

4596



BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. 4576

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: MATSUZAKI, Isamu.  
HOME ADDRESS: Box 60 Steveston, B.C. ( 57 Georgia St. Steveston, B.C.)  
REGISTRATION NUMBER 04448 SEX: Male. AGE: 39  
OCCUPATION: Operator of a Fish Packer.

(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: B.C. Packers Ltd. Vancouver, B.C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: NISHIKAWA Misao.

ADDRESS OF WIFE OR HUSBAND: Same as above.

NAMES OF ANY LIVING CHILDREN: Hajime (M) Ken (M) Toyoko (F)

Emiko (F) Sayoko (F) Fumiko (F) Takako (F)

Nanako (F)

ADDRESS OF CHILDREN: Same as above.

AGE OF CHILDREN: 12 2 15 14 10 8 7 4

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

1. LOCATION AND DESCRIPTION: Municipality of Richmond, Lots 4, 5, 6, Block 53, Section 3 Block 3. North Range 7. West Map #249, New Westminster District.
2. BUILDINGS AND OTHER IMPROVEMENTS: No buildings on Lot 4. On Lot 5 2-Story house, Shingle roof. On Lot 6 Garage.
3. INSURANCE (Give particulars; state where policies are) \$3,000.00 on buildings. Mrs. Company not known Insured through Frank O'Brien R.R. #1 Steveston.
4. TAXES (Amount and where payable) about \$30.00 payable Town Hall Richmond.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mrs. Frank O'Brien, R.R. #1 Steveston, B.C. \$1,000.00 Mortgage.
6. OCCUPANCY AND LEASES (If vacant so state) Still living there. But has leased this property to Richard McPherson, address same as above.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry. New Westminster.

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-Electric Washing Machine, 2-Bedroom suites, 1-3Piece Chesterfield suite, 1-Electric Singer Sewing Machine, 1-Electric Vacuum cleaner, 2-Electric Irons, 1-Boys bicycle, 1-Box Silverware & Cut Glass, 1-Boxed China Dinner set, 2-Rugs, Kitchen stove, 1-Fireplace set, 1-Diningroom suite, (Consisting of 6 Chairs, 1-Table, 1-Buffer, & China cabinet. All located upstairs in this house at 57 Georgia St. Steveston, B.C.

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

None.

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



4. INSURANCE CARRIED ON ABOVE PROPERTY: None.
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None.
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts): None.
8. BANK ACCOUNTS: Royal Bank of Canada, Steveston, B.C. on deposit about \$150.00
9. LIFE INSURANCE: Sun Life Assurance Co. Vancouver. \$3,000.00  
payable to his Wife Misao Matsuzaki. Policy number not known. Policy in owners possession.
10. INTEREST IN ANY ESTATES OR TRUSTS: None.
11. SAFETY DEPOSIT BOX: None.

## LIABILITIES:

1. PERSONAL DEBTS: None.
2. TRADE DEBTS: None.

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 21st. day of April. 1942.

(Signature)

Samu Matsuzaki

J. L. Bardwell

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE June 7th, 1943.

Our File No. 4596

Full Name MATSUZAKI, Isamu  
(Surname in Block Letters)

Registration No. 04448

Male - Female  
(Check)

Age Dec. 26, 1903

Former Address 57 Georgia St., Steveston, B. C. (P.O. Box 60)

Date Evacuated June 13, 1942

Naturalized - Canadian-Born - National  
(Check)

Present Address

Kaslo, B. C. (checked RCMP - 30/6/42)

Married - Single  
(Check)

Name of Wife (Nee) MATSUO, Misao - #04447

Name of Husband

Name of Mother - deceased

Name of Father Kigoro - deceased

Names of Children under 16 Toyoko (F) 5/10/26; Sayoko (F) 6/7/31; Nanako (F) 11/4/38;

Esiko (F) 128; Fumiko (F) 28/10/33; Ken (M) 2/7/40; Hajimi (M) 14/7/29; Takako (F) 23/11/3

Registered by Nancy Ephgrave

Registered with Custodian Yes  
(Yes or No)

Additional Information Operator of Fish Packer boat - house at above address.

111/20



REAL PROPERTY SUMMARY

JAPANESE NAME: Isamu MATSUZAKI Registration No. 04448 File No. 4596  
CATALOGUE NO: 800  
PROPERTY ADDRESS: 57 Georgia Street, Steveston, B.C.  
LEGAL DESCRIPTION: Lots 4, 5 & 6, Block 53 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.  
TITLE: Registered in the name of Isamu MATSUZAKI  
ENCUMBRANCES: None registered. JP Form stated \$1000.00 mortgage, but this was paid by the Japanese prior to evacuation. See History of Administration.  
Vested in the Custodian, 13th April, 1943.  
Certificate of Vesting No. 25715.  
ASSESSED VALUE: (1944) Land 201.00 (\$67.00 per lot)  
Improvements \$1900.00 Total \$2101.00 Taxes \$15.00  
VALUATION: \$2525.00 by Mr. Coulthard of Coulthard & Sutherland, New Westminster.  
CLASSIFICATION: Property consists of 3 lots, with 2 story, 7 room, frame, shingle roof dwelling, in good condition.

HISTORY OF

ADMINISTRATION: (1) The property as heretofore described was registered in the name of Isamu MATSUZAKI, and Land Registry Search, 11th March, 1943, disclosed a Mortgage No. 79370-C in favour of (Mr.) Frank O'Brien dated 10th December, 1938 and in the amount of \$1000.00 at 7% interest.

The Mortgage was transmitted to (Mrs.) Martha O'Brien In Trust - filing 22063 dated 24th October, 1939, and Assignment of Mortgage No. 80734-C of the original Mortgage No. 79370-C was made to her and registered 19th October, 1939.

A Release of Mortgage dated 18th June, 1942, was received from Mrs. O'Brien and an application for Cancellation of a Charge No. 37026 was made in September, 1944.

Certificate of Encumbrance dated 30th September, 1944, No. 54888, was received from New Westminster Land Registry Office showing a clear title in the name of Isamu MATSUZAKI and vesting in the Custodian. Register of Indefeasible Fees Folio No. 95963E

(2) Prior to evacuation MATSUZAKI leased this property to a Mr. Richard McPherson (copy of lease on file and dated 24th April, 1942) whose tenancy of the property began on the 15th June, 1942. By agreement with MATSUZAKI the rental period was to start with the month of July, 1942, as per letter dated 2nd July, 1942. The lease was made to include certain chattels which MATSUZAKI left on the premises, and the monthly rental of \$10.00 plus Water Rates was considered by this office to be more in the nature of a Trusteeship. Receipt for chattels signed 16th November, 1944.



R.M. McPherson in his submission of rent for month of Sept. 1942. requested that a further sum of \$2.00 per month be submitted and that Water Rates be paid by this office. This was agreed to. Rent on this property was collected monthly by this office until date of sale when R. McPherson was advised under date of 27th November, 1944 (copy to new owner) of the new owners.

**SOLD:** To (Mrs.) Gertrude Mary Hunter and Hugh Nicholson Hunter as at 25th August 1944, for the sum of \$2550.00 as approved by the Advisory Committee, 12th August, 1944.

**TERMS OF SALE:** \$1275.00 being the down payment.  
\$1275.00 being the balance as set out under an Agreement for Sale and to be paid in monthly payments of \$53.12 with interest at 7%. First payment due 10th November, 1944. Final payment received 13th September, 1945.

Statement re Sale covering all adjustments and ledger entries was forwarded to MATSUZAKI under date of 19th January, 1945, and the sum of \$1336.06 was placed to his credit.

An agreement re Chattels contained in this property was signed by H.M. Hunter and acknowledgment of receipt of Fire Insurance Co. of Canada, Policies No. 461365 & 618233 obtained on 6th January, 1945.

Certificate of Registration No. 6269 dated 27th September, 1945.  
Certificate of Title No. 193965-E forwarded to Land Registry Office New Westminster, B.C., 21st February, 1946, and acknowledgment of receipt by that office 28th February, 1946, on file.

A tender to purchase was received under date of 18th February, 1943, from a Mr. A.E. Vincent in the amount of \$2500.00 cash, on condition that he be guaranteed occupancy within 90 days of date of sale. As this property was held by lease granted to R. McPherson, the tender could not be accepted.

All payments were made on due date by Mr. & Mrs. Hunter, with final payment dated 13th September, 1945. After adjustments the net proceeds were placed to the open credit of MATSUZAKI.

As he was drawing \$45.00 per month maintenance from this office, he was advised monthly as to credit balance on hand.

An itemized statement was forwarded 19th January 1945, calculated to 6th January 1945, and a final statement to date of 5th August, 1947, submitted with cheque in the amount of \$806.58 to close this account. Prior to forwarding of the final cheque the Welfare Branch (Mrs. Scobie) of the Dept. of Labour, confirmed that MATSUZAKI was clear of all liabilities insofar as their departmental records proved.

Certificate of Title No. 193965-E forwarded to Land Registry Office, New Westminster, B.C. 21st February, 1946, on request of new owner, and



"owner, and"

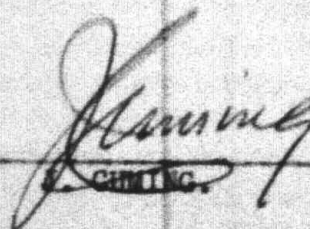
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receipt acknowledged by Land Registry Office, 28th February, 1946.

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

August 6, 1947.  
JC/HA

  
J. C. H. A.



REG. NO.		NAME		FILE NO.	
04448		McTavish, Louis		4596	

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Fire Insurance Co. of Canada	61368	\$3,100	Dec.	10	1947	St. 5, Blk. 53, Sec. 3, Georgia St., Steveston, B.C.
Fire Insurance Co. of Canada	618233	\$3,800	Dec.	10	1947	St. 5, Blk. 53, Sec. 3, N. side Georgia St., Steveston, B.C.



PERSONAL PROPERTY SUMMARY

File No. 4596

6th August, 1947.

Re: Isamu MATSUZAKI - Reg. No. 04448

CHATELS: All chattels declared by MATSUZAKI have been accounted for. See Chattel Schedule dated 23rd May, 1946, and certified by Mr. Peters of this office.

No further correspondence on file subsequent to 23rd May, 1946.

SPECIFIED ARTICLES: Isamu MATSUZAKI was the owner of a boat which was sold 6th August, 1942, through the Japanese Fishing Vessel Disposal Committee, as per attached Brown Edged sheet.

ACCOUNTS RECEIVABLE: None declared on J.P. Form.

A refund of \$5.00 from the B.C. Electric Co. was received and credited to his account 18th October, 1944. This was a refund of the Security Deposit for Electricity as required by the B.C.E.R. Co.

LIFE INSURANCE: MATSUZAKI declared on JP Form a \$3000.00 policy with Sun Life Assurance Co. policy number unknown, and policy in possession of the owner.

Investigation disclosed two policies Nos. 2265916 and 2265917.

MATSUZAKI requested payment of premiums 23rd December, 1945, in the amount of \$187.22. Paid 15th January 1946, and receipt forwarded to him 22nd January 1946.

BANK ACCOUNT: JP Form states "about \$150.00 on deposit" in Royal Bank of Canada Steveston, B.C. These funds were left in the control of MATSUZAKI.

This file reveals no other personal property assets.

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

  
.....  
J. CUMING

JC/HA



MEMORANDUM

April 17th, 1945.

TO: File No. 4596  
FROM: Administration Department

CLAIMS

There are no claims on file to date.

  
P. Doust.

FD/ER



SUMMARY TAKEN FROM VESSELS RECORDS

Date: June 29, 1944

Name: MATSUZAKI, Isamu

8A  
Reg. No. 04448

File: 4596

Boat File No.: JFVDC 847

Name of Vessel: "Salt Spray" 42.4'x10.9'x4.7' (1920) Atlas Imp. 45 HP (1930)

Lic. or Reg. No.: Vancouver 141,533

Naval No.: V.078-D

Owner's Valuation: \$2,500.00

JFVDC Valuation: None

LLOYD'S VALUATION: \$2,500.00

Custodian Valuation: None

Date of Sale: Requisitioned - Invoiced August 6, 1942

Purchaser: British Admiralty Technical Mission

Signature on Sales Papers: No copy

Selling Price: \$2,500.00

Paid to JFVDC ~~custodian~~: 2,500.00

Supervision Costs: 30.00

Balance due Owner: 2,470.00

Paid to: Isamu MATSUZAKI, August 14, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

*For attachment  
Aug 8/47*



FIRE INSURANCE SUMMARY

File No. 4576

6th August, 1947.

Re: Isamu MATSUZAKI - Reg. No. 04448

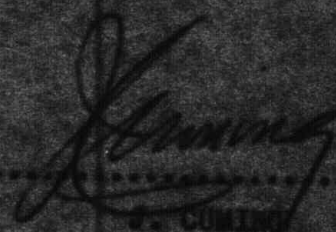
Fire Insurance Co. of Canada Policy No. 461365 in the amount of \$1100.00 (being \$900.00 on the dwelling and \$200.00 on the garage) was in force at the time of vesting with expiry date of 10th December, 1944.

On sale of property 25th August, 1944, the unused portion of the premium paid, in the amount of \$4.67, was debited to the purchaser and credited to MATSUZAKI, as per Statement re Sale, 19th December, 1944.

Fire Insurance Co. of Canada Policy No. 618233 in the amount of \$3100.00 was negotiated 10th December, 1944, with expiry date of 10th December, 1947 in order that the Custodian's interest might be protected. On completion of the mortgage payments 13th September, 1945, a Change of Assignment of Interest was applied for (28th September, 1945) and policy transferred to new owner. The premium payment of \$47.20 dated 22nd December, 1944 was charged to the new owners in entirety Statement of Adjustments dated 19th December, 1944.

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

JC:NA

  
J. COMING



August 9th, 1946.

Mr. Isamu MATSUZAKI  
Registration No. 04448

G215  
 Photographs

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A.; saleable articles were auctioned and any personal photographs or goods of personal nature are stored ready for shipment at the request of the Japanese.

I. MATSUZAKI  
Lot #183

<u>Description:</u>	<u>Auction:</u>	<u>U.N.R.R.A.</u>	<u>Discarded</u>	<u>Personal</u>
1 Wooden box-opened	1 Childs football	Childs hats	Japanese papers and novels.	1 Shrine
	15 School books	3 Shirts	Numerous rags	Japanese books and photographs
	1 School bag	1 Dress	2 Old cushions	
	1 Lacquer box & tray	1 Blouse	1 Moth-eaten overcoat	
		1 Ladies vest		
		1 Table cloth		

Lot #189

Toys & lacquer ware	6 Coats & vests	Old furs	1 Shrine
Ping pong net	1 pr. trousers	6 Old cushions	Pictures
Japanese doll and case	2 vests	1 Old floor pad	1 Walking cane
1 Case of toys	1 overcoat	2 Coolie hats	
1 Canadian geography	1 Child's coat	Pcs. of blanket	
1 Bundle of toys		Old case box (broken)	
Open box of toys		2 Old purses	
Large case of toys		1 Carton of rags	
		Broken toys	
		Old papers (worthless)	
		Japanese books	
		1 Small carton of junk	

Lot #193

2 Baby mattresses	Old gloves	Old papers	1 Bedding dress
1 Carton-tied	1 Coat, vest & trousers	1 Old hat	1 Table cloth
Records	Neckties	1 Broken picture frame	2 pictures
2 Kimonos	4 pcs. of cloth	Numerous rags	1 scroll
1 Box of fancy hairpins	2 small dresses		
3 Childrens padded vests	1 Table runner		
1 Child's kimono	4 pcs. ladies' underwear		
1 Metal box	2 prs. combinations		
3 pr. child's pants	4 curtains		
1 Table cover	1 old table cloth		
1 Table cloth	1 blouse		
1 Table runner	1 overall		
1 Table centre	1 baby's bath robe		



<u>Description:</u>	<u>Auction:</u>	<u>UNRRA:</u>	<u>Discarded:</u>	<u>Personal:</u>
Lot #193 (continued)				
1 Carton-tied	Japanese toys			Wedding veil
1 carton-tied	2 Boxes of toys		Old scribblers Japanese novels and toys 2 Old purses 1 Old cushion	Photographs 1 Photograph album 1 Picture 1 pr. clogs
1 Carton-opened	Japanese toys	1 pr. old shoes 7 old felt hats	Broken toys Numerous rags 5 Old cushions Broken dolls Japanese books	Photographs
Small wooden box- opened	$\frac{1}{2}$ box (open) lacquerware 1 Glass case of junk		Books and novels	
1 Trunk-tied	1 pr. sheets 1 pillow slip 2 tea towels 2 neck ties 1 trunk 1 pr. binoculars	1 Bathrobe 1 Kimono 3 Suits 1 pr. trousers 2 prs. cotton socks 4 shirts 1 pr. drawers	Wool socks	Bundles of letters 1 Book 3 Medals (in boxes)
1 Wooden chest- tied	2 Kimonos 1 Child's padded vest 1 baby shawl Baby's wool suit Baby's hats 1 Baby's dress 1 Wooden chest	1 Baby's coat & hood	Numerous rags	1 wedding dress

*Lausman*



May 23rd, 1946.

CHATTEL SCHEDULERe: Isamu MATSUZAKI  
Reg. No. 04448Japanese declaration April 21, 1942.Custodian's agent, J.D. Mather Inventory  
May 20, 1942.

Taken by Jap 1 electric washing machine  
S. Mar 2/45 2 bedroom suites  
S. Mar 2/45 1-3 pce. chesterfield suite  
Taken by Jap 1 electric singer sewing machine  
S. Mar 2/45 1 electric vacuum cleaner  
Taken by Jap 2 electric irons  
S. Mar 2/45 1 boys bicycle  
S. Mar 2/45 1 box silverware & cut glass  
S. Mar 2/45 1 boxed china dinner set  
S. Mar 2/45 2 rugs  
S. Mar 2/45 kitchen stove  
S. Mar 2/45 1 fireplace set  
S. Mar 2/45 1 diningroom suite (consisting of  
6 chairs, 1 table, 1 buffet &  
china cabinet. All located upstairs  
in this house at 57 Georgia St.  
Stevenson, B.C.

Goods not received by tenant,  
Mrs. McPherson, when she signed  
lease on MATSUZAKI's house, per  
Mr. Mackenzie's letter Aug. 5/43

✓ 1 electric washing machine  
( electric sewing machine written  
in ink) - confirmed letter Aug 26/43.

✓ 2 electric irons

S. Mar 2/45 1 boy's bicycle

S. Mar 2/45 1 box silverware and cut glass

As no reply was rec'd to above &  
further letter Aug. 26/43, goods pre-  
sumed to be taken away by Jap. See  
Mackenzie's memo Dec. 21, 1943.

Goods shipped to MATSUZAKI - confirmed  
by telephone Nov. 15/44, see letter  
July 16th, 1944.

✓ 1 washing machine

Taken over by the tenant

S. 1-3 pce. Chesterfield  
1 Hassock  
S. 5 smoker stands  
S. 1 clock  
S. 1 table lamp  
S. 1 fireplace set  
S. 1 buffet  
S. 1-7 pce. dining room set  
S. 1 bureau  
S. 1 bed complete  
✓ 1 electric sewing machine  
S. 1 kitchen stove  
S. 1 table  
S. 1 flower stand - S. Mar 2/45  
✓ 2 end tables - S. Mar 2/45  
✓ 1 Standard lamp - S. Mar 2/45  
✓ 1 rug - No value.  
sundry pictures - S. Mar 2/45  
✓ 1 china cabinet - S. " 2/45  
✓ 1 tea wagon - S. " 2/45  
✓ 1 dresser and bench - S. " 2/45  
✓ 1 chest of drawers - S. " 2/45  
✓ 1 electric vacuum cleaner - S. Mar 2/45

Stored in room upstairs

S. 1 vanity table & stool  
S. 1 bed complete  
S. 1 chest of drawers  
S. 30 small boxes of misc. goods -  
S. 5 boxes Japanese dolls - Nov. 7/45  
S. 2 beds and springs  
S. 2 boxes chinaware  
S. 1 bureau



Goods signed for by tenant,  
Mrs. McPherson, attached to Mr.  
Rough's name of Nov. 16, 1944.

- 1-3 pos. chesterfield
- 1 hassock
- 3 smokers stands
- 1 clock
- 1 table lamp
- 1 fire place set
- 1 buffet
- 1-7 pos. dining room set
- 1 bureau
- 1 table
- 1 flower stand
- 2 end tables
- 2 Standard lamps
- 1 carpet
- 1 linoleum rug
- sundry pictures
- 1 china cabinet
- 1 tea wagon
- 1 dresser & bench
- 1 electric vacuum cleaner

Following goods stored upstairs  
and basement

- 1 vanity table & stool
- 1 double mattress
- 1 single mattress
- 1 baby's cot
- 1 bedroom rug
- 1 brass bed & spring
- 1 child's bureau
- 1 bureau
- 30 small boxes misc. goods
- 5 boxes Japanese dolls
- 2 boxes chinaware
- 2 beds and springs
- 1 kitchen stove
- 1 table
- 1 chest of drawers

Goods removed to storage (continued)

- misc. clothing (file # 2199) - S. Mar 2/45
- some loose china - S. Mar 2/45
- a lot of festival dolls (file 2199) - S. Mar 2/45
- large pan - S. Mar 2/45
- 2 suit cases - S. Mar 2/45
- approx 160 l. 2x4 - S. Mar 2/45
- 5 gal. crock - S. Mar 2/45
- 3 floor rugs - S. Mar 2/45
- curtain rods - S. Mar 2/45
- kitchen ware - S. Mar 2/45
- baby carriage - S. Mar 2/45
- 2 rolls linoleum - S. Mar 2/45
- baby crib - S. Mar 2/45

Goods removed to storage #3 warehouse Feb. 19/45

- 1 bedstead & spring - No Value
- 1 spring - S. Mar 2/45
- 1 kitchen stove - S. Mar 2/45
- 1 baby bed - S. Mar 2/45
- 1 lawn mower & catcher - S. Mar 2/45
- 1 round table - S. Mar 2/45
- 1 screen door - S. Mar 2/45
- 1 trunk - S. Mar 7/45
- 2 bureaus - S. Mar 7/45
- 1 kitchen cabinet - S. Mar 2/45
- 1 book rack - S. Mar 16/45
- 3 home-made tables
- 1 kiddies table & 4 chairs - S. Mar 2/45
- 1 high chair - S. Mar 2/45
- 2 rockers (1 damaged) - S. Mar 2/45
- 11 kitchen chairs - S. Mar 2/45
- 1 iron stool - S. Mar 16/45
- 3 kiddie's go carts - S. Mar 2/45
- 1 kiddies rocker - S. Mar 2/45
- misc. loose tools - S. Mar 2/45
- misc. lot of small stuff - S. Mar 2/45
- 1 table
- 9 boxes effects - S. Mar 2/45
- 1 set fire place grates - S. Mar 2/45
- misc. garden tools - S. Mar 2/45
- 3-pos. chesterfield suite & stool - S. Mar 2/45
- 2 lamps Standard - S. Mar 2/45
- 3 smoker stands - S. Mar 2/45
- 2 end tables - S. Mar 2/45
- 1 rug & felt - S. Mar 2/45
- 2 table lamps - S. Mar 2/45
- 1 linoleum - S. Mar 2/45
- 1 china cabinet - S. Mar 2/45
- 1 buffet - S. Mar 2/45
- 1 small table
- 1 dining table & 6 chairs - S. Mar 2/45
- 1 Betty vacuum cleaner - S. Mar 2/45
- 1 fireplace set - 1 pos. - S. Mar 2/45
- 1 mantle clock - S. Mar 2/45
- sundry pictures - S. Mar 2/45
- 1 vanity & stool - S. Mar 2/45
- 1 coffee wagon - S. Mar 2/45
- 1 flower stand - S. Mar 2/45
- 1 movie projector set - S. Mar 2/45
- 2 dressers & mirrors - S. Mar 2/45
- 1 vanity stool - S. Mar 2/45
- 3 bedsteads - S. Mar 2/45
- 1 child's dresser - S. Mar 2/45
- 2 child's chairs - S. Mar 2/45
- 1 bureau - S. Mar 2/45
- 1 chest of drawers - S. Mar 16/45
- 1 home-made table - S. Mar 2/45
- 1 case records - S. Nov 7/45
- 1 bundle web (small) - S. Mar 2/45
- 1 violin & case - S. Mar 2/45
- 1 home-made lamp stand - S. Mar 2/45



Goods left as of no value by  
G.M.Harris, Custodian's agent,  
Feb. 14, 1945

- ✓ 1 iron bed & spring - no good
- ✓ 1 bedroom rug (destroyed by mice)

Goods sold at auction March 2/45.

- ✓ mop and rake
- ✓ garden tools
- ✓ can miscellaneous
- ✓ case of records
- ✓ miscellaneous tools etc.
- ✓ miscellaneous tools
- ✓ 3 Adse & grass shears
- ✓ Coleman lantern
- ✓ Coleman lantern
- ✓ Coleman lantern
- ✓ box of line
- ✓ violin & case
- ✓ 4 platters
- ✓ toy movie projector
- ✓ toy movie projector
- ✓ fire grates & dogs
- ✓ mantle clock
- ✓ child's rocker
- ✓ child's walker
- ✓ go-cart
- ✓ tricycle
- ✓ lacquerware & picture
- ✓ large can
- ✓ suit case
- ✓ kitchen ware - *file 2369*
- ✓ suit case
- ✓ 3 gal. crock
- ✓ 3 floor rugs
- ✓ curtain rods
- ✓ small clock
- ✓ Beatty vacuum cleaner
- ✓ small mirror and stand
- ✓ tin of dishes
- ✓ toys
- ✓ 3 vases
- ✓ toys
- ✓ flower vase (large)
- ✓ pictures
- ✓ chinaware
- ✓ camp stove, gramophone motor
- ✓ kitchen ware
- ✓ lacquer and wicker ware - *Nov 7/45*
- ✓ toy dressers
- ✓ kitchen ware
- ✓ mirror
- ✓ ash stand
- ✓ ash stand
- ✓ table lamp *file 2369*
- ✓ table lamp
- ✓ ash stand
- ✓ fire screen and set
- ✓ boat windows and galv. can
- ✓ kitchen and china ware

Goods sold at auction March 2/45 (continued)

- ✓ serial wire
- ✓ vase
- ✓ chinaware etc.
- ✓ miscellaneous
- ✓ 4 platters
- ✓ toys
- ✓ wicker baskets
- ✓ ornaments
- ✓ chinaware - *file 2369*
- ✓ trays, silver-ware etc.
- ✓ dinner set
- ✓ mixing bowls
- ✓ miscellaneous articles
- ✓ vase
- ✓ plate etc.
- ✓ chinaware etc.
- ✓ chinaware etc.
- ✓ box miscellaneous
- ✓ buffet
- ✓ dresser & mirror
- ✓ dresser & mirror
- ✓ flower stand
- ✓ chesterfield suite & stool
- ✓ end table
- ✓ end table
- ✓ lamp stand *file 2199*
- ✓ coffee wagon
- ✓ china cabinet
- ✓ rug & felt
- ✓ baby carriage
- ✓ dining table (3 leaves) and 6 chairs
- ✓ vanity & stool
- ✓ 2 rolls linoleum *file 2369*
- ✓ lawn mower & catcher *file 2369*
- ✓ rocking chair (damaged) and 4 kitchen chairs
- ✓ 1 kitchen chair
- ✓ high chair
- ✓ baby crib
- ✓ bed & spring & 2 kiddies wicker chairs
- ✓ child's dresser
- ✓ kitchen range
- ✓ kitchen table
- ✓ kiddies table & chairs *file 2369*
- ✓ baby crib
- ✓ bedstead *file 2369*
- ✓ screen door
- ✓ book rack
- ✓ chest of drawers

Goods sold at auction March 16, 1945.

- ✓ chest of drawers
- ✓ iron frame stool



Amounts transferred from goods sold at auction March 2/45 to Wataru NAKATSU, file #2199 per Mr. Mackenzie's memo June 25th, 1945.

1 bedroom suite \$60.00  
1 lamp stand 3.00

Amounts transferred from goods sold at auction March 2/45 to Kamosuke NAKATSU, file # 2369 per Mr. Mackenzie's memo June 25th, 1945.

✓ table lamp \$ 1.00  
✓ kitchenware 3.50  
✓ chinaware 2.25  
✓ bureau 2.00  
✓ kitchen cabinet 12.00  
✓ bedstead 3.00  
✓ roll linoleum 8.50  
✓ rocking chair 1.00  
✓ 6 kitchen chairs 2.40  
✓ kitchen table .50  
✓ square table 1.00

\$37.15

Amounts transferred from goods sold at auction March 16/45 to Kamosuke NAKATSU, file # 2369 per Mr. Mackenzie's memo June 30th, 1945.

✓ 1 home made table \$1.00

Goods sold at auction November 7, 1945.

Kimono & linen  
2 kimonos & jacket  
Kimono & 2 cushions  
baby clothes  
gramophone records & lacquerware  
Festival goods  
foot ball & books  
lacquerware etc.  
box of festival goods  
carton of festival goods  
" " "  
Japanese tea set etc.  
✓ trunk  
carton of festival goods  
" " "

Goods sold at auction Nov. 14, 1945

Binoculars  
tool chest  
✓ cardboard wardrobe

Goods unaccounted for sold at auction March 2nd, 1945.

camp stove, gramophone motor  
boat windows and galv. can  
1 toy motor projector  
Goods unaccounted for brought into storage #3 warehouse Feb. 19/45

1 bureau  
2 home-made tables  
6 kitchen chairs  
2 kiddies go carts  
1 table  
1 small table  
2 bedsteads

Goods unaccounted for per J.D.Mather's Inventory May 20, 1942

1 hassock

ALL GOODS DECLARED BY JAPANESE, Isamu MATSUZAKI are accounted for.

Goods unaccounted for sold at auction Nov. 14, 1945

Binoculars  
Tool chest

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

*George Peters, in a*  
George Peters  
Administration Department



File No. 4596

December 21st, 1943.

MEMORANDUM

TO: File

FROM: Mr. H. B. Mackenzie

Re: Isamu MATSUZAKI

This file is in order as to chattels as these were left in the house of the above at 57 Georgia Street and acknowledged by the tenant, Mrs. F. McPherson, on April 1st, 1942.

A few of the declared goods as noted in our letter of August 5th 1943, we assume were taken away by the above as we have received no reply to that letter nor that of August 26th 1943.

RBM/HMS

*R. B. M.*



MEMORANDUM

November 16th, 1944.

File No. 4596

TO: Mr. Green, Protection Department

FROM: Administration Department

Re: Isamu MATSUZAKI - 57 Georgia St.,  
Steveston, B. C.

- CHATTELS -

---

This file shows the chattels we are concerned with are those signed for by the tenant, Mrs. McPherson, as per inventory attached. These chattels were rented with the house and can not therefore be removed until the tenant vacates, unless by agreement with the tenant. The premises were rented for the duration of the war with Japan. (This may mean monthly tenancy).

There is correspondence on file regarding an electric Washing Machine and as this was shipped by Mrs. McPherson in July, 1944, to the evacuee we are not concerned with this item. Neither are we concerned with the four items mentioned in Mr. Mackenzie's letter to Matsuzaki of August 5th, 1943---the tenant did not sign for these items and in the absence of receiving any reply from Matsuzaki we agree with your assumption that they were taken away by the evacuees.

It should be pointed out that according to a letter on file dated September 15th, 1944 Mrs. G. B. Hunter, the purchaser of the property, may be buying some or all of the chattels from Matsuzaki and presumably no action will be taken with regard to same in the meantime.

P. Douat.

PD/ER



NAME NAUMANN, Isaac

REGISTRATION NO. 64418

FILE NO. 4596

The following chattels were sold by public  
auction at Stevenson, D. C. on November 14, 1945.

Bisculars  
Tool chest  
Cardboard wardrobe

\$ 25.00 *X*  
1.00 *T*  
.50 *F*

*Orig. paid. 3 Sep 47*

*[Signature]*

Total (Auctioneer's Fee \$ 2.65  
Less Expenses: (Advertising .91  
(Moving 1.02

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Stevenson 42

Remarks.

*X*



NAME                     REGISTRATION NO.                     FILE NO.                     

The following chattels were sold by public

auction at                      ON                     

Kimono & linen  
 2 kimonos & jacket  
 Kimono & 2 cushions  
 Baby clothes  
 Gramophone records & lacquerware  
 Festival goods  
 Foot ball & books  
 Lacquerware etc.  
 Box of Festival goods  
 Carton of Festival goods  
 Japanese tea set etc.  
 Trunk  
 Carton of Festival goods

\$ 6.00 C  
 2.00 C  
 1.00 C  
 8.00 C  
 1.50 F  
 3.25 M  
 1.00 M  
 3.00 F  
 1.50 M  
 1.00 M  
 3.50 M  
 1.00 K  
 3.00 M  
 1.50 M  
 3.00 M

Orig. invd 3 Sep 47  
*[Signature]*

Total

\$ 40.25

Less Expenses: (Auctioneer's Fee \$ 4.02  
 Advertising 2.16  
 Moving 2.21

\$ 8.39

Net Proceeds Credited:

\$ 31.86

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No. Steveston 40

Remarks.



NAME NATHURANI, Isaac

REGISTRATION NO. 04448

FILE NO. 4796

The following chattels were sold by public  
auction at Steveston, B.C. on March 16, 1945

Chest of drawers  
Iron Frame Stool

\$10.25 X  
0.25 F

Orig. filed 3 Sep 47  
*[Signature]*

Total

(Auctioneer's Fee: \$1.05

Less Expenses:

(Advertising: 0.73  
(Moving: 1.01

Net Proceeds Credited:

\$ 10.50 ✓

\$ 2.79

\$ 7.71

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston B.C.

Remarks.



NAME WATSON, JamesREGISTRATION NO. 04448FILE NO. 4596

The following chattels were sold by public  
 auction at Steveston, B.C. on March 2, 1945.

Map and rake	1.00	T
Garden tools	1.75	T
Can miscellaneous	1.10	M
Case of records	1.00	M
Miscellaneous tools etc.	1.50	T
Miscellaneous tools	2.60	T
3 Adze & grass shears	1.00	T
Coleman lantern	1.25	F
Coleman lantern	1.50	F
Coleman lantern	1.75	F
Box of line	0.30	M
Violin & case	7.50	M
4 Platters	1.00	K
Toy movie projector	4.00	M
Toy movie projector	2.25	M
Fire grates & dogs	7.50	-
Mantle clock	21.00	X
Child's rocker	1.00	F
Child's walker	2.00	F
Go-cart	3.00	M
Tricycle	2.50	/
Laquerware & picture	1.50	-
Large can	1.50	M
Suit case	2.00	M
Kitchen ware	1.00	K
Suit case	0.20	M
5 Gal. crock	1.00	K
1 Floor rug	2.00	M
Total to be carried forward:	75.70	

~~Less Expenses:~~~~Net Proceeds:~~~~Amount of cash on hand at present:~~~~Submitted for inspection and valuation:~~

Remarks.

Orig. filed 3 Sep 47  
*[Signature]*

T  
 F

4



NAME MATSUZAKI, IsamuREGISTRATION NO. 04448FILE NO. 4996

The following chattels were sold by public  
 auction at Steveston, B. C. on March 4, 1945.

	Brought forward	\$
- Curtain rods		75.70
- Small clock		0.30
- Beatty Vacuum cleaner		2.50
- Small mirror and stand		37.00
- Tin of dishes		1.00
- Toys		0.75
- 3 Vases		7.50
- Toys		3.00
- Large flower vase		2.25
- Pictures		1.00
- Chinaware		2.25
- Camp stove, gramophone motor		0.75
- Kitchen ware		1.50
- Laquer and wicker ware		1.75
- Toy dressers		1.25
- Kitchen ware		0.25
- Mirror		0.70
- Ash stand		0.75
- Ash stand		3.00
- Table lamp		4.00
- Table lamp		3.25
- Ash stand		2.10
- Fire screen and set		3.25
- Boat windows and galv. can		25.00
- Kitchen and china ware		0.70
- Aerial wire		0.25
- Vase		0.60
		1.00
Total		183.30
Less expenses	Carried forward	
Net proceeds credited		
Members of Custodian Staff present		
Extracted from auctioneering list No.		
Remarks		



NAME WATSON, JamesREGISTRATION NO. 04448FILE NO. 4576

The following chattels were sold by public

auction at Stevenson, S.C. on March 2, 1945.

	Brought forward:	\$ 183.30
Chinaware etc.		1.50 K
Miscellaneous		1.50 M
4 Platters		1.25 K
Tugs		0.75 M
Wicker baskets		0.75 M
Ornaments		7.00 F
Chinaware		0.25 K
Trays, silverware etc.		7.50 K
Dinner set		13.00
Mixing bowls		0.85 K
Miscellaneous articles		6.00 M
Vase		3.25 F
Plate etc.		1.50 K
Chinaware etc.		1.75 K
Chinaware etc.		1.75 K
Box miscellaneous		0.50 M
Buffet		11.00 X
Dresser & Mirror		8.50
Dresser & Mirror		8.00
Flower stand		2.75
Charterfield suite & stool		42.00
End table		2.50
End table		2.00
Lamp stand		7.50
Coffee Wagon		20.00
China cabinet		9.00
Rug & felt		45.00
Total to be carried forward:		\$ 390.65

Dues - \$10.00:

Not to be carried forward:

Inventory of contents of the property.

Inventory of contents of the property.

Inventory.



NAME MATSUMAKI, Isamu

REGISTRATION NO. 04448

FILE NO. 4996

The following chattels were sold by public  
 auction at Steveston, B.C. on March 2, 1945.

Brought forwards:

Baby carriage  
 Dining table (3 leaves) and 6 chairs  
 Vanity & stool  
 2 Rollie linoleum  
 Lawn mower & catcher  
 Rocking chair (damaged) and 4 kitchen chairs.  
 1 Kitchen chair  
 High chair  
 Baby crib  
 Bed & spring & 2 kiddies wicker chairs  
 Child's dresser  
 Kitchen Range  
 Kitchen table  
 Kiddies table & chairs  
 Baby crib  
 Bed stand  
 Screen door  
 Bookrack  
 Chest of drawers

\$ 390.65  
 8.50 ✓  
 20.00 X  
 7.50 ✓  
 4.50 F  
 7.00 T  
 3.00 F  
 0.35 F  
 0.50 F  
 10.00 F  
 1.75 F →  
 1.50 F  
 10.00 ✓  
 1.00 F  
 0.75 F  
 1.50 F  
 2.00 F →  
 0.50 F  
 1.00 F  
 1.00 F

Total (Auctioneer's Fee: \$47.30  
 (Advertising: 16.76  
 Less Expenses: (Moving: 39.45

\$ 473.00  
 103.51

Net Proceeds Credited:

\$ 369.49

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 30.

Remarks.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. ISAMU MATSUZAKI

File No. 4596

*Kaslo B.C.*

Reg. No. 00008

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2265917

Premium - \$170.25

Payable: <sup>X</sup> Annually, Semi-annually or monthly

Month December Day 1st

REMARKS:

*Aug/26/43*



# This Indenture

made in duplicate the **Tenth** day of **December**  
 one thousand nine hundred and **thirty eight.**  
 In Pursuance of the "Short Form of Mortgages Act"

**Between**

**ISAMU MATSUMAKI of Box #60 Steveston in the  
 Province of British Columbia Fish Buyer.**

Insert Full Name,  
 Street Address and  
 Occupation of each  
 Party.

(hereinafter called "the Mortgagor") of the FIRST PART  
 AND

**FRANK O'BRIEN of R.R. #1 Steveston Province  
 aforesaid Insurance Agent.**

(hereinafter called "the Mortgagee") of the SECOND PART.

**WITNESSETH** that in consideration of the sum of

... **ONE THOUSAND** ..... Dollars (\$ **1000.00** )  
 of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt  
 whereof is hereby acknowledged), the said Mortgagor **DOETH GRANT AND MORTGAGE** unto the  
 said Mortgagee, forever **ALL** that certain parcel or tract of land situate in the

**Municipality of Richmond Province of British Columbia and more  
 particularly known and described as Lots FOUR (4) FIVE (5) and  
 SIX (6) Block FIFTY THREE (53) Section THREE (3) Block THREE (3)  
 North Range SEVEN (7) West Map #249 New Westminster District.**



**PROVIDED** this Mortgage to be void on payment of the sum of

..... **ONE THOUSAND. (\$1000.00.)**..... Dollars  
of lawful money of Canada, with interest at **SEVEN (7%)**..... per cent. per annum,  
as well after as before maturity, as follows:

**The said sum of \$1000.00 shall be due and payable on the 10th day of December 1940 interest for the same at the rate aforesaid to be due and payable on the 10th days of March, June, September and December in each and every year during said term without any deduction whatsoever.**

the first payment of interest to be made on the **10th** day of **March** next (19 ~~39~~), arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other money hereby secured. And taxes and performance of Statute Labor.

**THE** said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage money and interest and observe the above proviso, and that the Mortgagor has a good title in fee simple to the said lands.

And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite. And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. But it is agreed that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same shall be less than the insurable value, the Mortgagee may require such insurance to the full insurable value. And it is further agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in the office of any company named by him and also may of his own accord effect or maintain any insurance herein provided for, and any amount paid by him therefor shall be forthwith payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon the said lands.

**AND** the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands, subject to the said proviso. The said Mortgagor covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

**PROVIDED** that the said Mortgagee on default of payment for **One (1) month** may on **30 days** notice enter on and lease or sell the said lands. And provided also that in case default be made in payment in either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that any contract or sale made under the said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private contract, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

**PROVIDED** that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

**PROVIDED** that in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

**AND IT IS HEREBY AGREED** between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encumbrances on said land, or pay property, mortgage or income tax imposed, or that may be imposed on the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all costs and charges, including all solicitors' charges and commission for the collection of any overdue interest, instalment of principal, insurance premiums, and all other moneys whatsoever payable by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.



**PROVIDED** that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

**PROVIDED** that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

**PROVIDED** that until default of payment the Mortgagor shall have quiet possession of the said lands.

**AND** the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

**IT IS AGREED** that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

**AND IT IS AGREED AND DECLARED** that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such part or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

**AND IT IS ALSO AGREED** that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

**AND IT IS FURTHER AGREED** that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid upon the capital so recovered by way of indemnity.

**The Mortgagor has the privilege of paying off the whole or any part (but not less than \$100.00) of the principal sum on any due interest date upon payment of three months interest in advance by way of bonus.**

**AND ALSO IT IS AGREED** that neither preparation nor registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

**AND IT IS EXPRESSLY AGREED** between the parties hereto that all grants, covenants, provisos, and agreements, rights, powers, privileges, and liabilities contained in this mortgage shall be read and held as made by and with and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places. 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 where the context or the parties hereto so require.

**In Witness Whereof** the said parties have hereunto set their hands and seals.

**Signed, Sealed and Delivered**

IN THE PRESENCE OF

Signature,  
Address, and  
Occupation of  
Witness.

*J. M. Smith*  
421 Main Street  
Baltimore  
Md.

*J. H. Hatzigaki*



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

**Acknowledgment of Officer of a Corporation**  
I, **Frank O'Brien**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me and acknowledged to me that he is the  
(whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me,  
and that he is the person of the said \_\_\_\_\_ and affixed the seal of the  
to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.  
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_ British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_.

**NOTARY PUBLIC & INSURANCE**  
**FRANK O'BRIEN**  
**R.R. 1**  
**STEVESTON, B.C.**  
**Mortgage**  
**(LONG FORM)**  
The Globe & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B.C.  
Form No. 4  
**TO—**  
**MATSUZAKI**  
**O'BRIEN**  
**10th December 1938**  
**1938**

**ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)**  
I, **Frank O'Brien**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, before me and acknowledged to me that the maker thereof, and whose name executed the same voluntarily, and contents thereof, and that  
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 \_\_\_\_\_.

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

**AFFIDAVIT OF WITNESS**  
Province of British Columbia  
To Wit:  
I, \_\_\_\_\_, of the \_\_\_\_\_, in the Province of British Columbia, make oath and say:  
1. I was personally present and did see the within instrument duly signed and executed by the part \_\_\_\_\_ therein, for the purposes named therein.  
2. The said instrument was executed at \_\_\_\_\_, and that  
3. I know the said part \_\_\_\_\_, and that  
4. I am the subscribing witness to the said instrument and am of the full age of twenty-one 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.



R.P. 2

Registration Number 04448

MATSUZAKI, Isamu

Box 60 Steveston, B. C. (57 Georgia Street)

LOCATION AND NATURE OF PROPERTY

Description of property as per Form "JP" is correct.

OWNERSHIP

Certificate of Title has been examined and is in the name of the above Isamu Matsuzaki.

LAND AND BUILDINGS

The house on this property is a 7 room frame, shingle roof dwelling, in good condition. There is also a garage at the back of the house. The house is equipped with a Japanese bath and inside toilet.

INSURANCE

Policy #461365, Fire Insurance Company of Canada, \$3000 on dwelling, \$100 on garage, expiring December 10, 1944.

TAXES

The taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of effects attached hereto. Part of this inventory has been taken over and used by the tenant of the house and the balance is stored in a room upstairs, with the approval of the tenant. Mr. Richard McPherson has leased the property for the duration of the war, at the rate of \$10 per month, the declarant to pay both taxes and water rates.

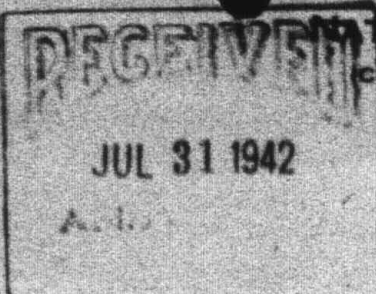
RECOMMENDATION

I would recommend that the arrangement with the tenant be approved.

May 20th, 1942.

L. Masher





NATIONAL REVENUE, CANADA  
(CUSTOMS AND EXCISE DIVISIONS)

Port of New Westminster, B.C.

July -30-1942.

A. E. McMaster, Esq.,  
Japanese Fishing Vessel Disposal Committee;  
1528- Marine Bldg., Vancouver, B.C.

Dear Sir:-

Re, M.V. Salt Spray O.N. 141533.

With reference to yours of the 25th, instant  
I wish to enclose herewith Bill of Sale endorsed together  
with a Form 19 giving the particulars of the above vessel  
in the name of "British Admiralty Technical Mission", the  
certificate of registry having been cancelled.

Yours truly,

*C. G. Sadden*  
Registrar of Shipping.



KNOW ALL MEN BY THESE PRESENTS that I, MARTHA O'BRIEN  
of 337 Dunsmuir Street, in the City of Vancouver, in the Province  
of British Columbia, Widow, at present residing at 980 East 4th  
Avenue, in the City of Owen Sound, in the Province of Ontario, DO  
HEREBY CERTIFY:

THAT Isamu Matsuzaki of Steveston, in the Province of  
British Columbia, has paid and satisfied all moneys due and to grow  
under a certain Indenture of Mortgage dated the 10th day of December,  
A. D. 1938, made by the said Isamu MATSUZAKI as Mortgagor in favour  
of Frank O'Brien as Mortgagee to secure the repayment of the sum of  
One Thousand (\$1000.00) Dollars covering ALL AND SINGULAR that certain  
parcel or tract of lands and premises situate in the Municipality of  
Richmond, in the Province of British Columbia and more particularly  
known and described as Lots Four (4), Five (5), and Six (6), Block  
Fifty-three (53), Section Three (3), Block Three (3) North, Range  
Seven (7) West, Map 249, New Westminster District, which said Indenture  
of Mortgage was duly registered in the Land Registry Office at the City  
of New Westminster, Province aforesaid as No. 793700, and which said  
Indenture of Mortgage was by Assignment in writing dated the 19th day  
of October, A.D., 1939 duly assigned by the Executrix of the Estate  
of the said Frank O'Brien, deceased, to the undersigned, which said  
assignment was registered in the said Land Registry Office as No. 80733C,  
and that such said Mortgage has not been further assigned; and that I  
am entitled by law to receive the money; and that such mortgage is  
therefore discharged.

IN WITNESS WHEREOF I have hereinafter set my hand and seal  
at the City of Owen Sound, in the Province of Ontario, this 18th day  
of June, A. D. 1942.

SIGNED, SEALED and DELIVERED )

In the presence of )

"Catherine C. Pearson"  
(signed) )

980 4th Ave. E., Owen Sound,  
Ont. )

TEACHER )

"MARTHA O'BRIEN" (signed)



FOR MAKER

I HEREBY CERTIFY that, on the 15th day of June, 1942, at the City of Owen Sound, in the Province of Ontario, Martha O'Brien, who is personally known to me appeared before me and acknowledged to me that she is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as part and that she knows the contents thereof, and that she executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at the City of Owen Sound, in the Province of Ontario, this 18th day of June, in the year of our Lord, one thousand nine hundred and forty-two.

"J. M. Telford" (signed)

A Notary Public in and for the Province of Ontario

Notary Public

XXX

SEAL



Registration Number 04448

MATSUZAKI, Isamu

INVENTORY

Taken over by the tenant

- ✓ 1-3 Pce. Chesterfield
- ✓ 1 Hassock
- ✓ 3 Smoker Stands
- ✓ 1 Clock
- ✓ 1 Table Lamp
- ✓ 1 Fireplace Set
- ✓ 1 Buffet
- ✓ 1-7 Pce. Dining Room Set
- ✓ 1 Bureau
- ✓ 1 Bed Complete
- ✓ 1 Electric Sewing Machine
- ✓ 1 Kitchen Stove
- ✓ 1 Table
- ✓ 1 Flower Stand
- ✓ 2 End Tables
- ✓ 1 Standard Lamp
- ✓ 1 Rug
- ✓ Sundry Pictures
- ✓ 1 China Cabinet
- ✓ 1 Tea Wagon
- ✓ 1 Dresser and Bench
- ✓ 1 Chest of Drawers
- ✓ 1 Elec. Vacuum Cleaner

Stored in room upstairs

- ✓ 1 Vanity Table & Stool
- ✓ 1 Bed Complete
- ✓ 1 Chest of Drawers
- ✓ 30 small boxes of misc. goods
- ✓ 5 boxes Japanese dolls
- ✓ 2 beds and springs
- ✓ 2 boxes Chinaware
- ✓ 1 Bureau.

Mather's Inventory  
4/20 May 42

*[Signature]*  
2/3/48



# This Indenture

Made in duplicate the twenty-fourth day of April in the year of Our Lord one thousand nine hundred and forty two

## IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

ISAMU MATSUZAKI, of the townsite of Steveston, in the Province of British Columbia, Canneryman

hereinafter called the "Lessor" of the First Part:

Insert full  
Names,  
Addresses  
and  
Occupations  
of parties.

And

RICHARD McPHERSON, of the Municipality of Richmond, in the Province of British Columbia, Mechanic

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

Lot Four (4) Five (5) and Six (6) BLOCK FIFTY (50) of Section Three (3) Block Three (3) North, Range Seven (7) West, Map Two Hundred and Forty-Nine (249) in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. Together with Furniture and Fixtures according to inventory which is hereby made part of this agreement.



From the Twentieth day of April one thousand nine hundred and forty two for the term of the duration of the war with Japan ~~thence ensuing~~.

**Yielding** during the said term therefor the rent of-----Ten (\$10.00)-----Dollars, per month-----  
of lawful money of Canada, payable on the following days and times that is to say:

the sum of Ten Dollars (\$10.00) on the First day of June in the year 1942, and the further sums of Ten Dollars on the First day of each and every month following during the term of this agreement.

the first payment to be made on the First day of June, 1942

**That** the said Lessee covenants with the said Lessor to pay rent; ~~and to pay rates~~ and to pay rates for water, electric light, gas and telephone.

**And** to repair; and to keep up fences; and not to cut down timber;

**And** the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

**And** will not assign without leave; and will not sublet without leave.

**And** that he will leave premises in good repair;

**And** that he will not carry on any business that shall be deemed a nuisance on the premises.

**Proviso** for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

**Proviso** for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

**Proviso** for re-entry on the usual notice being given to the Lessee of 30 days by the Lessor on the termination of the war with Japan or on the Lessors return to Steveston.



And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered  
IN THE PRESENCE OF  
(Signed) Thomas C. King  
Signature of Witness  
Street Address  
City or Town  
Occupation

(signed) Isamu Matsuzaki

(Signed) Richard McPherson  
Mrs Florence McPherson



Broadway,

Steveston.

February 18th 1943

R.P.A. EVACUATION SECTION  
Rec'd FEB 19 1943  
File No. 4596  
Ans.  
Referred Russell

EXHIBIT NO. 346-6  
DATE 15/4/43  
FILED BY Russell

The Custodian of Enemy Property,  
Japanese Section,  
Royal Bank Building,  
Vancouver.

Dear Sir,

I. Matsuzaki  
Re Lots 4/5/6 Block 53  
Section 3 Block 3 North Range 7 West Map 249

I herewith beg to submit tender for the  
above described property of \$2,500.00 cash immediately  
on acceptance of this offer.

For your information I may say that I am a  
veteran of the Great War 1914-1918, Regimental  
number 116739 and served overseas with the 7th Canadian  
Battalion.

It is understood of course that I would be able to  
move into this house ~~after~~ 90 days after the acceptance  
of this offer.

I trust you will give favourable consideration  
to this offer.

I am,

Yours very truly,

A. E. Vincent

A.E. Vincent.

*Probate, and leave at present  
I cannot forward the tender of even  
if not possible.*



## EVACUATION SECT

Rec'd JUL 28 1943

File No. 2369

Ans. 29/11/43 Home

Referred Mackenzie

Greenwood, B.C.

July 24, 1943

Mr. R. B. Mackenzie, Protection Department,  
 Custodian's Office,  
 Vancouver, B.C.

Dear Sir,

Re: chattels

File #2369

The goods which were at #2 Cold Storage Cottage,  
 Georgia St., Steveston, B.C. were moved into my friend's  
 house - Mr. I. Matsuzaki is now occupied by Mrs.  
 MacPherson on Georgia St. by the Lord Byng  
 School.

The chattels are:

+ Bed (Bedstead &amp; springs)

+ Chiffonier's

+ cupboard with chairs

+ Lamp's

+ round table (taken apart)

+ oblong table (taken apart)s

+ large tin full of kitchen ware's

2 tubs full of goods

7 chairs including rocking chair's

+ carpet <sup>about</sup> 9 x 10's

+ card table's

s: sold by Auction - 2/8/45. Steveston 30

s: " " " 16/3/45 - " 31

{ 1 tea set  
 1 glass set  
 many Japanese dishes  
 cups & saucers etc  
 equipment for flower  
 arrangement.



And also I left few kitchenware and  
chairs in the Basement of #2 Gold Storage  
Cottage.

Yours truly,

Kannosuke Nakatsu \*

Reg #04503.



4596

4A

August 5, 1943.

Mr. Isamu MATSUZAKI,  
Registration No. 04448,  
Kaslo, B.C.

Dear Sir:

On your JP registration form dated 21st of  
April, 1942 you declared among other things:

- 1 Electric washing-machine + / Electric S.M.
- 2 Electric irons
- 1 Boy's bicycle
- 1 Box silverware and cut glass

As these items were not received by Mrs.  
McPherson when she signed the lease on your house, 57  
Georgia Street, Steveston, B.C., April 24th, 1942,  
which included the furniture and fixtures, will you  
please let us know if you took these goods with you,  
or otherwise disposed of them.

Your immediate reply will be appreciated.

Yours truly,

R.B. Mackenzie.  
Protection Department.

RBW/FL



4596

4A  
August 26th, 1943

Mr. Isamu MATSUZAKI,  
Registration No. 04448,  
Kaslo, B. C.

Dear Sir:-

Further to ours of August 5th, we notice that the electric sewing machine also does not appear on the list of items included with the lease of your house at 57 Georgia Street, Steveston. As, however, we have on our files a list signed by Mrs. McPherson and as you made your own arrangements, we are assuming that everything is in order unless we hear from you to the contrary. Should you wish, we can, of course, send you a copy of the inventory signed by Mrs. McPherson but no doubt you have one at your end.

Yours truly,

H. F. Green  
Protection Department

HFG:IF

In absence of  
answer, assume inventory  
as signed by Mrs. McPherson  
must  
H



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

TELEPHONE 106

RP  
10

609 COLUMBIA STREET,  
NEW WESTMINSTER, B. C.

April 22, 1944

Catalogue #800

File #4596

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

Dear Sir:

Re: Lots 4-6, Block 53, Sec. 5, B5N/7W, Map 249,  
Steveston Townsite

This property located at 57 Georgia Street consists of an attractive two story dwelling 50x 24'. Exterior- seven rooms, plastered, in good condition, fir floors in good shape, entrance hall, nice fireplace, living room dining room, kitchen and pantry, one bedroom downstairs with cupboard. Plumbing- Toilet and hand basin. Three bedrooms upstairs finished in V joint. Exterior-Shakes, badly in need of paint, roof in very poor condition.

There is a good cement basement, laundry tubs and good drum furnace. City light and water.

Three lots are all in garden, shrubs and fruit trees, and in good location and surroundings on hard surfaced street. Rented to Mrs. McPherson for \$10. per month.

VALUATION:	House & Garage	2075.
	Lots \$150. each	450.
		\$2525. ^

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

*[Signature]*  
R. S. Coulthard.



File  
as at 12/7/54 Mrs. J. McPherson

Sturston

98 37 Georgia St 28

10 + 2

Dear Sir  
10 July 31 MATSUZAKI I am  
H 596/04408

I am enclosing a <sup>12.00</sup> postal note for rent <sup>from July</sup>  
1st to the 31st file no. 596.

Also I would like to know if  
it is alright for me to send  
a washing machine to the  
owners of the house, as I am told  
that I have to get permission from  
the Custodian before I can send  
it. so I would be very pleased  
if you would let me know.  
what is the right thing to do.  
Yours truly  
Mrs J McPherson



MATSUZAKI, Isamu

chairs & tables, tools.

1 stove & stove ~~of~~ pipes

1 bed lamp. ~~2~~ small rugs,

1 living room carpet, 1 tea wagon

& tray, dining room suite.

1 china cabinet, 1 congo sum rug

small table with plants.

2 clocks, curtains 2 end tables.

1 trillite lamp. 1 bridge lamp.

chesterfield suite, 3 table lamps.

1 place stand, 3 omoken stands,

9 living room ~~for~~ pictures.

1 set world's books (10).

knock-knocks, etc, ~~1 set~~ ~~stove~~

1 silver flower vase.

1 baby crib & mattress.

1 screen, 2 chairs (children)

2 lamp shades, 1 box glasses.

1 bread box, 1 chest of drawers.

1 table, 3 rows of odds & ends.

carpet



• + a cupboard full of  
things contents unknown  
• also  $\frac{1}{3}$  basements of Japanese  
things also contents unknown

Mrs. Florence M. Weston

57. Georgia St

Sturiston



4596

July 19th, 1944.

Mrs. F. McPherson,  
57 Georgia Street,  
Stevenson, D. C.

Dear Madam: Re: Isamu MATSUZAKI - #04448

We thank you for your undated letter and remittance just to hand, and attach our receipt hereto.

It is quite in order for you to forward the Washing Machine to the Matsusakis, and presumably you are seeing that it is safely packed, etcetra. We take it that all charges are being paid by the Evacuee, and please note that you should obtain a receipt for this washing machine from the Matsusakis.

By sending a copy of this letter to Mr. Matsuzaki, he will know that this matter is being dealt with.

Yours truly,

P. Douet,  
Administration Department.

PD/ER  
Cc to Mr. Isamu MATSUZAKI  
Reg. No. 04448,  
Kaslo, B. C.

4  
B  
  
sent &  
read OK  
as advised  
by husband  
on phone  
15/11/44  
JL



EXHIBIT NO. 396-44  
DATE *June 16/45*  
FILED *Crown*

Rec'd AUG 11 1944  
File No. *4296*  
Ref. *✓*  
Rpt'd

R.P. 5

August 11, 1944.

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

Dear Sir:

I wish to bid \$2,550.00 on Catalogue No. 800 -  
57 Georgia Street. Attached you will find a cheque for \$255.00,  
being 10% of the amount tendered.

Yours truly,

*Gertrude Mary Hunter*

Mrs. Gertrude Mary Hunter,  
Steveston, B. C.

*accept  
mm mm*



EXHIBIT NO. 296-5  
DATE June 16/48  
FILED BY Brown

revalued since

R.P. 6

W.H. Thompson

6<sup>th</sup> Ave Steveston

B.C.

The Custodian 506 Royal Bank Bld.

Tender for property on Georgia St  
Steveston Townsite Catalogue 800

lots 4546 Blk 53. Sec 3. B3N/7W

map 249 Dwelling. file no 4596

Tender price \$26,000 Cash

Cheque enclosed for 10 per cent \$2,600

Rec'd	AUG 12 1948
File No.	
Am.	
Return	

Yours Truly

W.H. Thompson

Another offer  
accepted for \$25,500



MEMORANDUM

August 14th, 1944.

TO: Mr. Peters.  
FROM: Administration Department.

Re: Catalogue No. 800  
57 Georgia Street, Richmond.  
File No. 4596.

There is a Lease for the duration of the war  
with Japan in connection with this property and a copy  
is attached herewith. In view of the recent ruling in  
Canadian courts, <sup>see *Chalmers v. The Queen*</sup> this will now be considered as a monthly  
tenancy.

  
P. J. Goulet.

PD/ER

*Send copy of lease  
to the tenancy  
paper*



October 30, 1944.

MEMORANDUM - MR. GOOD

Re: Catalogue No. 800  
57 Georgia Street, Steveston  
4-6/53/3/B3/K78/49

Please be informed that the above property is being sold under an Agreement for Sale, the terms covering which are as follows:

Sale price	\$2,550.00
Rec'd by Custodian	<u>1,275.00</u>
Balance	\$1,275.00

The balance is payable at the rate of \$53.12 per month together with interest at 5% per annum. The first payment of \$53.12 is to be made on November 10, 1944, and \$53.12 to be paid on the tenth of each successive month until the full purchase price and interest has been paid.

OP:MA

Date of Sale: October 10, 1944

Purchasers: Hugh Nicholson Hunter and Gertrude Mary Hunter  
Richmond, B. C.



4596 -

November 4th, 1944.

Mrs. G. Hunter,  
57 Georgia Street,  
Steveston, B. C.

Dear Madam:

Re: Catalogue No. 800  
57 Georgia St., Steveston, B.C.

We are in receipt of your letter of November 1st enclosing remittance for \$55.00, being payment under the Agreement for Sale in connection with the above property.

We enclose our receipt for the above amount and have been requested by our Accounting Department to point out that the amount of Principal each month is \$53.12, plus Interest—Interest of course varies slightly each month as the Principal is decreased. In this instance the Interest amounts to \$5.41, which added to the Principal makes \$58.53. We are, therefore, short of \$3.53 and we shall be glad if you will please see that this amount is sent to us by return, otherwise Interest will have to be charged on this amount.

You are advised each month by our Accounting Department of the Principal and Interest which should be paid and we must ask you to kindly see that the total amount advised you each month is remitted to this office in order that this account may be kept in our books without continual alterations as regards Interest.

Thanking you,

Yours truly,

P. Douet,  
Administration Department.

PD/ER  
Enc.



Stiveston P.O.

Nov. 6th.

Dear Sir,

Previous to receiving  
your letter of Nov. 4th  
I had no information  
from your office as  
regards amt. of Interest due  
on the Principal, only  
that the payment each  
month would be \$53.12  
plus Interest.

If you would kindly  
consult Mr. Peters, you will  
find that the first pay-  
ment is due on Nov. 10th.



To date I have paid  
\$110.00, and am now enclosing  
\$10.00 which will cover  
the interest for 2 months.

The next payment should  
accordingly fall due  
January 10th.

If you do not find  
this information to be  
correct, kindly advise me.

Yours truly,  
Chas. L. Hunter



PD/ER  
ENC.



File No. 4596.  
Catalogue No. 800.

December 4th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Isamu MATSUZAKI  
Wm. of Richmond  
Lots 4, 5 and 6 of Blk. 53  
of Sec. 3, Blk. 3 N., Range  
7 N., Map 249, N. W. D.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 24th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 94123-C, dated November 24th, 1944, registering the property in the names of Hugh Nicholson Hunter and Gertrude Mary Hunter, under Agreement for Sale.
2. Duplicate copies (2) of Agreement for Sale dated November 11th, 1944, to Hugh Nicholson Hunter and Gertrude Mary Hunter.
3. Post card acknowledgment dated December 1st, 1944, from the New Westminster Land Registry Office, No. 94123-C.

*D. A. Cramer*

DAC:JS  
Atch.



EVACUATION SECTION	
Recd	DEC 7 1944
File	4596
Ans.	
Retain	Spain

57 Georgia St.,  
 Stenston, B.C.,  
 Dec - 6, 1944

Dear Sir, Mr. Gibson

Re - your file # 4596.

I would like to buy certain articles of furniture that are in this house. - viz -

- { one - Chesterfield suite
- one - rug
- one - lamp
- one - ladies dressing table
- one - tea - wagon

I feel that, I, being a returned veteran of this war, should have preference at a suitable price for the above mentioned articles.

My offer for the total is  
 \$75.00 -



If you would have these  
costs articles valued and let  
me know your decision, I will  
be very grateful to you.

Yours truly,

R. E. McPherson

(TENANT)



Catalogue No. 800  
File No. 4596  
57 Georgia Street, Steveston  
4-6/53/5/DJH/KTV/249

December 19, 1944.

HUGH NICHOLSON HUNTER AND GENTRUDE HARKY HUNTER  
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 25, 1944)

	DEBIT	CREDIT
Purchase price	\$2,550.00	
Cheques received		\$1,275.00
Agreement for Sale		1,275.00
<u>Amount of rent collected</u>		
August 25th to August 31st - 6/31 x \$12.00		2.32
September 1st to September 30th		
October 1st to October 31st		
November 1st to November 30th } 3 x \$12.00		36.00
Registration fees on agreement - \$2,550.00	3.80	
Insurance premium - 9.9% x \$47.20	4.67	
Insurance premium - 100% x \$47.20	47.20	
Water paid to Dec. 31/44 - 128/184 x \$12.00	8.35	
Purchaser's proportion of 1944 taxes - 128/365 x \$35.19	12.34	
Balance owing by purchaser		38.04
	<u>\$2,626.36</u>	<u>\$2,626.36</u>

BALANCE OWING BY PURCHASER \$38.04



December 29th, 1944.

Mr. R. E. McPherson,  
57 Georgia Street,  
Steveston, B. C.

Dear Sir:      Re: Isamu MATSUZAKI and  
                    57 Georgia St., Steveston.

With reference to your letter of December 6th in which you state you would like to buy certain pieces of furniture belonging to the above evacuee and whose house you are renting, we would inform you that we are not in a position to accept the offer you make of \$75.00 for these goods but would say we have no objection to your communicating with the owner. If you can agree a price between you for whatever furniture you require to purchase, this office will have no objection to the deal. We suggest, therefore, that you write to the above evacuee whose address is as follows:

Mr. Isamu MATSUZAKI,  
Registration No. 04448,  
Kaslo, B. C.

and make an offer. It must be understood, however, that if a price is agreed, payment for the furniture must be made by you to this office.

We are writing to the evacuee informing him that you may be writing to him on this matter.

Yours truly,

P. Douet,  
Administration Department

PD/ER



December 29th, 1944.

Mr. Isamu MATSUZAKI,  
Reg. No. 04448,  
Kaslo, B. C.

Dear Sir: Re: 57 Georgia St., Steveston, B. C.

With reference to the above property which is in course of sale, will you please note that the tenant, Mr. R. E. McPherson, may be writing you shortly regarding certain items of furniture which he wishes to purchase.

We have informed Mr. McPherson that we will have no objection to a sale being made in this manner provided the price was agreed between you satisfactorily, and that payment was made to this office.

If you do agree to sell any furniture to Mr. McPherson please do not fail to advise us what has been sold and the agreed price.

Yours truly,

P. Douet,  
Administration Department

PD/ER



Catalogue No. 800  
File No. 4586  
57 Georgia Street, Steveston  
4-6/53/3/B3H/KTW/249

December 19, 1944.

HUGH NICHOLSON HUNTER AND GENTNUDE MARY HUNTER  
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 25, 1944)

	DEBIT	CREDIT
Purchase price	\$2,550.00	
Cheques received		\$1,275.00
Agreement for Sale		1,275.00
<u>Amount of rent collected</u>		
August 25th to August 31st - 6/31 x \$12.00		2.32
September 1st to September 30th )		
October 1st to October 31st )		
November 1st to November 30th ) 3 x \$12.00		36.00
Registration fees on agreement - \$2,550.00	3.80	
Insurance premium - 9.9% x \$47.20	4.67	
Insurance premium - 100% x \$47.20	47.20	
Water paid to Dec. 31/44 - 128/184 x \$12.00	8.35	
Purchaser's proportion of 1944 taxes - 128/365 x \$35.19	12.34	
Balance owing by purchaser		38.04
	<u>\$2,626.36</u>	<u>\$2,626.36</u>

BALANCE OWING BY PURCHASER

\$38.04



Catalogue No. 800  
File No. 4596  
57 Georgia Street  
Steveston, B. C.  
4-6/53/3/B3N/R7W/249

Receipt of Agreement for Sale between the Honourable the Secretary of  
State of Canada and Hugh Nicholson Hunter and Gertrude Mary Hunter covering  
the above described property is by us hereby acknowledged and we agree that  
all adjustments and incidents connected with the sale to us of this property  
have been settled.

Receipt is also acknowledged of Fire Insurance Company of Canada policy  
No. 461365, and Fire Insurance Company Policy No. 618233.

Dated at Vancouver this 6<sup>th</sup> day of January 1945

H N Hunter



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

Dear Sirs:-

Re: 57 Georgia St. St. James

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,

*H. N. Hunter*  
.....Signed

This copy to be kept by Mr. and Mrs. H. N. Hunter



Kaslo, B.C.

January 8, 1945 ✓

✓  
Department of the Secretary of State  
Office of the Custodian  
File No. 4596

81444-94

EVACUATION SECTION	
JAN 11 1945	
4596	

TV Dear Sir,

15<sup>th</sup> After receiving my monthly cheque of 12.00 you  
I have a credit balance of \$124.35. Out of  
this please pay my medicine bill of \$19.75  
which I have enclosed.

Yours truly,  
Isamu Matsuzaki  
Reg No. 04448.

Address

F. J. Abay.  
Kaslo Drug Store.



MEMORANDUM

File No.: 4596

Jan. 9th, 1945.

To: Mr. Harris

From: Mr. Mackenzie

Re: Isamu MATSUZAKI  
57 Georgia Street

Mr. Peters advised me on the 6th instant that the chattels from the above address have to be removed as the property has been sold to Mr. Hugh Hunter of Steveston, and the present tenant, Mrs. Florence McPherson would be vacating shortly.

The new owner, Mr. Hunter, would like to see the stove and if he desires to buy it, an appraisal will have to be made by Mr. Thompson. Will you make an appointment with Hunter to view the stove?

The following is the list of chattels signed by Mrs. McPherson:

1 3-pc. chesterfield	2 Standard lamps
1 Haddock	1 Carpet
3 Smokers stands	1 Linoleum rug
1 Clock	Sundry pictures
1 Table lamp	1 China cabinet
1 Fire place set	1 Tea wagon
1 Buffet	1 Dresser and bench
1 7-pc. dining rm. set	1 Electric vacuum cleaner
1 Bureau	
1 Table	
1 Flower stand	
2 End tables	

(OVER)



## STATEMENT RE SALE OF:

Name: MATSUZAKI, Isamu

Catalogue No: 800

File No: 4596

Street Address: 57 Georgia St.,  
Richmond

Reg. No. 04448

Legal Description: 4-4/53/3

Date of Sale and Adjustments ..... August 25th, 1944.

Sale Price \$2,590.00 (Agt. \$1,275.00)

Cash \$,275.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

~~Land Registry Office Transmission Fee~~~~Encumbrances~~~~Unpaid Vendor~~~~Mortgages~~~~Interest on Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance

4.67  
47.20

Taxes

12.34

Water

8.35

11.50

\$ 1347.56

Net Proceeds credited to your account

1336.06

Date:..... January 19th, 1945

George Peters

Compiled by:.....



1576

Jan. 19th, 1945.

Mr. Isamu MATSUZAKI,  
Registration No. 94448,  
Kaslo, B.C.

Dear Sir

Re: Catalogue No. 800  
57 Georgia St., Richmond.  
1-6/53/3

Please be informed that the above property has been sold as of August 25th for the sum of \$2,550.00; \$1,275.00 cash, the balance of \$1,275.00 at the rate of \$53.12 per month together with interest at 5% per annum. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

George Peters  
Administration Department

GP:PR  
Enc. (2)

c.c. B.C. Security Commission.



Kaslo, B.C.,

Jan. 29, 1945

File Number 4596

Department of the Secretary of State,  
Office of Evacuation  
Ottawa, B.C.

EVACUATION SECTION	
Rec'd	1 1945
File No.	4596
By	Davis

Dear Sir,

Have just received your letter informing me that my property on 57 Georgia St. has been sold for the sum of \$3,550.00; \$1,275.00 cash, the balance of \$1,275.00 at the rate of \$3.12 per month.

On the adjustment paper which was attached to the letter an adjustment has been made on my Fire Insurance and I think that it is not necessary because my policy was dated Dec. 10, 1941 and lasted till Dec. 10, 1944. I am hereby enclosing the paper.

I would like to inform you that I would like some transferring ~~done~~ done to my money which are in your hand. I owe Mr. Shinichi Matsuo, formerly of Stevenson, now residing in Bridge River, B.C. \$500.00. So if you will please look up his records and transfer the sum of \$500.00 to him.

Yours truly,  
Isamu Matsuyoshi  
Reg. No. 64448.





## BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
Vancouver, B. C.  
February 13th 1945

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

Attention Mr P. Douet

Dear Sir,

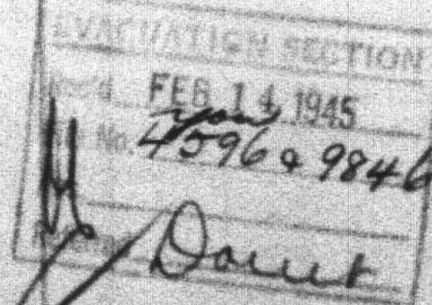
Re Mr Isamu MATSUZAKI #04448  
Custodian File #4596 & 9846

We have for acknowledgment your letter  
of the 3rd inst., regarding the above named.

Apart from the fact that Mr MATSUZAKI'S  
credit balance is insufficient to meet the debt of  
\$1500.00, we could not in any case recommend the  
payment of this claim as it was not registered with  
your office at the time of evacuation.

Yours truly,

M. L. Brown  
Office Manager.



/MMS



6

Warehouse.....

Date Feb 19/45

FILE NO. 4596

NAME 1. MATSUZAKI

ADDRESS 27 GEORGIA ST

I have examined the undermentioned articles and consider that they have no value.

*1 iron bed + spring + mattress.*

*1 bedroom rug (destroyed by mother)*

*No value*

*ESH*

Auctioneer.....

The above mentioned articles have been abandoned

*W. Harris*



4596 - 9846

February 27th, 1945.

Mr. Shinichi MATSUO,  
Reg. No. 03819,  
Bridge River, B. C.

Dear Sir:

We are in receipt of your letter of February 21st and would advise that we are awaiting a reply to a letter dated February 15th which we wrote to Mr. Isamu Matsuzaki in connection with the \$1500.00 stated to be owing to you. However, in the meantime will you please give us full particulars as to when the debt of \$1500.00 was incurred and the circumstances relating to the debt itself.

We cannot trace any mention, either on your file or on that of Mr. Matsuzaki, of this debt and we must have full particulars of same before taking any action in the matter. We would add that in any event there is not \$1500.00 in your brother-in-law's account.

Yours truly,

P. Douet,  
Administration Department

PD/ER



4596

March 1st, 1945.

Mr. Isamu MATSUZAKI,  
Registration No. 04448,  
KASLO, B.C.

Dear Sir:

We removed all the chattels from your house at 57 Georgia Street on February 19th to our auction room. Among the chattels found in the basement were the following:

3 Boxes with the name of S. MATZUO, who, we believe is your brother-in-law Shinichi. Will you please confirm this.

1 Trunk, marked M. HIGO. Will you let us know the full name of which "M" is the initial. There are several M. Higo files, and we do not want to ship this trunk to the wrong person.

Your prompt reply will be appreciated.

Yours truly,

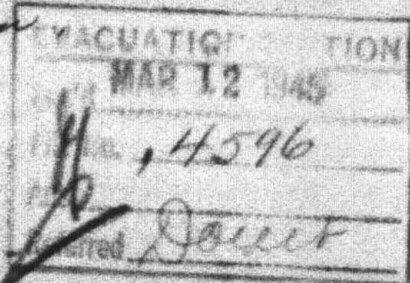
R. B. Mackenzie  
Protection Department.

RBM:LBM



Kanaka, B.C.,  
March 8, 1945

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



File No. 4596

Dear Sirs,

I have enclosed as you will see <sup>the latter</sup> two order forms, one for the T. Eaton Co., and the other for The Robert and Simpson Ltd. These are orders which we would like to send but since mother's illness, her doctor and medicine bill along with her hospital <sup>bill</sup> has been so great that our cash we had on hand is all gone. But in your bank we have the money from the house and property accredited to us so from there if you will please make out two money orders and send them out along with these order forms. The total amount is as follows:

The Robert Simpson Ltd.	-----	\$ 4.16
The Eaton Co. Ltd.	-----	24.19
Total	-----	\$ 28.35

As we are so hard up out here I wonder if it is possible for you to send out about \$100 to us. I hope you will understand our position and help us out. Thank you.

Sincerely,  
Samu Matagaki.



9627

March 13th, 1945.

Mr. Isamu HATSUZAKI,  
Reg. No. 04448,  
Kaslo, B. C.

Dear Sir:

We are in receipt of your letter of the 8th instant and in view of your residing in an Interior Housing Project under the jurisdiction of the B. C. Security Commission this matter of forwarding you funds has been discussed with them.

We enclose our cheque for \$100.00 and return to you the two orders you sent to us for goods to be purchased from The Robert Simpson Western Limited and T. Eaton Company Ltd. These goods should be ordered direct as we do not handle such matters in this office. You will be able to obtain the necessary money orders to send with these orders from funds now sent to you. We would take this opportunity of reminding you that recently your monthly remittance was increased from \$12.00 to \$45.00 per month but the enclosed cheque is being sent to you in addition to the monthly amount.

You have now a credit balance of \$1383.24 and we are receiving monthly payments of approximately \$57.00 from the purchaser of your property under the Agreement for Sale.

Yours truly,

P. Doust,  
Administration Department

PD/ER  
Enc.



# This Indenture

made this 21st. . . . . day of September . . . . . in  
the year of our Lord one thousand nine hundred and forty-five.

## Between

**HUGH NICHOLSON HUNTER, Ship's Rigger,  
of Steveston, in the Province of British Columbia.**

hereinafter called the Party of the First Part,  
AND

Insert full Name,  
Street Address and  
Occupation of each  
Party.

**GERTRUDE MARY HUNTER,  
of Steveston, in the Province of British Columbia.**

hereinafter called the Party of the Second Part.

WITNESSETH that the said party of the first part for and in consideration of  
One (\$1.00) Dollar and other valuable ~~consideration~~ <sup>of the lawful money of Canada</sup>  
to him in hand paid by the said party of the second part, at or before the sealing or  
delivery of these presents (the receipt whereof is hereby by him acknowledged) hath  
granted, released and quitted claim and by these presents Doth Grant, Release, and  
QUIT CLAIM unto the said party of the second part, ALL the Estate, Right, Title,  
Interest, claim and demand whatsoever both at law and equity or otherwise howso-  
ever and whether in possession or expectancy of him the said party of the first part  
of in to or out of ALL and singular that certain parcel or tract of land and pre-  
mises, situate, lying and being in the Municipality of Richmond, in the Province of  
British Columbia, and known and described as Lots Four (4), Five (5) and Six (6)  
of Block Fifty-Three (53) of Section Three (3) Block Three (3) North, Range Seven  
(7) West, Map Two Hundred and Forty-Nine (249) in the District of New Westminster.



**TOGETHER WITH** the appurtenances thereunto belonging or appertaining **TO HAVE**  
**and TO HOLD** the aforesaid lands and premises with all and singular the appurte-  
nances thereto belonging or appertaining unto and to the use of the said party of the  
second part, subject nevertheless to the reservations, limitations, provisions and condi-  
tions expressed in the original Grant thereof from the Crown.

Wherever the singular or the masculine is used in this Indenture, the same shall be  
deemed to include the plural or the feminine, or the body politic or corporate; also  
the respective heirs, executors, administrators, successors and assigns of the parties



hereto and each of them (where the context or the parties so requires)

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals.

Signed, Sealed and Delivered  
IN THE PRESENCE OF

Signature  
of Witness

Street Address

City or Town

Occupation of Witness

Sarah King  
78 Pender St.  
Vancouver B.C.  
Secretary

Hugh N. Hunter

#### FOR MAKER

I HEREBY CERTIFY that, on the

oath of

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

day of 19 , at  
, in the Province of British Columbia,  
(whose identity has been proved by the evidence on  
, who is personally known to me, appeared  
the person mentioned in the annexed instrument as  
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 in the Province of  
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 the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

#### FOR WITNESS

PROVINCE OF BRITISH COLUMBIA

TO WIT:

1. Sarah King  
of Vancouver

make oath and say:

- I was personally present and did see the within instrument duly signed and executed by  
Hugh Melchor Hunter the part of thereto, for the purposes named therein.
- The said instrument was executed at Vancouver B.C.
- I know the said part of , and that he is of the full age of twenty-one years.
- I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver  
in the Province of British Columbia, this 2nd  
day of September 1906

Thomas C. Hugg

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

of the Town  
, in the Province of British Columbia,

Sarah King



Kobe, B.C.,  
Dec. 23/45

336 Royal Bank Bldg,  
Hastings and Granville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 27 1945
File No.	4596
Ans.	
Referred	Letter

Dear Sir,

Every month we were accustomed to receiving  
a sum of forty-five dollars (\$45.00) but our last  
sum received was for the month of September. Please  
explain to us the reason for this.

My file number is 4596. I would like to make  
the following payments from that end. To the Sun  
Life Assurance Company please send the sum of  
one hundred and eighty-seven dollars and twenty-two  
cents (\$187.22) which covers two premiums namely  
one for Miss Matsuzaki \$46.57 and for myself \$140.65.  
Please find the envelope enclosed.

Thanking you,  
S. Matsuzaki



File No. 4596

Reg. No.

06448

Date

Name MATSUYAKI, Isamu

Your Account has been ~~DEBITED~~ <sup>CREDITED</sup> as follows:

Refund of B. C. Electric Railway Co. Security Deposit - Light

\$5.00

Custodian of Enemy Property



File No. 4596.  
Catalogue No. 800.

February 13th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Isamu MATSUZAKI  
Mun. of Richmond  
Lots 4, 5 and 6, Blk. 53 of  
Sec. 3, Blk. 3 N., Range 7 W.,  
Map 249, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, October 30th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 193964-E, dated October 29th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 193965-E, dated October 29th, 1945, registering the property in the name of Gertrude Mary Hunter (Deed).
3. Duplicate of Transmission dated October 10th, 1945.
4. Duplicate of Deed dated October 10th, 1945 - Secretary of State to Gertrude Mary Hunter.
5. Certificate of Indefeasible Title No. 193965-E, dated February 5th, 1946, covering the above property in the name of Gertrude Mary Hunter.

DAG:JS  
Atch.

*Dihaunt*



4596

May 30, 1947.

REGISTERED MAIL

Mr. Isamu MATSUZAKI,  
Registration No. 04448,  
Kaslo, B. C.

Dear Sir:

As requested in your wire of May 29th, we are enclosing herewith our cheque in the amount of \$1,000.00. After deducting this cheque from your account, there is a credit balance of \$806.58 still remaining. Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters,  
Office of the Custodian.

GP/EL  
Enc. - Cheque for \$1,000.00

4596

6th August, 1947.

REGISTERED

Mr. Isamu MATSUZAKI,  
Registration No. 04448,  
Kaslo, B.C.

Dear Sir:

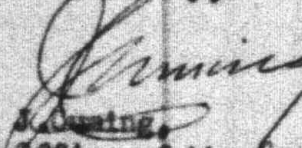
Attached hereto please find cheque in the amount of \$806.58, being total funds held to your credit by the Custodian.

For your convenience a statement of account for the period 6th January, 1945 to 30th May, 1947, is enclosed, which, together with previous statements rendered, will give you a complete account of the administration of your estate as vested in the Custodian.

With reference to your request contained in your letter dated 29th January, 1945, regarding an amount of \$1500.00 owing to Shinichi MATSUO, we are advising him as per copy of letter attached, that any claim which he might entertain against you as of this date should be taken up with you direct as we are closing your account.

In order that we may be assured of your receiving the above mentioned cheque, would you please acknowledge receipt of same on the duplicate copy of this letter and return it in the stamped self-addressed envelope enclosed for your convenience.

Yours truly,

  
George Peters,  
Office of the Custodian.

HA  
Encls. 4 (cheque)



9846 & 4596

6th August, 1947.

Mr. Shinichi MATSUO,  
Registration No. 03819,  
Hinto, B.C.

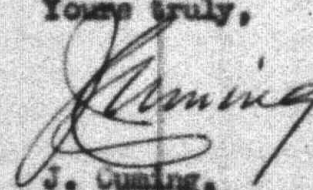
Dear Sir:

With reference to your letter dated 21st February 1947, and further to our communication dated 17th April, 1945, in regard to a claim in the amount of \$1500.00 entered by you against Mr. Isamu MATSUZAKI.

This is to advise you that all monies accruing to the credit of MATSUZAKI at this office, have been forwarded to him this date, together with a copy of this letter.

As his account has been closed at this office, all future claims should be directed to him.

Yours truly,



J. Cuming,  
Office of the Custodian.

JG/HA  
C.c. for Mr. MATSUZAKI.



4736, 4596

17th December, 1948.

Mrs. Sano NAGATA,  
Regn. No. 04191,  
Blind Bay, B.C.

Dear Madam:

We wish to acknowledge receipt of your letter of the 11th December. As you were previously advised by letter of the 26th July, 1946, the Custodian did not find a Bently Electric Washer #8022 marked with your name, in the house of Mr. Isamu MATSUZAKI.

We would suggest that you contact Mr. Isamu MATSUZAKI, Regn. No. 04448, whose present address is Kaslo, B.C., as a washing machine was shipped to him in 1944 by his tenant.

Yours truly,

Office of the Custodian.

HA



CASE NO. 598

IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Nelson, B.C.

June 16, 1948

IN THE MATTER OF THE CLAIM OF  
ISAMU MATSUZAKI

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the  
Dominion Government

A.E. CONUS, 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



I. Matsuzaki  
In Chief

MR. COBUS: The claim, your honour, of Isamu Matsuzaki, which is No. 38 on the Secretary's list. I think this man speaks English.

THE COMMISSIONER: If you have any trouble, witness, you can ask the interpreter to help you.

ISAMU MATSUZAKI, the Claimant herein, being first duly sworn, testified as follows:

10 MR. COBUS: I would ask leave, your honour, to amend the claim by perhaps clarifying the way the claim was originally set up. The notes under 4 (e) as to land cost and building cost should be eliminated, that is, there is no place for that; and the value of the land and buildings remains at \$3400.00, and similarly, the credit to the Custodian of \$2550.00 remains, therefore that portion of the claim remains.

20 THE COMMISSIONER: You just want, then, the land cost and the building cost eliminated.

MR. COBUS: Yes, your honour. With respect to the personal property, that, too, is perhaps better amended by deleting what is written there and replacing it with a single chattel claim of \$465.00 and a credit to the Custodian of \$97.25.

THE COMMISSIONER: I will put that in the margin -- chattel claim -- ?

MR. COBUS: \$465.00, your honour.

THE COMMISSIONER: The credit to the Custodian --?

30 MR. COBUS: \$97.25, leaving a balance of \$367.75.



You will notice, your honour, item No. 2 under 5 (a) was a repetition of the lot and building and should not have been there, and item 3 is for a boat. The boat claim is being abandoned subject to the Terms of Reference being broadened, so that eliminates that item there from the claim to be presented now.

THE COMMISSIONER: The personal property list all goes out?

10 MR. COBUS: That all goes out, your honour, it is not within the Terms of Reference, and he claimed no amount for the radio, you will note, and he claimed no amount for the Beatty washing machine, and those items do not form part of the claim.

THE COMMISSIONER: Then the total is what?

MR. COBUS: I haven't calculated the total, your honour. That will make the total claim \$1217.75, I make it, by adding \$850.00 for realty and \$367.75. I think that is right.

20 THE COMMISSIONER: Yes.

MR. MACDONALD: What credit are you giving?

THE COMMISSIONER: \$1217.75.

MR. COBUS: Yes, your honour.

MR. MACDONALD: What credit are you giving for the personal property?

MR. COBUS: For personal property, \$97.25.

THE COMMISSIONER: What about all the attachments you have?

30 MR. COBUS: The lists, your honour, are merely copies of certain auction sheets which were sent by



the Custodian to the claimant.

THE COMMISSIONER: Really, they don't have any part in the claim, then.

MR. COBUS: They relate in part, inasmuch as some of the chattels for which claim is being made were sold, but they don't assist very much in determining what articles are being claimed for; that will be replaced by a list to be filed with the statement concerning personal chattels.

10

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are submitting a claim. Did you instruct me to prepare this statement for you and is that your signature?

A: Yes.

Q: And is the information contained herein true to the best of your knowledge and recollection?

A: Yes.

20 MR. COBUS: I ask leave to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the appraisal on the realty which is the subject of this claim?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file what purports to be an appraisal on the subject realty dated April 22nd, 1944, and made  
30 by Coulthard, Sutherland and Company, Limited,



I. Matsuzaki  
In Chief

at New Westminster. The valuation placed on the property was, house and garage, \$2075.00, lots, \$150.00 each, \$450.00; total valuation, \$2525.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend produce the picture of the property?

(Handed to Mr. Cobus)

10 MR. COBUS: Q: Witness, I produce to you a picture of a dwelling with this note above it: "57 Georgia, Steveston, B.C." and your name, "Picture taken April 13, 1943." Do you recognise the picture, and if you do, what is it a picture of?

A: The garage is missing, that is all, as far as I know.

Q: What is it a picture of? It is a picture of your house, isn't it?

A: Yes.

20 Q: And the garage would be to the --

A: It is supposed to be on the right-hand side of the house.

Q: The right-hand side of the house?

A: Yes.

Q: That is a front view? A: Yes.

MR. COBUS: Filed on behalf of the Crown, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

30 MR. COBUS: Would my learned friend admit the 1942 assessment on this property was, land \$201.00, improvements \$1900.00, total \$2101.00? I think



your real property summary indicates that, Mr. MacDonald. Perhaps there is a notice there.

MR. MACDONALD: There is a tax notice, yes. What was it again?

MR. COBUS: Total \$2101.00 for 1942.

MR. MACDONALD: Yes, that is according to the tax notice, your honour. I will admit that.

MR. COBUS: Referring, then, to Exhibit 1, the statement, your honour, the property was a residence at 57 Georgia Street at Steveston, B.C. The house was a one and a half or two storey dwelling, 34 feet by 28 feet. The garage on the property measured 12 feet by 18 feet. That is the garage that is in the background on the picture, I believe, to the right of the house, although it is not shown in the photograph.

THE COMMISSIONER: Yes.

MR. COBUS: The house contained 8 rooms, five rooms downstairs, three upstairs. There was a bathroom in the dwelling -- I can't quite make it out.

Q: Was it an oriental tub or an occidental tub in the bathroom; that is, is it the usual white man's type of tub in your bathroom?

A: No, no, one bathroom separate from the other one down in the basement, you know.

Q: The bath you had was an oriental bath in the basement, but your bathroom contained a wash basin and toilet?

A: Yes.

THE COMMISSIONER: What is an oriental bath; what is the difference?



MR. COBUS: I beg your pardon?

THE COMMISSIONER: What is the difference between an  
occidental and oriental bath?

MR. COBUS: There is quite a difference, your honour.

THE COMMISSIONER: Quite a difference.

At Yes.

THE COMMISSIONER: What is the difference?

THE INTERPRETER: The oriental bath is made of wood.

THE WITNESS: Yes.

10 THE INTERPRETER: It is generally square, and the  
water is heated from outside.

MR. COBUS: I believe they have a metal bottom on  
them.

THE WITNESS: We didn't have heat on the bottom, we  
had a pipe connected to the hot water.

THE COMMISSIONER: It is just a matter of learning  
something every day, that is all.

MR. COBUS: It is quite a contraption, your honour.

20 The house was connected with city water  
and electric light. The building itself was  
of frame finish, frame with shingles for the most  
part on the outside, and partially, in the gables,  
stuccoed -- that shows in the picture, I think,  
your honour. The roof was shingled. The walls  
inside were of lath and plaster, which were  
painted. The floors were of fir. The house  
was built on a full cement foundation, the  
basement was a full basement. The garage was  
of frame with shake shingles to match the house.  
30 The upstairs inside apparently was V-jointed.



I. Matsuzaki.  
In Chief

10 The dwelling and garage were built on three  
lots measuring 99 feet by 120 feet, which were  
purchased by the claimant in 1931 at a cost of  
\$450.00 for land only. It was located in the  
residential section of Steveston. The house  
was erected in 1931 by hired carpenters at a cost  
of labour and material, which he approximates  
at \$3300.00. In 1932 he erected the garage by  
his own labour and he bought materials with which  
to build it. He has linked with the garage  
the building of a cement sidewalk, 60 feet by  
2½ feet, done by his own labour and bought  
material, and he also cultivated the rear of  
the lots and planted 14 mixed fruit trees. He  
planted a laurel hedge in front and part of one  
side. The front of the property was in lawn  
and the sides as well. The only value he was  
able to estimate as to the cost of those latter  
improvements was \$250.00. He estimates the value  
20 of the property at the date of sale to be \$3400.00.

With respect to the appraiser's report, he  
says the shingle exterior had been of shake  
shingles, stained, and had shown no sign of  
fading except possibly in the front. He says  
that he stained the roof shingles in 1933 and as  
far as he knows, the roof was in good repair.  
As the appraiser states, the claimant agrees  
his home was an attractive one and in good shape.  
For a house and cultivated land as described  
30 by the appraiser, he considers the valuation of



I. Matsuzaki  
In Chief

\$2525.00 to be much below a fair market value when sold by the Custodian in August of 1944. He believes that \$3400.00 is a very moderate estimate of the value of the property when sold.

Would my learned friend advise what tenders were received for this property?

10 MR. MACDONALD: Your honour, there was an offer of \$2500.00, an offer of \$2550.00, and an offer of \$2600.00. The notation that I have on the offer of \$2600.00 is an undated one -- these are tenders -- and the \$2550.00 was accepted, and the \$2500.00 one was rejected, and so was the \$2600.00 one.

THE COMMISSIONER: I presume the property was advertised?

MR. MACDONALD: I presume so, because these are tenders.

20 MR. COBUS: I have had produced two of the tenders which my friend has mentioned. There is the successful one by a Gertrude Mary Hunter dated August 11, 1944 and received by the Custodian, according to his stamp, on August 11, '44, for \$2550.00. That, I believe, was the one approved by the advisory committee. Then I have had produced a tender from a W.H. Thompson for \$2600.00. There is no date on the tender, your honour, but the Custodian's own date stamp shows it was received on August 12, 1944.

30 MR. MACDONALD: I have the other appraisal -- or tender, rather, here.



I. Matsusaki  
In Chief

MR. COBUS: Oh, that is the third one. Referring to the bid of W.B. Thompson for \$2600.00, my learned friend has nothing to suggest the reason for the rejection?

THE COMMISSIONER: That was rejected, apparently, the \$2600.00 one, but there is no explanation as to why it was rejected.

10 MR. MACDONALD: No, the notation I have is that there was a tender undated for \$2600.00, and this \$2550.00 one had been accepted. That is the only note I have.

THE COMMISSIONER: So apparently the \$2600.00 one came in after the acceptance of the \$2550.00 one.

MR. MACDONALD: I don't know; that is the only notation I have.

MR. COBUS: The Custodian's own receipt stamp is there, however, August 12th, I believe.

20 I have had produced the third tender by a man, A.E. Vincent, dated February 18, 1943 for \$2600.00. That might be filed on behalf of the Crown as well.

(TENDER MARKED EXHIBIT NO. 4)

(TENDER MARKED EXHIBIT NO. 5)

(TENDER MARKED EXHIBIT NO. 6)

30 Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim in the amount of \$465.00. Did you instruct me to prepare this statement for you and is that your signature?



I. Matsusaki  
In Chief

A: Yes.

Q: In your statement you refer to a list attached. I produce to you a two page list, typewritten list. Are these the lists or the list to which you make reference in your statement?

A: Yes.

Q: And in the list of items themselves, you make reference to an item, two tool chests containing tools as per list attached.

10 A: Yes.

Q: I show you the second sheet. Are these the tools which were in these two tool boxes?

A: Yes, this is the bigger tool box.

Q: These are the contents of the bigger tool box?

A: Yes.

Q: And at the bottom of that list you say "approximately \$140.00."

A: Yes.

Q: What does that mean? A: Well, the whole cost for them, estimated.

20 Q: The cost?

A: Yes.

MR. COBUS: I file the personal chattels statement and the lists as one exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 7)

MR. COBUS: Referring to Exhibit 7, your honour, the witness says that all the goods claimed were left in his home at 57 Georgia Street, Steveston, B.C. He says that all the goods claimed were declared on his J.P. form or were found and sold by the Custodian. In his J.P. form he informed the Custodian of the location of his goods and

30



I. Matsusaki  
In Chief

declared only the more important items therein as he had no list prepared at the time. While he thinks that many more articles were sold at very low prices, he has confined his claim to major items only. In many cases he has received what appears to be a fair price, and he has not made a claim for these.

If my learned friend would produce the Analysis of Personal Property claim herein, I think it should be filed.

10

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is produced from the Custodian's file and filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 8)

MR. COBUS: The Analysis is set up somewhat differently than most of the analyses which we have had in the past inasmuch as the Custodian's inventory by J.D. Mather on the 20th of May, '42, is used by the Custodian to indicate the auction sales. We arrived at credits of \$7.25 after much effort. For instance, take the bedroom suite. There is no direct sale of a bedroom suite at all; it seems to have been sold piece meal; or take the one I have particularly in mind, the dining room set, that is, one seven piece dining room set, sold at auction for \$20.00, and immediately above it, on buffet sold for \$11.00, and further down one china cabinet sold for \$9.00, which would appear to indicate that the dining room suite was broken up, sold piece

20

30



I. Matsuzaki  
In Chief  
Discussion

meal, and brought the sum of \$40.00. In his claim form, that happens to be one of the major items for which he is claiming. He shows that a dining room suite was purchased in '32 for \$170.00, and he is claiming \$85.00 for it. Some of the items he received, and no claim is submitted for those; others, though sold by the Custodian, he is not submitting a claim for because he thinks that probably the price received was at least reasonably fair.

10

THE COMMISSIONER: A pretty well complete list seems to have been sold by the Custodian.

MR. COBUS: Yes, or declared. As a matter of fact, I think everything we have claimed there was sold by the Custodian. We couldn't make any real analysis of the tools inasmuch as the analysis shows a great number of sales down at the bottom with the letters "T, F.K.C.M." which to the Custodian, I think, means "tools, furniture, kitchenware, china and miscellaneous." However, we can't break those down, and we found how much the tools were sold for and gave the Custodian credit for his own sales as per his own auction sheets.

20

THE COMMISSIONER: Well, there were just two articles abandoned there. You haven't claimed for the two articles abandoned, have you?

MR. COBUS: One bed complete.

THE COMMISSIONER: One bed complete.

30 MR. COBUS: No, your honour, we are claiming for two



I Matsuzaki  
In Chief  
Discussion

bedroom suites, but that was a separate bed,  
and he is not making a claim for it.

THE COMMISSIONER: The standard lamp is the other  
one abandoned.

MR. COBUS: A standard lamp?

THE COMMISSIONER: It is a rug that is abandoned.

MR. COBUS: Yes, a rug, and yet it was sold for  
\$45.00, and is also shown as abandoned. I don't  
understand that.

10 MR. MACDONALD: Under the heading "remarks," you  
see "Reference No. 6."

MR. COBUS: Well, if my friend will indicate what  
Reference No. 6 says.

MR. MACDONALD: I am going to look.

THE COMMISSIONER: It would appear as though it  
was sold and then abandoned.

MR. COBUS: Yes.

THE COMMISSIONER: Your electric sewing machine was  
not found.

20 MR. COBUS: He got the electric sewing machine.

THE COMMISSIONER: It is marked as not found.

MR. COBUS: Yes. Well, that frequently happens,  
your honour. I mean, the analysis sheet is  
the Custodian's analysis sheet for whatever  
it is worth.

THE COMMISSIONER: He received the sewing machine,  
then.

MR. COBUS: Yes, he received the sewing machine. I  
think, with respect to the rug, your honour,  
30 we are not making a claim for it. The man in-



I. Matsuzaki  
Discussion

structed me that he left two rugs, and he said if he got \$45.00 for one, well, that was all right, he simply dropped the other one.

THE COMMISSIONER: Well, there is some reference to that. I don't know whether it is material or not.

10 MR. COBUS: I think they found one -- if I can help my friend -- they found one in the basement and I think somebody went and looked at it and said it was all moth-eaten; that was the explanation of that. The claimant says it is all right if it was moth-eaten.

THE COMMISSIONER: If it is not being claimed for we don't need to go into it.

MR. COBUS: No, I don't think so, your honour.

MR. MACDONALD: No.

MR. COBUS: Your witness.

20 MR. MACDONALD: Do I understand from my learned friend that all of the articles that are being claimed have been sold?

MR. COBUS: Declared or sold.

MR. MACDONALD: You mentioned sold -- it is very difficult to pick out, as you know.

MR. COBUS: Well, I dug it out myself.

MR. MACDONALD: You mentioned they were all sold, and that is on the record.

MR. COBUS: It is not on the record. I said they were all found, declared or sold.

MR. MACDONALD: Well, I must have taken it wrong, then.

30 MR. COBUS: That is the statement on the yellow form.



I. Matsuzaki  
Discussion

MR. MACDONALD: I submit, your honour, that as far as the real property was concerned, it was sold at its fair market value. As far as the personal property is concerned, it was sold at its fair market value, that is, the property that was sold. If there are any others claimed here that were not referred to as sold, the amount that is claimed for them is exorbitant.

10 THE COMMISSIONER: There is no question here, is there, of anything claimed to have come into the hands of the Custodian which the Custodian says he did not obtain?

MR. MACDONALD: Well, your honour, I don't think so.

MR. COBUS: Your honour, my learned friend appears to have been misled by whatever I said. I can point this much out to him: There is no question that the dining room suite, which is the first item on the list attached to Exhibit 7, the chattels state, was declared. It was sold.

20 MR. MACDONALD: And it seems it was accounted for as sold.

MR. COBUS: Bedroom suite, bedroom suite, the next two items were declared.

THE COMMISSIONER: Yes.

MR. COBUS: Now, if my friend could do any better than I was able to do out of the list of sales of the Custodian -- I found two beds, two chests, a vanity, and a stool, and that was the best I could do.

30 MR. MACDONALD: Well, I was really taking a short cut,



I. Matsuzaki  
Discussion  
Cross exam

your honour. If my friend says that everything was sold, I was going to be through with it, and say it was sold at its fair market value, and that would finish it.

MR. COBURN: I see.

THE COMMISSIONER: It would be just as well, if there is any question on that, Mr. MacDonald, to make the submission that any goods which came into the Custodian's hands were sold and no others came into your hands, so that you will protect yourself.

MR. MACDONALD: Yes, your honour, and they were sold for their fair market value.

CROSS EXAMINATION BY MR. MACDONALD:

Q: You were running a garage at Steveston, were you not?

A: No, I haven't.

Q: You weren't running it; you were the owner of the garage, is that it?

20 A: No, I don't own it.

Q: I beg your pardon, I have got this mixed up with another one. What was your employment?

A: I was doing the skippers job on the boat.

Q: Are you a fisherman? A: I am not a fisherman, I am running a boat.

Q: Now, you have a lot of tools listed in one of these statements, which you state cost approximately \$140,000?

A: Yes.

Q: Did you buy those yourself? A: Yes.

30 Q: When did you buy them?



I. Matsuzaki  
Cross exam

A: I bought them from 1931 up to the day of evacuation.

Q: And did you have bills for them when you made out this statement? A: Yes, I made out the statement, but I haven't got no bill or anything like that.

Q: Are these estimated costs -- this \$140.00, I take it that is an estimated cost?

A: Yes.

10 Q: Approximately? A: Yes.

Q: And you are claiming for those \$80.00?

A: That's less than half price for it.

MR. MACDONALD: It would seem, your honour, that there were some tools sold, on the bottom of the Analysis, under the heading of "T", but they are not listed.

THE COMMISSIONER: \$15.85.

MR. MACDONALD: \$15.85, but they are not listed.

20 Q: These were all the tools that you left out there that are set out in your list here, which are set out to have been worth approximately \$140.00?

A: Yes, I had many more tools but I can't remember; I can't put it all down.

Q: Well, that is all you are claiming for, anyway?

A: Yes.

Q: Now, where were those tools put?

A: In the basement.

Q: Of your house? A: Of my house, yes.

30 Q: You have no experience in selling second hand material, second hand equipment of any kind?



I. Matsuzaki  
Cross-exam

A: No.

Q: This is just your own opinion, is it?

A: Sure, that's all it is.

Q: You hadn't it appraised by anybody at all?

A: No.

MR. MACDONALD: That is all.

MR. COBUS: No questions, your honour.

THE COMMISSIONER: Do these tools appear on the  
J.P. form? I notice you show them on the Analy-  
sis of personal property claim.

10

MR. MACDONALD: I beg your pardon, your honour.

THE COMMISSIONER: The tools don't seem to appear  
on the J.P. declaration according to the Analy-  
sis of Personal Property Claim in the first  
column there.

MR. MACDONALD: No, they are not listed.

MR. COBUS: They are not listed, your honour, but the  
auction sheets show them.

THE COMMISSIONER: They are shown there.

20 MR. COBUS: So that he had, the tools, at any rate,  
because they were sold.

MR. MACDONALD: They were sold, at any rate.

THE COMMISSIONER: Yes, so they came into the hands of  
the Custodian if they were sold.

MR. MACDONALD: They must have come into the hands  
of the Custodian.

THE COMMISSIONER: All right Matsuzaki, that is all  
we can do now; the matter will be proceeded  
with later on.

30

(Witness aside)



I. Matsuzaki

(PROCEEDINGS ADJOURNED SINE DIE)

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

*Gordon Hambleton*

G. Hambleton  
Official Reporter.

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

10

E.P. Dawson  
Sub-Commissioner.

20

30



## DEFENCE BRIEF

File 4596  
Case 396

Issuu MATSUZAKIREAL PROPERTY CLAIM

EST. VALUE  
\$3400.

APPRAISED  
\$2525.

SOLD FOR  
\$2550.

WITNESS: F.H. Coulthard

## P.9 L.7 notes Tenders:

\$2500.	18 Feb 43	Rejected
2550.	11 Aug 44	ACCEPTED
2600.	(X)	Rejected

P.9 L.24 notes \$2600. offer "Undated" but received by Cstdn on 12 Aug 44.

\$2550. offer d/11 Aug 44 was received by Cstdn 11/8/44  
\$2600. offer d/--- " " " " 12/8/44

\$2550. offer accepted by letter d/18/8/44  
\$2600. offer refused by letter d/15/8/44

The file does not disclose the reason for the rejection of the higher offer.

PERSONAL PROPERTY CLAIMAMENDED

EST. VALUE  
\$465.

APPRAISED  
No

SOLD FOR  
See below

Ref: PP.1

Ref: PP.3

Ref: PP.4a (2)

Ref: Exh.7

Ref: PP.5

Ref: PP.6 &amp; P.14 L.18

Ref: PP.11

This is one of the few cases where the Custodian has accounted for all items coming into his possession.

The Claimant leased his property to Mrs. McPherson and the chattels formed a bailment. J.D. Mather procured a signed list of chattels from the Lessee as the Cstdn copy of the Lease didn't include same when forwarded to this office by T.C. King of Steveston.

Letters 5th & 26th Aug 43 from Cstdn to Claimant noted differences between JP declaration and Lease inventory and said Cstdn would consider Lease inventory correct if no further word received from Claimant. Claimant did not answer either request and now "2 elec. irons" and "1 box Silverware and Cut Glass" have been included by Cobus in the amended claim.

Cstdn removed chattels from Lessee's possession to Storage on 19 Feb 45.

All items removed from premises were sold at Auction, or abandoned, OR SHIPPED WITHOUT CSTDN KNOWLEDGE.

Copies of all Auction Sheets supplied Claimant 3/9/47.

Claimant's claim prepared 24 Nov 47 did not itemise chattels.

Cobus, acting for the Claimant, evidently realized that the Cstdn's accounting of the items coming under his control caused the claim to be merely a question of Fair Market Value. He therefore attempts to infer that due to individual items of a set (Dining Room Suite P.12 L.25) being sold separately instead of as a suite, fair market value was not realized.

No Tools were declared, found by Mather, listed by the Lessee. Those which were found by the Cstdn were sold as "T" on the Analysis, or possibly under "Misc. Items" As they were neither declared, inventoried by Mather or listed by the Lessee, the Cstdn did not segregate them from miscellaneous items. Now Cobus has thought up enough tools to cover an approximate value of \$140.00 (Exh.7) with a Claim value of \$70.00.

A separate Analysis is attached hereto, based on the claim as amended by Cobus and covering only those items now the subject of the claim.

Cstdn counsel at preliminary hearing did not note that Nakatsu (file 2369 & 2199) had chattels stored in Claimant's house. This might have caused confusion. See PP.1



ANALYSIS OF AMENDED PERS. PROP. CLAIM

	CLAIM VALUE	SOLD FOR	REMARKS
<u>Dining Room Suite</u>			
Table	85.	20. 9. 11.	
6 Chairs			
Buffet			
China Cabinet			
<u>Bedroom Suite</u>			
Bed	70.		3 beds sold \$10.25
Vanity			1.75
Highboy			2.00
<u>Bedroom Suite</u>			2 beds abandoned
Bed	35.		*****
Bureau			5 bureaux (vanity etc)
Chest of Drawers			sold 8.50
			8. 7.50 1. 10.25
Kitchen stove with hot water attachment	20.	10.	If 'attachment' is a boiler, it is a fixture.
Tea wagon	35.	20.	
Vacuum cleaner	70.	37.	
China dinner set	20.	13.	
Box Silver & Cut Glass	50.		See PP.4
2 Elec. Irons	10.		See PP.4
TOOLS (Exh. 7 itemizes)	70.		"T" on original Analysis notes sales to \$15.85 "Misc. Items" on Auction Sheets notes sales to \$9.10

46.5

gross values by claimant = 405.25 net & auction price 194.20  
60.00 declared not found. PP4  
Claim 465.25



Name of Claimant **MATSUZAKI, Isamu**Case **396**Custodian File **4596**

<b>REAL PROPERTY</b>										<b>Total</b>
<b>Greater Vancouver</b>		<b>Rural (except V.L.A.)</b>			<b>V.L.A. (except Mission Village)</b>		<b>V.L.A. Mission Village</b>			
<b>Sale Price</b>	<b>5% thereof &amp; 12.50</b>	<b>Sale Price</b>	<b>10% thereof</b>	<b>Charges 12.50 &amp; Comm.</b>	<b>Sale Price</b>	<b>Total Award 80% of all Sale Prices % of Amount Total</b>	<b>Sale Price</b>	<b>Total Award 125% of all Sale Prices % of Amount Total</b>		
		<b>2550</b>		<b>00</b>				<b>Special</b>	<b>50.00</b>	
		<b>255.00</b>		<b>12.50</b>					<b>267.50</b>	
<b>PERSONAL PROPERTY</b>										
<b>Motor Vehicles</b>		<b>Boats and Boat Gear</b>								
<b>Sale Price</b>	<b>25% thereof</b>	<b>Sale Price</b>	<b>Nelson Bros. 23.5% of Sale Price</b>	<b>Other Sales 28.5% of Sale Price</b>	<b>Equipment charges paid to purchasers in error. Repay to owners</b>	<b>Amount of Claims for Boat Gear Declared &amp; Not Found &amp; Recorded Now Missing</b>	<b>45% of amount in next preceding column</b>			
<b>NETS</b>										
<b>Total award for Nets plus Sale Price</b>		<b>Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing</b>		<b>Percentage Total Award to Total Claim</b>		<b>Claim for Nets Sold Declared Not Found, &amp; Recorded Now Missing</b>		<b>Apply % ratio to Claim</b>	<b>Deduct Custodian Sale Price</b>	
<b>MISCELLANEOUS CHATTELS</b>										
<b>Claim for goods Sold By Auction</b>	<b>Sale Price of Goods Sold By Auction</b>	<b>Rebates of charges 30% of Sale Price</b>	<b>Ratio in % of Sale Price to Claim</b>	<b>Claim for goods Declared Not Found, Recorded Now Missing, &amp; Sold Not Paid</b>	<b>Applica-tion of % ratio to amount in next preceding column</b>	<b>Sale Price of goods Sold by Tender</b>	<b>12% of Sale Price</b>			
<b>309.00</b>	<b>161.10</b>	<b>48.33</b>	<b>52.13%</b>	<b>156.00</b>	<b>81.32</b>				<b>129.65</b>	
<b>TOTAL RECOMMENDATION</b>									<b>447.35</b>	



396

JAN 8 1951

Mr. Isamu MATSUZAKI,  
P. O. Box 436,  
Kaslo, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 396

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 ... \$ 447.15.

Cheque in your favour is enclosed for \$ 422.06  
and we have paid the Co-Operative Committee .. \$ 25.09  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS:EK  
Encl.