

3361

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MATSUSHITA, Mei

HOME ADDRESS: 1810 Burrard St., Vancouver, B.C. 2133 Pine St.,
Vancouver, B.C.

REGISTRATION NUMBER 8020 SEX: Male AGE: 22

OCCUPATION: Millworker

(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: The Johnson Sash & Door Co., Vancouver, B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: At 2133 Pine St., Vancouver, B.C.
South $\frac{1}{2}$ of those portions of Lots, 11&12 north of Vancouver and
Lulu Island Railway, Block 268 D.L.-526 Gp 1, Plan 590 Residen-
tial Block.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 $\frac{1}{2}$ -storey frame bldg.
with shingled roof.

3. INSURANCE (Give particulars; state where policies are) \$1000 British Empire Ass.,
Prem. \$5.50 per 3 yrs-expiry 22/7/44. In owner's possession.

4. TAXES (Amount and where payable) \$13.60 P.A. Pd. up to date. City of
Vancouver, B.C.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. At City Hall, Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN. None

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.

1-Bicycle C.C.M. Man's.

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

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: None

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

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

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

\$100 Victory Bond 1942 } In owner's possession
\$90 War Savings Certificate }

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 Monarch Life, Pol No. P113499 20 yrs. End. Prem. 47.40 p.s. due Aug. 24th, pd. up to date. Bene. Estate. Pol. in Declarant's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

REMARKS: _____

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

Dated this 13th day of April 1942.

(Signature)

M. Matsushita

Geo. J. Hand
Witness

FOR DEPARTMENTAL USE _____

P.D. 1/12/42

INFORMATION FROM R.C.M.P.

Date September 10, 1943

Our File No. 3361

Full Name MATSUSHITA, Mei
(Surname in Block Letters)

Registration No. 08020

Male - Female
(check)

Age Dec. 21, 1919

Former Address 1810 Burrard St., Vancouver, B. C. (address of mother).

Date Evacuated June 29th, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Sleean, B. C. Apr. 20/45: C/o Simon Ronacher, Athlone, B. C.

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother (Nee' ENDO) Oharu

Name of Father MATSUSHITA, Saichi (Deceased)

Names of Children under 16 _____

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Millworker. (Worked for Wood and English Lumber Co., Englewood)

REAL PROPERTY SUMMARY

Catalogue No. 177

MATSUSHITA, Mei (Mr.)

Reg. No. 08020

File No. 3361

Civic Address:

2133 Pine Street, Vancouver, B. C.

Legal Description:

Southerly half of those portions of Lots 11 & 12, lying North of Vancouver & Lulu Island Railway, Blk. 268, D.L. 526, Group 1, N. S.D., Plan 590.

Classification:

Dwelling

----- (SOLD) -----

Registered in the name of: Mei H. Matsushita

State of Title : Clear

Sold to : Mr. Jules Germain, Taxi Driver, 700 Cambie Street,
Vancouver, B. C.

For : \$1130.00 cash.

As at : August 8, 1944.

Title delivered to Registered Owner, Jules Germain, as at November 29th, 1944.

Funds in net amount of \$1090.52 released to open credit of Matsushita's account as of November 27th, 1944.

Insurance: Halifax Insurance Co. Pol. #FR-29-8505 for \$1200.00 on above real property, expiring July 22, 1947, transferred to Jules Germain, purchaser, on September 19, 1944.

Administration

This was a 7-room, 2½-storey frame house, basement with earth floor, on Lot 33' x 150'. The dwelling was in a state of disrepair, both interior and exterior, and situated in a poor residential district. The property was placed in the hands of Morrow Realty Company by Matsushita, they renting it to a Mr. W. E. Welsh for \$17.50 per month, water being for the account of the owner. Possession was taken on June 5, 1942, it being agreed that the interior of the house should be redecorated by the tenant at his expense. Plumbing and sundry repairs were for the owner's account and amounted to \$29.03 during tenancy. Rentals were paid regularly and the property was sold through Whittaker & Whittaker as of August 8, 1944 for \$1130.00 gross, net proceeds being \$1090.52. The appraisal value was \$1400.00 by J. R. Reid & Company and this was the minimum acceptable price but was later reduced by the Advisory Committee after special consideration had been given to the offers received and the poor condition of the building. The administration of this property was normal and no difficulties occurred during tenancy.

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

P. Doust
P. Doust.

PD/ER

March 29, 1946.

PERSONAL PROPERTY SUMMARY

File No. 3361

Mei MATSUSHITA (Mr.)

Registration No. 08020

Chattels: From the Summary and Schedule attached it will be seen that no chattels were declared by this Evacuee and there is on file copy of our letter of December 3, 1945 in which Mei Matsushita and his mother agree that all chattels sold by us at auction, plus one studio lounge sold to the tenant, represent all goods for which we are responsible.

Bonds: \$100.00 Victory Bond (1942) declared by Evacuee in his JP form to be in his possession.

Certificate: \$90.00 War Savings Certificate declared by Evacuee in his JP form to be in his possession.

Life Insurance: The above Japanese person declared a Monarch Life Assurance Company policy, No. 113499 for \$1000.00, 20-year Endowment, premium \$47.40 per annum, due August 24th. This policy stated to be in declarant's possession.

Premiums have been paid up to date by the Custodian from funds in the above Evacuee's account. Subsequent payments will be made direct to the Monarch Life Assurance Company by Mei Matsushita.

Specified Articles: No Specified Articles are revealed on this file.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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



P. Doherty

PD/ER
March 29, 1946.

NAME MATSUMITA, Mei

REGISTRATION NO. 08020

FILE NO. 3361

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. on September 28, 1944

Roll of used Linoleum +

\$ 1.50

Total

\$ 1.50

Less Expenses: (Auctioneer's Fee: \$0.15
(Advertising: 0.05
(Moving:)

\$ 0.20

Net Proceeds Credited:

\$ 1.30

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks. Moving charged in last auction.

*copy sent
3/24/45 - JH*

NAME MATSUMITA, Mei

REGISTRATION NO. 08020

FILE NO. 1361

The following chattels were sold by public
auction at 1047 Bayview St., Vancouver on September 21, 1944

F - Small cabinet -	\$ 0.60
F - Small cabinet -	1.30
F - Shelves	0.10
misc. Packback	0.45
F - Electric heater	4.00
K - Rice bowls	1.35
K - Plates	1.00
F - 2 Vases	2.00
misc. Miscellaneous	0.90
misc. Cal. crock	0.25
misc. Old suitcase *	0.55
misc. Miscellaneous books	2.00
F - 1 Small table -	0.50
F - 1 Small table -	0.90
F - Round table *	1.20
1 Bed	3.75
1 Bed	3.50
- Single bed and spring *	15.00
F - Chest of drawers *	9.00
F - Vanity dresser *	5.50

Total

Less Expenses: (Auctioneer's Fee: \$ 5.36
(Advertising: 1.82
(Moving: 6.00)

Net Proceeds Credited:

\$	53.65
\$	13.18
\$	40.47

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 511.

Remarks.

W. J. Smith
3/1/45

CHATELAIN SCHEDULE

MATSUMITA, Mei

Reg. No. 08020

File No. 3361.

Date Declared: April 13, 1942. Date Evacuated: June 29/42. Date Inventoried: Nov. 26/42

INVENTORY (In use by Tenant)	DECLARED (On JP form, April 13/42)	AUCTIONED	OTHER DISPOSITION
Dresser		21/9/44	
Chest of Drawers		21/9/44	
Bed & Spring		21/9/44	
Small Table		21/9/44	
Congoleum Rug		28/9/44	
Plant Stand			Broken. No Value.
2 Chairs			Broken. No Value.
Single Bed & Spring		21/9/44	
Cabinet		21/9/44	
Round Table		21/9/44	
China Cabinet		21/9/44	
(In Base- ment)			
2 Kitchen Tables		(1) 21/9/44	1 Broken. No Value.
3 Boxes (contents unknown)	Sold under	{ 21/9/44	
4 Cartons (contents unknown)	Miscella- neous.	{	
Tub			No Value.
4 Gal. Can		21/9/44	
Suitcase		21/9/44	
Basket			
Parcel	- do -	{ 21/9/44	
	1 CCM Bicycle		Sold by Matsushita.

Also sold at Auction 21/9/44:

Shelves
Packsack
Electric Heater
Rice Bowls
Plates
2 Vases
MISCELLANEOUS
Gal. Crock
Misc. Books
1 small table
1 bed.

CHATELS SUMMARY

File No. 3361

March 29th, 1946.

Nei MATSUSHITA (Mr.)
Registration No. 08020.

With the exception of one bicycle declared by Matsushita on his JP form dated April 30, 1942, no chattels were declared by him. On May 22, 1942 he informed us he had sold his bicycle.

Our Protection Department made an inventory of the chattels left at 2133 Pine Street owned by this Evacuee and particulars are shown on the attached schedule. The salable chattels were auctioned on the 21st and 28th of September 1944, a number of items being broken and of no value. Several items not inventoried were found to be on the premises and these were sold by auction.

By agreement with Matsushita a studio lounge was sold to the tenant for \$18.00 cash, the funds being remitted to us by the agents for the property, namely Harrow Realty Company Limited.

It was later discovered that the chattels actually belonged to the mother, Mrs. Haru Matsushita, but she agreed under date of December 3, 1945 that the total proceeds from the sale of these goods, namely \$59.77, be remitted to her son and she would collect from him. This is being done.

*

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

[Signature]
P. Bonet.

PD/ER

* Dept Labour Welfare Dept State
that Mrs Haru Matsushita is not on
maintenance in Stocan, but is being
supported by her children.
Apr 17th. A.M.

1361

August 2, 1944.

Messrs. Whitaker & Whitaker,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 177
2111 Pine Street

Your letter of July 15th, enclosing cheque for \$113.00 and offer to purchase the above property for the sum of \$1,130.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,017.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

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

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

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

Yours truly,

F. G. Shears,
Director.

GP:EB

3361



BRITISH COLUMBIA DIVISION
*The Canadian Credit Men's Trust
Association, Limited*

OFFICE OF THE MANAGER
JOHN COWAN, M.C.I.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 9 1942

May 8th, 1942.

Attention: Mr. C. L. Drewry,

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

Dear Sir:

Regn. No. 08020

re: Mei Matsushita, 1810 Burrard St., Vancouver, B.C.

In response to your instructions of April 18th, 1942, our representative proceeded to the above premises and obtained the following information, furnished in the order given in your instructions relative to agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Location and Nature of property:

Nature of realty:

Two and one-half storey frame house and one section of two lots described below.

Location of realty:

2133 Pine Street, Vancouver, B.C.

Nature of personal property:

The only item disclosed in this category is one "C.C.M." man's bicycle.

Location of personal property:

In possession of the declarant's cousin at 1810 Burrard St., Vancouver, B.C. Our representative was unable to ascertain the name of the party holding the bicycle, but further details in that connection are being sought.

2. Particulars of ownership:

Realty:

As the subject has been evacuated we were unable to question him in this matter. It appears, however, that he is the owner of the property, which position was confirmed by the Assessment and Tax departments at the City Hall.

M

Personal property:

We have as yet been unable to confirm ownership of the bicycle, although further enquiries are being made in that connection.

1. Description of land and buildings:

Description of land:

Legal: South half of those portions of Lots 11 and 12 north of B.C. Electric Railway interurban tracks: Block 268, D.L. 526, Group 1, Plan 590 (confirmed at the City Hall).

General: Assessed valuation \$500.00. As the land is in a poor residential district, due to proximity of the electric interurban railway, it might be considered of more value as a business or factory location. Dimensions: 33 ft by 150 ft.

Description of building:

Assessed value \$700.00. Seven room 2½ storey frame house. Earthen floor in basement. Roof, shingled. Exterior, badly in need of paint. Interior, very dirty and in general state of disrepair. The assessed valuation is considered a fairly reasonable representation of the present worth.

4. Inventory of contents of building:

The contents are said to be the property of the declarant's mother, Mrs. S. Matsushita, who is now living in the premises, a fact which we have not yet been able to establish.

5. Insurance in force:

Fire:

Policy No. 42881, expiring July 22nd, 1944, written by the British Empire Assurance Company, on the house, for \$1,000. Premiums paid in full to date.

Life:

Policy No. P113499, 20 year endowment, written by Monarch Life Assurance Co. for \$1,000. Annual premium of \$47.40 paid up to August 24th, 1941. This policy was not exhibited to us, the statement being made that it was in Matsushita's possession when he left Vancouver.

The Insurance agents have been requested to provide further details.

6. Particulars of Liabilities:

We have been unable to ascertain from the parties consulted, the full extent of the liabilities, although we are advised the current

Re: Regn. No.08020
Moi Matsushita

- 3 -

year's taxes amount to \$42.60, and the Life insurance premium as indicated above is \$47.40. Further evidence of outstanding items is being sought through other channels. Meantime, clearances respecting any liabilities owing the Departments of Provincial and Dominion Governments have been requested.

7. General remarks:

The realty is listed for sale or rent with Morrow Realty Co.Ltd., of Vancouver, B.C.

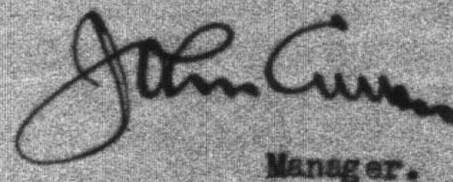
RECOMMENDATIONS

We suggest the present status be maintained until developments indicate a change would be desirable.

Kindly acknowledge receipt in due course.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED


Manager.

Z:D

3361

REGISTERED MAIL

March 29th, 1946.

Mr. Mai MATSUSHITA,
Registration No. 08020,
C/o Simon Ronacher,
Athlmer, B. C.

Dear Sir:

With reference to your letter of February 12th we enclose cheque for \$135.25, being the balance of funds standing to your credit in our books.

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

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

The real property which was owned by you at 2133 Pine Street, Vancouver, was placed by you in the hands of Morrow Realty Company Limited who rented the premises to Mr. E. E. Walsh for \$17.50 per month. Possession was taken in early June, 1942 and the arrangement whereby the tenant should do all necessary interior decorating, at his expense, was duly carried out. During the period of tenancy there were sundry repairs, including plumbing, which had to be taken care of and these amounted to \$29.83. Rentals were paid regularly and the property was sold as of August 8, 1944, based on an independent valuation, and you were advised at the time of the sale, the gross selling price being \$1130.00, with net proceeds of \$1090.52 as per statement forwarded to you with our letter of January 22, 1945.

Respecting chattels, with the exception of a bicycle which you declared and subsequently sold yourself, no chattels were declared by you. However, an inventory was made by our Protection Department and it was ascertained in August 1944 that these chattels belonged to your mother, Mrs. Haru Matsushita, the funds in the meantime being credited to your account. As both your mother and you returned to us signed copies of our letter of December 3, 1945, indicating that the chattels auctioned and the studio lounge sold to the tenant for the total amount of \$77.77, represented all the chattels for which we were responsible, there is no need for us to go further into this matter, except to add that with your mother's agreement the above amount will be forwarded to you as part of the total credit balance in your account and you will settle with her the amount due to her.

Mr. Sei MATSUSHITA

(2)

March 29, 1946.

Premiums due on the life insurance policy you had with the Monarch Life Assurance Company were paid by us at your request from your account up to August 1944, since when you have attended to payments.

In our letter of January 22, 1945 we forwarded you a statement, mentioned above, showing the net proceeds from the sale of your property and we also enclosed a statement of your account showing a credit balance of \$1186.25. On April 20, 1945 we forwarded to you a cheque for \$50.00 and at your request in November, 1945, we purchased for your account \$1000.00 of Ninth Victory Loan Bonds which were held in this office for safekeeping and are now being forwarded to you direct by the Royal Bank of Canada. This thus left a credit balance of \$136.25 from which must be deducted \$1.00 for expenses incurred by the Bank in forwarding you the above-mentioned Bonds.

The enclosed cheque for \$135.25 is the total amount left in your account, which is now being closed together with your file.

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

Yours truly,

F. Douet,
Administration Department.

PD/YR
Enc. 2

Aug 18/45

EVACUATION SECTION	
Rec'd	AUG 21 1945
File No.	3361
Ans.	✓
Referred	Davis

File No. 3361.

Mei Matsushita
Simon Konacher.

Ashtomer B.C.

August 18th, 1945.

Dear Sir

I received your letter at 27th April and which inclose \$50 dollars cheque, and when I found out my real property was sold I was very disappointed. It can't be helped and I find out I will never see my devoted home land again. My dream never came true in such the world. I intend stay above address few years so I request you sent me sum of \$136.25 to above address please. I request what happen with furniture? which was my mother's own, I like ask you which inclose sum of \$136.25, if that case I should give few hundred dollars to my mother, so write me detail please.

Yours truly

Mei Matsushita

Name of Claimant **MADHURITA, Mad**

Case

403

Custodian File

3362

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
1130	56.90 12.50						Special		270 69
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 CHATELS									
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		
TOTAL RECOMMENDATION									339.00

Defence Brief

NELSON
18 June 48

Mei MATSUSHITA

File No. 3361

Case No. 403 'A

REAL PROPERTY CLAIM

1. Real Property Claim

\$1400.00

Appraised at

\$1400.00

Sold for

\$1130.00

Witness: [✓]J.R. Reid & Co., Appraisers.

Ex. 1 - Appraisal dated 6 April 1944
Ex. 2 - Ledger Sheet.

Ex. 403-3 subject to proof (P. Douet) [✓]
appraised value was \$1400.00 which
was the minimum acceptable price,
but was later reduced by the Advisory
Committee after special consideration
had been given to the offers received
and the poor condition of the building.

Trans. 8 Line 6 - Tax Notice 1944
now on this file. Land 500.00
Improvements 700.00

Tenders closed 4 Oct. 43 none received.
Later offers received:
12 Apr. 44 Morrow Realty Co. 1050.00 cash
25 Apr. 44 " " " 1400.00 terms
(250. down 25. a month)

3 June 44 J.L. Clark Realty Co. 1050.00 cash
12 July 44 Macaulay Nicholls & M. 1100.00 cash
3 Aug. 44 McCarron & Hawbolt 1100.00 cash
3 Aug. 44 McCarron & Hawbolt 1130.00 cash
(Accepted)

Submission: Real property was sold for
its fair market value.

There is no personal property claim.

RWN/mw

ANALYSIS OF CLAIM

Re: 2133 Pine Street, Vancouver, B. C.
S. of those portions of Lots 11 & 12 lying
N. of Vancouver & Lulu Island Rly., Blk. 268,

Mr. Mei MATSUSHITA, Reg. No. 08020, File 3361

Catalogue No. 177 (Tenders closed October 4, 1943).
Appraisal \$1400.00 - J.R.Reid & Co., April 6, 1944.
Tenders No Tenders Received.
Offers \$1050.00 June 3/44. J.L.Clark on behalf of Jose Croquet.
\$1050.00 - April 12, 1944. Morrow Realty Co.Ltd., on
behalf of W.E.Welsh
\$1400.00 - April 25, 1944. Morrow Realty Co.Ltd., on
behalf of W.E.Welsh (\$250.00 down and balance
at \$25.00 per month)
\$1100.00 - July 12, 1944. Macaulay, Nicolls, Maitland &
Co.Ltd. on behalf of Harvey Reach
\$1100.00 - August 3, 1944. McCarron & Hawbolt, on behalf
of Mrs. Clara I. Nesbitt.
\$1130.00 - July 15, 1944. Whitaker & Whitaker, on behalf
of Mr. Jules Germain. (ACCEPTED)
Approved by Advisory Committee July 21, 1944.
Japanese advised of sale - January 22, 1945.

SOLD: \$1130.00 to Mr. Jules Germain.
Date of adjustments - August 8, 1944.
Net credit received from sale - \$1090.52.

CLAIM: Estimated value of real property and chattels	\$1500.00
Less amount stated by Japanese as having been received from Custodian (Actual amount re- ceived: \$1130.00 for real property and \$73.15 for chat- tels, totalling \$1203.15)	\$1140.00
AMOUNT NOW CLAIMED	\$ 360.00

Condition of
real property: - In general state of disrepair - according to report of
May 8, 1942 by Canadian Credit Men's Trust Association.
- Exterior in poor condition - according to J.R.Reid & Co.'s
appraisal report of April 6, 1944.

January 29, 1948.

Catalogue No. 177
File No. 3361
2133 Pine Street
831'/N62'/11 & 12/268/526
Vancouver, B. C.

Receipt of Certificate of Title No. 109848-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Halifax Insurance Company policy No. 29-8505 which has been assigned to me.

Dated at Vancouver, B. C., this 29 day of November 1944.

Jules Germain

Catalogue No. 177
File No. 3361

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

Dear Sirs:-

Re: 2133 Pine Street, Vancouver

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

Yours faithfully,

Julius Garman... Signed

August 23rd, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 3361

NAME: Mei H. MATSUSHITA

CATALOGUE NO: 177

RE: 2133 Pine Street, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Southerly half ($\frac{1}{2}$) of those portions of Lots 11, and 12, lying to the North of Vancouver and Lulu Island Railway, Block 268, District Lot 526, Group 1, New Westminster District, Plan 590

Encumbrances: Nil

Taxes: 1943 taxes of \$42.94 paid. No arrears.

Vested: No. 36317

VALUATION BY APPRAISER: \$1,400.00

AMOUNT OF BID: \$1,130.00

APPROVED BY ADVISORY COMMITTEE: July 19th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1,130.00

NAME OF PURCHASER: Jules Germain

KWW/JF
Attach.

K. W. WRIGHT

C
O
P
Y

J. R. REID & COMPANY

515 Granville Street,
Vancouver, B.C.

April 6th, 1944.

#177

2133 Pine Street

This property comprises approximately 30 x 120 feet adjoining the British Columbia Electric Railway on which is erected a 6 room house with shingle exterior walls and roof.

The main floor consists of a small hall leading to living room, dining room and kitchen with pantry and sink.

Upstairs there are 3 small bedrooms and bathroom.

Full basement (not floored) with hot air furnace.

The exterior is in poor condition, but the present tenants have done some decorating to the interior.

VALUATION \$1,400.00.

IN THE MATTER OF THE "INQUIRIES ACT,"
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Nelson, B.C.

June 18, 1948

IN THE MATTER OF THE CLAIM OF
MRS. MATSUMOTO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to Nelson
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claim, your honour, of Nei Matsushita, which is No. 75 on the Secretary's list. This claim, your honour, was submitted on other than the usual claim form, and I don't happen to have a copy of it, unfortunately. This claimant made claim for certain realty in the amount of \$1400.00. On the second page of this home made claim form, under 5 (a), he states: "I estimate the real property and chattels worth \$1500.00." That claim for chattels is abandoned, so it becomes a claim for realty in the amount of \$1400.00, with a credit to the Custodian of \$1130.00, leaving a net realty claim of \$270.00.

10

I call Nei Matsushita.

NEI MATSUSHITA, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

20

THE COMMISSIONER: Matsushita, I am glad that you have counsel representing you. I think you are going to benefit very much by having counsel. You would have found it very difficult, I think, to have handled it yourself.

DIRECT EXAMINATION BY MR. COBUS:

Q: Now, witness, this property for which you have submitted a claim was located at 2133 Pine Street in the City of Vancouver, is that correct?

30 A: Yes.

Q: How long ago did you purchase this property?

A: 1941, August.

Q: August of 1941. How much did you pay for the property?

A: I think \$1000.00.

Q: About \$1000.00. And were there any buildings on this land, was there a house on the land?

A: There was a house on the land.

Q: How many rooms in the house?

10 THE WITNESS: A: Six rooms.

Q: Was it a two storey or one storey building.

A: Two storey building.

Q: I see. How many rooms upstairs?

A: There were three bedrooms and one bathroom upstairs.

Q: And downstairs? A: There was a parlor and dining room and kitchen and pantry?

Q: And a basement? A: Yes.

Q: A full basement? A: Full basement.

20 Q: What sort of a heating plant did you have in the building? Did you have a furnace in the basement?

A: Oh, yes, I got a furnace.

Q: What kind of a furnace was it; a hot air pipe furnace? A: Yes, a hot air pipe furnace.

Q: You had pipes to every room in the house?

A: Oh, yes.

Q: The walls inside, were they board or plaster?

30 A: They were plaster.

Q: How were they finished, painted or papered?

A: They were papered.

Q: Did you do any papering in the house while you were in there?

A: Oh, yes, I did one room.

Q: You did one room. Which room?

A: One upstairs bedroom.

Q: Did you do any other improvements on the property while you were in there?

10 A: Oh, yes.

Q: What did you do?
verandah and stairs.

A: I fixed up the

MR. MACDONALD: I can't hear. Speak a little louder, will you?

MR. COBUS: Q: Speak a little louder, will you, witness? You fixed the verandah and what else - the stairs, you say?

A: Yes.

Q: Anything else. How was the house finished on the outside?

A: It was shingled

20 all over.

Q: And the roof?

A: The roof was

shingled, yes.

Q: Shingled. Was it in good condition?

A: Oh, yes.

Q: Did the roof leak?

A: No.

Q: Were the shingles painted?

A: Yes.

Q: How long ago?

A: I couldn't tell

you.

Q: How old was the house?

A: I don't know.

30 Q: You don't know that?

A: No.

Q: And you estimate that a fair market value for the property at the time it was sold by the Custodian would be \$1400.00? A: Yes.

MR. COBUS: Would my learned friend produce the appraisal on this particular property?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file what purports to be an appraisal by J.R. Reid and Company, dated April 6, 1944, at Vancouver. I think this should go into the record, your honour, because it appears to be a very good description of the property, and might be of some assistance.

THE COMMISSIONER: Yes.

MR. COBUS: This property comprises approximately 30 x 120 feet adjoining the British Columbia Electric Railway on which is erected a 6 room house with shingle exterior walls and roof.

"The main floor consists of a small hall leading to living room, dining room and kitchen with pantry and sink. Upstairs there are three small bedrooms and bathroom. Full basement (not floored) with hot air furnace. The exterior is in poor condition, but the present tenants have done some decorating to the interior.

"Valuation \$1400.00."

That is filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend advise the date of sale of this real estate and the amount for which it

was sold?

MR. MACDONALD: August 8, 1944, your honour.

MR. COBUS: And the amount?

MR. MACDONALD: At \$1150.00 cash.

MR. COBUS: \$1150.00. And to whom was the property sold?

MR. MACDONALD: It was sold to Jules Germain.

THE COMMISSIONER: I didn't get the amount, Mr. MacDonald.

10 MR. MACDONALD: That was on August 8, 1944, your honour, for \$1150.00.

MR. COBUS: Q: Did you rent this property before you left Vancouver?

A: Yes.

Q: To whom?

A: To Mr. Welch.

Q: For how much did you rent the property to Mr. Welch?

A: \$17.00. I am not sure. I think it was \$17.00 a month.

Q: \$17.00 a month, yes.

A: Yes.

Q: And who collected this rent for you?

20 A: Mr. Perry.

Q: Mr. Who?

A: Mr. Perry.

Q: Did you not receive rentals from the Custodian at all?

A: Oh, yes. I received -- I don't know exactly, but --

Q: You received some money from the Custodian for rents, did you?

A: Oh, yes.

MR. COBUS: Your honour, I have had produced from the Custodian's file a carbon copy of the ledger sheet of the account of Mei Matsushita which

shows that rents were collected by the Custodian.

THE COMMISSIONER: Over what period would that be?

10 MR. COBUS: Under date of November 2, 1943, is the amount \$175.00, which would be ten months at \$17.50, I believe, and then a second amount is shown, July 27th of 1944, \$140.00, and the final entry for rents is August 8th, 1944, the balance of the rents to date, \$18.24. I notice as well, your honour, that certain amounts were expended by the Custodian for repairs, under date of December 15, 1942, in the amount of \$25.41, and that would appear to be the only entry with respect to that.

THE COMMISSIONER: Are you filing that as an exhibit?

MR. COBUS: I think, perhaps, for the sake of the record the ledger sheet produced from the Custodian's file should be filed on behalf of the Crown.

20

(LEDGER SHEET MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend advise the assessed valuation of this property for the year '44, being the year of sale.

MR. MACDONALD: The only record I have, your honour, is in a letter written to the Custodian by Morrow Realty Company of Vancouver, B.C., and the second paragraph of it sets out: "The building is assessed at \$700.00 and the land at \$500.00, total \$1200.00."

20 MR. COBUS: That appears in a letter, I believe, does

it not?

MR. MACDONALD: This appears in a letter to the
Custodian.

MR. COBUS: Well, your honour, perhaps we would be
able to have the tax notice filed later.

THE COMMISSIONER: That can be filed later.

MR. COBUS: I think we should have that. In the
Custodian's file there is a real property summary
which indicates that the property was rented
for \$17.50 a month, water being for the account
of the owner. It indicates the plumbing and
sundry repairs for the owners account amounted
to \$29.03.

Q: Witness, do you know how much your property was
assessed for in 1942? Did you ever get a tax
notice from the city? A: Yes. I think
it was \$1200.00.

Q: \$1200.00.

A: \$1200.00,

\$500.00 for land and \$700.00 for house.

20 THE COMMISSIONER: Well, that appears to confirm
that. He says it was assessed at \$1200.00;
that would appear to confirm your letter, Mr. Mac-
Donald.

MR. MACDONALD: Yes.

MR. COBUS: Q: Do you have any pictures of your
house?

A: Nothing here.

MR. COBUS: Your itness.

CROSS EXAMINATION BY MR. MACDONALD:

30 Q: Now, you bought this house in 19 -- what year

did you buy it?

A: 1941.

Q: For \$1000.00?

A: Yes.

Q: And you didn't do very much improving of it, did you?

A: I fixed the verandah and chairs and the paper in the upstairs.

Q: You papered a room upstairs.

A: Yes, one room.

10 Q: Did you do the work yourself? A: Yes.

Q: Now, you haven't any experience in valuing real estate in Vancouver, have you, yourself?

A: No, no.

Q: This is just your own estimate?

A: Yes.

MR. COBUS: And that of your appraiser, Mr. MacDonald.

20 MR. MACDONALD: This is a letter, your honour, that I wish to file. It is really a summary. I should like to read from the part of it dealing with administration, your honour. "The appraisal value was \$400.00 by J.R. Reid and Company and this was the minimum acceptable price but was later reduced by the Advisory Committee after special consideration had been given to the offers received and the poor condition of the building. The administration of this property was normal and no difficulties occurred during tenancy."

30

It would seem that while they tried to sell

it for \$1400.00 the bids didn't come up to that
and the committee finally reduced it.

THE COMMISSIONER: You are probably going to file
that letter, are you?

MR. MACDONALD: It is a summary made by someone in
the Custodian's office; it is not a letter.

THE COMMISSIONER: It is really a report.

MR. MACDONALD: I think possibly it should be filed.

THE COMMISSIONER: Very well.

10 (Summary marked Exhibit No. 3)

MR. COBUS: That is going in, of course, your honour,
subject to proof.

THE COMMISSIONER: Mr. MacDonald, you didn't make the
usual submissions. I suppose you want to make
the usual submission that the real property was
sold for its fair market value?

MR. MACDONALD: I submit, your honour, the real pro-
perty was sold for its fair market value. There
is no personal property claim.

20 I have no more questions.

MR. COBUS: Nothing more, your honour.

THE COMMISSIONER: That is all that we can do, Mr.
Matsushita, and the matter will be proceeded
with later.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Edson Hambleton
G. Hambleton
Official Reporter

30

I hereby certify that the foregoing transcript purports
to be an accurate record of the evidence adduced before
me.

E.P. Dawson, Sub-Commissioner