all kinds, this property remained on the market without finding a tenant or a purchaser until the 26th February, 1945, when, through the active efforts of real estate agents, a purchaser was found who would pay the price (\$650.00) placed on it by a qualified independent appraiser.

You purchased the property for \$500.00, of which \$300.00 remained unpaid, plus taxes, including arrears amounting to \$133.82, and until we received the above offer your equity in the property was in doubt. We were therefore glad to be able to credit you with net proceeds amounting to \$291.35.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGE/P.

Office of the Custodian
Vancouver B.C.

276 Willegley St.
Toronto Ont.
Dec. 8/46

EVACUATION SECTION	
Rec'd	DEC 14 1946
File No.	1700
Ans.	R.R.B.
Referred	Bill

Dear Sir;

Re - File # 1700

I received your check for the sum
of \$213.00 for a house on Blak 88
Port Alberni B.C.

You claimed there was \$291.26
due to me plus all improvements
I put into this place such as
flooring, electrical wiring, reconstruction
of foundation, general repairing and
alterations and wall papering. Plus
all the labour.

This place was more or less a
barn when we bought it but I
made it suitable for living and
it cost me over \$700.00 for the
above mentioned, and when I
received the cheque for \$213.00

✓
I'd be losing quite a bit of money.
Especially now when I need it most
when I just bought another house
and this \$203 hardly helps at all.
Trusting you will look into this
matter to see if you can get some
more money for this property.

Yours truly

J. Y. Matsui

J. Y. MATSUI

07463

1700.

*Mailed Sept. 24/46.
Ackd. Dec 8/46.*

September 19th, 1946.

REGISTERED MAIL.

Mr. John Yoshinori MATSUI,
Registration No. 07463,
29 O'Hara Avenue,
Toronto, Ontario.

Dear Sir:

Your request of the 31st ultimo was referred to the Department of Labour, Japanese Division, and we are in receipt of their reply approving of your funds being remitted to you.

Your file having been reviewed in connection with this request, we give below a brief resume of our administration of your affairs.

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

Real Property: Your Port Alberni property was sold (March 6th, 1945) for \$650.00, outstanding balance of Agreement for Sale being paid by this office from proceeds, the net residue (\$291.35) being credited to your account. A complete statement of the transaction was sent you on September 13th, 1945, together with a statement of your account.

Personal Property: In your declaration of assets, dated March 20th, 1942, you stated you left no chattels in the protected area of British Columbia. A few items of nominal value found on the premises were left for the use of the tenant, and eventually included in the sale of the real property.

Accounts Receivable: Refund of 1% wage deductions made during the period, January/June, 1941, was collected by this office and remitted to you on April 9th, 1943, in the sum of \$4.57.

Bonds, Shares, etc.: You declared ownership of a Victory Bond (\$50.00), which remained in your possession and did not come under our administration.

Liabilities: Our records show that the only claim filed against you (\$6.71 by B. C. Electric Railway Company) was paid on June 30th, 1942.

Funds: There is a balance of \$213.60 standing at the credit of your account at the present time and in compliance with your request, referred to at the beginning of this letter, we enclose our cheque in your favour for this amount. This remittance will leave no balance in your account, which will therefore be closed.

(Over)

Mr. John Yoshinori MATSUI.

Page 2.

September 19th, 1946.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 2.

STATEMENT RE SALE OF:

Name: MATSUI, Yoshinori (John)
107463

Catalogue No: 709

File No: 1700

Street Address: Second Ave., Port Alberni, B. C.

Legal Description: S/66/L/171-B

March 6, 1945.

Date of Sale and Adjustments

Sale Price		650.00
Real Estate Agents Commission	\$ 32.50	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	9.50	
Encumbrances:	300.00	
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other charges		
Adjustments:		.37
Fire Insurance		
Taxes	5.52	
Water		
	\$ 359.02	650.37
Net Proceeds credited to your account	as of March 6/45	\$291.35

September 8, 1945.

Date:.....

George Peters

Compiled by:.....

Catalogue No. 709
File No. 1700
2nd Avenue, Port Alberni, B. C.
8/66/1/197-B
Certificate of Title No. 36550-N

IMATSUI John Yoshinori

Control of property covered by Certificate of Title No. 36550-N is by us
hereby acknowledged and we agree that all adjustments and incidents connected
with the sale to us of this property have been settled.

Dated at Port Alberni B. C., this 22nd day of August 1945.

Signed Joseph H. Hawkins

Signed Winifred D. Hawkins

Return to the Custodian

1700

August 9, 1945.

Port Alberni Shipping Co. Ltd.,
Argyle Street,
Port Alberni, B.C.

Dear Sirs:

Re: Catalogue No. 709
2nd Ave., Port Alberni
B/667/197-B

Title to the above described property has now been received in the names of Joseph Henry Hawkins and Winnifred Dorothy Hawkins, 710 - 2nd Avenue South, Port Alberni, B. C., and is ready for delivery.

Adjustments as of March 6, 1945, as shown on the enclosed sheet, have been calculated and a balance of 15¢ has been charged to the purchasers.

Please have Mr. & Mrs. Hawkins mail us a cheque or money order for the above amount and at the same time return to us the attached control receipt, duly signed, upon receipt of which title will be sent by registered mail to Mr. & Mrs. Hawkins or to any person designated by them.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to Mr. & Mrs. J. H. Hawkins.

Catalogue No. 709
File No. 1700
2nd Avenue, Fort Alborn
8/66/1/197-2

July 27, 1945.

JOSEPH HENRY HANKINS & WILFRED HANKINS

(Purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENT

(As of March 6, 1945)

	DEBIT	CREDIT
Purchase price	\$650.00	
Cheques received		\$650.00
Registration fees on deed	5.30	
Insurance premium 6/3/45 to 5/6/45 - \$4.90	.37	
Seller's proportion of 1945 taxes not paid 64/365 = \$31.46		5.52
Amount charged to purchasers		.15
	<u>\$655.67</u>	<u>\$655.67</u>

AMOUNT CHARGED TO PURCHASERS - .15

SOLICITOR FOR:
City of Port Alberni
Canadian Bank of Commerce
Canadian Legion

GORDON McL. CAMPBELL

BARRISTER-AT-LAW
SOLICITOR OF THE SUPREME COURT
NOTARY PUBLIC

EVACUATION SECTION

Rec'd JUL 16 1945

File No. 1700

Ans.

Refer

105 2nd Avenue North

PORT ALBERNI, B.C.

July 14, 1945.

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

Dear Sir: Re: Mah Joe
Lot 8, Blk. 66, D.L. 1, Plan 197-B,
of the City of Port Alberni.

I enclose herewith Deed of Land from Mah Joe to
Matsui.

I note that you will forward a cheque for \$300.00
on receipt of this.

GMC:GEL
encl;

Yours truly,

GORDON M. CAMPBELL.

File No. 1700.
Catalogue No. 709.

August 8th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

John Yoshinori MATSUI
Lot 8 in Blk. 66 of Lot 1,
ALBUQUERQUE DIST., Plan 197-B.

With reference to the above property which was recorded in the Victoria Land Registry Office, July 21st, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 36547-N, dated July 19th, 1945, registering a Deed from Hoong Fat to Mah Joe.
2. Copy of application number 36548-N, dated July 19th, 1945, registering a Deed from Mah Joe to John Yoshinori MATSUI.
3. Copy of application number 36549-N, dated July 19th, 1945, registering the property in the name of the Custodian (Transmission).
4. Copy of application number 36550-N, dated July 19th, 1945, registering the property in the names of Joseph Henry Hawkins and Winnifred Dorothy Hawkins - Joint Tenants (Deed).
5. Duplicate of Agreement for Sale dated May 23rd, 1941, from Mah Joe to John Y. MATSUI.
6. Duplicate of Transmission dated March 19th, 1945.
7. Duplicate of Deed dated March 19th, 1945 - Secretary of State to Joseph Henry Hawkins and Winnifred Dorothy Hawkins - Joint Tenants.
8. Certificate of Indefeasible Title number 36550-N, dated July 23rd, 1945, covering the above property in the names of Joseph Henry Hawkins and Winnifred Dorothy Hawkins - Joint Tenants.

D. A. Cramer

pr. Jf.

DAC:JS
Atch.

CORPORATION OF THE
CITY OF PORT ALBERNI

OFFICE OF
GORDON M. CAMPBELL
CITY SOLICITOR

36550-

EVACUATION SECTION	
Re: JUL 26 1945	
File No. 1709	
Ans. PORT ALBERNI, B.C.	
Referred	

July 24th 1945.

OFFICE OF GUSTODIAN
JAPANESE EVACUATION SECTION
VANCOUVER B.C.

DEAR SIR:- MAH JOE- Lot 8 Blk.66 Plan 197-B
and Matsui.

I have to acknowledge your letter of the
23rd enclosing cheque in favor of Mah Joe (300⁰⁰)

I enclose herewith Certificate of Title
No 12650 in the name of Hoong Fat.

Yours truly,

G. M. Campbell

1700.
Catalogue No. 709.

July 19th, 1945.

REGISTERED MAIL

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Lot 6. Blk. 66 of Lot 1. Alberni Dist.. Plan 197-B.

Enclosed herewith please find Deed from Hoang Fat to Mah Joe, Deed from Mah Joe to John Yoshinori MATSUI, Transmission and Deed from the Honourable the Secretary of State acting in his capacity as Custodian to Joseph Henry Hawkins and Winnifred Dorothy Hawkins - Joint Tenants.


We are also enclosing registration applications in duplicate for the Transmission and Deeds. The registration fees amounting to \$14.80 are included in our cheque No. 7543, which is also enclosed.

Will you please be good enough to stamp the duplicate applications, showing the numbers on the Transmission and Deeds, and return same.

As soon as the title has been issued, please forward it to the applicant at this office.

Thanking you for your co-operation.

Yours truly,


D.A. Cramer
(Conveyancer)

DAC:JS
Encls.

17th March, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 1700
NAME: John Yoshinori MATSUI
CATALOGUE NO: 709

RE: Second Avenue, Port Alberni, B.C.
- Large Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 8 in Block 66 of Lot 1,
Alberni District, Plan 197-B.

Encumbrances:

Balance owing of \$300.00
under Agreement for Sale
from Mah Joe to John Yoshinori
Matsui to be discharged from
proceeds of sale.

Taxes:

1944 taxes paid - no arrears
or consolidated.

Vested:

\$1341

VALUATION BY APPRAISER:

\$650.00

AMOUNT OF BID:

\$650.00

APPROVED BY COMMITTEE:

26th February, 1945.

AMOUNT RECEIVED BY CUSTODIAN:

\$100.00 -- balance of \$550.00
will be paid prior to delivery
of Deed.

NAME OF PURCHASER:

Joseph Henry Hawkins and Winnifred
Dorothy Hawkins - as Joint Tenants

KWW/DG
Attachs

K.W. WRIGHT

PORT ALBERNI SHIPPING CO. LTD.SHIPPING AGENTS : CUSTOMS BROKERS : INSURANCE
REAL ESTATE

ANGYLE STREET,

PORT ALBERNI, B. C.

March 3rd. 1945.

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

Rec'd	MAR 5 1945
File No.	1700
Ans.	Peters
Referred	
File No.	1700

Dear Sirs:

Re: Catalogue No. 709.
2nd. Ave. S. Port Alberni,
Lot 8 in Block 66. of Lot 1.
Alberni District Plan 197-B.

With reference to the above property and your letter of February 28th, we enclose our cheque for \$100.00 being deposit received from Mr. & Mrs. Hawkins for purchase of this property for \$650.00.

We also enclose your form giving particulars of the names and occupations of the new owners for registration purposes.

Upon receipt of documents and statement of adjustments, the purchasers will be prepared to pay the balance and costs of these adjustments.

Yours truly,

Port Alberni Shipping Co., Ltd.

per, *W. G. Cechland.*

PROPERTIES SUSPENSE ACCOUNT

Date... February 26th, 1945.

REAL PROPERTY MEMORANDUM

File No. 1700.

Name..... John Yoshinori MATSUI.....Registration No.....07463...

Re: Catalogue No. 709.

Address: Second Avenue, Port Alberni, B. C.

Legal Description: Lot 8, Blk. 66, Sec. 1, Map 197-B.
(Large Dwelling).

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 12650-W Whereabouts: Not known. *by Port Alberni Shipping Co. Letter 9/1/45 on 7-16*
✓ Registered owner: HOONG FAT Reg. No. _____
✓ Property: Lot 8 in Block 66 of Lot 1, Alberni District, Plan 197-B.

B. Charges.

✓ Registered: 65759-G. Reservations of minerals etc. in favour of Alberni Land Company Limited and Esquimalt and Nanaimo Railway Company.

✓ Vesting: 51341.

X. Unregistered: (1) Deed of Conveyance dated 19/5/1941 from Hoong Fat to Mah Joe, and (2) Agreement for Sale dated 23/5/1941 from Mah Joe to John I. MATSUI. Both held by Accounting Department (22/5/1944).

Taxes: \$28.10 (1944). Statement of present position asked for 27/2/1945.

Water: \$1.50 per month.

Insurance: \$500.00 expiring 5/6/1945.

Assessed Value: Land: \$150.00.

Improvements: \$1200.00.

✓ Valuation by Appraiser: \$650.00.

✓ Amount of Bid: \$650.00.

Approved by Advisory Committee: 26/2/1945.

Paid as shown in attached letter: \$100 paid. Bal. \$550 "undertake to pay the balance when signed deeds are received from Ottawa."

Name of transferee as attached letter: MRS. Winifred HAWKINS, and Joseph Henry Hawkins, 710-2nd Ave. S., Port Alberni.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Named Agent: Port Alberni Shipping Co. Ltd., Port Alberni.

R. G. Ball.
R. G. Ball.

1700

February 26th, 1945.

The Port Alberni Shipping Co., Ltd.,
Argyle Street,
Port Alberni, B.C.

Dear Sir:-

Re:- Catalogue No. 709,
2nd Avenue South, Pt. Alberni,
Lot 8 in Blk. 66 of Lot 1, Alberni
District. Plan 197-B.

Your letter of February 22nd in which you offer to purchase the above property for the sum of \$650.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us the \$100.00 deposit which you are holding, and we note you undertake to pay the balance when signed deeds are received from Ottawa.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he is a British subject, using the enclosed form for your reply.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of adjustments of taxes etc., will then be prepared, including registration fees and forwarded to you.

Yours truly,

F.O. Shears,
Director.

OP/MD.
Enc. 1.

1700

May 22nd, 1944.

Gordon McL. Campbell,
Barrister & Solicitor,
105 2nd Avenue North,
Port Alberni, B. C.

Dear Sir:

Re: Lot 8, Blk. 66, D. L. 1, Plan 197-B, City
of Port Alberni and John Yoshinori MATSUI.

We are in receipt of your letter of May 11th enclosing statement showing the amount owing on the unpaid balance of the Purchase Price with respect to an Agreement of Sale dated May 23rd, 1941 between the above named Japanese and Mah Joe or Mah Bing. Also enclosed with your letter we received the original deed from Hoong Fat to Mah Joe dated May 19th, 1941, and the original Agreement of Sale from Mah Joe to John Y. MATSUI as requested by us in our letter of the 1st inst., and wish to acknowledge with thanks your prompt attention in forwarding these documents to us.

Yours truly,

Ian Macpherson,
Title Examiner.

TS:AM

SOLICITOR FOR:
City of Port Alberni
Canadian Bank of Commerce

TELEPHONE 610 P.O. BOX 368

NOTARY PUBLIC

GORDON McL. CAMPBELL

BARRISTER-AT-LAW
SOLICITOR OF THE SUPREME COURT

105 2nd Avenue North
PORT ALBERNI, B.C.

EVACUATION SECTION	
Rec'd	MAR 13 1944
File No.	1700
Ans.	
Referred	Bill

March 9, 1944.

Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir: Re: John Yoshinori MATSUI - Reg. 07463.

I have to acknowledge your letter of February 28th. The balance owing is \$300.00. The taxes and water against the property amounts to another \$100.00. This is to the end of December, 1943.

The windows have been broken and the front door is smashed in. It has become very dilapidated, being used by boys as a play-house, until boarded up.

It was in fair condition, however, when your Department took it over but at the present time it is not worth the money owing on it.

Yours truly,

Gordon M. Campbell
GORDON M. CAMPBELL.

GMC:GEL

*See let. of
17.3.1944
from P.A.
Sh. Co.*

SOLICITOR FOR:
City of Port Alberni
Canadian Bank of Commerce

TELEPHONE 610 P.O. BOX 368

NOTARY PUBLIC

GORDON McL. CAMPBELL

BARRISTER-AT-LAW
SOLICITOR OF THE SUPREME COURT

105 2nd Avenue North
PORT ALBERNI, B.C.

EVACUATION SECTION	
Rec'd	FEB 22 1944
File No.	1700
Ans.	
Referred	Bill

February 19th, 1944

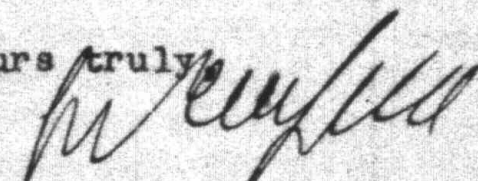
Custodian of Alien Property,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir;

In reference to the Agreement for Sale entered into by John Y. Matsui and Mah Joe or Mah Bing for Lot 8, Block 66, District Lot 1, Map 197 B, Port Alberni, will you please advise me what is the intention of your Department in connection with this property?

The sum of \$205.00 has been paid by the Purchaser, the taxes amount together with water to \$100.00 and the property is becoming dilapidated is not rented and the Vendor doubts very much whether he is going to get his money out of it. It would appear that although you control the property you have made no effort to protect in any way the interests of the Vendor. As your record will show, it was rented for some time, the money has never been turned over to Jah Joe, neither has it been used on the property.

Yours truly,



GORDON M. CAMPBELL.

GMC:GEL

1700.

June 9th, 1943.

Port Alberni Shipping Company,
P. O. Box 487,
Argyle Street,
Port Alberni, B. C.

Re: Yoshinori MATSUI - Reg. No. 07463.

With reference to your letter of the 25th ultimo and our
reply of the 27th, we have now heard from the above Evacuee, who
writes as follows:

"I am sorry to inform you that we cannot accept your offer
of \$500 cash. As the following have cost us approximately \$450 -
electricity, lumber, windows, carpenters and wallpaper for front
room.

"We would be much obliged if you would sell it for \$650
Cash at the lowest.

"Mr. Moong Fat is the owner of the property who left it
in the hands of Mah Joe to sell, owing to his out of town residence"

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

1700.

June 5th, 1943.

Gordon MacL. Campbell, Esq.,
105 Second Avenue North,
Port Alberni, B. C.

Dear Sir:

Re: Yoshinori MATSUI - Reg. No. X7463.

Your letter of 31st of May is acknowledged.

The Custodian has not heretofore been met with any query such as yours in circumstances similar to those found in this present case. The present facts, which should be rather simply explained, possibly warrant the establishment of a precedent for the payment of a nominal fee.

While the Custodian has not commonly found it necessary to make any formal demand, you will no doubt recall the provisions of the "Trading with the Enemy Regulations" which enables him to demand and obtain from any person whatsoever any informations which he may deem he may need in connection with any Japanese interest.

The facts here are that Mah Joe agreed to sell to John Y. Matsui Lot 8, Block 66, D.L. 1, Plan 197B, Port Alberni. This land is found to be registered in the name of Hoong Fat without any evidence of interest in Mah Joe.

The Custodian, therefore, requires information in all detail showing the chain of interest commencing in this registered owner, Hoong Fat, and ending in his ward, John Y. Matsui; information is also required as to all acts necessary to satisfy intervening interests so that Matsui may obtain title to the land.

All of this information is assumed to be within your knowledge either personally or as solicitor for one or more of the parties concerned and you are asked to furnish it together with an account your usual letter fee in this connection. If the copying of documents is

(2)

necessary, the usual typing fee may be charged, due reduction being made in any case in which a printed form may be used.

Your early attention to these requirements is asked.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

PORT ALBERNI SHIPPING CO. LTD.

SHIPPING AGENTS : CUSTOMS BROKERS : INSURANCE
REAL ESTATE

ANGYLE STREET,

PORT ALBERNI, B. C.

May 25th, 1943. SECTION

Rec'd MAY 26 1943

File No.

Ans.

Referred

Bill

File # 1700.

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

Dear Sirs;

Re: Yoshinori MATZUI - Reg No. 07463.

We beg to advise that we have received an offer of \$500.00. Cash for the purchase of the property known as; Lot 8, Block 66, D.L.1. Map 197-B. This is from a Mr. Markstrom of Port Alberni. As you know, the property is rented at present and to a soldier and his wife. In order to obtain possession, we can find another suitable place for the present tenant.

Our prospective buyer is anxious to know how soon a decision or acceptance of this offer can be anticipated.

Your early attention will be appreciated.

Yours very truly,
Port Alberni Shipping Co., Ltd.

per, *B. G. Cressland*

PORT ALBERNI SHIPPING CO. LTD.
 OFFICE OF THE CUSTODIAN
 JAPANESE SECTION
 SHIPPING AGENTS : CUSTOMS BROKERS : INSURANCE
 REAL ESTATE

RECEIVED
 SEP 24 1942

ARGYLE STREET,

PORT ALBERNI, B. C.

September 22nd. 1942.

Office of the Custodian,
 (Japanese Evacuation Section)
 Vancouver. B. C.

Dear Sirs,

Re: J. Y. Matsui.

File 1700.

We regret to advise you, that so far, we have been unsuccessful in getting a buyer for Mr. Matsui's property, at any reasonable figure that we could submit.

We have advertised it several times in our local press and on our window board. Several prospects have looked it over, but as materials and supplies are unavailable for fixing it up in any livable shape, it will be very difficult to dispose of at any reasonable figure. The property is untenanted at present. We have offered to submit any bids lower than the \$750.00 or \$700.00 suggested price, but without avail.

We will continue our efforts to find a buyer.

Yours very truly,

Port Alberni Shipping Co. Ltd.,

per. *W. G. Auckland*

⁴⁶⁶
Matsui Mr. Yoshitaro #07463
" Mrs Misato #07621

Shears

Mr. Yoshinori #07463 (eldest son) Hastings Park Clearing Station
Vancouver, B.C.

July 13th 1942

The Custodian,
Royal Bank Building,
Hastings Street,
Vancouver, B.C.

Attention: Mr. Shears

File Number 1700

Dear Sir:

With regard to my property situated on 2nd Avenue,
South, Port Alberni, B.C. I would like you to dispose of it
as soon as you conveniently can.

The property is worth \$1000.00 and I owe on it \$310.
If you cannot get the whole price, One Thousand Dollars, will
you please get as near an offer as you can to that sum.

My family is in need of some ready money and therefore
I should be glad to have this matter closed as soon as possible.

Yours faithfully

Misato Matsui

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

15 10 42

16th April 1942.

G. W. McPherson, Esq.,
Authorized Deputy of the Secretary of State
and/or Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 18 1942

Dear Sir:

re: John Yoshinori Matsui, Registration No. 07463
Custodian File No. 10

In accordance with your request dated 26th March 1942, I have investigated and taken control of the following property as recorded on the above man's registration form dated 30th March 1942.

Real Property:

One two-storey frame house, containing ten rooms, on Lot 8, Block 66, and situated on 2nd Avenue South, Port Alberni, B. C.

Personal Property:

None.

In connection therewith I have to report as follows:

1. Location:

The house is a ten room frame structure and is situated on 2nd Avenue South, Port Alberni, B. C., on Lot 8, Block 66.

2. Ownership:

The registered owner of the land is one Hoong Fat who sold to Matsui on 26th May 1941, for \$500.00.

3. Land and Building:

The land is an ordinary city lot 33' x 120' and has water and electric light laid on but no sewerage.

The house is about twenty years old; is fairly well built, with a shingle roof in fairly good condition. There are downstairs one sitting room, dining room, large room with heating stove (useless), kitchen with a stove in fair condition, one small bedroom, back hall and bathroom, with rubbish room adjoining. In the attic are four small bedrooms. The house is unpainted inside and outside. The sitting room only has wall paper and linoleum on the floor. There is a chimney in the kitchen. Access to

3. Land and Building: (continued)

upstairs is by a staircase. Toilet facilities are in a privy on the back yard. The garden was used for vegetables and flowers.

The approximate value is \$500.00. Though Mr. Matsui says he expects to get \$900.00 for the house, if sold, I doubt it.

4. Inventories:

Household Furniture:

None were declared although a few items were left as under:

- 1 Heating stove (useless)
- 1 Kitchen stove (in poor condition)
- 1 Table in dining room
- 1 Small table in sitting room
- Nothing else of value

The approximate value of such furniture is not more than \$15.00 or \$20.00.

5. Insurance:

No fire insurance was evidently carried.

6. Liabilities:

The man states he has none. Mr. Mah Bing informs me that Matsui owes him for groceries supplied, the sum of about \$14.00. I have instructed him to furnish a statement of claim in the matter. Mr. Gordon M. Campbell, Barrister, Port Alberni, informs me that there is \$310.00 owing on the Agreement for Sale. ✓

7. Recommendations:

- (1) That fire insurance be taken out on the house if Matsui wishes to effect this.
- (2) That in accordance with the wishes of the owner, the house and furniture be advertised for sale and that the proceeds be applied on his debts.
- (3) That Mr. Campbell be permitted to continue as Matsui's agent for this property and be accountable to the custodian.

Yours faithfully,

H. Hinton