

3295

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 3275
 EXHIBIT NO. 1875-1
 DATE NOV 8 1948
 FILLED BY A. H. H. H.

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

PERSONAL INFORMATION

NAME: MOTOTSUNE Unichiro.

HOME ADDRESS P.O. Box, 627, New Westminster, B.C.

REGISTRATION NUMBER 08448. SEX: Male. AGE: 54.

OCCUPATION: 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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: P.O. Box 627, New Westminster, B.C.

ADDRESS OF WIFE OR HUSBAND: Name of Wife Yuu.

NAMES OF ANY LIVING CHILDREN: Sei (M)

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 15.

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

1. LOCATION AND DESCRIPTION: Corner of Howe Street and Salter Street,
Queensborough, New Westminster, B.C. (P.O. Box, 627).

12 Acres Farm Land.

Bought in 1940. Price agreed upon \$2,400.00.

Paid in 1940.

1,000.00

Paid 1941. \$700.00

2. BUILDINGS AND OTHER IMPROVEMENTS: P.O. Box 627 (627), New Westminster,
B.C.

1 Float House.

1 Storehouse with Stable attached.

1 Woodshed.

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

4. TAXES (Amount and where payable) \$206.50 paid in 1941 at City Hall,
New Westminster, B.C.

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

\$700.00 owing, to be paid off this year, for the land.

Name of previous not known. Declarant states he pays the money
owing to an Agent in an Insurance Company in Vancouver (name of
Insurance Company not known.)

6. OCCUPANCY AND LEASES (If vacant so state)

Self and family.

Five Acres of Farm land rented to a Chinaman, Lee Sun, Rent
received \$100.00 per year.

Century Ins. Co. carried
no fire insurance
on bldgs. off

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Court House, New Westminster,
B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.
9. IF FARM LAND STATE CROPS SOWN Six Acres, Blackcurrants, Strawberries,
and Potatoes.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At house at corner of Howe Street and Salter Street, Queensborough,
New Westminster, B.C. P.O.Box XXX 627,
6 Beds, Springs and Mattresses, 2 Tables, 1 Chest of Drawers, 1 Bureau,

1 Kitchen Stove, 2 Heating Stoves, 1 Cabinet, 8 Chairs, 1 Gas Stove,
3 Gas Lamps, Kitchen Utensils, China.

Farming Equipment.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 Horse, female, Colour Brown, 10 years old.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$50.00 Victory Bonds, maturing in 1954.

In own possession.

8. BANK ACCOUNTS: \$100.00 approx. in Royal Bank of Canada,

New Westminster, B.C.

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 11th day of April, 1942.

(Signature)

Unichiro Mototsune

Donny M. Chope
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date August 27/43

Our File No. 3295

Full Name MOTOTSUNE, Unichiro
(Surname in Block Letters)

Registration No. 08448

Male - Female
(check)

Age Aug. 5, 1888

Former Address P.O. Box 627, New Westminster, B. C.

Date Evacuated May 11/42 Naturalized - Canadian-Born - National
(check)

Present Address Mr. E.A. Smith & Sons, Winona, Ontario

% E.A. Smith & Sons, Winona, Ont (Ltr. Apr 17/42)

Married Single
(check)

Name of Wife Yun #08447

Name of Husband

Mother Dec'd

Name of Father Dec'd

Children under 16 #15727 Say (M) Sept. 12/26

by G.M.

Registered with Custodian
(Yes or No)

Personal Information Farmer.

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

EXHIBIT NO. 1275-F

TELEPHONE 106

DATE NOV 17 1944

FILLED BY A. D. 6 Miller

808 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Catalogue #676.

File: 3295.

May 12, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Lot 13, Section 757, Map 2620,
New Westminster, B.C.

Dear Sir:

This property is located at the corner of Howe and Salter Streets and consists of 11.8 acres of high grade land under a high state of cultivation and having a frontage of 660' feet water frontage on Annacis Slough and 660' on Salter Street. There is an old barn which is the only building on the place and is very old and dilapidated. The land is valuable on account of its high quality, water frontage and its proximity to a developing industrial district.

VALUATION:

Improvements.....	\$100 00
Land.....\$350 per acre.....	<u>4130.00</u>
	\$4230.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

EXHIBIT NO. 1375-C
DATE NOV 21 1945
FILLED BY R. A. B. Smith

JOSEPH DORGAN

713 COLUMBIA STREET
NEW WESTMINSTER B. C.

September 19th, 1945.

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

Dear Sir:

Re: Catalogue #676 - Lot 13, D.L. 757 etc.
City of N. W. - Instructions 14th Sept. 1945

This lot containing 11.80 acres is all cultivated to the dyke, part in vegetables, part currants and a portion to raspberries.

The land appears to be suffering from over-cultivation. The raspberries look healthy, but the currants, I believe are nearly finished. The plants are ragged and interlaced with grass and weeds. Production this year is reported to have shown a loss.

Potato production is also low for this type of land. A change in crops would seem to be the answer.

Comparing this with Lot 14, adjoining (in grass) I should think the value would be about the same from a farming viewpoint. Tax runs \$18.00 to \$19.00 per acre, a killing rate for farming.

As to value I believe a fair summary would be as follows:-

Three acres, including all the waterfront, 660x200' approximately, not served by driveable access road, - \$ 2,250.00

8.80 acres on Salter St., the balance of the land, apart from water front, at \$200.00 per acre 1,760.00

Building on dyke, 30x36', single board construction, plank floor, 1/3 sheeted into two living rooms, on posts, outside dyke, awkward for farm use, has been used as net house and shop. 600.00

Dilapidated barn with Chinese quarters in loft 150.00

\$ 4,760.00

JOSEPH DORGAN

713 COLUMBIA STREET
NEW WESTMINSTER B. C.

September 19th, 1945.

- 2 -

The Custodian -

I believe it would be wise to consider these lands generally as to what actual farming value remains in the face of the acreage taxes herein mentioned. Dyking Commissioner Dixon gave the writer information as to acreage tax in his various districts. \$2.00 to \$3.00 per acre is common and \$5.00 per acre is considered very high. When asked what he thought of a farm land tax of \$17.50 to \$18.00 per acre, his reply was that farming was not economically possible carrying such a charge.

Of course the Japanese carried on farming and fishing and in that way made some success, but the average land buyer would not undertake land carrying such rates at any price.

The alternative of subdividing for residence is also denied for many years owing to lack of water and sewerage and general utilities.

I trust the above information is of some value and remain,

Yours very truly,

Jos. Dorgan

JD/S

NOTARY PUBLIC
COLLECTIONS, VALUATIONS
CONVEYANCING
LOANS, RENTALS, ETC.

PHONE 4 8 8

JOSEPH DORGAN

101 WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

October 27th, 1945.

FIRE INSURANCE SERVICE
LIABILITY, AND MARINE
AUTOMOBILE, BURGLARY, LIFE
AND ACCIDENT INSURANCE
EXHIBIT NO. *1271-C*

DATE NOV 22 1945

FILLED BY

FILE NO.	<i>8295</i>
DATE	<i>Nov 22 1945</i>
INITIALS	<i>JD</i>

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

Gentlemen:

Re: Catalogue No. 676
Lot 13, D.L. 757, Map 2620
Cor. Howe & Salter Streets,
New Westminster

I have yours of October 26th re above described and have reviewed my valuation as given September 19th, totalling \$4,760.00, and the offer now received for the whole property, the figure of \$4,500.00.

In the circumstances I have no hesitation in saying that I consider the offer an excellent one.

At the time of appraising this property I was of the opinion that the place would be sold in parcels, part as industrial and part as a farm. Under this plan the building on the dyke would be of obviously greater value to the frontage portion as dwelling or wharf house. Sold in one parcel and evidently for farm purposes, this building would be of small value unless moved to the inside of the dyke where it could be reached by truck from the road.

I am,

Yours very truly,

Jos. Dorgan

JD/S

EXHIBIT No. 1275 - 12

DATE Nov. 22 1948

FILED BY K. A. Christie

Advertisement appearing in New Westminster
Columbian and Weekly Columbian on April 15th
and 17th, 1944.

Evacuee File #3295

EXTRACT

"British Columbian Apr. 17/44"

BOAT REPAIR SHOP AND FLOAT
HOUSES FOR SALE

Parcel "A" - Float House and two Floating Platforms 24' x 50' and as
Lot 13, of Lot 757, Group 1, Map 2620, corner of Howes and Salter Streets,
Queensborough, in the City of New Westminster, fronting on the Fraser River.

Parcel "B" - Boat building formerly known as Suga Boat Building and South
Westminster, etc.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

I hereby certify that the foregoing words are a true ^{extract} ~~copy~~ from the
original.

April 12, 1949

G. M. Thompson

NAME WOTOTHEME, Ditchers

REGISTRATION NO. 08448

FILE NO. 3295

The following chattels were sold by public
auction at New Westminster, B.C. on November 5, 1943.

3 Kitchen Chairs	\$ 1.75
3 Chairs	1.50
2 Chairs	1.50
Rocking	0.75
Cupboard	0.50
Free & Axe	1.50
5 Grass Hooks	0.60
Ext. Table & Leaves	3.50
Pail & Broochery	0.50
Utensils - Aluminum Kettle & Kitchen	1.00
Red-Pail & Contents	0.50
Chest of Drawers	0.50
Centre Table	0.75
Centre Table	0.75
Medicine Chest	0.35
Chest Drawers	1.50
Heater Stand & Pipe	29.00
Kitchen Cabinet	4.00
Iron Bed & Springs	4.50
Iron Bed & Springs	5.00
Folding Camp Bed	3.25
Range & Pipe	13.00
22 Sealers	0.75

Total:		\$ 76.95
(Rent of Auction Hall: \$3.38		
Less Expenses: Auctioneer's Fee: 7.70		\$ 19.75
(Advertising: 2.65		
(Movings: 6.02		
Net Proceeds Credited:		\$ 57.20

Members of Custodian Staff Present. Mr. Iverson.

Extracted from Auctioneering list No. New Westminster 1.

Remarks.

File No. 3295.

CLAIMS DEPARTMENT

November 8th, 1943.

Unichiro MOTOTSUNE - Reg. No. 08448

CREDITORS:

NO CLAIMS ON FILE OR DECLARED

D

BRD:DE

*Bal. owing on
A/S with Bentley Inc Co
\$692.10 plus Int
WJH*

*Claims closed
8-11-43
A*

LIABILITIES SUMMARY

File No. 3295

August 15, 1946.

Re: Unichiro MOTOTSUNE,
Reg. No. 08448

No claims have been filed against Unichiro Mototsune.

*and he did not declare
owing any monies in his
J.P. Form dated
Apr. 11/42.*

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

W. J. Johnston
W. J. Johnston,
Administration Department.

WJ/AG

Catalogue No. 676

File No. 3295

Unichiro MOTOTSUNE

Reg. No. 08448

Civic Address: Corner of Howe and Salter

Legal Description: Lot 13 of Lot 757 Group 1 Map 2620
in the City of New Westminster.

Classification: Net-House and Barn

SOLD

File No. 3295

December 31, 1943.

MEMORANDUM

To: The File

From: Protection Department

Re: MOTOSUNE, Unichiro

STORED IN BUDDHIST TEMPLE, NEW WESTMINSTER

~~Lease Japanese Phonograph Records~~ *To Surrey Auction Sale.*
carton Sunday School Supplies

W. J. P.

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

JUL 3 1944	TELEPHONE 106 1275-12
EXHIBIT NO.	NOV 2 1944
DATE	
FILLED BY	K. A. Brink

Your File: 3295.

June 30, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Attention Mr. Shears.
Unichiro MOTOTSUNE.

Dear Sir:

At the request of Mr. Green we have valued a float house and two floats belonging to the above as follows:

The house which is 36' X 18' is on a log float which is in poor condition. The exterior is finished with shingles which are weather beaten and unpainted. The roof is poor and there are two tin chimneys. Heating is done by stoves and there are three rooms. City light and water are lacking and everything is old and dilapidated. The location is Annacis Slough. One float measures 26' X 60' and the other 14' X 30'.

VALUATION:

House:.....	\$185.00
Large float.....	50.00
Small float.....	20.00
	<u>\$255.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. E. Coulthard
F. E. Coulthard.

File No. 3295

I
August 16, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Unichiro MOTOTSUNE
Registration Number 08448

Catalogue No. 676.

One Real Property included, being:

Lot 13 of Lot 797 Group 1 Map 2620 in the City of New Westminster.

Certificate of Encumbrance dated August 14, 1942, shewed the followings:

1. Registered Owner: Century Insurance Company Limited.
2. Registered Charges: 15th January 1940 Agreement for Sale and Purchase to Unichiro Mototsune.

Agreement for Sale included following particulars:

Date: 15th January 1940.

Principal Amount:\$ 2,400.00

Terms: \$500.00 cash, \$500.00 on the 31st December 1940, \$700.00 on the 31st December 1941, Balance 31st December 1942. Rate of interest - 5%.

Balance owing at September 2, 1942\$ 692.10

This balance together with interest in full amounting to \$37.50 was paid on January 31, 1946, from proceeds received from sale of property to Mr. Ronald George Triggs.

Assessment: (1945)

11.80 acres

Land\$ 2,950.00
Improvements..... 665.00
\$ 3,615.00

Note: Improvements in the City of New Westminster are not taxed and land assessments are accordingly high. City-owned property may be purchased for approximately one-half of its assessed value.

Note: Mr. Mototsune, in his "JP" Form dated April 11, 1942, stated he had Six (6) acres of crops sown in black currants, strawberries and potatoes. Five (5) acres of the land were rented to a Chinaman, Lee Sun. Rent received from Mr. Sun was \$100.00 per year, according to Mr. Mototsune.

Independent Valuations:

1. \$4,230.00 Appraised by Mr. F. H. Coulthard.
2. \$4,760.00 Appraised by Mr. Joseph Dorgan.
3. \$4,500.00 Revised appraisal by Mr. Joseph Dorgan.

Claimant's Valuations:

Land and buildings\$ 7,200.00

Sold to Mr. Ronald George Triggs for\$ 4,500.00

Other Offers: The Catalogue listing the above mentioned property was widely circulated but, although we received many inquiries for particulars, only three other tenders or offers to purchase were received, namely:

1. Mr. S. Kabool - \$2,300.00
2. K. K. Reid (acting for client - possibly S. Kabool) \$200.00 per acre.
3. R. G. Triggs - \$4,000.00 - subsequently raised to \$4,500.00.

Relative documents attached to Claim File.

WJJ/VJ

[Signature]

Duplicate

This Indenture

Made the Twenty-eighth day of January in the year of our

Lord one thousand nine hundred and forty-six

In Pursuance of the "Short form of Deeds Act"

Between

THE CENTURY INSURANCE COMPANY LIMITED,
325 Howe Street,
Vancouver, B. C.

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

AND

UNICHIRO MOTOTSUNE

P. O. Box 627, in the City of New Westminster,
in the Province of British Columbia.

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of

----- TWENTY FOUR HUNDRED -----

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of New Westminster, in the Province of British Columbia, and known as Lot Thirteen(13) of Lot Seven Hundred and Fifty-seven (757), Group One (1), Map 2620.

Deed

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature } *Rees*
of Witness }
Street Address } *300 Howard St*
City or Town } *Vancouver B.C.*
Occupation of Witness } *Accountant*

Century Insurance Company Limited
Notary Public

FOR MAKER

I HEREBY CERTIFY that, on the

day of 19 , at

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that
years.

, in the Province of British Columbia,
(whose identity has been proved by the evidence on

), who is personally known to me, appeared

the person mentioned in the annexed instrument as

subscribed thereto as part , that know the

executed the same voluntarily, and of the full age of twenty-one

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

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT:

I, of the
of the Province of British Columbia,
make oath and say:

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

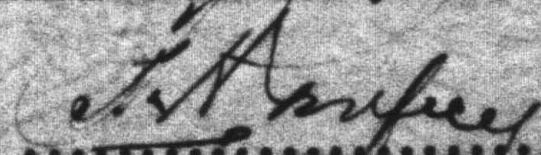
Sworn before me at
in the Province of British Columbia, this
day of 19 }

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

FOR ATTORNEY

I HEREBY CERTIFY that, on the Fifteenth day of June, 1945, at Vancouver, in the Province of British Columbia, Robert J. Nightingale, personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of THE CENTURY INSURANCE COMPANY LIMITED to the annexed Instrument as the maker thereof, that the said THE CENTURY INSURANCE COMPANY LIMITED is the same Corporation mentioned in the said Instrument as the maker thereof, and is entitled to hold and dispose of land in the Province of British Columbia and that the said Robert J. Nightingale knows the contents of said Instrument, and subscribed the name of the said THE CENTURY INSURANCE COMPANY LIMITED thereto voluntarily as the free act and deed of the said THE CENTURY INSURANCE COMPANY LIMITED under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereto set my Hand and Seal of Office at Vancouver, British Columbia, this 28th. day of January, in the year of our Lord One Thousand Nine Hundred and Forty-six.


.....
A Notary Public in and for the
Province of British Columbia.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA
COUNTY OF VANCOUVER

IN THE MATTER OF THE "LAND REGISTRY ACT"
AND IN THE MATTER OF Lot Thirteen (13)
of Lot Seven Hundred and Fifty-seven (757)
Group One (1), Map 2620, according to a
plan thereof deposited at the Land Registry
Office at the City of New Westminster and
numbered 08448.

I, ROBERT J. NIGHTINGALE, of 325 Howe Street, in the City of
Vancouver, Province of British Columbia,

DO SOLEMNLY DECLARE:

1. THAT I am the true and lawful attorney of THE CENTURY INSURANCE
COMPANY LIMITED as evidenced in an instrument in writing and
registered in the Land Registry Office under No. 5491
and that I am of the full age of Twenty-one years.
2. THAT I did on the 28th. day of January, 1946, execute and
deliver a certain Deed of Land on behalf of the said THE CENTURY
INSURANCE COMPANY LIMITED, covering Lot Thirteen (13) of Lot
Seven Hundred and Fifty-seven (757), Group One (1), Map 2620,
according to a plan thereof deposited at the Land Registry
Office at the City of New Westminster aforesaid and numbered 08448.
3. THAT at the time of the execution of the said Deed of Land
I had not received any notice or information of the revocation
of the power of attorney.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing
it to be true and knowing that it is of the same force and
effect as if made under oath and by virtue of the "Canada
Evidence Act".

DECLARED BEFORE ME this 28th. day of
January, 1946, A. D. at the City of
Vancouver, British Columbia


A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA.

1st March, 1945.

Messrs. Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
Vancouver, B.C.

Attention: Mr. Coulthard

Dear Sirs:

Re: Naichiro Motomune

On June 30th last you valued for us the float house belonging to the above arriving at a valuation of \$255.00.

This property has been sold to Mr. F.D. Smythe, the occupant. The amount of your appraisal has not been brought into question but Mr. Smythe has raised the point that at the time you made your valuation very considerable repairs had been made by himself. This statement has been substantiated by the Westminster Trust Company, the value of the improvements made by Mr. Smythe being \$80.00.

We discussed this matter with you over the telephone yesterday and it was our understanding that you did not take into consideration the actual improvements which had been made by Mr. Smythe and that you therefore agree that he might be entitled to a consideration in this regard.

A brief reply confirming this will be appreciated.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

November 6th, 1944.

Mr. Unichiro MOTOTSUNE,
Registration No. 08448,
c/o Mr. W. R. Hatson,
Jordan Station, Ontario.

Dear Sir:

We are in receipt of your letter of the 30th ultimo and in reply wish to advise you that your property at the corner of Howe and Salter Streets, New Westminster, has not yet been sold. The land, on which is situated a net house and barn, is under lease to Mr. Lee San for the year 1944 at an annual rental of \$206.50. We have received this amount from Mr. San and have paid taxes for the current year for a similar amount as per our advice to you in our letter dated October 2nd, 1944. We have not yet received the statement of interest due December 31st, 1944, on your Agreement for Sale with the Century Insurance Company Limited but as soon as same comes to hand we will be paying this account.

Your Float House and two floating platforms (or net racks) which are not attached to the land, were advertised separately and sold to the tenant, Mr. F. D. Smythe, for the sum of \$180.00. Mr. Smythe had previously been renting the Float House and the net racks for the sum of \$7.00 monthly.

We are preparing a statement of your account and will forward same to you in due course.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

COPY

Case
104

WESTMINSTER TRUST COMPANY

Head Office.
New Westminster, B. C.

Real Estate Dept.

July 18, 1944.

File #7712

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

Dear Sir:

Re: Catalogue #693.
757 Salter Street.

Mr. Bowden, the Manager, and I have just returned from inspection of the above property and are of the firm opinion the original appraisal value for \$3,000.00 is a very fair valuation. I do not feel that this valuation should be changed.

If you will please refer to valuation report you will note that there are 5.4 acres of highly cultivated land which in its present state is worth \$275.00 per acre, making a total of \$1,485.00, land value. There are two green houses having the value of \$600.00, one garage and packing shed having a value of \$300.00, one four roomed house valued \$700.00, making a total valuation of \$3,085.00.

Yours very truly,

WESTMINSTER TRUST COMPANY.

" Robert Alstead "
Manager of Real Estate Dept.

RA/AC

Original of this letter in Advisory
Committee file

Copy for
File 3295.

FOUNDED 1885

THE CENTURY INSURANCE CO., LIMITED

OF LONDON, ENGLAND AND EDINBURGH, SCOTLAND

FIRE - PLATE GLASS
AUTOMOBILE - ACCIDENT
SPRINKLER LEAKAGE
GUARANTEE - TORNADO
LIMITED EXPLOSION
BURGLARY
INLAND TRANSPORTATION

ALLIED WITH
FRIENDS PROVIDENT AND CENTURY LIFE OFFICE
OF LONDON, ENGLAND AND EDINBURGH, SCOTLAND

FOUNDED 1885 **R. J. Nightingale**
AGGREGATE FUNDS EXCEEDING \$100,000,000.00

CHIEF OFFICE FOR CANADA
225 HOWE STREET
VANCOUVER, B.C.
T. W. GREEN
MANAGER FOR CANADA

January 17th, 1944.

EVACUATION SECTION	
JAN 18 1944	
Rec'd	
File No.	3295
Ans.	Noted 10/10
Referred	Chen

Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir: Re: File #3295 - U. Mototsune.

We wish to acknowledge receipt of cheque for \$34.60 in payment of interest due December 31st. 1943, in connection with Claim #5 - U. Mototsune. Receipted statement and details of balance of account are enclosed herewith, as requested.

The sale price was \$2400. and this was to be paid in the following amounts: \$500. upon inception of the agreement, \$500. December 31st. 1940, \$700. December 31st. 1941 and the balance of \$700. December 31st. 1942, so that the amount remaining unpaid at present, of \$692.10, is past due.

Trusting this gives you the desired information.

Yours very truly,


Accountant.

TR/JR.

R.E.A.#5 - U. Mototsune

Lot 13, of Lot 757, Group 1, Map. 2620.

To Sale\$ 2,400.00.

By Payments\$ 1,707.90 692.10 - Balance.

No. 82681-C

File No. 3295

NATURE OF ENCUMBRANCE Agreement for Sale or
(registered) (unregistered)

Name of Owner of Property Mototsune Unichiro Reg. No. 08448

Address P. O. Box 627, New Westminster, B.C.

Occupation Farmer Age 54

Registered Owner of Property Century Insurance Co. Ltd., C.T.No. 49774-E

Property:

Property Address Queensborough, New Westminster Mun. New Westminster

Legal Description Lot 13 of Lot 757, Group 1, Map 2620

..... L.R.O. 82681-G

Nature of interest owner

Particulars of Encumbrance:

Date 15th January 1940

Parties to document:

Name Unichiro Mototsune Purchaser

Address P.O. Box 627, New Westminster, B.C.

Name Century Insurance Co., Ltd., Vendors

Address 325 Howe Street, Vancouver, B. C.

Principal Amount \$2400.00

Terms of Payment \$500. Cash, \$500. 31st Dec. 1940, \$700. 31st Dec. 1941.

Balance 31st Dec. 1942. Rate of Interest 5%

Arrears, if any: Principal None Interest None

Balance owing as at this date \$692.10

Standing of Taxes: Arrears None Current

Insurance: none

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

.....

.....

Dated at Vancouver this 2nd day of September A.D. 1942.

CERTIFIED CORRECT

Century Insurance Co., Ltd.

(Signature)

SEP 2 - 1942

I
August 16, 1948.

PERSONAL PROPERTY MEMORANDUM

Re: Mr. Unichiro MOTOTSUNE
Registration No. 08448

Advertised as Parcel "A" in advertisement in the "British Columbian"
New Westminster, B.C. on April 17, 1944, as follows:

"PARCEL "A" - Float House and two Floating Platforms 24' x 50' and
8' x 24' suitable for net racks, adjacent to property known as
Lot 13, of Lot 757, Group 1, Map 2620, corner of Howes and Salter
Streets, Quensborough, in the City of New Westminster, fronting on
the Fraser River".

Claim Mr. Mototsune's claim includes the following:

- | | | |
|----------------|---|----------|
| 1. Net Rack | } | \$450.00 |
| * 2. Net House | | |
| 3. Float House | | |

* No. 2 - Net House was included in the sale of above Real Property as
it was constructed mainly on the dyke and was all above high water
level. See Picture on Real Property Section.

Assessment: Nil

Independent Valuation: \$255.00
See Report dated June 30, 1944.

Claimant's Valuation:

Separate values have not been given, but the value placed on the
net house by Mr. MOTOTSUNE might be deducted from the \$450.00
claimed.

Sold to Mr. F. D. Smythe for \$180.00
* (Net house not included).

Note: Mr. Smythe, tenant of float-house and who also had use of
floats, made considerable improvements to same, and his offer of
\$180.00 was, therefore, considered acceptable. Improvements were
valued at \$80.00 and it was considered they increased the value by
that amount. Sale was approved by the Rural Advisory Committee on
March 2, 1945. See letter dated July 29, 1944, received from
Westminster Trust Company and Mr. Smythe's letter of July 25, 1944
outlining improvements made by him.

Only other offer received was for \$150.00 from Mr. Smythe, tenant,
and purchaser at revised offer of \$180.00.

Relative Documents attached to Claim file.

not the same net house


File No. 3294

August 16, 1945

REAL PROPERTY MEMORANDUM

Re: (Mr.) Unichiro HOTOYOSU
Registration Number 98442

Catalogue No. 876.

One Real Property included, being:

Lot 13 of Lot 727 Group 1 Map 2620 in the City of New Westminster.

Certificate of Encumbrance dated August 14, 1943, showed the following:

1. Registered Charge: Century Insurance Company Limited.
2. Registered Charge: 15th January 1940 Agreement for Sale and Purchase to Unichiro Hotoyosu.

Agreement for Sale included following particulars:

Dated: 15th January 1940.

Principal Amount: \$ 2,400.00

Terms: \$200.00 cash, \$200.00 on the 31st December 1940, \$200.00 on the 31st December 1941, Balance 31st December 1942. Rate of interest - 5%.

Balance owing at September 2, 1943 622.10

This balance together with interest in full amounting to \$377.50 was paid on January 31, 1945, from proceeds received from sale of property to Mr. Ronald George Triggs.

Assessment (1945)

11.80 acres

Land \$ 2,950.00
Improvements 645.00
Total 3,595.00

Notes: Improvements in the City of New Westminster are not taxed and land assessments are accordingly high. City-owned property may be purchased for approximately one-half of its assessed value.

Notes: Mr. Hotoyosu, in his "JP" Form dated April 11, 1943, stated he had six (6) acres of crops grown in black currants, strawberries and potatoes. Five (5) acres of the land was rented to a Chinaman, Lee Sun. Rent received from Mr. Sun was \$100.00 per year, according to Mr. Hotoyosu.

Independent Valuations:

1. \$4,330.00 Appraised by Mr. F. E. Coulthard.
2. \$4,760.00 Appraised by Mr. Joseph Borgen.
3. \$4,700.00 Revised appraisal by Mr. Joseph Borgen.

Claimant's Valuations:

Land and buildings \$ 7,200.00

Sold to Mr. Ronald George Triggs for \$ 4,300.00

Other Offers: The Catalogue listing the above mentioned property was widely circulated but, although we received many inquiries for particulars, only three other tenders or offers to purchase were received, namely:

1. Mr. S. Kabool - \$2,300.00
2. E. E. Reid (acting for client - possibly S. Kabool) \$200.00 per acre.
3. R. G. Triggs - \$4,000.00 - subsequently raised to \$4,300.00.

Relative documents attached to Claim File.

33/75

[Signature]

File No. 3295

August 16, 1948.

REAL PROPERTY MEMORANDUM

Cont'd.- Page - 2 -

GOVERNMENT COUNSEL:

Mr. R. G. Triggs, Purchaser, has been continually behind in his payments for a considerable period of time. He has this property listed with one or more Real Estate firms in New Westminster. On a recent visit to our office, Mr. Triggs informed us that he has been advised by said firms that he paid too much for the property and that they cannot find a purchaser who will pay a similar amount.

WJ/VJ

.....

IV
August 16, 1944.PERSONAL PROPERTY IMPROVEMENTRe: Mr. Dalchire HOTTOTUM
Registration No. 28448

Advertised as Parcel "A" in advertisement in the "British Columbian" New Westminster, B.C. on April 17, 1944, as follows:

"PARCEL "A" - Float House and two Floating Platforms 24' x 50' and 21' x 24' suitable for net racks, adjacent to property known as Lot 13, of Lot 777, Group 1, Map 2620, corner of Haves and Salter Streets, Coombsborough, in the City of New Westminster, fronting on the Fraser River".

Claim Mr. Hottotum's claim includes the following:

- | | | |
|----------------|---|----------|
| 1. Net Rack | } | \$450.00 |
| 2. Net House | | |
| 3. Float House | | |

* No. 2 - Net House was included in the sale of above Real Property as it was constructed mainly on the dyke and was all above high water level. See Picture on Real Property Section.

Assessment: Nil

Independent Valuation: \$255.00
See Report dated June 30, 1944.

Claimant's Valuation:

Separate values have not been given, but the value placed on the net house by Mr. HOTTOTUM might be deducted from the \$450.00 claimed.

Sold to Mr. F. D. Smythe for \$180.00
* (Net house not included).

Notes Mr. Smythe, tenant of float-house and who also had use of floats, made considerable improvements to same, and his offer of \$180.00 was, therefore, considered acceptable. Improvements were valued at \$80.00 and it was considered they increased the value by that amount. Sale was approved by the Rural Advisory Committee on March 2, 1945. See letter dated July 29, 1944, received from Westminster Trust Company and Mr. Smythe's letter of July 25, 1944 outlining improvements made by him.

Only other offer received was for \$150.00 from Mr. Smythe, tenant, and purchaser at revised offer of \$180.00.

Relative Documents attached to Claim file.

.....
[Signature]
.....

EXHIBIT No. 1175 - 3
DATE Nov. 22 1948
FILED BY K. A. Christie

JOSEPH DORGAN

713 Columbia Street
September 19th, 1945.

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

Dear Sir:

Re: Catalogue #676 - Lot 13, D. L. 757 etc.
City of N. W. - Instructions 14th Sept. 1945

This lot containing 11.80 acres is all cultivated to the dyke, part in vegetables, part currants and a portion to raspberries.

The land appears to be suffering from over-cultivation. The raspberries look healthy, but the currants, I believe are nearly finished. The plants are ragged and interlaced with grass and weeds. Production this year is reported to have shown a loss.

Potato production is also low for this type of land. A change in crops would seem to be the answer.

Comparing this with Lot 14, adjoining (in grass) I should think the value would be about the same from a farming viewpoint. Tax runs \$18.00 to \$19.00 per acre, a killing rate for farming.

As to value I believe a fair summary would be as follows:-

Three acres, including all the waterfront, 660 x 200' approximately, not served by driveable access road, - \$2,250.00

8.80 acres on Salter St. the balance of the land, apart from water front, at \$200.00 per acre

1,760.00

Building on dyke, 30 x 36', single board construction, plank floor, 1/3 sheathed into two living rooms, on posts, outside dyke, awkward for farm use, has been used as net house and shop.

600.00

150.00

\$4,760.00

The Custodian -

September 19th, 1945.

I believe it would be wise to consider these lands generally as to what actual farming value remains in the face of the acreage taxes herein mentioned. Dyking Commissioner Dixon gave the writer information as to acreage tax in his various districts. \$2.00 to \$3.00 per acre is common and \$5.00 per acre is considered very high. When asked what he thought of a farm land tax of \$17.50 to \$18.00 per acre, his reply was that farming was not economically possible carrying such a charge.

Of course the Japanese carried on farming and fishing and in that way made some success, but the average land buyer would not undertake land carrying such rates at any price.

The alternative of subdividing for residence is also denied for many years owing to lack of water and sewerage and general utilities.

I trust the above information is of some value and remain,

Yours very truly,

"J. Dorgan"

Jos. Dorgan.

JD/S

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

April 9, 1949



EXHIBIT No. 1275 - 8
DATE Nov. 22 1948
FILED BY K. A. Christie

JOSEPH DORGAN

New Westminster, B. C.,

October 27th, 1945.

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

Gentlemen:

Re: Catalogue No. 676
Lot 13, D. L. 757, Map 2620
Cor. Howe & Salter Streets,
New Westminster

I have yours of October 26th re above described and have reviewed my valuation as given September 19th, totalling \$4,760.00, and the offer now received for the whole property, the figure of \$4,500.00.

In the circumstances I have no hesitation in saying that I consider the offer an excellent one.

At the time of appraising this property I was of the opinion that the place would be sold in parcels, part as industrial and part as a farm. Under this plan the building on the dyke would be of obviously greater value to the frontage portion as dwelling or wharf house. Sold in one parcel and evidently for farm purposes, this building would be of small value unless moved to the inside of the dyke where it could be reached by truck from the road.

I am,

Yours very truly,

"J. Dorgan"

Jos. Dorgan

JD/S

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

April 11, 1949

E. J. Cloughan

EXHIBIT No. 1275 - 9
DATE Nov. 22 1948
FILED BY K. A. Christie

Edgar Road,
R. R. No. 2,
New Westminster, B. C.

September 14th, 1945.

Office of the Custodian,
906 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 676
Cor. Howe and Salter Streets
New Westminster, B. C.

I have spoken to Mr. K. K. Reid, Real Estate man in New Westminster, and hereby offer the sum of \$2,300.00.

Mr. Reid is out of the City at present but he is holding the above-mentioned amount for payment of the property if my offer is accepted.

Yours truly,

"S. Kabool"

"Mr. S. Kabool"

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

April 11, 1949

C. M. Hughes

EXHIBIT No. 1275 - 9
DATE Nov. 22 1948
FILED BY K. A. Christie

K. K. REID

740 Columbia Street,
New Westminster, B. C.

September 15th, 1945

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

Dear Sir:

Re: Catalogue No. 676,
Cor. Howe and Salter,
New Westminster, B. C.

An offer has been received of \$200.00 an acre for
the above property.

Should a favourable answer be received will be pleased
to forward a marked cheque as tender.

Yours very truly,

K. K. REID
per "L. S."

B)

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

April 11, 1949

L. S. Mulligan

Attached to 1275n-9

c/o G. J. Triggs,
R. R. No. 1,
Tannery Road,
New Westminster, B. C.

Office of the Custodian,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 676
Lot 13/757/2620
Corner Howe & Salter Sts.
New Westminster, B. C.

I hereby offer the sum of \$4,000.00 for the above-mentioned property and am attaching hereto my Certified Cheque in your favour for \$400.00, being 10% of the purchase price.

If my offer is accepted I will make a down payment of \$1,600.00, being 40% of the purchase price and with the balance of \$2,400.00 payable \$1,200.00 at the end of twelve months and \$1,200.00 at the end of a further period of twelve months with interest at 5%.

Please let me know as soon as possible if this offer is acceptable.

Yours truly,

"R. G. Triggs"

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

April 11, 1949



EXHIBIT No. 1275 - 9
DATE Nov. 22 1948
FILED BY K. A. Christie

File #3295

9639 South Hoxie Ave.,
Chicago 17, Ill.,
Oct. 8, 1945.

Mr. Johnson,
Enemy Custodian
506 Royal Bank Bldg.,
Vancouver.

Dear Sir:-

This will confirm the tentative offer made by my father of \$4500.00 for the property, and buildings which are not sold as of this date, known as block 13 your file #3295.

Yours truly,

"E. G. Triggs"

"9639 South Hoxie Ave."

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

April 11, 1949

E. G. Triggs

1275 - 10

EXHIBIT NO.

Nov. 22 1948

DATE

FILED BY

K. A. Christie

R. G. Triggs,
9639 South Hoxie Ave.,
Chicago 17

July 17, 47.

Office of Custodian
Mr. J. Johnstone

Re - Catalogue #676.

Dear Sir:

I had expected to be able to send a payment before this as I have had the property up for sale with the Westminster Trust Co. but I have had no results.

I expect to be able to make a payment in August.

Yours very truly,

"R. G. Triggs"

"W.J.J." Aug. 2/47. A. W. McLeod Limited handling this now. Mr. Morrisett, Manager Real Estate Dept. stated to-day on phone that he does not expect this property to move quickly unless the price is right. He is writing Mr. Triggs to name a price."

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

April 11, 1949

L. B. Clugher

Attached to 1275 - 9

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
CUSTODIAN OF JAPANESE EVACUEE PROPERTY
VANCOUVER OFFICE

Receipt No. 13337

Date 28th Sept. 1945

RECEIVED from "R. G. Triggs o/e C. J. Triggs R. R. 1, Tannery Road, New Westminster
the sum of Four hundred 00/100 Dollars

PROPERTIES SUSPENSE ACCOUNT

File No. 3295

Deposit re offer to purchase property
Cat. No. 676, Lot 137572620
Corner Howe & Salter Sqs., New Westminster

\$400.00

"C. H. Reed"

Cashier

EXHIBIT NO. 1275 - 10

DATE Nov. 22, 1948

FILED BY

K. A. Christie

9639 South Hoxie Ave.,
Chicago 17 Ill.,
Sept. 6 - 47

Dept. of the Sec. of State,
506 Royal Bank Bldg.,
Vancouver

Dear Mr. Johnston:-

Inclosed please find bank draft in the sum of \$500.00
to apply on the purchase of Cat. No. 676 Lot 13/757/1/2620 Cor. Howe
& Salter St. "New Westminster."

I have been trying to sell the acreage inside of dyke
but have not had success as yet but hope to soon, please send statement
of interest owing.

Thanking you for past favors I remain,

Yours very truly,

"R. G. Triggs"

"Mototsune Unichiro"

"Dec. 12/46."

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

April 12, 1949

Carroll M. Hughes

EXHIBIT No. 1275 - 12

DATE Nov. 22 1948

FILED BY
K. A. Christie

Advertisement appearing in New Westminster
Columbian and Weekly Columbian on April 15th
and 17th, 1944.

Evacuee File #3295

EXTRACT

"British Columbian Apr. 17/44"

**BOAT REPAIR SHOP AND FLOAT
HOUSES FOR SALE**

Parcel "A" - Float House and two Floating Platforms 24' x 50' and as
Lot 13, of Lot 757, Group 1, Map 2620, corner of Howes and Salter Streets,
Queensborough, in the City of New Westminster, fronting on the Fraser River.

Parcel "B" - Boat building formerly known as Suga Boat Building and South
Westminster, etc.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

I hereby certify that the foregoing words are a true ^{extract} ~~copy~~ from the
original.

April 12, 1949

L. MacLellan

EXHIBIT No. 1275 - 13

DATE Nov. 22 1948

FILED BY K. A. Christie

COULTHARD, SUTHERLAND & CO. LTD.
Real Estate and Insurance Agents

609 Columbia Street,
New Westminster, B. C.

Your File: 3295.

June 30, 1944.

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

Attention Mr. Shears.
RE: Unichire MOTOTSUNE

Dear Sir:

At the request of Mr. Green we have valued a float house and two floats belonging to the above as follows:

The house which is 36' x 13' is on a log float which is in poor condition. The exterior is finished with shingles which are weather beaten and unpainted. The roof is poor and there are two tin chimneys. Heating is done by stoves and there are three rooms. City light and water are lacking and everything is old and dilapidated. The location is Annacis Slough. One float measures 26' x 60' and the other 14' x 30'.

VALUATION:

House.....	\$135.00
Large float.....	50.00
Small float.....	20.00
	<u>\$255.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

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

April 12, 1949

C. M. Hughes

EXHIBIT NO. 1275 - 15
DATE Nov. 22 1948
FILED BY K. A. Christie

WESTMINSTER TRUST COMPANY

Head Office

NEW WESTMINSTER, B. C.

July 29th, 1944.

Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Mr. Smythe has approached me in a letter which he has asked me to forward to you. It is with reference to his tender of the Mototsune float-house, etc.

I may say that Mr. Smythe has done a considerable amount of work fixing up this property which was not in very good repair when he took it over, and in reading over his letter to you, I feel he is justified in stating that the value of the improvements he has made would cost at least \$80.00. I note he has increased his tender for the float-house, etc. to \$180.00 which in consideration of the foregoing paragraph, I feel is a very fair offer and would recommend it be accepted.

Yours very truly,

WESTMINSTER TRUST COMPANY

W. D. Bowden, Manager.

Per

"A. B. K."

ABK/DM
Encl.

"Accept \$180"
"FGS"

"Approved by Rural Advisory
Committee 2/3/45"
"HFG"

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

April 12, 1949

C. McBlighan

Attached to 1275 - 15

1020 Even Ave., New Westminster
July 25/44

Unichiro Mototsune
File No. 3295

Dear Sir:

I understand that any tender of \$150.00 is not high enough on the above property. This property is old and I have spent considerable time and material in putting it in shape that would make it safe to live in, the floats safe to work on.

The work I have done on this place in repairs consist of the following. Renewing timbers under house and floats, repairing floats in general, repairing platform and building new ramp connecting same. Shingling uncovered parts of roof.

I feel that the sum of \$80.00 would not be too much to ask for my time and material put in making this place as it is today.

The most I would consider raising my bid to would be \$180.00 which I consider under the circumstances a fair price.

Yours truly,

"F. D. Smythe"

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

April 12, 1949

C. M. G. Hughes

August 16, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Unaihiro MOTOTSUNE
Registration Number 08448

Catalogue No. 676.One Real Property included, being:

Lot 13 of Lot 797 Group 1 Map 2620 in the City of New Westminster.

Certificate of Encumbrance dated August 14, 1942, shewed the followings:

1. Registered Owner: Century Insurance Company Limited.
2. Registered Charges: 15th January 1940 Agreement for Sale and Purchase to Unaihiro Mototsune.

Agreement for Sale included following particulars:

Date: 15th January 1940.
Principal Amount:\$ 2,400.00
Terms: \$500.00 cash, \$500.00 on the 31st December 1940, \$700.00 on the 31st December 1941, Balance 31st December 1942. Rate of interest - 5%.

Balance owing at September 2, 1942\$ 692.10
 This balance together with interest in full amounting to \$37.50 was paid on January 31, 1946, from proceeds received from sale of property to Mr. Ronald George Triggs.

Assessment: (1945) 11.80 acres

Land\$ 2,950.00
Improvements..... 665.00
\$ 3,615.00

Note: Improvements in the City of New Westminster are not taxed and land assessments are accordingly high. City-owned property may be purchased for approximately one-half of its assessed value.

Note: Mr. Mototsune, in his "JP" Form dated April 11, 1942, stated he had Six (6) acres of crops sown in black currants, strawberries and potatoes. Five (5) acres of the land were rented to a Chinaman, Lee Sun. Rent received from Mr. Sun was \$100.00 per year, according to Mr. Mototsune.

Independent Valuations:

1. \$4,230.00 Appraised by Mr. F. H. Coulthard.
2. \$4,760.00 Appraised by Mr. Joseph Dorgan.
3. \$4,500.00 Revised appraisal by Mr. Joseph Dorgan.

Claimant's Valuation:

Land and buildings\$ 7,200.00

Sold to Mr. Ronald George Triggs for\$ 4,500.00

Other Offers: The Catalogue listing the above mentioned property was widely circulated but, although we received many inquiries for particulars, only three other tenders or offers to purchase were received, namely:

1. Mr. S. Kabool - \$2,300.00
2. K. K. Reid (acting for client - possibly S. Kabool) \$200.00 per acre.
3. R. G. Triggs - \$4,000.00 - subsequently raised to \$4,500.00.

Relative documents attached to Claim File.

.....
[Signature]

3295

February 14th, 1950

Westminster Trust Company,
713 Columbia St.,
New Westminster, B. C.

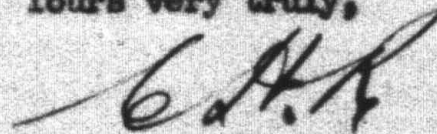
Dear Sirs:

We enclose herewith Mercantile Insurance
Company policy number 447674 covering building on lot 13,
D.L. 757, map 2620 on the Dyke Road foot of Howes Road,
Queensborough, New Westminster.

This property has been sold and the new
owner is Ronald George Triggs, 9639 South Hoxie Ave., Chicago,
17, Illinois.

The Secretary of State acting in his capacity
as Custodian doth hereby release all interest in the above
policy, and loss should be made payable to the new owner. If
there are any forms to be signed by the Custodian please
send them to this office for his signature.

Yours very truly,



C. H. Reed
Office of the Custodian

CHR:BK
Encl.

3295

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

December 9, 1949.

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

Dear Mr. Wright: Re: Unichiro MOTOTSUNE
 Lot 13 of Lot 757, Group 1, Map 2620
 City of New Westminster.

We are enclosing herein Transmission to the Secretary of State and Deed from the Secretary of State to Mr. Ronald George Triggs on property formerly owned by the above.

This property was sold by the Custodian under an Agreement of Sale. The payments fall into arrears, but have been fully paid, together with interest, and it is in order therefore, for Title to issue to Mr. Triggs, and the enclosed documents are sent for completion by the Assistant Deputy Custodian.

This is the last transaction to be completed covering those properties which were sold by the Custodian under an Agreement of Sale.

Yours very truly,

F.G. Shears,
Director.

FCS/GH
Encls.

3295

March 23, 1948.

Mr. Unichiro MOTOTSUNE,
Reg. No. 08448,
c/o E. S. Smith and Sons,
Winona, Ontario.

Dear Sir:

In reply to your letter of the 11th instant, we
attach hereto a complete statement of your account, together with
valuation reports on your property.

The Soldiers Settlement Board were not the
purchasers of your property, and therefore there is no farm
appraisal report from them.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (4)

October 2nd 1946.

Mr. Unichiro MOTOTSUNE,
Registration No. 08448,
c/o Mr. W. R. Holton,
Jordan Station, ONTARIO.

Dear Sir:

Re: Catalogue No. 676
Cor. of Howe & Baiter Street
Lot 13/757/1/2620
New Westminster, B. C.

Please be informed that the above property has been sold as of December 12th 1945, for the sum of \$4,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

The net result of this sale appears on an attached statement and the proceeds from the down payment of \$1,800.00 have been credited to your account, together with adjustments of unearned taxes. The balance of \$2,700.00 is being paid under an Agreement for Sale at the rate of \$1,350.00 on or before December 12th 1946, and the remainder, namely, the sum of \$1,350.00, on or before December 12th 1947, together with interest at 2% per annum.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJ/IMS
Encl. (2)

c.c. Department of Labour, Japanese Division.

FILE NO. 3295

J. W. R. Hutton
Jordan Station, Ont.
Sept. 10/46

Dept. of the Secretary of State
Office of Custodian

EVACUATION SECTION	
Rec'd	SEP 16 1946
File No.	3295
Ans.	
Referred	J. Hutton

Dear Sir -

Thanking you for we are in receipt of the cheque for the sum of \$900.00 to which you kindly sent us on our request.

We were informed that the down payment on our ~~property~~ at the corner of Howe St. & Salter St. New Westminster B.C. amounted to \$1,800.00, to which had been credited to our account. We would like to know if the sum of \$910.88 is the amount that was credited to our account out of the \$1,800.00 of down payment after paying the Century Insurance Co. which we owed & other incidental expenses & before our receipt of the cheque of

\$900.00. Then if so I would like to know
also if the balance of \$2,700.00 is
still payable.

Yours truly
Enrichio Mototene

Rec'd	AUG 6 1946
File No.	
Ans'd	
Refer'd	

Unichiro Motono
 Registration No. 08448,
 C/o W.R. Watson
 Jordan Station, Ont
 File # 3295

Office of Custodian,
 306 Royal Bank Bldg.
 Hastings + Granville
 Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 8 1946
File No.	3295
Ans'd	
Referred	Johnston

Dear Sir -

We received your letter informing us that our property at the Cor. of Howe St. & Salter St. New Westminster, B.C. has been sold on Dec. 12th 1945, for the sum of \$4,500.00. The down payment amounting to \$1,800.00, has been credited to our account & the balance of \$2,700.00 payable under an agreement for sale. The balance we owed the Century Ins. Co. from whom we purchased the above mentioned property is paid in full we also were informed. Will you please give us the detailed statement regarding the sale of our property, to what agreement for sale, & the balance now amounting in our account. We would like to purchase property & in need of money so will you please send us ~~the~~ the amount that is credited to our account.

\$910.88

Thanking you,
 Unichiro Motono

3295

December 28th 1945.

Mr. Nip Fong,
c/o Mr. Paul E. Gauthier,
1021 Even Avenue,
New Westminster, B. C.

Dear Sir:

Re: Lot 13, Lot 757, Map 2620,
Corner of Howe & Salter Streets.
New Westminster, B. C.

We wish to draw your attention to the fact that the Lease dated January 12th 1945, in connection with your occupancy of the above-mentioned property, expires on December 31st 1945.

This property was advertised for sale in our Catalogue under No. 676 and we have received an acceptable offer to purchase from Mr. R. G. Triggs, c/o Mr. G. J. Triggs, R. R. No. 1, Tannery Road, New Westminster, B. C.

In view of the above, this office will not be renewing said Lease and it will, therefore, be necessary for you to make other arrangements for the coming year.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT.

WJJ/HMS

W.R. Hansen,
Jordan Station, Cal.
Dec. 21/45.

FILE No. 3295-

The Custodian of
Dept. of the Sec. of State

EVACUATION SECTION	
Rec'd	DEC 27 1945
File No.	3295
Ans.	W.R. Hansen
Referred	Johnston

Auto Bremer

Dear Sir-

Received your letter
informing that my property -

Re. Catalogue # 676

Cor. Howe & Sutter St.

Lot 13, Lot 757, Map 2620

is on sale at a price of \$4,500.00

I do not want to sell this property
at a price no less than \$6,000.00 (\$20000
per acre)

ENEMY SECTION	
Rec'd	DEC 27 1945
File No.	
Ans'd	
Refer'd	

Yours truly,
Eisichi Matsumae
Registration # 08448.

December 12, 1945.

Westminster Trust Company,
713 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 676
Cor. Howe & Salter Streets
Lot 13, Lot 757, Map 2620

This property, the rents for which you are collecting, is the subject of an expected sale, the effective date of which should be December 12th, 1945.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:EB

3295

December 12, 1945.

Mr. Unichiro MOTOTSUNE,
Registration No. 02448,
c/o W. R. Holson, Esq.,
Jordan Station, Ontario.

Dear Sir:

Re: Catalogue No. 676
Cor. Howe & Salter Streets
Lot 13, Lot 77, Map 620

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$4,500.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

November 19, 1945.

Mr. C. J. Triggs,
R. N. No. 1,
Tannery Road,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 676
Cor. Howe & Salter Streets,
Lot 13, Lot 757, Map 2620

This will acknowledge receipt of the offer of Mr. H. G. Triggs to purchase the above property for the sum of \$4,500.00 on the following terms: \$1,800.00 cash and the balance of \$2,700.00 payable \$1,350.00 at the end of 12 months and \$1,350.00 at the end of a further period of 12 months, with interest at 5% per annum on all unpaid balances.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the down payment, namely, \$1,400.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The Agreement for Sale will then be prepared and forwarded to you in order that you may arrange to have your son attach his signature, after which kindly return all copies at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon, they will be signed and returned to this office.

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

The tenants will then be advised that the property has been sold, subject to the existing tenancies, and the owner will then be in a position to assume control of this property.

Enclosed you will find a copy of the lease between Hip Fong and the Secretary of State which is for the period from January 1, 1945 to December 31, 1945.

The net house near the foreshore is being used by Mr. F. D. Saythe, rent free in consideration of looking after same. His address is 1020 Ewen Avenue, New Westminster. The above sale is subject to this tenancy.

Yours truly,

GP:MB
Enc.

F. G. Shears,
Director.

File No. 3295

October 29th 1945.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: Corner of Howe and Baiter Streets,
New Westminster, B. C.,
Lot 13, Lot 757, Map 2620
(Net house and barn). Cat. No. 676.

The above-mentioned property, including the barn, is leased to Mr. Hip Fong for the period from January 1st to December 31st 1945, for the sum of \$275.00 plus water rates. Mr. Hip Fong's address is c/o Paul A. Gauthier, 1021 Ewen Avenue, New Westminster, B. C.

The net house near the foreshore is being used by Mr. F. D. Smythe, rent free, in consideration of looking after same. His address is 1020 Ewen Avenue, New Westminster.

Please note that the registered owner of this property is the Century Insurance Company Limited and the following registered charge appears on the Certificate of Encumbrances:

\$2681-C 15th of January 1940 Agreement for Sale and Purchase to Unichiro MOTOTSUNE.


There is a balance owing in this connection at October 31st 1945, as follows:

Principal: \$692.10
Interest : 28.85 (January 1st to October 31st 1945)
Total : \$720.95

The address of the Century Insurance Company Limited is 325 Howe Street, Vancouver, B. C., and they have agreed to accept our cheque for the above amount in full payment.

I am attaching hereto Mrs. McArthur's memorandum dated October 24th 1945; Real Property Memorandum dated October 27th 1945; original Certificate of Encumbrance; Tax Certificate for registration purposes; certified copy of the above-mentioned Lease dated January 12th 1945 and a copy of the Agreement for Sale dated January 15th 1940, made between Century Insurance Company Limited and Unichiro MOTOTSUNE.

The purchaser, Mr. R. G. Triggs, resides in Chicago. He states he has given a Power of Attorney to his father, Mr. G. J. Triggs, R.R. No. 1, Tannery Road, New Westminster, B. C. I understand Mr. G. J. Triggs has the balance of the purchase price in his hands.


.....

JOSEPH DORGAN

713 COLUMBIA STREET
NEW WESTMINSTER, B. C.

October 27th, 1945.

Dept. of the Secretary of State,
Office of the Custodian,
808 Royal Bank Bldg.,
Vancouver, B. C.

OCT 29 1945	
File No.	825
Ans.	
Referred	

Gentlemen:

Re: Catalogue No. 676
Lot 13, D.L. 757, Map 2620
Cor. Howe & Salter Streets,
New Westminster

I have yours of October 27th re above described and have reviewed my valuation as given September 19th, totalling \$4,760.00, and the offer now received for the whole property, the figure of \$4,500.00.

In the circumstances I have no hesitation in saying that I consider the offer an excellent one.

At the time of appraising this property I was of the opinion that the place would be sold in parcels, part as industrial and part as a farm. Under this plan the building on the dyke would be of obviously greater value to the frontage portion as dwelling or wharf house. Sold in one parcel and evidently for farm purposes, this building would be of small value unless moved to the inside of the dyke where it could be reached by truck from the road.

I am,

Yours very truly,

Jos. Dorgan

JD/s

Rec'd SEP 22 1945
 File No. 3235
 Date
 Initial

JOSEPH DORGAN

713 COLUMBIA STREET
 NEW WESTMINSTER B. C.

September 19th, 1945.

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

Dear Sir:

Re: Catalogue #676 - Lot 13, D.L. 757 etc.
City of N. W. - Instructions 14th Sept. 1945

This lot containing 11.80 acres is all cultivated to the dyke, part in vegetables, part currants and a portion to raspberries.

The land appears to be suffering from over-cultivation. The raspberries look healthy, but the currants, I believe are nearly finished. The plants are ragged and interlaced with grass and weeds. Production this year is reported to have shown a loss.

Potato production is also low for this type of land. A change in crops would seem to be the answer.

Comparing this with Lot 14, adjoining (in grass) I should think the value would be about the same from a farming viewpoint. Tax runs \$18.00 to \$19.00 per acre, a killing rate for farming.

As to value I believe a fair summary would be as follows:-

Three acres, including all the waterfront, 660x200' approximately, not served by driveable access road,-	\$ 2,250.00
8.80 acres on Salter St., the balance of the land, apart from water front, at \$200.00 per acre	1,760.00
Building on dyke, 30x56', single board construction, plank floor, 1/3 sheeted into two living rooms, on posts, outside dyke, awkward for farm use, has been used as net house and shop.	600.00
Dilapidated barn with Chinese quarters in loft	150.00
	<hr/>
	\$ 4,760.00
	<hr/>

JOSEPH DORGAN

713 COLUMBIA STREET
NEW WESTMINSTER B. C.

September 19th, 1945.

- 2 -

The Custodian -

I believe it would be wise to consider these lands generally as to what actual farming value remains in the face of the acreage taxes herein mentioned. Dyking Commissioner Dixon gave the writer information as to acreage tax in his various districts. \$2.00 to \$3.00 per acre is common and \$5.00 per acre is considered very high. When asked what he thought of a farm land tax of \$17.50 to \$18.00 per acre, his reply was that farming was not economically possible carrying such a charge.

Of course the Japanese carried on farming and fishing and in that way made some success, but the average land buyer would not undertake land carrying such rates at any price.

The alternative of subdividing for residence is also denied for many years owing to lack of water and sewerage and general utilities.

I trust the above information is of some value and remain,

Yours very truly,

Jos. Dorgan

JD/s

COPY

JOSEPH DORGAN

713 Columbia Street
New Westminster, B.C.

September 19th, 1945.

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

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City of N.W. - Instructions 14th Sept. 1945

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Potato production is also low for this type of land. A change in crops would seem to be the answer.

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8.80 acres on Salter St., the balance of the land, apart from water front, at \$200.00 per acre	1,760.00
Building on dyke, 30x36', single board construction, plank floor, 1/3 sheeted into two living rooms, on posts, outside dyke, awkward for farm use, has been used as net house and shop.	600.00
Dilapidated barn with Chinese quarters in loft	150.00
	<hr/>
	\$ 4,760.00
	<hr/> <hr/>

COPY

JOSEPH DORGAN

713 Columbia Street,
New Westminster, B.C.

September 19th, 1945.

- 2 -

The Custodian -

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I trust the above information is of some value and remain,

Yours very truly,

"J. Dorgan"

Jos. Dorgan

JD/S

COPY

JOSEPH DORGAN

713 Columbia Street,
New Westminster, B.C.

October 27th, 1945.

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

Gentlemen:

Re: Catalogue No. 676
Lot 13, D.L. 757, Map 2620
Cor. Howe & Salter Streets,
New Westminster

I have yours of October 26th re above described and have reviewed my valuation as given September 19th, totalling \$4,760.00, and the offer now received for the whole property, the figure of \$4,500.00.

In the circumstances I have no hesitation in saying that I consider the offer an excellent one.

At the time of appraising this property I was of the opinion that the place would be sold in parcels, part as industrial and part as a farm. Under this plan the building on the dyke would be of obviously greater value to the frontage portion as dwelling or wharf house. Sold in one parcel and evidently for farm purposes, this building would be of small value unless moved to the inside of the dyke where it could be reached by truck from the road.

I am,

Yours very truly,

Jos. Dorgan

JD/S

W. 211 # 3295

BOAT REPAIR SHOP AND
FLOAT HOUSES FOR SALE

The Secretary of State of Canada acting in his capacity as Custodian offers for sale by tender;

Parcel "A" - Float House and two Floating Platforms 24' x 90' and 8' x 24' suitable for net racks, adjacent to property known as Lot 13, of Lot 757, Group 1, Map 2620, corner of Howes and Salter Streets, Queensborough, in the City of New Westminster, fronting on the Fraser River. }

Parcel "B" - Boat building formerly known as Suga Boat Building and Repair Shop, on the South bank of the Fraser River at South Westminster on the Brownsville Spur of the Canadian National Railways at the foot of Yale Road, about 200 yards southwest of the Pattullo Bridge.

Parcel "C" - 4-room Float House adjacent to Lot 14, of Lot 757, Group 1, Map 2620, situate at the foot of Jardine Street, Queensborough, in the City of New Westminster, fronting on the Fraser River.

Parcel "D" - 3-room Float House adjacent to Lot 14, of Lot 757, Group 1, Map 2620, situate at the foot of Jardine Street, Queensborough, in the City of New Westminster, fronting on the Fraser River.

Tenders for individual parcels should be addressed to the undersigned marked "Tender for Float House" up to Noon on the 6th day of May, 1944, and must be accompanied by a certified cheque payable to the Custodian for ten percent (10%) of the amount tendered.

Arrangements to inspect Parcels "A" and "B" will be made on application to the Westminster Trust Company, New Westminster, B. C. Arrangements to inspect Parcels "C" and "D" will be made on application to Messrs. Coulthard, Sutherland & Company Limited, New Westminster, B. C.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to location, condition or state of repair, and all arrangements respecting leases or rights of access from the owners of the real property must be made by the purchasers.

The highest or any tender not necessarily accepted.

DATED at Vancouver, British Columbia, this 15th day of April, 1944.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

3295

August 25th, 1944

Mr. F. D. Smythe,
1020 Esen Avenue,
New Westminster, B.C.

Re: MOTOTSUNE, Unichiro
Registration No. 08448

Dear Sir:

This is to acknowledge that we have received the sum of \$180.00 from you in full payment for the float house and two floats, situated in Annacis Slough, recently purchased by you. This is to confirm that the deal is now complete and title for these premises has passed to you.

You will of course appreciate that this only refers to the buildings and it will be necessary for you to make your own arrangements with the owner of the land to which they are attached or over which you gain access to them.

Yours truly,

HFG/MHG

H. F. Green,
Protection Department.

COULTHARD, SUTHERLAND & CO., LTD.
Estate and Insurance Agents
Car Financing

COPY

609 Columbia Street,

New Westminster, B.C.

May 12, 1944.

Catalogue #676.
File: 3295

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Lot 13, Section 757, Map 2620,
New Westminster, B.C.

Dear Sir:

This property is located at the corner of Howe and Salter Streets and consists of 11.8 acres of high grade land under a high state of cultivation and having a frontage of 660' feet water frontage on Annacis Slough and 660' on Salter Street. There is an old barn which is the only building on the place and is very old and dilapidated. The land is valuable on account of its high quality, water frontage and its proximity to a developing industrial district.

VALUATION:

Improvements.....	\$100.00	
Land.....\$350 per acre.....	<u>4130.00</u>	
		\$4230.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

May 9th, 1944

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

RE: Tenders for Boat Repair Shop and
Float House in response to advertise-
ment appearing in New Westminster papers
on April 15th and 17th, 1944

File in
3295

The following tenders were opened in my office this morning in the presence of Mr. Green and the writer.

<u>Parcel "A"</u>	<u>Amt of Bid</u>	<u>Cheque Rec'd</u>
-------------------	-------------------	---------------------

Float House,
Corner of Howes and Salter
Streets, Queensborough, New
Westminster, B.C.

Mr. F. D. Smythe,
1020 Ewen Avenue,
New Westminster, B.C.

\$ 150.00

\$ 15.00

Parcel "B"

Boat building on the South
bank of the Fraser River at
South Westminster, at the foot
of Yale Road

New Westminster Auto Wrecking Co., \$ 425.00
1003 Columbia Street,
New Westminster, B.C.

\$ 42.50

Fraser River Fish Company Ltd., \$ 400.00
New Westminster, B.C.

\$ 40.00

X

Walter Roosdahl,
2593 Venables Street,
Vancouver, B. C.

\$ 280.00

\$ 28.00

X

Parcel "C"

4-room Float House at the foot
of Jardine Street, Queensborough,
New Westminster, B. C.

Mrs. Julia Underhill,
Ft. of Jardine Street,
New Westminster, B.C.

\$ 300.00

\$ 30.00

~~No bids were received for Parcel D of our advertisement.~~

We recommend the rejection of the two lowest tenders for Parcel "B".

Mr. Green is obtaining valuations of Parcels A, B, and C, and these will be submitted to you for presentation, along with the others, to the Advisory Board on Rural Properties at the next regular meeting.

KWW/JF

K. W. WRIGHT

Parcel D

3 room float house
Bert Samson,
101 Jardine Street
New Westminster, B.C.

\$ 260.00

\$ 26.00

File No. 3295

April 11th. 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. W. J. Johnston

Re: Property to be Advertised

Lot 13 of Lot 757, Group 1, Map 2620, owned by Mr. Unichiro MOTOTSUNE, is situated at the Corner of Howes and Salter Streets, Queensborough, in the City of New Westminster and fronts on the Fraser River. On the land there is a net-house and barn and on the water adjacent to the land there is a float-house and floating platform rented to Mr. P. Smythe on a month-to-month basis at a monthly rental of \$7.00. The land, consisting of 12 acres, is leased to Mr. Lee San for one year ending December 31st, 1944.

Lot 13 and the buildings on same have been included in our catalogue but the float-house and floating platform will have to be advertised separately. Whoever purchases these, however, will have to obtain permission from the owner of the land to have them remain in their present location. Access to same must be made through this property, except from the water side, and also the owner of the land has certain rights to the foreshore which is owned by the Dominion Government.

.....

WJJ/HMS

Vn. Kennedy ring of 12/11/44
This should read " Float-house and two
floating platforms 24 x 50 + 8 x 24 suitable
for net racks "

[Signature]

File No. 3295.

January 26, 1944.

MEMORANDUM

To: The File

From: Protection Department

Re: U. MOTOSUNE

Following Mattresses cannot be sold unless Fumigated or
Sterilized as per Certificate noted below:

Mattress #32
" 33
" 34

*Custodian of Enemy Property,
Vancouver, B. C.

Dear Sir:

Attention: Mr. Iverson

According to the Health Act. R.S.B.C. 1936, Section 94 and in connection with communicable diseases such as smallpox, scarlet fever, diphtheria, typhus or typhoid fever, cholera, measles, whooping cough, mumps or any other contagious or infectious disease, clothing or bedding, mattresses, etc. must either be disinfected or sterilized before offered for sale or else destroyed.

In our opinion, we do not think the returns on this sort of chattels would justify the cost of processing.

(signed) TRAPP MOTORS LIMITED
Auctioneers & Appraisers
"T. D. Trapp"

Certificate of Disposal

"This is to certify that the City of New Westminster Incinerator has this day received a quantity of mattresses to be destroyed in compliance with the Health Bylaws respecting the sale of used clothing and mattresses, etc.

(signed) "E. L. Slevin"

(Originals of above on File No. G/182)

WJI/ms

MEMORANDUM

File #3295

June 19, 1943.

TO: Mr. H. F. Green

FROM: Mr. G. B. Spain.

Re: MOTOTSUNE, Unichiro
Foot of Howes St., New Westminster on the
bank of Fraser River.

According to our record and legal description,
there would appear to be one piece of registered property.
A visit however, revealed the fact that there are the
following separate items:-

- 1 Floating shed
- 1 Substantial floating platform } *old August '44*
- 1 Very good shed

The latter was opened by Mr. Smythe the tenant, and the
following items noticed:-

- 3 Small suitcases
- 1 Barber's chair
- 3 Beds
- 2 Springs
- 6 or 8 nets (or pieces of nets)
- Several cartons new preserve bottles
- 1 Oil heater
- 2 Lengths new stove pipe
- Some oil lanterns
- 3 - 5 gal. metal containers
- 2 Large crosscut saws (almost new)
- 1 Brown canvas tent
- Long rubber boots
- Fry pans
- 1 Cord cut wood fuel
- 1 Lot much useful used lumber
- 1 Wheelbarrow.

The nets are in a condition that would justify
an examination by an expert, after which Mr. Smythe mentioned
that he would like to have the privilege of selling. He
advised prompt action in the nets, as fishermen are now
leaving for northern waters and seeking nets of this des-
cription at present.

GBS/MFP

Reg. April 1944
MOTOTSUNE, Unichiro

Asahiya Park
Reg. No. 08448

ADDITIONAL INFORMATION SUBMITTED AS FOLLOWS

REAL ESTATE:

Location and Description- Block Gp. 1, Lot 757, Sub-Div. 13.

ENCUMBRANCE:

The Century Insurance Co., Ltd., 325 Howe St., Vancouver
\$700.00 and interest \$5.00 owing on land.

OCCUPANCY AND LEASE:

Leased to Lee Soon, New Westminster, B.C. at \$250.00 per annum which will be paid to the Century Insurance Co. who will pay the taxes of \$206.50 and \$35.00 for interest on the \$700.00 still owing on the land.

1 room house on above lot rented to Tom Yuen, New Westminster for \$1.00 per month payable to declarant.

PERSONAL PROPERTY:

Implements left in barn on above lot.
lumber----400 b.ft. 2 x 12

1 plow	2 manure forks
2 cultivators	1 hay fork
1 harrow	1 large shovel
1 large standing scale	1 scythe
1 brush scythe	7 rakes
50 empty potatoe sacks	10 hoes
3 small shovels	1 peavy

Household effects left in house.

1 gramophone	1 boiler
2 small tables	6 6" stove pipes
2 galv. stove pipes	4 pails
1 wash tub	1 2-gallon bottle
6 1-gallon bottles	1 gas stove
1 gas lantern	5 coal oil lanterns
6 doz. qt. sealers	3 wooden barrels
3 large wooden tubs.	18 small wooden tubs
4 5-gallon gas tanks	2 7 1/2 ft. cross cut saws
1 5ft. cross cut saw	8 M. shingles
1 barber chair	1 canvas camp tent
1 net 400 fathom 5 1/2 x 60 mesh	1 300 fathom 6 1/2 x 30 mesh
1 " 300 " 7 1/2 x 30 "	1 " " 8 1/2 x 20 "
200 corks	

Fishing
Left in Woodshed
6 cords fire wood
1 row boat 10ft.

Tied Up at House
1 float 24 x 50 ft.

2 pike poles
1 row boat 15ft.

1 float 8 x 24 ft.

Kamun

Witness

Unichiro Mototane

Signature

THIS AGREEMENT made this 27th day of December A.D., 1945.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under the
Revised Regulations Respecting Trading With The
Enemy (1943)

Hereinafter referred to as the
CUSTODIAN OF THE FIRST PART

*British Subject
R.P. No. 1, January Road,
New Westminster, B.C.*

RONALD GEORGE TRIGGS, Engineer,
c/o G. J. Triggs, R. R. No. 1, New Westminster,
in the Province of British Columbia.

Hereinafter referred to as the
PURCHASER OF THE SECOND PART

WHEREAS the Custodian under and by virtue of Order-in-Council
No. P.C. 1665 of 1942 and amendments thereto including P.C. 2483 of 1942
and No. 469 of 1943 and of the applicable provisions of the Revised Regu-
lations Respecting Trading With The Enemy (1943) has been vested with all
the right, title and interest formerly held by UNICHIRO MOTOTSUNE, a person
of the Japanese race, in the property hereinafter described;

AND WHEREAS the Custodian has agreed to sell the Purchaser
and the Purchaser has agreed to purchase the property hereinafter described
subject to the terms and conditions hereinafter contained;

WITNESSETH that in consideration of the premises and of the
mutual stipulations the parties hereto do mutually agree as follows;

1. The Custodian agrees to sell to the Purchaser and the Purchaser
agrees to purchase from the Custodian the lands and hereditaments herein-
after mentioned, that is to say:- ALL AND SINGULAR that certain parcel or
tract of land and premises situate, lying and being in the City of New
Westminster, in the Province of British Columbia, more particularly known
and described as Lot Thirteen (13) of Lot Seven Hundred and Fifty-Seven (757),
Group One (1), Map Two Thousand Six Hundred and Twenty (2620) TOGETHER with
all the privileges and appurtenances thereto belonging at or for the price
of Four Thousand Five Hundred (\$4,500.00) Dollars, payable in the manner and
on the days and times hereinafter mentioned, that is to say:-

The sum of One Thousand Eight Hundred (\$1,800.00)
Dollars on the execution and delivery of this Agree-
ment (receipt whereof is hereby acknowledged) which

sum so paid down is paid as a deposit on the said lands, and the balance, being the sum of Two Thousand Seven Hundred (\$2,700.00) Dollars, payable as follows, that is to say:

The sum of One Thousand Three Hundred and Fifty (\$1350.) Dollars, on or before the Twelfth day of December, 1946, and the remainder, namely, the sum of One Thousand Three Hundred and Fifty (\$1350.) Dollars, on or before the Twelfth day of December, 1947, together with interest at Five per cent (5%) per annum payable on the dates and days above set forth on all unpaid balances.

2.

The Purchaser covenants with the Custodian:-

(a) To pay or cause to be paid to the Custodian the said purchase price at the time and in the manner above mentioned.

(b) To pay and discharge all taxes, rates, special rates and all other assessments wherever the said land may be rated or charged from the Twelfth day of December, 1945.

(c) To forthwith insure, and during the continuance of this Agreement keep insured, against loss and damage by fire and tempest each and every building now or hereafter erected on the said land in its full insurable value in some insurance company to be approved of by the Custodian, and will not do or suffer anything to be done whereby the policy or policies of insurance may be vitiated, and will pay all premiums and sums of money necessary for such purposes as the same shall become due and will assign and deliver over unto the said Custodian the policy or policies of insurance and the receipt or receipts thereto appertaining, and that if the Purchaser shall neglect to keep the said buildings or any of them insured as aforesaid, or pay the said premiums or deliver such receipts, then it shall be lawful for the said Custodian to insure said buildings in the manner aforesaid and all moneys so expended together with all costs and expenses incurred in connection therewith as between solicitor and client shall be deemed to be secured hereby and charged upon the said lands and shall, with interest at the rate aforesaid calculated from the time or times of advancing the same, be repaid by the Purchaser to the Custodian on demand. Evidence of the renewal of such insurance shall be produced to the Custodian at least three days before the insurance then existing shall expire, otherwise the Custodian may insure as above provided.

AND that all moneys received by virtue of any policy or policies may, at the option of the Custodian, either be forthwith applied in or towards substantially rebuilding, reinstating and repairing the said premises, or in or toward payment of the last instalment of principal falling due under and by virtue of these presents, and in case of a surplus in or toward payment of the instalment next preceding in point of time of payment and so on until the whole of the principal hereunder shall be paid, and in case of a surplus then in or toward payment of the interest.

AND that forthwith on the happening of any loss or damage by fire or tempest the Purchaser will at his own expense furnish all the necessary proofs and do all necessary acts to enable the Custodian to obtain payment of the insurance moneys.

3. Upon payment of the balance of the purchase moneys the Custodian hereby agrees to convey and assure, or cause to be conveyed and assured to the Purchaser by good and sufficient deed in fee simple the said parcel of land above described with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ENCUMBRANCE but in a form omitting any covenant by the Custodian, and subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant from the Crown.

4. The Parties do mutually agree:-

To do all things reasonably necessary to permit the completion of the purchase within a reasonable time, and the term "completion of purchase" shall be deemed the delivery of a registrable conveyance in the form herein provided.

5. In the event of the Custodian being unable to produce a good title to the said land at or before the time for completion of the purchase the Purchaser shall have the option (to be declared in writing addressed to The Custodian, Royal Bank Building, 675 West Hastings Street, Vancouver, B.C.) of rescinding this Agreement but prior to the completion of the purchase the Custodian shall not be liable other than for the return of the purchase moneys actually received by him. Upon completion of the purchase the liability of the Custodian under any warranty shall cease.

IN WITNESS WHEREOF the said Party of the First Part acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) has executed these presents by his Assistant Deputy and the Party of the Second Part has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED)

in the presence of:

May E. Mansell,
Asst. Secretary of State,
Ottawa
Stenographer

A. V. Machin

Assistant Deputy Custodian.

SIGNED, SEALED AND DELIVERED)

in the presence of:

William A. Brown
L37-2nd Fl.
New Westminster
B.C.
must be my
As to RONALD GEORGE TRIGGS.

Ronald George Triggs.
By His Attorney
George James Triggs.

AFFIDAVIT OF WITNESS

PROVINCE OF ONTARIO }

TO WIT: }

I, *May E. Mansell* of the City of
Ottawa, in the Province of Ontario, make oath and say:

1. I was personally present and did see the within instru-
ment duly signed and executed by *A. H. Machin*, the party
thereto, for the purposes named therein.

2. The said instrument was executed at *Ottawa*

3. I know the said party, and that he is of the full age of
twenty-one years.

4. I am the subscribing witness of the said instrument and
am of the full age of sixteen years.

Sworn before me at *Ottawa*
in the Province of Ontario,
this *17th* day of *January*, 194*5*

G. G. Beckett
A Notary Public in and for the
Province of Ontario.

May E. Mansell

COPY

Our File AHE/5454B

LAND REGISTRY OFFICE

New Westminster, B. C.

April 13th, 1946.

D. A. Cramer, Esq.,
c/o Custodian of Enemy Property,
906 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Certificates of Title

Int. File 545

C. of T. No. 194586E in the name of F. W. Appleby covering 26.2 acres of S.E. 1/4 Sec. 19, Tp. 17, cancelled into C. of T. 195328E when Mr. Appleby subdivided this property under Map 6317.

File 3316

C. of T. No. 196760E in the name of H. L. Molner and E. Molner (S.W. 1/4 Lot 16, Block 36, Map 2620) cancelled into C. of T. 196955E by Deed dated 26th November, 1945, H. L. Molner et al to Susan Aston.

Int. 713.

C. of T. No. 197056E in name of H. Towns (Lots 15 and 16 of S.E. 1/4 of S.E. 1/4 of Sec. 29, Tp. 17, Map 2849). This Title is held in this office on account of an Application No. 200632E to register a conveyance from Towns to J. Ordag et al, dated 3rd of December, 1945, an order authorizing the use of this Title would be appreciated.

File 3295

C. of T. 198062E is held on account of a Right to Purchase in favour of A. G. Triggs applied for by your office on the 6th February, 1946, as No. 99209C.

File 1690

C. of T. 197754E, F. W. Newbury and Amy L. Newbury - delivered to the Bank of Nova Scotia, New Westminster on written instruction of the Newbury's.

Applications Nos. 198064E, 198066E and 198933E have been drafted and the Certificates will be issued in due course.

A. A. Milledge,
Registrar.

per: "A.H.S."

AHE/rg.

January 11th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 3295

NAME: Unichiro MOTOTSUNE

CATALOGUE NO: 676

RE: Corner Howe and Salter Streets, New Westminster, B.C.
- Net House and Barn.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 13 of Lot 757, Group 1, Map
2620 in the City of New Westminster.

Encumbrances: \$26810 15th January 1940 Agreement
for Sale and Purchase to Unichiro
MOTOTSUNE.
Balance outstanding - \$720.95,
being paid for from proceeds of
sale.

Taxes: 1945 Taxes - \$206.50 paid in full.

Vested: No. 24354.

VALUATIONS BY APPRAISERS: \$4,230.00 (F. H. Coulthard)
\$4,760.00 (J. Dorgan)

AMOUNT OF BID: \$4,500.00.

APPROVED BY ADVISORY COMMITTEE: October 24th, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$1,800.00 Cash. Balance of
\$2,700.00 payable as follows:
\$1,350.00 on or before 12th day
of December, 1946, and \$1,350.00
on or before 12th day of December,
1947, with interest at 5% per annum.

NAME OF PURCHASER: Ronald George Triggs.

Prepared by: 

Approved by: 

DAC:JS

1295

November 19, 1945.

Mr. C. J. Triggs,
R. R. Box 1,
Tannery Road,
New Westminster, B. C.

1350 - on Dec. 12 1946
1350 - on Dec 12 1947
5 1/0

Dear Sir:

Re: Catalogue No. 676
Cor. Howe & Salter Streets,
Lot 11, Lot 757, Map 2622

This will acknowledge receipt of the offer of Mr. C. J. Triggs to purchase the above property for the sum of \$4,500.00 on the following terms: \$1,000.00 cash and the balance of \$2,700.00 payable \$1,350.00 at the end of 12 months and \$1,350.00 at the end of a further period of 12 months, with interest at 5% per annum on all unpaid balances.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the down payment, namely, \$1,400.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The Agreement for Sale will then be prepared and forwarded to you in order that you may arrange to have your son attach his signature, after which kindly return all copies at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon, they will be signed and returned to this office.

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

The tenants will then be advised that the property has been sold, subject to the existing tenancies, and the owner will then be in a position to assume control of this property.

Enclosed you will find a copy of the lease between Hip Fung and the Secretary of State which is for the period from January 1, 1945 to December 31, 1945.

The net house near the Seashore is being used by Mr. F. D. Smythe, rent free in consideration of looking after same. His address is 1020 Swan Avenue, New Westminster. The above sale is subject to this tenancy.

Yours truly,

F. G. Shears,
Director.



October 29th 1945.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: Corner of Howe and Salter Streets,
New Westminster, B. C.,
Lot 13, Lot 757, Map 2620
(Net house and barn). Cat. No. 676.

The above-mentioned property, including the barn, is leased to Mr. Nip Fong for the period from January 1st to December 31st 1945, for the sum of \$275.00 plus water rates. Mr. Nip Fong's address is c/o Paul E. Gauthier, 1021 Ewen Avenue, New Westminster, B. C.

The net house near the foreshore is being used by Mr. P. D. Saythe, rent free, in consideration of looking after same. His address is 1020 Ewen Avenue, New Westminster.

Please note that the registered owner of this property is the Century Insurance Company Limited and the following registered charge appears on the Certificate of Encumbrance:

82681-C 15th of January 1940 Agreement for Sale and Purchase to Unichiro MOTOTSUNE.

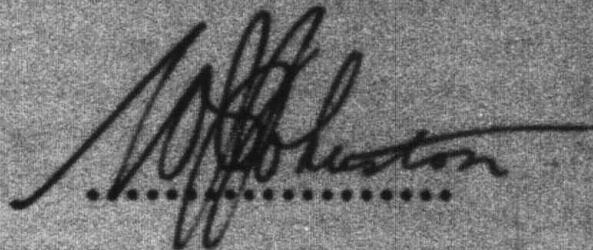
There is a balance owing in this connection at October 31st 1945, as follows:

Principal: \$692.10
Interest : 28.85 (January 1st to October 31st 1945)
Total : \$720.95

The address of the Century Insurance Company Limited is 325 Howe Street, Vancouver, B. C., and they have agreed to accept our cheque for the above amount in full payment.

I am attaching hereto Mrs. McArthur's memorandum dated October 24th 1945; Real Property Memorandum dated October 27th 1945; original Certificate of Encumbrance; Tax Certificate for registration purposes; certified copy of the above-mentioned Lease dated January 12th 1945 and a copy of the Agreement for Sale dated January 15th 1940, made between Century Insurance Company Limited and Unichiro MOTOTSUNE.

The purchaser, Mr. R. G. Triggs, resides in Chicago. He states he has given a Power of Attorney to his father, Mr. G. J. Triggs, R.R. No. 1, Tannery Road, New Westminster, B. C. I understand Mr. G. J. Triggs has the balance of the purchase price in his hands.



CAT. # 676

NOV 24 1947

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

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

3295

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

(1) NAME MOTOTSUME UNICHIRO (RCMP) Reg. No. 08448
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 627, NEW WESTMINSTER, B.C.

(3) Present Address 4 E.D. SMITH & SONS, WINONA, ONT.

(4) REAL ESTATE

(a) Street Address (if any) CORNER OF HOWE & SALTER ST.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
ROLL No 7686 BLOCK G.P. 1 LOT. 757 SUB-DIV. 13

Cat # 676

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

(i) Farm

(ii) Residence

(iii) Business

(iv) Any other type of property (describe)

Type of business TRUCK FARMING

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

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

(i) Land - - - - - \$

(ii) Buildings - - - - - \$

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7200 -

(v) Amount at which Custodian sold property and credited your account - - - - - \$ 4500 - ✓

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - - - \$ 2700 -

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

AT ABOVE ADDRESS

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

NET RACK, NET HOUSE, FLOAT HOUSE

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

1. <u>NET RACK</u>	Estimated Value \$	} 450 -
2. <u>NET HOUSE</u>	Estimated Value \$	
3. <u>FLOAT HOUSE</u>	Estimated Value \$	
4. _____	Estimated Value \$	
5. _____	Estimated Value \$	
6. _____	Estimated Value \$	
7. _____	Estimated Value \$	
8. _____	Estimated Value \$	
9. _____	Estimated Value \$	
10. _____	Estimated Value \$	

Handwritten calculations: 10.00, 180.00, 10.00, 290.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 270 -

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2970

(g) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no YES

TORONTO

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

County of Wentworth

TO WIT:

I,
of

Unishiro Matatane
Self

of the Township
in the County of Wentworth

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the valley

of Stony Creek

in the County of Wentworth Unishiro Matatane

this 18th day of November

A.D. 1947.

W.A. McCauley
Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Name of Claimant

MOTOSUNE, Unichiro

Case 1275

Custodian File

3295

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		4500		12.50						667.50
			450	225.00						
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										50.00
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
						180				
							21.60	21.60		
TOTAL RECOMMENDATION										759.10

October 18th, 1950.

Mr. Umehiro MOTOTSUNE,
c/o E. D. Smith,
Winona, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1275

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$759.10.

Cheque in your favour is enclosed for \$745.49 and we have paid the Co-Operative Committee .. \$ 13.61 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

DEFENCE BRIEF

Unichiro MOTOTSUNE

Toronto, Ontario
November 22, 1948.

File No. 3295

Case No. 1275

REAL PROPERTY CLAIM

1. Lot 13 of "ot 757, Group 1, Map 2620 in the City of New Westminster. (11.80 acres)

Claim

\$7200.00

Appraised at

\$4230.00
\$4760.00
\$4500.00 - Revised

Sold for

\$4500.00

Witnesses: - F.H. Coulthard
Joseph Dorgan

The following are extracts from Mr. Joseph Dorgan's letter dated October 27, 1945:

1. "At the time of appraising this property (at \$4760.00) I was of the opinion that the place would be sold in parcels, part as industrial and part as a farm."
2. "In the circumstances (Selling as one parcel) I have no hesitation in saying that I consider the offer (of \$4500) an excellent one."

In letter dated September 1945, Mr. Dorgan stated: "Comparing this with Lot 14, adjoining (in grass) I should think the value would be about the same from a farming view point. Tax runs \$18.00 to \$19.00 per acre, a killing rate for farming."

"Dyking Commissioner Dixon gave the writer information as to acreage tax in his various districts, \$2.00 to \$3.00 per acre is common and \$5.00 per acre is considered high. When asked what he thought of a farm land tax of \$17.50 to \$18.00 per acre, his reply was that farming is not economically possible carrying such a charge."

At the Hearing in Toronto Mr. MOTOTSUNE stated as follows:

"There was some land of a Japanese neighbour of mine close by whose land was sold by the Custodian to a white person for \$600 per acre."

This information is incorrect. The Custodian sold the adjoining 11.2 acres (Lot 14, referred to above) for \$3500, which is \$312.50 per acre.

The following is an extract from a letter dated July 18, 1944, received from Mr. R. Alstead, Real Estate Manager of Westminster Trust Co. regarding another nearby property, the West part of Block 15:

"Mr. Bowden, the Manager, and I have just returned from inspection of the above property - - -. If you will refer to valuation report you will note that there are 5.4 acres of highly cultivated land which in its present state is worth \$275.00 per acre, making a total of \$1485.00, land value."

This was the selling price of the land.

Above 5.4 acres were rented for \$100.00 per year by owner. Taxes were \$96.00. Mr. Lee Sam, tenant, stated he did not think he could operate at profit the following year and might vacate. It was necessary to reduce the rent to \$54.00 or have property vacant.

City Assessment on the 5.4 acres was \$1375.00.

City of New Westminster Assessed Value: 1945

Land	\$2950.00
Improvements	665.00
	<u>\$3615.00</u>

Note: Improvements in the City of New Westminster are not taxed and land assessments are, therefore, relatively high. City owned real estate may be purchased for approximately one-half of assessed value.

This property was assessed in 1940 at:

Land	\$4720.00
Improvements	700.00

which was obviously too high as the Century Insurance Company sold it to Mr. MOTOTSUNE for \$2400.00 during that year. The assessment was subsequently reduced to: Land, \$2950.00 and improvements \$665.00, quite possibly on appeal made by Mr. MOTOTSUNE.

Other offers to purchase Mr. MOTOTSUNE's property were as follows:

- | | |
|--|-----------------|
| 1. Mr. S. Kabool | \$2300.00 |
| 2. K.K. Reid (Acting for client) | 200.00 per acre |
| 3. R.G. Triggs (raised later to \$4500.00) | 4000.00 |

Mr. MOTOTSUNE stated in his "JP" form dated April 11, 1942, that a Chinaman named Lee Sun was renting 5 acres of his farm for \$100.00 per year. This is very little more than sufficient to pay the City taxes on the 5 acres. Taxes amounted to \$206.50 for 11.8 acres.

Letter dated July 17, 1947, (Exhibit No. 10) received from purchaser reads as follows:

"I had expected to be able to send a payment before this as I have had the property for sale with Westminster Trust Co. but I have had no results."

"The Manager advised the writer on August 2/47 that he does not expect this property to move quickly unless the price is right."

PERSONAL PROPERTY CLAIM

2. Net Rack, Net House and Float House

Witness: F.H. Coulthard, Appraiser

Claim

\$450.00

Appraised at

\$255.00

Sold for

* \$180.00

* This offer was accepted after consideration had been given to letter dated July 25/44, in which Mr. Smythe, the tenant, pointed out he had spent \$80.00 in repairing the above, which had increased their value.

Under the heading "Buildings and Other Improvements" in his

"JP" Form (Exhibit No. 3) dated April 11, 1942, Mr. MOTOTSUNE only declared the following:

- 1 Float House
- 1 Storehouse
- 1 Woodshed

This was the cause of the confusion referred to on Page 6 of Transcript, lines 1 to 8 and subsequent lines.

See Westminster Trust Company's letter dated July 29, 1944 (Exhibit No. 15). Extract: "I feel (\$180.00) is a very fair offer and would recommend it be accepted."

The above mentioned Personal Property was advertised in the New Westminster Columbian and Weekly Columbian on April 15 and 17, 1944.

Mr. Smythe was the only person who sent in a tender and it was for \$150.00 which was subsequently raised to \$180.00.

Note: Mr. Smythe paid \$7.00 per month rent for 2 years, a total of \$168.00, for this Personal Property at the side of the river, and took care of same. Had it been untenanted, it no doubt would have been stolen.

SUBMISSIONS:

It is submitted that the Real Property was sold at its fair market value.

It is submitted that the Personal Chattels, consisting of net rack, net house and float house, were sold at their fair market value.

It is submitted that if the tenant, who also was the purchaser, had not spent \$80.00 in repairing the net rack, net house and float house, these chattels would not have been valued at \$255.00.

Witnesses

F.H. Coulthard
Jos. Dorgah

K.K. Reid

F.D. Smythe
A.B. Kennedy
F.H. Coulthard
R.G. Triggs
or G.J. Triggs
L.P. Morisset

Robert Alstead

John W. Anderson

Where Required

1. Appraiser. Exh. 8. Ltr. May 12, 1944
1. Appraiser. Exh. 8. Ltr. Sept. 19, 1945
Exh. 8. Ltr. Oct. 27, 1945.
1. Information in letter Sept. 14, 1945. Exh. 9.
1. Offer of \$200.00 per acre 15/9/45. Exh. 9.
2. Letter July 25/44 attached to Ex. 15
2. Letter July 29/44, Exh. 15
2. Appraiser Ex. 13
- 1.) Prove letter July 17/47, Exh. 10
- 1.) Re inability to sell property
1. Real Estate Manager in charge of re sale of property for Mr. Triggs.
1. Re letter on Claim file dated July 18, 1944 regarding land (Lot 14) next to Mr. MOTOTSUNE's farm which the latter stated he was told the Custodian sold for \$600.00 per acre. Transcript Page 4, lines 24-28
1. Purchaser of above mentioned Lot 14 for \$3500.00 being \$312.50 per acre.

WJJ:HA

1. IN THE MATTER OF THE "INQUIRIES ACT"
2. PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.
3.

4. JAPANESE PROPERTY CLAIMS COMMISSION
5.

6. R E P O R T
7.

8. HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER
9.

10. Toronto, Ontario,
11.

12. November 22, 1942.
13.

14. IN THE MATTER OF THE CLAIM OF
15. SHIGEMIO MATSUTSUNE
16.

17. PROCEEDINGS AT HEARING
18.

19. APPEARANCES:
20.

21. K. A. GEMMILL, ESQ., K.C.,
22.

appearing for
the Dominion
Government.

23. R. A. BEST, ESQ.,
24.

appearing for the
Claimant

25. A. SMITH, ESQ.,
26.

Secretary

27. D. J. HANFORD, ESQ.,
28.

Official Inter-
preter

29. J. B. McNEILL, ESQ.,
30.

Official Reporter.

V. Matousek
Exam.

CASE NO. 1878

WILKINS MATOUSEK, having been first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. Is the information contained in it correct?

A. Yes.

(REAL ESTATE FARM LAND CLAIM FORM, MARKED EXHIBIT NO. 1)

Q. I understand that you had a small farm not very far from New Westminster prior to the evacuation, is that correct? A. Yes.

Q. How far from New Westminster was it?

A. It was about two miles but it was within the city limits.

Q. Now this property apparently contained a little less than 13 acres? A. Yes.

Q. And you bought it in 1940 for \$8,400?

A. Yes.

Q. And you bought it from an insurance company?

A. Yes.

Q. You had an agreement for sale, you paid so much down and so much per month?

A. Yes, I made a down payment and made two payments a year.

Q. How much of the 11.8 acres was cleared when you bought it? A. A fair portion of it

had been cleared at one time but it was covered with second growth and weeds and grass and there was about

1 The acres which had never been cleared at all with
2 his timber and stumps.

3 Q. The two acres you cleared at an estimated
4 cost of \$700?

5 A. Yes, clearing those two
6 acres and making the rest of the place suitable for
7 cultivation.

8 Q. Can he tell us how much of the \$700 he paid
9 out for outside labour apart from his own labour and
10 that of the family?

11 A. Over \$500.

12 Q. This ditching, 700 feet of ditching, was that
13 covered or open ditching?

14 A. It was open ditching.

15 Q. And you estimate you put in 45 loads of
16 manure during the season of 1940-41 and what sort of
17 manure was it? It must have been expensive at \$14 a
18 load.

19 A. It was old chicken
20 manure that I got from a friend of mine who had been
21 running a chicken farm.

22 Q. I assume that that cost would include the
23 cost of putting it on?

24 A. The cost of the manure paid to the farmer
25 was \$4. The transportation by truck was \$5, and the
26 cost of application to two people was \$2.50 each
27 and that made up \$14 a load.

28 Q. I take it this whole 500 feet of roadway
29 was on your property; you are not claiming for any
30 road built up to the property?

31 A. The 500 feet was all on my property.

32 Q. Was part of this land very low, or why was
33 it necessary to spend some money on dyking?

1 A. I had a float house close to the dyke on the
2 river side of the dyke, and I had to build a section
3 of dyke just where the float house was to protect the
4 float house from the river.

5 Q. Apparently you built the house on this
6 property after you purchased it?

7 A. Yes, I built the house after I bought the land.

8 Q. Can you tell us how many rooms were in the
9 house?

A. There were two rooms.

10 Q. Just on one floor, I take it? A. Yes.

11 Q. Just what were the improvements to the barn
12 that you made in 1940?

13 A. The foundation had given way to some extent
14 and it was uneven so I had it checked up and levelled
15 off and made quite firm.

16 Q. Just before we leave this part of your claim,
17 the valuation of this land, a little less than 13
18 acres, seems to be very high. Can you give us any
19 reason why it is valued so highly by yourself?

20 A. The winter before I was evacuated I spoke to
21 the real estate agent, Mr. Hager, and asked him the
22 price of land around that district and he told me it
23 would cost at least \$200 an acre.

24 Q. You have estimated your land at that rate,
25 have you?

26 A. Yes. There was some
27 land of a Japanese neighbour of mine close by whose
28 land was sold by the Custodian to a white person
for \$400 per acre.

29 Q. Now, is that your signature? A. Yes.

30 Q. Was that form prepared upon your instructions?

1 A. Yes.

2 Q. Is the information contained in it correct?

3 A. Yes.

4 (PERSONAL CHATTEL'S CLAIM FORM MARKED BENEFIT NO. 2)

5 Q. Now, I understand in addition to your farm
6 you also had a net house and a float house and a net
7 rack down along to the water? A. Yes.

8 Q. Did you earn part of your living as a fisherman?

9 A. Yes.

10 Q. You built this net rack with the assistance
11 of some other person in 1939? A. Yes.

12 Q. And you built the net house entirely by
13 yourself? A. Yes.

14 Q. Now, was this float house capable of being
15 floated away at the time of evacuation? A. Yes.

16 Q. How many rooms were in it? A. Three
17 downstairs and two up.

18 Q. Had you lived in it since 1930 yourself or
19 had you always rented it?

20 A. Yes, I lived in it all the time.

21 Q. Up until the time you built the house on the
22 farm property, is that right?

23 A. My family was occupying both the float house
24 and the house.

25 Q. Had it been necessary to spend anything on
26 the float house in repairs for two or three years prior
27 to the evacuation? A. Yes, it
28 was necessary for me to make some repairs and put some
29 new logs in the bottom part of it in 1940.

30 Q. Now, there seems to have been a little con-

U. Notarone

Exam.

Q. - Exam.

1. Please about this net house. Did you have two net
2. houses?

3. A. Yes, there was one and
4. a float house.

5. Q. The claim shows that the net house he is
6. claiming for was another one from the one that was
7. sold with the real property. I want to find out if
8. there were two net houses?

9. A. The small one is separate.

10. CROSS-EXAMINATION BY MR. CHRISTIE:

11. Q. I am showing you a J.P. form dated the 11th
12. of April, 1943, is that your signature? A. Yes.

13. (J.P. FORM, MARKED EXHIBIT NO. 3)

14. Q. I am showing you a picture taken on the 18th
15. day of June, 1943; is this the back of the barn on
16. your property? A. Yes.

17. Q. Now, what improvements did you make to that
18. barn? A. The floor was uneven
19. and the foundations were weak so I jacked it up and
20. levelled it off.

21. Q. You spent \$200 on that? A. Yes.

22. (PHOTOGRAPH OF BARN, MARKED EXHIBIT NO. 4)

23. Q. I am showing you a picture taken on June 18,
24. 1943; will you tell me what that is a picture of?

25. A. This is my house and net house combined. The
26. part on the left is the two rooms I mentioned and the
27. part at the right of it is the net house.

28. Q. It is all one building? A. Yes.

29. Q. Is this the net house that you mention in
30. your claim for personal chattels?

1 A. This is entirely different, this is 12 X 12.
2 The whole building is 30 X 40.

3 Q. How much is the net house part of the building?

4 A. 12 X 40.

5 Q. What is this part here? A. Yes.

6 Q. What is the whole building? A. 30 X 40.

7 Q. That only leaves 12 feet for the whole house.

8 This is what you regarded as your house?

9 A. Yes.

10 Q. And part of it you used for a net house?

11 A. Yes.

12 Q. How far from the barn was this located?

13 A. 500 feet or 700 feet.

14 Q. And whereabouts was this other net house?

15 A. It was on the float of the float house.

16 Q. I send a picture of a net house taken on
17 June 15, 1945, which we allege was sold as part of
18 the real property, as Exhibit 5.

19 (PHOTOGRAPH ABOVE REFERRED TO MARKED EXHIBIT NO. 5)

20 Q. I am showing you another picture; can you tell
21 me what that is a picture of?

22 A. That is my float house.

23 Q. Now, this is a picture taken on June 16th, 1945.

24 Is the net house you refer to connected with that float
25 house? A. It was just to the left

26 of the float house as it is shown in the photograph.
27 It is separate.

28 Q. Were they on the same float?

29 A. It was on a separate float.

30 (PHOTOGRAPH OF FLOAT HOUSE MARKED EXHIBIT NO. 6)

1 Q. Tell me what this is a picture of?

2 A. This is the net rack at the top and the one
3 below is the float house.

4 Q. Is that the other floating net house that you
5 refer to?

A. Yes.

6 (TWO PHOTOGRAPHS ABOVE REFERRED TO, MARKED
7 EXHIBIT NO. 7)

8 (APPRAISAL OF CHILDRAND, SUMMERS & COMPANY,
9 DATED MAY 12, 1944, MARKED EXHIBIT NO. 8)

10 Q. I tender the appraisal of Joseph Gorgan,
11 dated September 19th, 1945, and the total appraised
12 amount is \$4,740. Then there is a revision of this
13 appraisal by Gorgan, and it is dated October 3rd,
14 1945, and the appraised amount is \$4,500.

---See Exhibit No. 8.

15 Q. The appraisal of Gorgan indicates that there
16 are raspberries on this place and I see no mention
17 of strawberries. What do you say as to that?

18 A. They had only been planted two years pre-
19 viously and were not bearing so I imagine after I
20 left whoever took the place over must have ploughed
21 them into the ground.

22 Q. They weren't bearing at the time you left?

23 A. That is a mistake; they had borne the year
24 before I was evacuated.

25 Q. Did you have any raspberries planted at the
26 time of evacuation?

A. Yes, a
few were left there.

27 Q. I understand that the taxes on this property
28 ran from \$18 to \$19 an acre when you were there?

29 A. I don't know what it would be per acre, but I
30

1 paid \$201.50.

2 Q. I tender as Exhibit 9 three offers to purchase
3 the property. One is dated September 14th, 1943, and
4 it is made by E. K. Reid, real estate agent, on behalf
5 of a client and is in the amount of \$2,500. The
6 second one is by E. K. Reid again, and the offer is
7 for \$200 per acre and is dated September 18th, 1943.
8 The name of his client is not stated. The third offer
9 is dated September 25th, 1943, made by R. G. Triggs
10 and is in the amount of \$4,000. Subsequently this
11 offer was increased on October 2nd, 1943, to \$4,500.
12

13 (OFFERS TO PURCHASE MARKED EXHIBIT NO. 9)

14 Q. I tender as Exhibit 10 two letters of R. G.
15 Triggs dated July 17th, 1943 and September 6th, 1943
16 to the Custodian.

17 (TWO LETTERS ABOVE REFERRED TO MARKED EXHIBIT 10)

18 MR. KEST: On this point I assume all these letters
19 are subject to proof out there.

20 MR. CHRISTIE: All we are doing here is indicating
21 what our defense in Vancouver will be. These letters
22 are for the purpose of showing the price paid by
23 Triggs was too high.

24 THE SUB-COMMISSIONER: It is really giving an
25 opportunity to the claimant to know what he is likely
26 to have to meet when he gets to Vancouver.

27 (NOTICE OF APPRAISEMENT FOR 1944 MARKED
28 EXHIBIT NO. 11)

29 (ADVERTISEMENT WHICH APPEARED IN THE NEW WESTERN
30 STAR COLUMBIAN ON APRIL 17th, 1944, MARKED
EXHIBIT NO. 12)

(APPRAISAL OF GOULDSBERRY, SWINDELL & COMPANY,
MARKED EXHIBIT NO. 13)

(TESTIMONY FOR FLOAT HOUSE MADE BY F. D. SMITH,
DATED JULY 20th, 1944, EXHIBIT NO. 14)

Q. Did you know Mr. Smith?

A. No.

Q. Prior to your evacuation had you rented this
float house to anyone?

A. No.

(LETTER OF THE NEW WESTMINSTER TRUST COMPANY,
DATED JULY 20th, 1944, EXHIBIT NO. 15)

MR. CHRISTIE: It is submitted that the real
property was sold at its fair market value.

It is submitted the personal chattels consisting
of the net house and float house and racks were sold
at their fair market value.

(PROCEEDINGS ADJOURNED SINCE DUE)

I hereby certify that the foregoing is a
true and accurate transcript of the proceedings
herein.

J. E. McGehee
J. E. McGEHEE
Official Reporter.

M. A. Miller
I, ~~John A. McGehee~~, Deputy Commissioner, appointed
to hear a Commission to investigate claims of Japanese
Canadians for property loss, do certify the foregoing
is a true copy of the evidence heard on the within
claim.

W. A. Miller
~~John A. McGehee~~
Deputy Commissioner.