FILE No

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

REALESTATE 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.

EXHIBIT No 11/1 PERSONAL INFORMATION NAME: MATSUI Shizue, (Mrs. Zenzo). FILLED BY HOME ADDRESS: 617 Powell St., Vanocuver, B.C. Formerly at 112 Main St., Vancouver, B.C. REGISTRATION NUMBER 00762. 49 OCCUPATION: Helped at Bicycle Shop, belonging to her two sons (Yoshio & Masao at 112 Main St., Vancouver, B.C. Business now sold. (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: Son (Yoshio). MARRIED? Widow. Zenzo(deceased). NAME OF WIFE OR HUSBAND NONE. ADDRESS OF WIFE OR HUSBAND: NAMES OF ANY LIVING CHILDREN. (1) Yoshio(M). (2) Masao(M) (3) Yutaka(M). (4) Minoru(M). (5) Tomu(M). (6) Mary(F). (1) & (2) at Tobacco farm, Ontario. (3) at Queen's University, Ontario. (5) at Lillooet. (4) &(6) at home. AGE OF CHILDREN (617 Powell St., Vencou STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given) LOCATION AND DESCRIPTION: 617 Powell St., Vancouver, B.C. Lot 29, Block 43, D.L. 196, In the gity of Vancouver. plan #196. Title Deed # 90262 K. In Trust Filing #22103. One ten roomed, two storeyed 2. BUILDINGS AND OTHER IMPROVEMENTS: dwelling house. One garage. 3. INSURANCE (Give particulars; state where policies are) \$1,500.00 Millers National Ins. Co.. Vancouver, B.C. Pol. #80985, in owner's possession. On property only. 4. TAXES (Amount and where payable) \$59.17 City of Vancouver, 1942 paid. 5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)...

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant. When she is evacuated the property will be rented to Mr. J.B. Woodley for the duration of the war, for \$12 a month. Declarant would like the Custodian to collect the rent for her. She has no agent.

EMENT OF PERSONAL PROPERTY OWNED: THE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS. Tor the duretion of the Wet. Tor the duretion of the Wet. Tor the duretion of the Wet.	1 'C I
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RALICOLVES OF LEASE AND RENT AND DATE TO WHICH PAID. Mone.	IA¶
'ADDORD'S NAME AND ADDRESS: None.	(VI
CVLION VND DESCRIBLION: None.	
MENT OF REAL PROPERTY OCCUPIED	Matr
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TE WHEREABOUTS OF TITLE DOCUMENTS Ton. Tatle Deed in owner's posse	

INFORMATION FROM R.C.M.P.

(Surname in B.	
tration No. 00762	Male - Female (check)
er Address 112 Man	1. St., City
Bracuated 7/7/4	Naturalized - Canadian-Born - Nations (check) 17 Browning Ore: Sagarage 1
ent Address	
ried = Single [check]	Name of Wife MATEUI, Ganza
check)	Name of Husband MATERIA George Mina (1909) Name of Father Material Manual Manual Material Manual Man
ded = Cincle [check] or Bother Siller C. see of Children under 16	Name of Husband MATERIA George Mina (1909) Name of Father Material Manual Manual Material Manual Man
toheck)	Name of Husband MATTER (Jensy) Man (1944) Name of Father (Matter) Tensy (A) (444)

N.

Catalogue No. 209.

File No. 11187 Int. File No. 1121

MATSUI, Shizue (Mrs. Zenzo) KITAMURA, Mrs. Haruo (In Japan)

Reg. No. 00762

Civic Address:

617 Powell St., Vancouver.

Legal Description:

Lot 29, Blk. 43, D.L. 196, Gp. 1, N.W.D., Plan 196.

Classification:

10-room Dwelling & Garage.

-- 20CD...

July 12th July 17th

Goods Released to Mrs. MATSUI Memo re Claims Ark

This property has been sold to Thomas Bright Hundley, Merchant, for \$1501.00. See Mr. Shears! letter of Feb. 25th, 1944.

This file requires no further attention with the exception of the disbursement of the proceeds of the sale.

JAPANESE NAMES:

Shisue (Mrs. Zenzo) MATSUI Haruo KITAMURA

Reg. No. 00762 In Japan

* Enemy 1121

CATALOGUE NO:

209

PROPERTY ADDRESS:

617 Powell Street, Vancouver, B.C.

LEGAL DESCRIPTION:

Lot 29, Block 43, District Lot 196, Group 1, New Westminster District, Plan 196.

TELES

Registered in the name of Shizuye Matsui (In trust filing 22103).

Registered in the name of Haruo Kitamura (Widow), 52 Cordova Street East).

Each of the above owns an undivided 1/2 interest in Lot 29, Block 43, District Lot 196, Group 1, New Westminster District,

Plan 196.

ENCUMERANCES:

Registered: Vesting order filed No. 34614, dated August 11th. 1942. as to Shizue Matsui.

> Vesting order filed No. 35867, dated March 15th, 1943, as to Haruo Kitamura.

Unregistered: No indication of any unregistered charges.

assessed values:

\$750.00

Improvements 300.00 - \$1550.00

CLASSIFICATION:

This is a better class of old frame house which has been divided into two (2) apartments - six (6) rooms down stairs and five (5) rooms up stairs, built on a 25' x 122' lot, and one single garage. We quote from valuator's report of June 15th, 1944,

"In my opinion a fair valuation as at February 10th.

1944, is \$1,400.00."

"A. Rout Harvey."

HISTORY OF ADMINISTRATION:

Arrangements were made by Shizue Matsui to rent this property to J.B. Woodley for the duration, as from July 1st, 1942, consideration \$12.00 per month, payable in advance. The lessor to have the use of two locked rooms and the garage for storage purposes. Messrs. Ker and Ker Limited were appointed Rental agents by the Custodian.

Rents collected \$240.00 against which were the following charges:

Insurance \$39.85 Repairs 5.00 11.25 Water Rates

20.00 - \$76.10

Funds released to the credit of Shizue Matsui and Haruo Kitamura's Joint Account as at June 28th, 1944, against which were the following charges: Real Estate Commission \$75.05, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50, Taxes \$9.44, Water Rates \$3.75 = \$100.74, leaving a net credit of \$1400.26 from said transaction.

Adjustment as at February 25th, 1944, to the amount of \$6.12, being Purchaser's share of Unexpired Fire Insurance Premium, was placed to the credit of Shisue Matsui and Haruo Kitamura's Joint Account.

The net proceeds from the sale of this jointly held property and the net rentals amounting to \$1493.79 were divided between Shizue Matsui, Reg. No. 00762, file No. 11187 and Haruo Kitamura, In Japan, file No. Enemy 1121, on August 21st, 1944, and credited to their individual accounts, vis.

Shizue MATSUI.....\$ 746.90

Heruo KITAMURA.....\$ 746.89 - \$1493.79

The following Fire Insurance Policy:
Lumbermen's Insurance Company, Policy No. 6383
- \$1500.00 - covering the two-storey frame
building occupied as a private dwelling - 617
Powell Street, Vancouver, B.C.,
was transferred to Thomas Bright Hundley, 17th
March 1944.

OLD CERTIFICATE OF TITLE: No. 90262-K and 27765-L.

Mrs. Shizue Matsui declared on her J.P. Form signed 7th July 1942, that her Title Documents were in her possession.
Mr. Peters wrote to her on February 26th, 1944, asking her to send in her Certificate of Title No. 90262-K to this office. So far, there has been no reply to this request.

As Mrs. Haruo Kitamura was in Japan, we have been unable to obtain her Certificate of Title B. 27765-L.

Certificate of Title No. 98993-L in the name of Thomas Bright Hundley was handed to him May 10th, 1944, and his receipt of even date acknowledging same is on file.

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

May 19th, 1947

D. A. CRAMER.

MATSUI, Shizue KITAMURA, Haruo 617 Powell St., Vancouver, B.C. Evac. File 11187



Picture Taken April 8, 1943

REAL PROPERTY MEMORANDUM

File No. 11187 & Int. 1121

MATSUI, Shizue (Mrs. Zenzo) and KITAMURA, Mrs. Haruo (In Japan

Re: Catalogue No.

617 Powell Street, Vancouver. Address:

Legal Description: Lot 29, Blk. 43, D.L. 196, Gp. 1, N.W.D., Plan 196.

PHONE AND MICHELE SALES

27765 L. Indef.

A. Certificate of Title No 90262 K. Indef Whereabouts: Owner's possession (In Trust Filing 22103)

Registered owner: MATSUI, Shizue (Mrs. Zenzo) (1) Reg. No. 00762 KITAMURA, Mrs. Haruo (1 int.) (In Trust Filing28203)

Property: Lot 29, Block 43, District Lot 196, Group 1,

New Westminster District, Plan 196.

Shipinge Matsui-145. 90262 K Avrus Kitarmura 145. 27765 K

Vesting: 34614 & 35867

On "JP" form Shizue MATSUI stated that Unregistered: Yutaka - son has joint ownership. (No

other information on file)

\$61.57 (1943 paid) Taxes:

\$3.75 Paid to Nov. 3rd (Pd. quarterly) Water:

\$1500.00 - London Guarantee & Acc. Co.-expires Feb. 23/46

\$1500.00 - Lumbermen's Ins. Co. - expires Aug. 9/46

\$800.00 Improvements: \$750.00 Assessed Value: Land:

\$1400.00 Valuation by Appraiser:

\$1501.00 Amount of Bid:

Feb. 16, 1944 Approved by Advisory Committee:

Paid as shown in attached letter: Through Pemberton Realty Corp. Ltd.

Name of transferee as attached letter: V

ADMINISTRATION.

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

Rented \$12.00 per month (#See below) tenant only able to use downstairs portion as chattels stored upstairs and in garage therefore low rent. No Lease but declaration on JP form that Mr. Woodley was to rent premises for duration of war. Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Chattels stored in upstairs portion of house and in garage; Acertain goods being used by tenant (see Mr. Named Agent Spain's memo of Feb. 10th, 1944.

Ker & Ker Ltd.

File Number 11187

Registration Number 00762

MATSUI, Shisue, (Mrs. Zenso).

617 Powell Street, Vancouver, B. C.

OFFICE OF THE CUSTODIAN
DAPANESE SECTION

DECEMBER 1942

LOCATION AND NATURE OF PROPERTY:

617 Powell Street, Vancouver, B. C. Let 29, Block 43, D.L. 196, Group 1, New Westminster District.

CWHERSHIP:

MATSUI, Shizue (Mrs. Zenso) and her son MATSUI, Yutaka. Joint owners.

BUILDING

This is one of the better class old frame houses located on the north side of Powell Street between Princess and Heatley Avenues. It has been divided into two Apartments. Downstairs there is hallway with large living-room on the right, at the rear of the living-room is a dining-room, off dining-room is one bedroom, to the rear of dining-room is kitchen, off kitchen is one bedroom and bathroom with separate toilet, making a total of six rooms on the ground floor. There is an open stairway to the second floor where there is a large living-room at the front, small bedroom at the front, dining-room and kitchen at the rear offliving-room and another small bedroom, also toilet. There is a rear upstairs verandah with stairway to rear of the property; making a total of five rooms upstal res In other words, a ten or eleven room dwelling. Both There is no basement, kitchens have sinks, etc. in them. the dwelling is heated with stoves. At the rear of the property there is a single frame garage. The house is in fair condition both inside and out. Gas is installed in the premises and there is a hot water boiler in the kitchen.

LAND:

The size of the Lot is 22 x 122

TAXES

No arrears. 1942 taxes, gross \$61.57, rebate \$2.40, nett \$59.17.

ASSESSMENT:

Assessment of Land
Assessment of Building
Total Assessed value

\$750.00 800.00 \$1550.00

INSURAN CE

According to the Office of the Custodian Form, at the present time there is \$1500 insurance on the property in Millers National Insurance Company, Policy #80985, in the owner's possession. Your form gives no expiry date, therefore we will immediately contact the above insurance Company and endeavour to procure the expiry date and any further particulars necessary. We feel that this is a sufficient amount of insurance for the protection of the dwelling.

PINANCIAL POSITION:

As the above property is apparently Clear Title and the Certificate of Title in the owners' possession, and only the 1942 taxes outstanding, we would consider the financial position excellent in view of the fact that it has been rented for sufficient to take care of the taxes, ordinary repairs, etc.

Regarding the personal financial position, as Mrs.
Matsui had been evacuated it was impossible to check
her personal financial position. Under date of
July 17th 1942 your Department forwarded an additional
memorandum showing outstanding book accounts owing
to Shisue Matsui. We presume that this is only for
record purposes and that your Department will arrange
for the collection of same. If this is not the case
and you desire us to endeavor to collect these on
behalf of your Department, will you please advise us.

Regarding the furniture, your form states "see attached list", which is on the Form. The articles which we checked in the downstairs portion of the house, which are being utilized by the temant and on the list, are as follows:

Piano; kitchen range (coal à gas); l lamp stand; l kitchen cabinet; l gramophone (it is not electric); l bureau; l table; l warming stove;

Articles being utilized and not on the list are as follows:-

kitchen table; 2 kitchen chairs; dining-room buffet; 6 dining-room chairs; 1 cupboard; 1 urn; 1 small cupboard; 1 mirror;

Upstairs in one locked room we noted the following articles which are on the list:

1 chesterfield suite; 1 table;

There are many other articles of furniture in the dwelling which are not on the list. The evacuees apparantly left hurriedly and left their goods scattered throughout the whole upper section of the dwelling. In addition there is one locked room downstairs full of goods, boxes, etc., two locked rooms upstairs, to which the tenant has the key; also the frame garage at the rear of the property is full of goods and locked! We presume that these four storage places contain the goods as shown on your list.

In addition to this there are articles in the upstairs kitchen, etc. which are definitely not on the list. It is apparent that the owner left hurriedly. (We will refer back to the furniture again in our "Remarks" concerning the tenant.)

The owner made arrangements to rent the above dwelling to Mr. J.B. Woodley, Soap Manufacturer, for the duration of the War, at a rental of \$12.00 per month. It was Mr. Woodley's understanding that he was to have the use of all the premises with the exception of one or two locked rooms, and pay a higher rent, but in view of the fact that he only has the use of the downstairs section of the dwelling minus one looked room and minus the garage, the rental of \$12.00 was agreed to by him and the owner. He has apparently known the Japanese Family for a considerable number of years. Mr. Woodley has the keys to the looked rooms and the garage containing other effects. The balance of the goods as previously stated are in an open room and also in his charge. Two Japanese individuals called at the house and requested certain articles and Mr. Woodley allowed them to take them. We advised Mr.

FURNITURE:

Woodley that regardless of anybody claiming articles he was not to allow any item of furniture or personal effects to leave the premises. He was heartily in accord with this. It would take two men approximately four days to make a complete check up of the items left in this dwelling.

You will note from your Form that the owners operated a Bicycle Shop, consequently there is a great deal of this class of material in the premises.

In view of the manner in which the furniture has been left, we do not feel, as Agents, that we could take full responsibility for the safe keeping of same, neither could we demand the tenant to do so, other than to instruct him not to allow any of the goods to leave the dwelling. Purther than that we will have to rely on his honesty to see that the articles are taken care of.

RECOMMENDATIONS:

We recommend that the above arrangement for the renting of a portion of the premises to Mr. J.B. Woodley, at a rental of \$12.00 per month, be allowed to stand. It is understood of course that if Mr. Woodley had the use of the balance of the premises, with the exception of possibly two looked rooms, we would immediately recommend a higher rental be charged.

As the owner states that she has no Agent, we would appreciate your instructions to take over this property on behalf of the evacuees, and advise the present tenant to pay his rent to this office at which time we will in turn forward it to the Office of the Custodian in the usual manner.

THE RENTAL VALUE:

A fair rental value for the portion of the premises now occupied would be \$12.00 per month. A fair rental value for the whole dwelling, minus two looked rooms, would be \$25.00 per month.

THE SALE VALUE:

It is our understanding that the owners purchased this property in 1980 affigure of approximately \$2500.00 but we cannot see our way to place a higher valuation on the same than \$1500 gross.

This property was inspected on July 21st 1942 by Mr. J.M.Anderson, Rental Manager, and the writer.

KER & KER LTD.

" Men M. Kn.

Call Total

LOEWEN & HARVEY, LIMITED

PIRE CASUALTY BURGLARY AUTOMOBILE PLAYS CLASS INSURANCE ABERTS FOR EAGLE STAR AND BRITISH DOMINICALS INSURANCE COMPANY LIMITED

ESTATE AGENTS INSURANCE MORTGAGES REAL ESTATE

DATE OCT 1 2 1949 A S C STO EDITION FILLED BY CAME OF THE STORE VANCOUVER BC

15th June, 1944.

Department of The Secretary of State, Office of The Custodian, (Japanese Evacuation Section) 506 Royal Bank Bldg., Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 209, 617 Powell Street, Lot 29, Block 43, District Lot 196.

This lot is on the North side of Powell Street, between Princess and Heatley Avenues, and is 25 x 122 feet, to a 20 foot lane, and is level with both. There is a picket fence on all sides in fair condition, and wood walks to front and rear entrances.

There is a two (2) and one (1) storey frame and shinlge roof Exterior walls are drop-siding and paint in fair condition. dwelling. Eaves and downpipes are good and roof fair. The front portion of the house, 30 x 22 feet, is on solid cement foundation, cement blocks and wood posts support the next 16 x 22 feet and a one (1) storey addition 15 x 18 is on similar foundations. On the ground floor, entrance hall leads to living-room with fireplace (pulling away from wall), french doors to Diningroom in which the fireplace has been bricked up, a small room West of the Diningroom. Kitchen with old sink, behind which is a bedroom, bath and toilet separate. On the second floor are three (3) small bedrooms and a large kitchen with sink and toilet built off on East side. An outside stair leads to this kitchen from the ground. Decoration throughout is poor. There is a furnace room in the centre of the house, entered from the outside only. Headroom is poor and there is no furnace.

In my opinion a fair valuation as at February loth, 1944, is

Yours faithfully,

Loewen and Harvey, Limited.

Director.

ARH/F.

The Postureon Realty Corporation Ltd., 418 Rose Street, Vencouver, B.C.

Door Stree

het Catalogue No. 209 617 Percell Street

This will composite to contact of your letter of the Charles and the City of t

in the name of Thomas Bright Runckey, 962 Percell Street, Tencourer, Balls, Berchant, and that he to a British subject.

and forwarded to Ottoma with our recommendation for acceptance.

Yours truly,

J. G. Shears, Director.

21st Pebruary, 1944.

The Perhapton Realty Corporation Ltd., ALS Bose Street, Vancouver, B.C.

Door Street

het Catalogue No. 209

Purchase to our letter of the 20th January, this is to advice you that we are propored to recommed the assertance of the after contained in your letter of the 27th January to purchase the above property for the our of \$1,501.00. Vill you please forward to us a contified chaque for \$1,502.00, the full mount of the purchase price on this property.

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

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

A statement of adjustments of texas sto. will then be propared, including registration feed, and forwarded to you after which the documents will be submitted for registration.

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

Yours truly.

F. G. Shoars, Director.

Date 1121

March 27, 1944.

Arm. Shimmo MATSUI, Registration No. 00762, Edilogot, B. G.

Dear Sadans

Res Catalogue No. 209 617 Powell Street 20/13/196

Please to informed that 617 Powell Street has been sold as of February 25, 1944 for the sun of 81,501.00 which is in excess of the waites attached to those premises by an independent apprelises.

Bonto, less expenses, up to the mentioned date have been credited to the joint account of you and Mrs. Harno Kitamura (in Japen), and adjustments of uncorrect tames and may insurance premiums have also been credited to your joint account.

The net result of the sale is as follows:

These funds are available to you in the usual way.

fours truly,

George Peters,

CD-15

os to B. C. Security Commission.

File No. 11187 & Int. 1121 Catelogue No. 209 617 Powell Street 29/43/196

Receipt of Certificate of Title No. 98993-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Lumbermen's Insurance Company policy

No. 9-6383 which has been assigned to me, and cheque for \$1.34 representing closing adjustments on sale to me of 617 Powell Street.

Dated at Vancouver, B. C., this 10 day of May 1944.

The semanty.

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

Dear Sirs:-

Re: 617 Powell Street

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,

1 / Sfemally 1 gnod

Mrs. Shizue Matsui, Registration No. 00762, House #101, Tast Lilloget, B. C.

Dear Madami-

Thank you for your letter of September 11th, enquiring what the Custodian would do with your things. Broadly speaking, the Custodian's job is merely to protect the Japanese property during your enforced absence.

and we think you will be interested in the following excerpt from our agent's report.

stairs portion of the house, which are being utilized by the tenant and on the list, are as follows:-

Piano; kitchen range (coal & ges); I lamp stand; 1 kitchen cabinet; I gramophone (it is not electric); I bureau; I table; I warming stove;

"Articles being utilized and not on the list are as follows:-

buffet; 6 dining-room chairs; l cupboard; l urn; l small cupboard; l mirror;

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G. D. Milsom Administration Department

GDM/GH

mitting for the Custoffen ce.D.C. Security Combinition to Amount of the second representation of the property of the second here articles emen to be in side hand.

101 Million Tile lie. 11167 March 10th, 1944. CONTROL SOSSUE AS A S Onless MATRUE Understand 1/2 intercet in Dec 29, Dik. 43, D.L. 196. Op. 1. B.W.D., Pins 196. In Trust Filing TO PAINT ! Cortified ency of MILL of Zeno MITSEL and Probate upo attached horoto. The front opposite color to the ecotomic of Temp Ricycle Guer at the property Stablisms Leas to Silvan March. Appenier Assess. Puling No. 22102

In the Supreme Court of British Columbia In Probate

Vancouver Registry

Do it knows that on the 27th day of July in the year of our Lord One thousand nine hundred and thirty-two, the last Will and Testament (a copy whereof is hereunte unnesed) of Zenso Matsul late of the City of Vancouver, Province of British Columbia, deceased who died at Kyebashi, Tokio, Japan, on or about the let day of April 1932 was eshibited read and proved, before a Judge of the Supreme Court of British Columbia, and administration of all the estate which by law devolves to and vests in the personal representative of the said deceased was granted to Shimnye Matsul of the City of Vancouver in the Province of British Columbia, the sole Executrix in the said Will named.

Given under the seal of the said Court this 3rd day August A.D. 1932

Vancourer Aug. 3, 1932 Registry "H. Brown" Deputy District Registrar

Extracted by John & George Robertson Solicitors

I hereby certify that the shows is a true copy of the original document in the Vancouver Land Registry Office.

DATED OLD day of

March, 1944, at Vancouver, B. C.

A Notary Public in and for the Province of British Columbia. I, Zenno Matsui, Merchant of 112 Main Street, in the City of Vancouver, in the Province of British Columbia, declare this to be my last will and testament.

I do hereby give and bequesth unto my wife Shismye Mateni of 112 Main Street, in the City and Province aforesaid, my real and personal estates whatsoever and shoresoever except merchandise stocks, fintures, tools, machineries and accounts premises known as Tampy Micycle Shop, to be held unto her, her hairs, executors and administrators absolutely and forever. I do hereby appoint my said Mife to be sole and only executring any last will and testament and revoke all former and other wills and testamentary clapseltions whatsoever by me at anytime heretofore made.

I do give and bequesth to my wife absolute right and privilege to receive any proceed at all my life insurance policies which I held in my lifetime.

I give and bequeath to my som Yoshio Matsui all merchandise bicycles, stocks, mechineries fixtures, accounts and everything contained in or about the premises known as Tammy Bicycle Shop at 112 Main Street, in the City and Province aforesaid.

I hereby appoint my wife Chimnye Mateni a gnardian of my son Yoshio Mateni. In witness whereas I, the said Zense Mateni the testator have to this my last will and testament contained in this sheet of paper set my hand and seal this testweth day of January Asb. 1922.

"Z. Matsui"

Signed by the said testator as and for his last will and testament, in the presence of us present at the same time, who at his request, in his presence and in the presence of such other have subscribed our names as Witnesses.

"I. Kitamura", 53 E. Cordova St., Vancouver, B. C.

T. Baruse, 568 Powell St., Vancouver, B. C.

I hereby certify that the above is a true copy of the original document in the Vancouver Land Registry Office.

DATED 8th day of March, 1944, at Vancouver, B.C.

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

Pilo los iller Hay 15th, 1944. Ur. Spain Front Mr. Green Re: Catalogue Number 207 617 Powell Street Demon: Big. Shings Warrent Tempata Mr. J. B. Woodley ATTENDED TO FUNDAMENT A cour dere de May of them was regulatored are boiling selected in in operations recent to the case of the Constitution of the Consti 1943 and them yours of Pabellary 1966, 1944, that home were although I think you should eventually areas to plot to plot up all articles signed for on January 14th, 1945 or have

BEGILF

the Tradition configuration fact may not ever liquid one one and produc-

MEMORANDUM

Pilo: 11127

May 20, 1944.

To: Et. Green

Prom: Mr. Spain

Res Catalogue Number 207

617 Powell Street

Owners Mrs. Shizue MATSUI

Tenant: Mr. J. B. Woodley

Purchaser: Mr. Hundler

A call was made at the above mentioned address and Mrs. Woodley was interviewed by the writer.

She stated that Mrs.MATSUI was in Vancouver just before Easter and sold everything in the house and that nothing remains at this address.

Mrs. MATSUI received cash for everything and was armed with authority from the Office of the Custodian.

CBS/pla

suc. 75. Again

ANNY C. Maerin Graine A. Maerin SECY MARTIN GROSS L. MARTIN HARRY MARTIN & MANUPACTURERS' REPRESENTATIVES AND DISTRIBUTORS 175 WATER STREET VANCOUVER, SHITISH COLUMBIA August 25th, 19th Ranger and Heaters HARTWELL Matt Mataul. Axes and Handles 144 Broughles Ave. Peavies, Pike Poles Toronto 6, Onterio. Wedges and Hamme Brooms, Brushes, Mops Doar Sirt SPEAR & JACKSON'S Saws, Files and Handles We are shipping to you today, the following Shovels, Mattocks, Picks stored in our vershouse via 0. H. R. Creightic-Class TENNIS Wrenches Recquets, Balls 1180. 780.18 Covers, Pressus, Nets Bench Vise Split Lamb Gut and Silk New Vise Tiring Laching and Rumber Punches BASEBALL & SOFTBALL Tools BADMINTON Pipe Wrenches Racqueta, Shutsles Tools and Plyers Covers, Preses, Ness Skete Sharpener Holder Split Lamb Gut and Silk Bill Book Steel Wool TABLE TENNIS Theel Machine Sets and Accessories Vice and Clamps Official Bats and Balls Tools Welding Rods 15 HOCKEY Christian Decorations Blow Jorch, Tools, etc. Laun Hower Sharpening Machine. Sticks, Gloves, Pucks FISHING TACKLE WHEEL GOODS n Stend SLEIGHS, TOBOGGANS gon Stene SKIS & SKI BOUIPMENT a Stand CHRISTMAS GAMES Printing you will find this shipsent to your NOVELTIES. attaraction, so remain SMOKERS SUNDRIES **SMALL WARES** Tours truly, ALL STOCKED IN HARRY HARVER & SON STREET VANCOUVER _B IM/JM

11187 registered January 29th, 1946. STATE SELECTION AND THE Reg. No. 00762, 177 Browning Avenue, Toronto 6, Ontario. Cear Madan -We are in receipt of your letter of the 28th ultimo requesting that certain funds be forwarded to you. Accordingly we enclose to you herewith our cheque for \$500.00 to your order "In Trust". We also enclose -1. General Statement of Joint Account of yours and Mrs. KITAMURA showing the division of net proceeds transferred to your account as \$746.70 Statement of sale of Powell Street pro erty, which amount \$1,406.38 is included in the General Statement herewith. Tammy Bicycle Shop-112 Main Street It is noted in the General Statement of the Joint Account herewith that an item of \$5.00 was raid to the Workmen's Compensation Board. This was in respect to the bicycle shop. It is noted too that a credit of \$2.00 appears in your personal account. This is derived from payment of account by Peter Bergsma back in August 1943 and represents the balance owing as reported to you August 3rd, 1943. You listed a number of outstanding book accounts due to the Bicycle Shop, but with the exception of the above payment we have been unable to collect any of them. All the funds as indicat ed in these statements are being held "In Trust" account in view of the probate of your late husband's will and testament dated January 12, 1932, filed in the Supreme Court of British Columbia as August 3rd, 1932. The remaining belance of these funds will be made available to you when proper exemination of the file and account is completed. Please acknowledge this letter and the enclosed chaque. Yours truly. B.R. Dusenbury, HAD/DD. mistration Department.

10119 PROPERTY Police 6383 ere Pational In No. 617 on the north side of at Chicago, 111. 1943. Powell Street, To THE CONTRACTOR AND A VIST NO. BY NAMED STRONGS. Venecurer, F. C. 度建設 \$617 on the Borth of P 學。在實施是影響的 1200-St. Lot 29 Plk.43 D.L. \$1,500.0 City of Tancouver, B. The above-named Japanese declared on her J.P. Form signed 7th July 1942, that she carried the following Fire Insurance, \$1500.00 in the Hillers National Insurance Company, Policy No. 80985, falling due August 9th, 1943. This was renewed in the Lumbermen's Insurance Company, Policy No. 6383, \$1500.00, which was transferred to Thomas Bright Hundley, 17th March 1944. Insurance on the Household Effects was also carried, in the London Guarantee & Accident Company Limited, Policy No. 567268, \$1500.00. This policy was cancelled on January 9th, 1946, and a refund of 67 cents, being the unearned premium, was received from Ker and Ker Limited, January 10th, 1946. The above summary is certified to be in accordance with information on file. Silvannes DAC:10

Place No. 11187 - SUBLET James 29th, 19.6.

-- LIABILITIES -
Shieve MATSUI
IN TRUST
Dec. No. 10762

The following Claims are revealed against Mrs. MATSUI
4. S. FURUMA CO. \$11.58

Z. Torksep's Congeneration Sound 5.00

Clair fl. This Claim was reported in latter Sept. 20, 1923. by f.S. Russ & Bons as barrier been gold in May 1942.

Clear #2. This Claim was paid thre the Custodian's office on September 10, 1943.

No other claims against or inhabitathese of mrs.

The above Cummary is cartified to be in accordance with the information on file. January 29ths 1946.

Administration Development

Price No. 21107 & Cot. 2121 Catalogue No. 209.

February 29th, 1944.

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to continue beneatth the following documents in onemountain with the sale of the above departied property:

- Le Original Certificator of Recumbrance, (2).
- 2. Transmission in deplicate.
- 3. Dood in duplicate seases THOMAS INIGHT HUNILKI.
- 4. Copy of letter charing to them sold and price paid for the property:
- 5. Homoroutes from the Identification Department of Advisory Countries.

 Countries.

Consistantes of Indefensible Titles Dunber 90262-E and 27763-E are in the owner's passession.

dahamer

for 14 111 87 Piles No. 11187 4 图11/2011年 Catalogue No. 209. March 24th, 1944. Mr. George Peters Mr. D. A. Craner Shirue Karsut Harvo KITAMURA Lot 29, Block 43, D.L. 196, Group 1, N. H. D., Plan 196. With reference to the above property which was recorded in the vencouver Land dec stor Office, dated Merch 15th, 1944, we enclose herewith the following documents in connection therewith. 1. Copy of application number 98992-L. daved Busch 15th, 1927, registering the property in the name of the Coswodian (Franchisefor) 2. con of erept toler ton munber 1890. It detect March 15th, 1944, registering the property in the name of Thomas Bright Hundley (Deed) 3. Duplicate of Transmission dated March 10th. 1944. 4. Duplicate of Deed dated March 10th, 1944 -Secretary of State to Thomas Bright Hundley. 5. Certificate of Indefensible Title number 98993-U dated March 22nd, 1944, covering the above property in the name of Thomas Bright Rundley. Haprand DAC: JS Incle.

Philos those Dilley & Rate Man

617 Powell Street

29/43/196

ANDSYMBAY

As of February 25, 1944. - 56 days

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		在社员				
Suchellistation	dottte	174				\$ 13.37

Oredit purchaser 56/365 x \$61.57 Seller's proportion of taxes for 1944 Full amount of rent collected from Feb. 25th to Feb. 29th - 4/29 x \$11.00 Mater paid to Nov. 3rd 8 #3.75 a quarter	\$ 9.44 1.52 3.75
Note that the second course	\$ 14.72 13.37
Not wredit due to purchaser	8 1.91

30 to Purburton Realty Corp. Ltd.
Donas B. Rundler.

LIFE INSURANCE

Matsui, Shizue, Mrs.

File No. 11187

Reg. No. 00762

Company Monarch Life Assurance

Vancouver Agency

Policy No. 83187

Premium - \$ 19.10

Payable: Annually, Semi-annually or monthly

December Day 18 Month

LIFE INSURANCE

Mame Matsui Shizue Ars.

File No. 11187

Reg. No. 00762

Company Monarch Life

Agency Vancouver

Policy No. 83188

Premium - \$ 20.00

Payable: Annually, Semi-annually or monthly

Month December Day 18

REMARKS:

Mille sont 19/9/43

LIFE INSURANCE

Name Matsui Shizue

File No. 11187

Reg. No.

Company Monarch Life

Agency

Vancouver

Policy No. 81293

Premium - \$ 64.15

Payable: Annually, Semi-annually or monthly

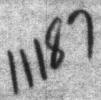
Month July Day 1

REMARKS .

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

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



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

	Crint) Surname Grow Name	(RCMP) Reg. No. 00762
Pre	Evacuation Address 112 Main Street, Vancou	uver, B.C.
Pres	sent Address 177 Browning Avenue, Toronto	o, Ontario.
	AL ESTATE	
	Street Address (if any) 617 Powell Street, V	Mancouver, B.C.
	City or Municipality	
(p)	Legal description (lot number, block number, section number,	的复数形式 医神经性 医甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基
	District Lot 196 Group one New Westman	Inster District
	Registered Map 196	
(e)	Type of Real Property (cross out words which do not	
	(ii) Residence Type of business	
11.71	(iv) Any other type of property (describe)	GALL TELEVISION ATTACKS
(d)	What was your interest in the property (e.g., sole owner,	life tenant, joint tenant, owner of one
	or one third interest, leasehold, etc.)	
	Owner of one-half interest	
(e)	Fair market value at date of sale (estimate this to the	best of your ability):
	(i) Land	9
	(ii) Buildings	8
	(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels,	
	fixtures, stock-in-trade, goodwill and accounts re-	
	ceivable)	\$
	(iv) Total value (if you cannot give separate values for laifill in total value)	nds and buildings just 3000.00
	(v) Amount at which Custodian sold property and cred	ited your account \$ 1501.00
(f)	Loss (This figure is arrived at by deducting item (v) fr	1100 00
PER	RSONAL PROPERTY	(one-half amount)
	Place or places at which property was left by the claiman	t at date of evacuation
(b)	Type of premises in which property left (e.g., house, ware	house, garage, shed, church basement,
	How stored or packed at time of evacuation	

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			Moose Jaw, Winnipeg, Toront
	(b) Do you require the services of (d)		a) Place at which claimant prefer (Vancouver, Kamloopa, Mela
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Pile No. 11187

DEFENSE BRIEF

Shirue MATSUI, Reg. No. 00762

File #11187

Toronto, Ont.
Oot. 12, 1948
Gase #1113

4 Interest

In Trust Filing #22103

Case #1113

REAL PROPERTY CLAIM -- GROSS -

Cat. #209

Gross Claim

\$1500.00 Total

Appraisal

Sold for

\$700.00

\$750.50

re i undivided Interest Exhibit #1-

Interest Loeven & Harvey, Ltd. as Peb. 10, 1944

i Interest Feb. 25/44

Stressesse 1. A. Rout Harvey, appraiser.

> 2. F.G. Shears, re appraisal and tender.

Submissions: re + Interest -

Comparative figures collected as follows:-

Appraisal Claimant's Assessed Value Talte Value

Sale Price Taxes 19/4

41,500.00

\$700.00

\$775.00

\$750.50

\$30.78

Pile No. 11187

ANALYSIS OF CLAIM

REAL PROPERTY SECTION

Shisue MATSUI (Mrs. Zenso) Reg. No. 00762

(Widow)

BEAL PROPERTY -

617 Powell Street, known as Lot 29 Block 43, D.L. 196, Plan 196, Vancouver, B.C.

Catalogue #209
(owned jointly by Shisue MATSUI and Harue KITAMURA
each having an undivided one-half intebest;
Shisue MATSUI holding her | Interest in Trust
Filing #22103).

Shisme MATSUI makes claim for (Gross)

\$1,500.00

Sales price (Gross) (2 of \$1501.00)

750.50

Appraisal - Cat. #209 Loewen & Harvey Ltd. \$1400.00 † Interest - 700.00

Tender - Gat. #209
(a) Pembertons
(Thos. Wright Handley) \$1501.00
† Interest - 750.50

Acceptance of tender (a)

750.50

Assessed Value 1944

Land - \$750.00 Improvements- 800.00 1550.00 † Interest 775.00

BECAP: 1 Interest -

Gross amount of claim

\$1500.00

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750.50

B.R. Dusenbury, Office of the Custodian.

ENT. L. DETERMINE PROTECTION OF THE PROTECTION OF

MANAGE TOLDING OIX THE COURTER

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ER BONDE, ORDER F. J. HERBERT, LOW TOLL STREET,

Cotober 15, Non.

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