

7597

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. _____

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 INFORMATIONNAME: MATSUSAKI, Sanjiro.HOME ADDRESS: 1603 Franklin St., Vancouver, B. C.REGISTRATION NUMBER 02265 SEX: Male AGE: 55OCCUPATION: Teacher.

(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: Japanese Language School, Marpole, B. C.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Tsumo.ADDRESS OF WIFE OR HUSBAND: 1603 Franklin St., Vancouver, B. C.NAMES OF ANY LIVING CHILDREN: Hisashi (M)ADDRESS OF CHILDREN: 1603 Franklin St., Vancouver, B. C.AGE OF CHILDREN: 14.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot One (1) and Two (2) Blk. 35, Section 3, Blk. 3, North Range 7, West, Map 249, New Westminster, B. C. Cor. of Richmond & 4th. Ave., Staveston, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Two dwelling houses.

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable) \$25.00 per year, Lulu Island, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Front house \$14.00 and Back house \$10.00. Paid monthly.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1603 Franklin St., Vancouver, B. C.

Dwelling house.

2. LANDLORD'S NAME AND ADDRESS: Self.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: paid \$723.90

balance owing to City of Vancouver, City Hall, 455 W. 12th Ave.,
Vancouver, B. C.

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:

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$2,000.00 paid for owner by
Pemberton's.

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

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

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

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 4th day of May, 1942.

(Signature)

O. Broadbent
Witness

FOR DEPARTMENTAL USE

P.D,
INFORMATION FROM R.C.M.P.

7597
DATE July 23, 1943

Cur File No. 7597

Full Name MATSUSAKI, ^NSanjiro
(Surname in Block Letters)

Registration No. 02265

Male - Female
(Check)

Age March 21, 1886

Former Address 1603 Franklin St., Vancouver, B. C.

Date Evacuated June 25/42

Naturalized - Canadian-Born - National
(Check)

~~P.O. Box 538~~
Present Address

Greenwood, B. C.

52 Winvale Ave, Hamlet, Ont.

Married - Single
(Check)

Name of Wife Tsumé #06257

Name of Husband -

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16 Hisachi (M) Mar. 21/28

Request by LF

Registered with Custodian yes
(Yes or No)

Additional Information

Teacher. House & property

7597

REGISTERED

Mr. Sanjiro MATSUSAKI,
Reg. No. 02265,
52 Kinrade Avenue,
Hamilton, Ontario.

August 2nd, 1946

*Mailed 10th Aug
held for Bonds*

Dear Sir:-

We are in receipt of your letters of the 12th and 26th ultimo requesting that we forward to you your Dominion of Canada Bearer Bonds amounting to \$1,000.00 held here in your behalf.

Before complying with your request, we have reviewed your file and affairs that vested with the Custodian, and have prepared a brief summary of same for a report to you.

Your two principal assets that required our supervision and attention consisted of:-

1. Steveston property
2. 1603 Franklin Street, Vancouver.

You had disposed of the Steveston property to a Mrs. Edith M. MacDonald, and Messrs. Pemberton Realty Corporation were looking after same in your behalf. They reported to this office and later payments by Mrs. MacDonald were made direct to the Custodian and were credited to your account. Title to the property was placed in your name, subject to Right to Purchase given by you to Mrs. MacDonald. Final payment was made by her in November 1942 and a Deed from you to her, closed the transaction. All funds arising from the property coming into our possession were credited to your account, as reported to you from time to time.

The Franklin Street property was leased by you to the Church of Spiritual Light with option to purchase for \$3,000.00. This was later translated into an Agreement for Sale to the Cosmopolitan Church and Seminary of Psychic Science, that being the registered name of the organization. Certain payments were made on the Agreement, but on their becoming in arrears the Agreement was assigned to William Irvin Randall who made payments promptly, and in September 1945 paid off the remaining balance, receiving the Deed to the property from you, closing the transaction. All funds arising from this sale were credited to your account in the usual manner, and you were so advised from time to time.

In our letters to you of January 15th, 1945 and January 29th, 1946, we dealt with the matter of chattels and forwarded to you the balance as of January 29th, 1946.

We are now forwarding the Bonds requested, sending them through the Royal Bank of Canada, as per copy of our letter to that Bank herewith. These Bonds

Mr. Genjiro MATSUSAKI. continued

- 2 -

are being forwarded with charges collect, as you have nothing to your credit here from which to make payment.

In the foregoing and in previous letters, statements and reports, it would appear that we have accounted for all your affairs that vested with the Custodian, and shall be obliged if you will acknowledge this letter confirming same. We enclose a stamped addressed envelope for your convenience in replying.

Yours truly,

H. R. Lusenbury,
Administration Department.

BUD/DB.
Enc. 1.

*OK
BUD/DB
8*

7597

August 2nd, 1946

The Manager,
Royal Bank of Canada,
Granville & Hastings Sts.,
Vancouver, B.C.

Dear Sir:-

Re: Sanjiro MATSUOKI,
Reg. No. 02265

We enclose to you herewith the following
Dominion of Canada Bearer Bonds with interest coupons attached:-

P 7	A954853	-	\$100.00
	A954854	-	100.00
	A954855	-	100.00
	A954856	-	100.00
	A954857	-	100.00
	B0059999	-	500.00

These Bonds are to be forwarded to your main
office at 3123 King Street, Hamilton, Ontario, for delivery to Sanjiro
MATSUOKI, Reg. No. 02265 on payment of your charges for this service.

His address is 52 Kinross Avenue, Hamilton,
Ontario.

Kindly acknowledge receipt.

Yours truly,

R. B. Dusenbury
R. B. Dusenbury,
Administration Department.

WED/DB.
Encs 4.
cc. to Mr. MATSUOKI.

SEP 10 1946

above mentioned

W. Dusenbury

7597

September 13th, 1945.

Mr. W.I. Randall,
c/o Coast Bindery Co.,
75 Alexander Street,
Vancouver, B.C.

Dear Sir:-

Re:- Agreement for Sale, Sanjiro MATSUSAKI
Reg. No. 02265- 1603 Franklin Street,
Vancouver, B.C.

We are in receipt of payment in respect to the
above Agreement for Sale as follows:-

Cheque for	\$52.50
Cheque for	<u>968.83</u>
	<u>\$1021.33</u>
	<u>?</u>

These are in full settlement of balance owing by
you in respect to the above Agreement for Sale. You will hear further
from us when title is ready for delivery.

Yours truly,

BRD/DD.
Enc.

B.R. Dusenbury,
Administration Department.

File No. 7597

MEMORANDUM

September 12th, 1945.

TO: Mrs. McArthur

FROM: Mr. Disenbury

Re: Agreement for Sale-Lots 17 & 18, Blk. 16,
Subdiv. "C" D.L. 183, Gp. 1, W.D. Plan 631,
Sanjiro MATSUSAKI, Reg. No. 02265
and William Irvin Randall

We are in receipt of final payment from William
Irvin Randall relative to the above, amounting to \$1,021.33. Title is
required in the name of William Irvin Randall, Bookbinder, of 1761 William
Street, Vancouver, B.C., a British subject.

BED/DD.

7597

September 6th, 1945.

Mr. W.I. Randall,
c/o Const Bindery Co.,
75 Alexander Street,
Vancouver, B.C.

Dear Sir:- Re:- Agreement for Sale, Lots 17 & 18,
Blk. 16, Sub. "C" D.L. 183,
1603 Franklin St. Vancouver, B.C.
re:- Sanjiro MATSUSAKI

At your request we wrote to MATSUSAKI to ascertain if he would accept payment in full of the remaining amount owing by you in respect to the above Agreement for Sale. We are now in receipt of his reply advising that he will do so. Accordingly we are enclosing to you herewith statement of amount owing as of August 7th, 1945, namely \$1,017.09. On this we have calculated interest from August 7th, 1945 to September 7th, 1945, amounting to \$4.24, making a total owing at that date of \$1,021.33.

On receipt of this amount on or before the 7th instant, we shall proceed to obtain title in your name with as little delay as possible.

You will be advised when title is ready for delivery.

Kindly let us hear from you.

Yours truly,

BRD/DD.
Enc.

B.R. Dusenbury,
Administration Department.

MEMORANDUM

File No. 7597

November 24th, 1944

To: Mr. Nilson

From: The Protection Dept.

Re: MATSUSAKI, Sanjiro
1603 Franklin St.
CHATELS

In an effort to discover the whereabouts of the missing chattels, further investigation was made.

I contacted Mr. W. Hargreaves, Manager, B.C. Stevens Co. 732 Richards Street, and there learned that he had leased the apartment upstairs to the Rev. Hodgson who paid on month's rent and thereafter paid nothing. Lawyers were involved and it was six months before they succeeded in getting him off the premises.

It appears that the Rev. Hodgson owed money everywhere - from subsequent inquiries. He is reported to be in Calgary at present.

From a description of the contents of the apartment leased by Rev. Hodgson, the chattels used there were for purely religious purposes, and did not form part of the chattels which he removed from the Franklin St. Church.

GBS:LM

W. H. Hargreaves

1595
12
1233

Your file No. 7597/1

EVACUATION SECTION	
Rec'd	MAR 16 1943
File No.	7597/1
Ans.	10
Referred	Milson

out

P. O. Box 538
Greenwood, B. C.
March 14, 1943

Mr. G. D. Milson
Administration Department
Office of the Custodian
Vancouver, B. C.

Dear Sir:

I acknowledge with thanks receipt of your letter of March 11, 1943.

I am more than surprised to hear that Dr. Hodgson came to see you and then asked you if I would make adjustment to the purchase price. It is more than ridiculous to make such request when he rented the premises since last June, 1942 to see if it was suitable for his purpose. He had all the chance in the world to find out if everything was in good condition during the following five or six months until he made down payment on the house. It is strange that he should make repairs to the furnace at this late date when he should have been using the furnace last November just before he made down payment on the premise. Remember the furnace is a sawdust burner and I know as well as you do that sawdust is very very scarce right now and that they may have had to put it back to wood and coal burner. As for water, it was working perfectly good condition when we left and it must have been all right until this complaint came in. I am not in a position to look after property and make repairs especially after the property have been sold. I have never heard of such ridiculous case before.

I personally think that the Cosmopolitan Church and Seminary of Psychic Science is unable to meet its payment and therefore make some sort of excuse to get away from paying as long as possible.

Yours very sincerely,

S. Matsusaki
S. Matsusaki
Reg. No. 02265

7597/1

March 11, 1943

Mr. Sanjiro MATSUSAKI,
Reg. No. 02265,
P. O. Box 538,
Greenwood, B. C.

Dear Sir:

We had a visit yesterday from Dr. Hodgson of the Cosmopolitan Church and Seminary of Psychic Science, which purchased your property at 1603 Franklin Street. They state that owing to expenditures and repairs, they have been unable to keep up the monthly payments since the initial cash payment was made but that by the end of this month, they will make up the four payments to date.

Dr. Hodgson states that when they purchased the property, you informed them that the furnace was in good condition, but when they came to use it, it was necessary for them to make an expenditure of \$125.00 to put it in order. In addition they find the plumbing is in very poor condition, and the City are demanding that it be renewed. This will cost approximately \$300.00.

Under these circumstances, the Church feels that there should be some adjustment made in the purchase price, and we would appreciate your advising us if you would be willing to give their request consideration.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Your file No. 7597/1

P. O. Box 538
Greenwood, B. C.

January 11, 1943

EV	CL	ST	IC	SECTION
JAN 13 1943				
Rec'd				
File No.	7597/1			
As	Milsom			
Referre	Milsom			

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

Attention Mr. G. D. Milsom

Dear Sir:

I thank you very much for your prompt reply to my request of December 28, 1942.

I am more than pleased with your sincerity and willingness to have helped me out. Please accept my sincere thanks. It was through you that I was able to pay off my debts at this end.

Your letter of January 4, 1943 states that you still have two accounts to meet at your end. Please pay them off. Messrs. Caple & Shannon's bill for \$53.50 and Pemberton's of \$150.00 representing 5% Commission.

No doubt I shall be a burden to you in the future once more at which time please give me your helping hand. Thank you once more for your kindness.

Yours sincerely,

S. Matsusaki
per N. H.

Sanjiro MATSUSAKI
Reg. No. 02265
P. O. Box 538
Greenwood, B. C.

7597/1

January 4, 1943

Mr. Sanjiro MATSUSAKI,
Reg. No. 02265,
P. O. Box 538,
Greenwood, B. C.

Dear Sir:

We are in receipt of your letter of December 28th and the reason that you had not received any remittances was that we only received advice on the 28th from Messrs. White & McFarlane that the registration of your deed to Mrs. MacDonald was in order and in connection with your property sold to the Cosmopolitan Church and Seminary of Psychic Science, we have just received word this morning that the registration had been made and that the deed was in order.

Enclosed find our cheque for \$300.00 on account of these transactions and we also enclose statement of your account with us to date. Will you please write authorizing us to pay Messrs. Caple & Shannon's bill of \$53.50 and Pemberton's of \$150.00, representing 5% Commission on the sale of your property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc. 2.

Your file No. 7597/1

EVACUATION SECTION	
Date	DEC 30 1942
File No.	7597/1
Ans.	<i>W. J. Wilson</i>
Referred	<i>Wilson</i>

P. O. Box 538
Greenwood, B. C.
December 28, 1942

Mr. G. D. Milsom
Administration Dept.
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

Upon receipt of your letter of December 23, 1942 I was very much disappointed in not finding a cheque enclosed. I have stated in my letter last week how hard up I am here. I have done everything in the past to co-operated with the Custodian to make things as smooth as possible but have not received same favor from them. It was Mr. F. G. Shears who told me not to worry about financial difficulties because the Custodians will see to it that I get enough to live on. I have received from you only \$454.78 to date from which \$329.78 was paid for Tax on 1603 Franklin Street. All the Cash I received since last June only amount to \$125.00

The First cheque	August 11	\$50.00
Second cheque	Sept. 14	55.00
Third cheque	Oct. & Nov.	20.00

At each time you sent the cheques you have deducted \$30.00 off for 1943 taxes with the exception of the last which was \$65.00. These figures alone should amount to \$125.00 but your letter of November 12th states that you allow only \$100.00 to my credit. You must have collected approximately \$800.00 from Mrs. MacDonald by now because your letter of December 23 states that you are holding \$500.00 from the Cosmopolitan Church until Mr. Gillespie registers the agreement. I have signed the Indenture to be transferred to Mrs. MacDonald but have not heard whether the registration was completed or that the transaction is complete.

I have not received statement of any kind so far from you and would appreciate knowing if the enclosed statement of mine agrees with yours.

Statement

July 27 from Pemberton's to you (3 cheques)	\$376.73
August Payment on Steveston property	40.00
June, August, Sept., Oct. Rent for 1603 Franklin	170.00
Nov. 10 Deposit- Down Payment on 1603 Franklin	500.00
November Mrs. MacDonald's Balance	800.00
Aug. 11 to Nov. 3 Cash received from you	\$ 125.00
July 29 1942 Tax on 1603 Franklin	329.78
November 12 Tax in Arrears - Consolida ted Plan	567.00

1021.78	1886.73
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Balance	864.95
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Less Sum to be held by you	500.00
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Less Lawyer's Expense (Cable & Shannon)	53.50
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December Payment on 1603 Franklin	52.50
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553.50	917.45
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TOTAL BALANCE STILL DUE ME	363.95
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Please send me a cheque to go on for a month at least.

If you have reason or authority not to send me some money at least, please forward me written letter stating why together with your signature and I shall go to the B. C. Security Commission and get relief. It has been my desire always to avoid burden to the Canadian Government especially in time of war but there seems to be no alternative for me when I cannot get my own money which is coming to me.

Please give this letter your earliest consideration so that I may avoid my embarrassing position.

Yours very truly,

Sanjiro Matsusaki
for J. S.
Sanjiro Matsusaki.

J. GILLESPIE

BARRISTER-AT-LAW
SOLICITOR, ETC.

EVACUATION SECTION

DEC 29 1942

TELEPHONE MARINE 1622

File No. 7597/1

OFFICE: Ans.
612 VANCOUVER BLOCK
VANCOUVER, B.C.

December 24th 1942.

over to J.

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

Attention Mr. Milsom.

Dear Sir,

Re S. Matsuzaki,
Your file 7597/1

I have received your letter of the 23rd inst. enclosing 3 copies of Agreement for Sale dated Nov. 7th. last, as from the above party to the Cosmopolitan Church, and I return herewith one copy of the same.

I attended with Mr. Shannon on the Registrar of Titles, and he approved the registration of the title to Sanjiro Matsuzaki, and the Agreement for Sale to the Cosmopolitan Church, and these documents have been registered in his office, subject to the filing of the tax certificate that the taxes have been paid to the end of this year.

I understand you are having the taxes on this property paid to the City of Vancouver, covering 1603 Franklin St. property, and that you will let me have the Certificate covering the same for the Land Registry Office, which I will file.

This will then conclude this matter in a very satisfactory manner, and I have advised the Cosmopolitan Church to make all payments under this Agreement at your office on behalf of the Vendor.

Kindly accept my thanks for your careful attention to this matter.

Yours truly,

WDGD.

W.D. Gillespie

File No. 7397

MEMORANDUM

To: Mr. Good
From: Mr. Wilson

November 27, 1942

Re: MATSUSAKI, Sanjiro

Enclosed find certified cheque for \$692.41
from Messrs. White & McFarlane, payable to Mr. G. W.
McPherson, Deputy Custodian. Please do not deposit
this cheque but hold it until we ascertain whether
S. Matsusaki has given good title to the property in
connection with this transaction.

GDM/GH

Enc.

OFFICE OF THE CUSTODIAN
PARLIAMENT STATION

RECEIVED

NOV 11 1942

File No. 7597

P. O. Box 538

Greenwood, B. C.

November 12, 1942

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

Attention: Mr. G. D. Milsom

Dear Sir:

I thank you for your information on my
property at 1603 Franklin Street.

This property, as you already point out,
is under the name of the Hompa Canada Buddhist Mission.
I have bought this place some six years ago from this
Mission. The taxes on this property was in arrears
and I have agreed to pay this yearly under the Conso-
lidation Plan. There is still a sum of Five Hundred
or more Dollars to pay out.

Just before my departure from Vancouver,
the Pemberton Agency has found out that my deed paper
was not in order and I have asked Mr. W. E. Shannon,
barrister to correct the title so that it may be regis-
tered upon full payment of the taxes in arrears. Mr.
Shannon has informed me on his letter of the sixth of
August that the paper is now ready to be registered
as soon as the taxes in arrears are paid in full. For
further information please contact with Mr. W. E. Shannon
of 470 Granville Street, Vancouver, B. C.

The Deed is in Mr. Shannon's possession.

The taxes in arrears must be paid before the
Sales could be completed. I have thought, before
leaving Vancouver that 1943 taxes could wait until
that year comes so paid our 1942 taxes in full from
the money forwarded from my Steveston property, but
unfortunately this was not the case. If you can possi-
bly release the four months' saving for next year's
taxes it would amount to about 120 Dollars. With the
cheque now in hand \$620 will be the total. This should
be enough to clear the taxes in question.

Milsom
into Cassin

for Shannon & Gell

2457
1a 7991

Will there be any necessity for paying the Pemberton Agency their commission of 10 percent right away if they should ask for it? This agreement was made between me and the Spiritual Light and was handed to this Agency. If they should ask for it, please pay them from the monthly instalment cheque. The monthly cheque should be 57.50 Dollars including the interest.

If there is any further information I could furnish, please let me hear from you. I should like to hear from you how the outcome of this taxes in arrears. Please inform me of this account.

Thanking you for your assistance and kind cooperation in the past.

I remain

Yours very sincerely,

A. J. S. S. S.

7597

November 12, 1942

Mr. Sanjiro Matsusaki
Mr. Sanjiro Matsusaki,
Reg. No. 02265,
P. O. Box 538,
Greenwood, B. C.

Dear Sir:

Referring to our letter of November 10, we have today received advice from Mr. Shannon of Caple & Shannon, 470 Granville Street, Vancouver, that they hold an unregistered deed from the Hompa Canada Buddhist Mission to you and which they have not been able to register owing to the fact that the consolidated taxes have not been paid. They also advised us that they have had the Hompa Canada Buddhist Mission reinstated with the Register of Companies and will be in a position to register the deed as soon as the taxes have been paid.

As the Church of the Spiritual Light deposited with us \$500.00 on account of their option to purchase and we have \$100.00 to your credit here and will be receiving approximately \$800.00 from Mrs. MacDonald, we would therefore ask your authority to use the sum of approximately \$567.00 to pay up the consolidated taxes so that the deed from the Hompa Canada Buddhist Mission to you can be registered and also the Agreement of Sale from you to the Church of the Spiritual Light can be registered. We can assure you that this money will not be paid for taxes until our Legal Department has approved of all the transactions.

Your prompt attention to this letter will be appreciated.

Yours truly,

G. D. Wilson
Administration Department

ODM/GH

THE COSMOPOLITAN CHURCH AND
SEMINARY OF PSYCHIC SCIENCE

L_)# 1603 Franklin St.
Vancouver, B. C.

Nov. 7th 1942.

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

For Summary file

Dear Sir,

On June 9th 1942, I arranged to purchase the property known as 1603 Franklin Street, Vancouver, B.C. from S. Matsusaka, under an Option agreement whereby \$500.00 was to be paid today.

I arranged to purchase this property in the name of the Church of Spiritual Light, and this church has now been incorporated in the name of "The Cosmopolitan Church and Seminary of Psychic Science", in which name the property will now be purchased.

Mr. W.D. Gillespie, Solicitor, will further communicate with you on our behalf.

Yours truly,

B. Wilson - Lloyd Son D.D.
For Church of Spiritual Light.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

November 7, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 7 1942

Attention of Mr. Shear

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Building,
VANCOUVER, B. C.

Dear Sir: re S. Matsusaki, Your File #7597
1603 Franklin Street

On June ninth last we rented the above described property to the Church of Spiritual Light under interim agreement, which was duly approved by Matsusaki. The interim agreement contained an option to purchase at any time during the term of the lease for the sum of \$3000.00. For your information we now enclose copy of this interim agreement.

This morning, Mr. Gillespie, local solicitor, acting for the Lessee, telephoned us to say that his client was taking up the option to purchase. We therefore requested him to serve notice of acceptance on you and pay to you the \$500.00 provided for in the interim agreement. We understand that Mr. Gillespie will be doing this this morning.

When the sale is completed, we shall be pleased if you will protect us for our commission of \$150.00.

If there should be any other information you require, or if we can be of any further assistance to you in completing this transaction, we shall be glad if you will call upon us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per *[Signature]*

WJ-D
Enc.

For Summary File
Hodgson
Ha 5140R

WHITE & MCFARLANE

BARRISTERS, SOLICITORS, ETC.

C. J. WHITE

M. M. MCFARLANE

OFFICE OF THE CUSTODIAN

DEPARTMENT OF SECRETARY OF STATE

RECEIVED
SEP 23 1942

BANK OF NOVA SCOTIA BLDG.
602 HASTINGS STREET WEST

VANCOUVER, B. C.
CANADA

TELEPHONE: PACIFIC 5035
CABLE ADDRESS: "SAMAC"

Sept. 24, 1942.

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

Dear Sir: re your file 7597 - Attention Mr. Ian McPherson
Mrs. Edith M. MacDonald and Sanjiro Matsusaki

We now enclose herewith a deed from Sanjiro Matsusaki to Mrs. MacDonald covering Lots 1 and 2, Block 35, Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, B.C.

The date of the agreement is the first of June, 1942; the price was \$1200.00, cash payment \$400.00, and monthly instalments of \$40.00 were to be paid on the 1st of July, August and September, interest 5%, so that the amount due on the 1st of October will be \$692.41.

It will be necessary apparently for the custodian to give a letter or certificate of some sort that in respect of the Policies in Halifax Fire Insurance Company, Nos. FD-R-29-8559 and FD-R-298560, that he, the Custodian, has no further interest in these.

In sending the deed on for execution it would appear necessary to instruct those getting it signed that inasmuch as Matsusaki cannot read English due care must be taken in order to have it read to him in Japanese and interpreted and the special affidavit for the witness as attached be taken.

Yours truly,

WHITE & MCFARLANE

Per

Chas. J. White

CJW/MVM
encl.

WHITE & MCFARLANE
BARRISTERS, SOLICITORS, ETC.

C. J. WHITE

M. M. MCFARLANE

RECEIVED

SEP 24 1942

BANK OF NOVA SCOTIA BLDG.
602 HASTINGS STREET WEST

VANCOUVER, B. C.
CANADA

TELEPHONE PACIFIC 5035
CABLE ADDRESS "SAMAC"

7597

Sept. 23, 1942.

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

Dear Sir:

re your file 7597 - Attention Mr. McPherson
Mrs. Edith M. MacDonald and Sanjiro Matsusaki

Mrs. MacDonald purchased from the above
Sanjiro Matsusaki of 1603 Franklin Street, Vancouver,
Lots 1 and 2, Block 35, Section 3, of Block 3, North Range
7 West, N.W.D., Plan 249, being two lots in Steveston,
and the purchase was made through Pemberton Realty Co.

Mrs. MacDonald is now desirous of paying
the balance due in full in order to get title.

Would you please advise us how much is
due, and how long it will take before a registerable
deed can be made ready?

Yours truly,

WHITE & MCFARLANE

Per

Chas. J. White

CJW/MVM

291
7579

July 27, 1942.

The Pemberton Realty Corporation Ltd.,
418 How Street,
Vancouver, B. C.

Dear Sirs:

Re: Sanjiro Matsusaki

We have your letter of the 20th instant in which you enclose your cheque in connection with the rental of the above.

We observe your remarks that you have received instructions from Mr. Matsusaki to deposit all funds to his credit in the Bank. We are noting this on our file and this matter will be handled by us. For the time being, however, it is not our intention to disburse the full amount received by us, but to retain a credit in the above account on our books.

When evacuation has been finished and we have assurance that all our files are complete as regards claims etc., we will then consider the matter of disposing of any funds which we have on hand.

Yours truly,

F. G. Shears,
Assistant Manager.

FOS/PMH

7597

July 22, 1942

Messrs. Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Sanjiro MATSUSAKI

We return herewith copy of Agreement of Sale from Sanjiro Matsusaki to Edith M. MacDonald, covering Lots 1 and 2, Block 35, Section 3, Block 3 North, Range 7 West, Map 249, New Westminster District. We have discussed this matter with Mr. E. S. Stokes, the Registrar at New Westminster and he has advised us that you again submit this Agreement to his office for registration, pointing out that the Custodian's letter of July 15 to the Registrar, cancelling the Certificate of Vesting affecting this property, was given so that this Agreement dated June 1 could be registered.

We would suggest that this letter be sent to the Registrar when the Agreement of Sale is being submitted for registration.

Yours truly,

GDM/CH

Enc.

F. G. Shears
Assistant Manager

7597
9538

for Summary file

June 18th, 1942.

Messrs. Pemberton Realty Corporation,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:-

re MATSUSAKI, Tsumo Mrs.
Sanjiro

We are in receipt of your letter of the 15th instant.

At the present time Mr. Sanjiro Matsusaki does not appear to have registered his property with us; also as he has signed this agreement it is evident he is not at present evacuated and it is quite in order for this deal to be negotiated by him. In view of the fact that the deal will not be completed for cash it will be necessary for us to have a copy of this agreement on our file. We return this agreement to you, as you request, for completion, but we would ask you to forward us a copy of same later.

copy negative

The payments due each month should be sent to this office. It would be desirable for Mr. Matsusaki to register with us and if there are no liabilities the funds received will be placed to his credit, or remitted to him from time to time as agreed upon. We attach herewith our registration form in triplicate and if you are in touch with Mr. Matsusaki we would like these completed; one copy he can retain and two copies to be returned to us.

Thanking you in this matter.

Yours truly,

FGS:EB.
Encl:

Manager
Administration Department

VANCOUVER, B.C. June 1, 1942

Mr. S. Matsusaki,

IN ACCOUNT WITH

Pemberton Realty
CORPORATION LIMITED

1 & 2/35/Sec.3, B.3 N, R.7 W. Richmond
Adjustments to June 1, 1942.

By Sale Price		1,200.00
To Agreement for unpaid balance	800.00	
" proportion 1942 taxes at \$23.84 net	9.95	
" balance 1941 taxes unpaid	.22	
By proportion water at \$24 per $\frac{1}{2}$ yr. Paid to June 30		4.00
To rent, P. Windsor at \$14. Pd. \$5 on a/o June rent	5.00	
By proportion insurance:		
North West Fire #199830, \$1,000 - \$20 - Aug. 3/42		1.15
do. #199829, \$1,000 - \$20 - Aug. 3/42		1.15
To Commission	100.00	
" Balance	291.13	

1,206.30 1,206.30

By Balance due to you

\$291.13

E. & O.E.
WJD

File No. 7597

SUMMARY

August 2nd, 1946

REAL ESTATE

Reg. No. 02265

Catalogue No:

Sold direct by
Sanjiro MATSUSAKI,

Japanese Name:

Sanjiro MATSUSAKI,

Civic Address:

1603 Franklin St., Vancouver, B.C.

Legal Description:

Lots 17 and 18, Block 16, Subdivision "C" District Lot 183,
Plan 631, Vancouver, B.C.

Classification:

Church

Registered in the name of:

Sanjiro MATSUSAKI as per Certificate of Encumbrance
March 15, 1943, subject to right to purchase by The
Cosmopolitan Church and Seminary of Psychic Science
for \$3,000.00. Subsequently on May 25th, 1943 assign-
ed to William Irvin Randall, Vancouver, B.C. who made
final payment under the Right to Purchase on Sept. 12,
1945 of \$1,021.33.

Title delivered to:

William Irvin Randall per registered mail dated Nov.29,
1945. Title No. 133162L. Adjustments completed.

Funds released to:

Account of Sanjiro MATSUSAKI from time to time as pay-
ments made under Right to Purchase.

Chattels:

Not involved

Fire Insurance:

Interest of Custodian on behalf of Sanjiro MATSUSAKI
in insurance released and Policy #705794-B in
Saskatchewan Mutual Fire Insurance Co. forwarded to
William Irvin Randall by Registered Mail dated Nov.29,
1945.

The above Summary is certified to be in
accordance with the information on file,
August 2nd, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department

File No. 7597

— SUMMARY —

August 2nd, 1946

— REAL ESTATE —

Reg. No. 02265

Catalogue No: Sold direct by
Sanjiro MATSUSAKI,
Japanese Name: Sanjiro MATSUSAKI,
Civic Address: Corner Richmond and 4th Avenue, Steveston, B.C.
Legal Description: Lots 1 and 2, Block 35, Section 3, Block 3 North, Range 7 West,
Map 249, District of New Westminster, B.C.
Classification: 2 Dwellings

Registered in name of: Sanjiro MATSUSAKI subject to an Agreement for Sale by him
to Edith M. McDonald in the amount of \$1200.00, the final
payment on same being made through the office of White &
McFarlane, Barristers, on behalf of Mrs. McDonald in the
sum of \$692.41 as of Nov. 27, 1942.

Title delivered to: Handled by Messrs White & McFarlane, Barristers, see their
letter Dec. 24, 1942.

Funds released to: account of Sanjiro MATSUSAKI from time to time as pay-
ments made under Right to Purchase.

Chattels: Not involved.

Fire Insurance: Interest of Custodian on behalf of Sanjiro MATSUSAKI in
Insurance released to Mrs. McDonald at completion of
transaction.

The above Summary is certified to be in
accordance with the information on file, August 2nd,
1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

Sold by S. MATSUSAKI prior
to evacuation.

File No. 7597

Japanese Name: Sanjiro MATSUSAKI Reg. No. 02265

Civic Address: Cor. Richmond & 4th St., Steveston

Legal Description: Lots 1 & 2, of Blk. 35, B 3 N,
R 7 W, Map 249, Mun. of Richmond.

Classification: 2 Dwellings.

--- SOLD ---

Registered in the name of: Sanjiro MATSUSAKI

Registered Charges: 86386C June 1, 1942 Agreement for Sale and
Purchase to Edith M. MacDonald. - \$1200.00.

SOLD to Edith M. MacDonald, ^(under) subject to Agreement for Sale for
\$1200.00. Balance of \$691.41 deposited with Custodian
27/11/42. Sale completed Dec. 24, 1942.

Sold direct by MATSUSAKI

File No. 7597

Japanese Name:

Sanjiro MATSUSAKI

Reg. No. 02265

Civic Address:

1603 Franklin Street, Vancouver.

Legal Description:

Lots 17 & 18, Blk. 16, Subdiv. "C",
D.L. 183, Op. 1, N.W.D., Plan 631.

Classification:

Church.

SOLD

Registered in the name of: Sanjiro MATSUZAKI

Registered charges: 34258 M. 24/12/42. 10.23. The Cosmopolitan Church & Seminary of Psychic Science. Right to Purchase for \$3000.00. Int. 5%. Agreement dated - Nov. 7/42. \$500.00 pd. on execution of agreement & \$52.50 due on 7th of Dec./42 & 7th day of each month thereafter until purchase price & Int. are fully paid.

Assignment of Agreement for Sale - From Cosmopolitan Church and Seminary of Psychic Science to William Irvin Randall. \$3000.00. (Together with certain chattels, such as benches, hymn books, etc.) Agreement dated May 25, 1943.

1944

Nov. 17th

Memo re chattels

1945

Apr. 11th

\$2,022.50 pd. under A/S as at this date.

File 7597
Reg. 02265

Saichiro MATSUSAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
July 22	Church of Spiritual Light - rent Pemberton's Commission	\$ 2.25	\$ 45.00	
July 29	Mrs. Hamilton - rent - May 1-31 Mrs. Hamilton - rent - May 1-31 J. E. Webb on account May 1 P. Windsor on account June 1 Pemberton Realty - sale of property Proportion of water rates to June 30 Proportion of insurance Proportion of insurance Mrs. McDonald - payment Pemberton's Commission Agreement unpaid balance Proportion 1942 taxes Balance 1941 taxes To rent P. Windsor Pemberton's Commission	1.20 800.00 9.95 .22 5.00 100.00	22.80 14.00 5.00 5.00 1200.00 4.00 1.15 1.15 40.00	
July 30	Ck 163 - City of Vancouver 42 taxes	329.78		
August 7	Mrs. E. McDonald - payment		40.00	
August 13	Church of Spiritual Light - rent Water rates Pemberton's Commission Ck 205 - S. Matsusaki	17.45 2.25 50.00	45.00	
September 4	Mrs. E. McDonald - rent September		40.00	
September 16	Ck 1104 - S. Matsusaki	55.00		
September 28	Church of Spiritual Light - rent Pemberton's Commission	2.25	45.00	
October 23	Church of Spiritual Light - rent Pemberton's Commission	2.25	45.00	

File 7597

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
November 4	Ck 942 - S. Matsusaki	\$ 20.00		
December 24	D. D. Gillespie - 1st payment on purchase of 1603 Franklin St. Balance on Agreement of Sale on Lots 1 & 2, Bl 35, Sec 3, Twp 3N, Range 7 W		500.00	
December 28	City of Vancouver - taxes to Dec 31/42 - Lot 17 & 18, Subd. 16, Blk C, D.L. 183, Group 1 New Westminster District	581.58		CR \$ 766.33

File No. 7597
Reg. No. 02265

SANITIRO MATSUZAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 29	Sale of Stevenson property		\$2,012.41	
	Rent's " "		41.80	
	Proportion Water " "		4.00	
	Insurance " "		2.30	
	Rental Agent's commission	1.20		
	Balance Agreement for Sale	800.00		
	Balance 1941 taxes	.22		
	Proportion 1942 taxes	9.95		
	Agent's commission	100.00		
			180.00	
October 23	Rent's collected - Franklin St.	9.00		
	Agent's commission	17.45		
	Water rates	329.78		
	Taxes	50.00		
August 13	Cheque to you	55.00		
September 16	Cheque to you	20.00		
November 4	Cheque to you		500.00	
December 24	Cash payment re property sale	581.58		
	Taxes	1070.18		
		300.00		
		2.00		
		64.50		
		150.00		
1943 January 5	Cheque to you		200.00	
	Land Registry Office - Certificate of Encumbrance			
	Legal & Registration fees			
	Commission			
February 25	Cheque to you		682.50	
December 8	Payments on Agreement for Sale \$670.00, Int \$12.50	500.00		
	Cheques to you - 4 @ \$100, 2 @ \$50.00	700.00		
			630.00	
1944 December 13	Cheques to you 12 @ \$50.00, 1 @ \$100.00		14.14	
	Payments on Agreement for Sale \$600.00, Int \$30.00			
	Proceeds Auction Sale			
		531.47		
1945 August 14	Cheques to you 7 @ \$50.00, 1 @ \$181.47		1441.33	
September 12	Payments on Agreement for Sale \$1230.00, Int \$211.33	1,000.00		
November 19	Purchase of 9th Victory Loan Bonds	55,422.15		
			15,508.48	
			CR \$ 86.33	

500.00
2940.51
766.33

File No. 7597
Reg. No. 02265

Sanjiro MATSUOKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 30	Taxes	\$ 329.78		
December 24	Sale Stevenson property - Cash & Agreement for Sale		\$ 2,012.41	
	Agent's commission	100.00		
	Rents collected		226.80	
	Agent's commission	10.20		
	Water	17.45		
	Balance Agreement for Sale	800.00		
	Adjustments - Taxes	10.17		
	" Insurance		2.30	
	" Water		4.00	
December 28	Rent paid	5.00		
	Cheques to you \$50.00, \$55.00 & \$20.00	125.00		
	Taxes lots 17 & 18	581.58		
	Deposit re sale 1603 Franklin St.		500.00	
	Cable & Shannon - fees \$50.00, Registration fees \$14.50	64.50		
	Land Registry Office - Certificate of Encumbrance	2.00		
	Commission re sale	150.00		
1943 December 13	Cheques to you \$300.00, \$200.00, 4 @ \$100.00, 2 @ \$50.00	1,000.00		
	Payments on Agreement for Sale \$670.00 & Int \$12.50		682.50	
1944 December 8	Payments on Agreement for Sale \$600.00 & Int \$30.00		630.00	
December 13	Cheques to you - 12 @ \$50.00, 1 @ \$100.00	700.00		
December 18	Proceeds Auction Sale		14.14	
1945 September 12	Balance payments re Agreement for Sale \$1,230.00 & Int \$211.33		1,441.33	
	Cheques to you - 7 @ \$50.00, 1 @ \$181.47	531.47		
November 19	Purchase Dominion of Canada Victory Bonds	1,000.00		
1946 May 10	Cheque to you	86.33		
		\$5,513.48	\$5,513.48	

Accounting Department
July 27th, 1946

MTL

REG. NO.	NAME	FILE NO.				
02265	MATSUSAKI Sanjiro	7597				
ASSURED Edith M. Macdonald.						
COMPANY Halifax Insurance Company	POLICY NO. FD-R-29-8560	AMOUNT \$1000.00	PREMIUM \$15.00	RATE 1.50	TERM 3yrs.	EXPIRATION Aug. 4, 1945
PROPERTY INSURED \$1,000.00 on bldg. of frame, roofed with shingles, occupied as private dwelling.			LOCATION Lots 1 & 2, Blk. 35, Sec. 3, B. Cn., R. 7th., cor. Richmond & 4th Ave., Steveston, Div. of Richmond, B. C.			
LOSS PAYABLE Custodian, Japanese Evacuation Section, Department of Secretary of State.			INSURANCE AGENT G. Albert Mitchell		RENTAL AGENT	
ENDORSEMENTS						

REG.
NO.

02265

NAME

MATSUSAKI Sanjiro

FILE
NO.

7597

ASSURED

Secretary of the State of Canada acting in his capacity as Custodian.

COMPANY

Scottish Metropolitan
Insurance Co. Ltd.

POLICY NO.

295061

AMOUNT

\$2,000.00

PREMIUM

\$18.56

RATE

.9284

TERM

3 yrs.

EXPIRATION

May 9th, 1944.

PROPERTY INSURED

\$2,000.00 on two story & base mt, frame bldg. with
its shingle roof, occupied as Girls' Sewing
School and Dwelling.

LOCATION

Lots 17 & 18, Blk. 16C, D.L. 183
North side & being 1603 Franklin
Street Vancouver, British
Columbia.

LOSS PAYABLE

The Secretary of the State of
Canada, acting in his capacity
as Custodian.

INSURANCE AGENT

Ker & Ker Limited

RENTAL AGENT

Formerly-
Pemberton Realty

EASEMENTS

not renewed

REG.
NO.

02265

NAME

Matsuda, Sanjiro

FILE
NO.

7597

ASSURED

WILLIAM IRVIN RANDALL

COMPANY

Saskatchewan Mutual
Fire Insurance Co.

POLICY NO.

705794

AMOUNT

\$5,000.00

PREMIUM

\$37.50

RATE

.75

TERM

3 Yr.

EXPIRATION

Nov. 17, 1945

PROPERTY INSURED

\$4,500.00 on the two story, frame, shingle-roof
Church & Rectory
500.00 on household effects therein.

LOCATION

1603 Franklin St.,
Vancouver, B.C.

LOSS PAYABLE

The Secretary of State of Canada,
acting in his capacity as Custodian

INSURANCE AGENT

Ben S. Whitaker

RENTAL AGENT

ENDORSEMENTS

REG. NO.	NAME		FILE NO.	
02265	MATSUSAKI Sanjiro		7597	
ASSURED	Edith M. MacDonald			
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE
Halifax Insurance Company	FD-R-29-8559	\$1,000.	\$15.00	1.50
PROPERTY INSURED	LOCATION		TERM	EXPIRATION
\$1,000.00 on building of frame, roofed with singles, occupied as private dwelling.	Lot 1 & 2, Blk. 35, Sec. 3, Blk. 3 N., S. 7th., cor. Richmond & 4th Ave., Steveston, Mun. of Richmond B.C.		3yrs.	Aug. 4, 1945
LOSS PAYABLE	INSURANCE AGENT		RENTAL AGENT	
Custodian, Japanese Evacuation Section, Dept. of Secretary of State,	C. Albert Mitchell			
ENDORSEMENTS				

02265		NAME MATSUSAKI Sanjiro				FILE NO. 7597	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY	
			MONTH	DAY	YEAR		
North West Fire Insurance Company	199829	\$1,000.	Aug.	3	42	cor. 4th Ave. & Richmond (facing 4th Ave., Steveston, B. C.)	
North West Fire Insurance Company	199830	\$1,000.	Aug.	3	42	cor. 4th Ave. & Richmond (facing 4th Ave., Steveston, B. C.)	
Halifax Insurance Company	FD-R-298559	\$1000.	Aug.	4	45	cor. Richmond & 4th Ave. Steveston, B.C. - Lots 1 & 2 B.35, Sec. 3, B.38, B.77.	
Halifax Insurance Company	FD-R-298560	\$1000.	Aug.	4	45	cor. Richmond & 4th Ave. Steveston, B.C. - Lots 1 & 2 B.35, Sec. 3, B.38, B.77.	
Scottish Metropolitan Ins. Co. Ltd.	295061	\$2,000.	May	9	44	1603 Franklin Street, Vancouver, B. C.	
Saskatchewan Mutual Fire Insurance Co.	708794	\$5,000.00	Nov.	17	1945	1603 Franklin Street, Vancouver, B.C.	

File No. 7597

SUMMARY

August 2nd, 1946

FIRE INSURANCE

Re:- Sanjiro MATSUSAKI,
Reg. No. 02265

FIRE INSURANCE 1603 Franklin Street, Vancouver, B.C.

On Building was maintained and when title was delivered to William Irvin Randall the Custodian on behalf of Sanjiro MATSUSAKI released all interest in the Insurance as indicated by forwarding of Insurance Policy to him per our letter Nov. 29, 1945.

On Chattels: Not renewed at expiry date as no chattels remained in which Sanjiro MATSUSAKI was interested.

Corner Richmond and 4th Avenue, Steveston, B.C.

Fire Insurance on two dwellings on the property at this location of \$1,000.00 each is indicated as above and as expiring on August 4, 1945 were apparently turned over to Mrs. McDonald at date of final payment under Right to Purchase said property. The file does not reveal the disposition of the policies.

The above Summary is certified to be in accordance with the information on file, August 2nd, 1946.

B.R. Eusenbury
B.R. Eusenbury
Administration Department.

August 2nd, 1946

PERSONAL PROPERTY

Re:- Sanjiro MATSUSAKI,
Reg. No. 02265

CHATELS:

The registration of Sanjiro MATSUSAKI dated May 4, 1942 does not reveal ownership of ChateLS of any kind. However his letter to the Custodian dated June 20, 1943 referred to "a few belongings" left in charge of Dr. B.W. Hodgson and Church. A list dated July 28 1942 was enclosed with the letter. As soon as received our protection department took the matter in hand (Memo July 2/43 Green and our ltr. 24-7-43 Spain). A letter dated February 8th, 1944 was addressed to W.I. Randall, who had before this date, assumed control of the premises. The letter of February 10th, 1944 from Mr. Randall in reply, seems to indicate the situation at that time. A letter to Dr. Hodgson of the 14th February 1944 did not receive any response according to the file. A Memo of Nov. 17th, 1944 by Spain indicates that all chattels at 1603 Franklin St. were removed to Willards Auction and included in Vancouver auction #516; the memo, also gives some details as to what happened to other chattels left with Dr. Hodgson by Sanjiro MATSUSAKI. See also Memo Nov. 24, 1944 Spain.

The conclusion appears that Dr. Hodgson either destroyed or otherwise disposed of much of the chattels left in his care by MATSUSAKI and that the few remaining ones were removed to Willards for sale at Auction, were sold and proceeds credited to MATSUSAKI. In our letter to MATSUSAKI of January 5th, 1945 and of January 29, 1946 we indicated his chattels situation and he has not questioned the ultimate outcome for which he was responsible.

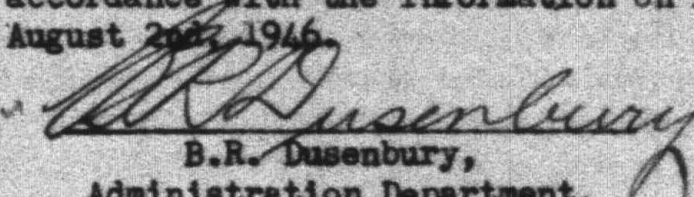
Report from Mr. Wills this date indicates no chattels remaining on this account.

SPECIFIED ARTICLES:

No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
August 2nd, 1946.


B.R. Dusenbury,
Administration Department.

File No. 7597

-- SUMMARY --

August 2nd, 1946

-- LIABILITIES --

Re: Sanjiro MATSUSAKI,
Reg. No. 02265

No Liabilities of Sanjiro MATSUSAKI
are revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
August 2nd, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

407
File No. 7597.
Special Sale.

November 8th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sanjiro MATSUZAKI
City of Vancouver
Lots 17 and 18, Blk. 16, Subd. "C",
D.L. 183, Q.C. 1, N.W.D., Plan 631.

With reference to the sale of the above described property
we attach herewith the following:

1. Real Property Memorandum dated September 12th, 1945.
2. Approval Memorandum dated September 12th, 1945.
3. Copy of application number 133162-L dated October 17th, 1945, registering the property in the name of William Irvin Randall.
4. Duplicate of Deed dated October 11th, 1945 - Sanjiro MATSUZAKI to William Irvin Randall.
5. Certificate of Indefeasible Title number 133162-L, dated October 30th, 1945, covering the above property in the name of William Irvin Randall.

D. A. Cramer

DAC:JS
Atch.

File No. 7597.
Special Sale.

November 8th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sanjiro MATSUZAKI
City of Vancouver
Lots 17 and 18, Blk. 16, Subd. "C",
D.L. 183, Gp. 1, N.W.D., Plan 631.

With reference to the sale of the above described property
we attach herewith the following:

1. Real Property Memorandum dated September 12th, 1945.
2. Approval Memorandum dated September 12th, 1945.
3. Copy of application number 133162-L dated October 17th,
1945, registering the property in the name of William
Irvin Randall.
4. Duplicate of Deed dated October 11th, 1945 - Sanjiro
MATSUZAKI to William Irvin Randall.
5. Certificate of Indefeasible Title number 133162-L,
dated October 30th, 1945, covering the above property
in the name of William Irvin Randall.

D. A. Cramer

DAC:JS
Atch.

MEMORANDUM FOR FILE

File Nos: 7597
12714

May 10, 1948.

Honpa Canada Buddhist Mission - No. file,
and Honpa Buddhist Temple - File 12714,
and Sanjiro MATSUZUKI - File 7597.

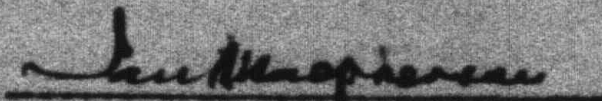
Lots 17 and 18, Block 16, Subdivision "C", D.L. 183,
Group 1, New Westminster District, Plan 631.

1603 Franklin St

The Honpa Canada Buddhist Mission held C.T. 22479-K, dated 28th August 1926, covering above lots, and gave a deed dated 15th July 1936 to Sanjiro MATSUZUKI for a consideration of \$1,552.29 (which consideration included taxes amounting to \$1,352.29 which the grantee covenanted to pay).

As the Honpa Canada Buddhist Mission had been struck off the register of societies on 22nd October 1929, the above deed could not be registered. The Mission was restored to the register for a period of three months from 28th May 1942, and a new deed, dated 29th May 1942, executed by Y. HORIBA, president and director and by Jubaro NISHIMURA, was registered and C.T. 81694-L issued in the name of Sanjiro MATSUZUKI on 24th December 1942, subject to Vesting in the Custodian filed as 35864 on 17th October 1945 and charge 34258M, a right to purchase held by the Cosmopolitan Church and Seminary of Psychic Science, which right to purchase was assigned 7th November 1942 to William Irvin Randall and registered 29th May 1943. This assigned right to purchase was for a consideration of \$3,000.00, \$500.00 cash and balance at 5 per cent payable monthly \$52.50. Conveyance of title was made by deed from MATSUZUKI dated 11th October 1945. All payments on this right to purchase were made to the Custodian and the total of \$3,000.00 was remitted to Sanjiro MATSUZUKI at various dates the balance of \$86.33 being sent him on 7th May 1946.

The question of the property being escheated to the Crown upon removal of the Honpa Canada Buddhist Mission from the register of societies does not appear to have been considered. Title did not pass to the Crown.


Ian MacPherson.

IMac/CH

August 2nd, 1946

GENERAL

re: Sanjiro MATSUSAKI,
Reg. No. 02265

Administration:

Steveston property: This property is located at Corner of Richmond and 4th Avenue, Steveston, B.C. on which there are 2 Dwellings. This was sold direct to Edith M. McDonald by Sanjiro MATSUSAKI under an Agreement for Sale, particulars of which appear on Summary of Real Estate.

No unusual difficulties arose in our supervision of this property, and collections under the Agreement for Sale.

1603 Franklin St. Vancouver, B.C.

This property was occupied for church purposes and was leased to the Church of Spiritual Light as of June 9, 1942 through Pemberton Realty Corp. on behalf of Sanjiro MATSUSAKI with the option of purchase for \$3,000.00. The registered name of this church is "The Cosmopolitan Church and Seminary of Psychic Science"

Considerable difficulty was encountered in the handling of this transaction as the title to the property was irregular and required the co-operation of the Law offices of W.D. Gillespie and Caple and Shannon, who had previously been handling this property on behalf of the vendor and purchaser. The title was finally placed in the name of Sanjiro MATSUSAKI, subject to Right to purchase by the Cosmopolitan Church and Seminary of Psychic Science.

Further trouble was encountered in obtaining payments under the Agreement for Sale due to apparent inefficiency of Dr. Hodgson. The Right to purchase was assigned to William Irvin Randall as of May 25, 1943 and from then on payments were met regularly and the final payment in full received Sept. 12th, 1945.

Very considerable correspondence and negotiations are indicated on the file in respect to the handling of this matter to bring the supervision by the Custodian to a successful conclusion.

The above Summary is certified to be in accordance with the information on file,
August 2nd, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

CHATTEL SCHEDULE

File No. 7597 - Sanjiro MATSUSAKI, Reg. #02265

July 20/46

Declared:	Inventoried by Rev. B. Hodgson	::	::Sold	:	Missing
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nil	1. China & bookcase & desk		Missing
	1. Vanity Dresser & chair to match	Van. 516 Nov 2/44	
	1. Standing Lamp & Shade		"
	1. Oil Painting in gold frame		"
	1. Music Metronome		"
	1. Mantel Clock-painted green		"
	1. Large Japanese Flower Vase (Black with House & figures on)		"
	7 Benches		"
	1 Dining room table	Van. 516 Nov. 2/44	
	1 Blue WashStand		"
	1 Brown dresser without mirror		"
	1 Kitchen table	Van. 516 Nov 2/44	"
	1 Green enamel painted table		"
	4 Long work or banquet tables		"
	1 Gramophone		"
	21 Folding and kitchen chairs	(7) Van. 516 Nov. 2/44	

M. D. Anderson

This Indenture

Made the 11th day of October in the year of our
Lord one thousand nine hundred and forty-five.

In Pursuance of the "Short form of Deeds Act"

Between

**SAMUEL MATSUZAKI, Teacher,
c/o Custodian of Enemy Property,
906 Royal Bank Building,
City of Vancouver, in the Province of British Columbia.**

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

(hereinafter called the "Grantor")

AND

**WILLIAM IRVIN RANDALL, Bookbinder,
of the City of Vancouver,
in the Province of British Columbia.**

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Three Thousand (\$3,000.00)

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

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in City of Vancouver, in the Province of British Columbia, and known and described as Lots Seventeen (17) and Eighteen (18) Block Sixteen (16) Subdivision "C", District Lot One Hundred and Eighty-Three (183) Group One (1) New Westminster District, Plan Six Hundred and Thirty-One (631).

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

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

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

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

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

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

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

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
Signature of Witness *David I. Abe*
Street Address *Rosebery, B.C.*
City or Town *Rosebery, B.C.*
Occupation of Witness *Truck Driver*

Sanjiro Matsuzaki
[Seal]

I HEREBY CERTIFY that, on the *11th* day of *Oct*, 19*45*, at *Fernie*, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of *Sanjiro Matsuzaki*), who is personally known to me, appeared *he* the person mentioned in the annexed instrument as the maker thereof, and whose name *he* subscribed thereto as part that *he* knows the contents thereof, and that *he* 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 *Fernie* in the Province of British Columbia, this *11th* day of *Oct*, 1945, in the year of our Lord one thousand nine hundred and *forty five*

J. H. Marshall
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. *David Takayuki Abe* of the town *Rosebery*, in the Province of British Columbia,
of *Fernie*,
make oath and say:

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

Sworn before me at *Fernie* in the Province of British Columbia, this *11th* day of *Oct*, 19*45* *David Takayuki Abe*
J. H. Marshall
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____) who is personally known to me, appeared before me and acknowledged to me that he is the _____ who subscribed his name to the annexed instrument as _____, and that he is the person of the said _____ and affixed the seal of the _____ 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 _____, in the Province of _____, 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.

Deed of Land

The Willson Stationery Co. Ltd., Vancouver, B. C.
Legal Forms for the Four Western Provinces

City of Vancouver, in the Province of British Columbia, and known and described as Lots 17 and 18, B.L. 16, Subdivision 4th, D.L. 183, Op. 1, N.W.D., Plan 631.

WILLIAM EDWIN RABBITT.

—TO—

SHIRO MATSUOKI.

Dated 11th October 1945.

1331627

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____) who is personally known to me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ and that he, the said _____, instrument, and subscribed the name of the said _____ as the free act and deed of the said _____ attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, in the Province of _____, 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.

CANADA
PROVINCE OF BRITISH COLUMBIA
To wit:

I, _____ of the _____, in the Province of British Columbia, do SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.
DECLARED before me at _____ in the Province of British Columbia, this _____ day of _____, A.D. 19____.

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

Direct Sale
File No. 7597 / 02265
1603 Franklin Street, Vancouver
17 & 18/16/C/183/1/631
Certificate of Title No. 133162-L

MATSUSAKI *Sanyu*

Peters

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Dated at Vancouver B. C., this 26th day of November 1945.

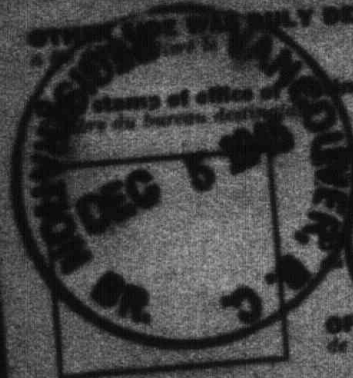
Signed W. J. Randall

Return to the Custodian

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON
Le soussigné déclare que l'envoi mentionné d'autre part

STAMP HERE WAS FULLY DELIVERED ON THE

3 Dec 1945



Stamp of office of destination
Bureau du bureau destinataire

SIGNATURE OF THE ADDRESSEE
Signature du destinataire

X W B Randall

ADDRESSEE'S REPRESENTATIVE
Représentant du destinataire

(2)

OF THE OFFICE OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

W. B. Randall

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

7597

REGISTERED A/R

November 29, 1945.

Mr. William Irvin Mandall,
c/o Coast Bindery Co.,
75 Alexander Street,
Vancouver, B. C.

Dear Sir:

Re: Direct Sale
1603 Franklin St.
17218/16/C/183/1/631

This will acknowledge receipt of your cheque for \$11.50 covering cost of registration fees on sale to you of the above property. Our official receipt is enclosed herewith.

We are also enclosing Certificate of Title No. 133162-L covering the above property in your name and Saskatchewan Mutual Fire Insurance Co., Policy No. 705794-B, which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3

This Agreement,

made in triplicate this 7th

day of November in the year of Our Lord one thousand nine hundred and forty -two (1942)

BETWEEN

SANJIRO MATSUZAKI (Teacher)

Care P.O. Box 538

of Greenwood, in the Province of
British Columbia,Name,
Address, and
Occupation
of Parties

AND

hereinafter called the "Vendor" of the one part

THE COSMOPOLITAN CHURCH AND SEMINARY OF PSYCHIC SCIENCE

a body incorporated under the "Societies Act"
of the Province of British Columbia, carrying on business at
1603 Franklin Street, in hereinafter called the "Purchaser" of the other part.
the City of Vancouver, Province aforesaid;

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in in the City of Vancouver, Province of British Columbia, and known and described as Lots seventeen and eighteen (17 & 18), in subdivision sixteen (16) in Block lettered "C", in District Lot one hundred and eighty three (183), Group one, New Westminster District, according to plan 631, filed in the Land Registry Office at the City of Vancouver in the Province aforesaid.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of three thousand (\$3000.00)----- Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Five hundred (\$500.00)----- Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

The sum of Fifty-two dollars and Fifty cents (\$52.50) on the 7th day of December, 1942, and the sum of fifty two dollars and fifty cents (\$52.50) on the 7th day of each and every month following until the said purchase price and the interest as hereinafter mentioned are fully paid, and the said monthly payments are to be applied first on payment of interest as hereinafter provided and the balance on the said purchase price.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of five (5%)----- per cent. per annum, payable as hereinbefore provided on the balance of purchase money owing from time to time and to be calculated from the 7th day of November, 1942.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser BOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining; and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor BOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, ~~except as aforesaid~~

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

The Cosmopolitan Church & Seminary Psychic Science,
1603 Franklin St., Vancouver, B.C.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

In witness whereof the Purchaser has attached its Corporate Seal by its officers thereunto duly authorized.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the Presence of:

As to signature of Vendor:

Signature of Witness "H. Matsuzaki"

"Sanjiro Matsuzaki" (Seal)

Street Address Kimberley Avenue

City Greenwood, B.C.

Occupation Clerk

The Cosmopolitan Church and
Seminary of Psychic Science

Per W.J. Randall President

Per B.W. Hodgson Pastor

FOR ATTORNEY

I hereby Certify that, on the

day of

1942, at

, in the Province of British Columbia,

(whose identity

who is)

has been proved by the evidence on oath of

personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name

of

to the annexed instrument as the maker thereof, that the said

is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and

that he, the said

instrument, and subscribed the name of the said

as the free act and deed of the said

attorney which has not been revoked.

knows the contents of said

thereto voluntarily

under authority of a power of

FOR MAKER

I hereby certify that on the 17th day of December, 1942, at
Greenwood, in the Province of British Columbia, Sanjiro

THE ATTACHED IS A TRUE COPY OF THE AGREEMENT FOR SALE OF
LAND BETWEEN SANJIRO MATSUZAKI AND THE COSMOPOLITAN CHURCH
AND SEMINARY OF PSYCHIC SCIENCE DATED NOVEMBER 7, 1942.

Thomas Arthur Moryson

A Notary Public in and for the
Province of British Columbia

JANUARY 5, 1943.

"Thomas Arthur Moryson

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

A commissioner for taking affidavits
within the Province of British Columbia.

British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

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.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

In witness whereof the Purchaser has attached its Corporate Seal by its officers thereto duly authorized.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the Presence of:

As to signature of Vendor:

Signature of Witness "H. Matsuzaki"

Street Address Kimberley Avenue

City Greenwood, B.C.

Occupation Clerk

The Cosmopolitan Church and
Seminary of Psychic Science

Per W.J. Randall

Per B.W. Hodgson

Pastor

FOR ATTORNEY

I hereby certify that, on the

day of

, in the Province of British Columbia,

(whose identity

who is)

personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name

to the annexed instrument as the maker thereof, that the said

instrument, and subscribed the name of the said

as the free act and deed of the said

attorney which has not been revoked

FOR MAKER

I hereby certify that on the 17th day of December, 1942, at
Greenwood, in the Province of British Columbia, Sanjiro

THE ATTACHED IS A TRUE COPY OF THE AGREEMENT FOR SALE OF

LAND BETWEEN SANJIRO MATSUZAKI AND THE COSMOPOLITAN CHURCH

AND SEMINARY OF PSYCHIC SCIENCE DATED NOVEMBER 7, 1942.

Sanjiro Matsuzaki

A Notary Public in and for the
Province of British Columbia

JANUARY 5, 1943.

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

British Columbia, this

day of

in the year of our Lord one thousand nine hundred and forty

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, write out the words in brackets.