

11298



INFORMATION FROM R.C.M.P.

Date

*Sept 10/42*  
*Nov 16/42*

Full Name SHUTO, Masaki (Mike)  
(Surname in Block Letters)

Registration No. 08971

Male - Female  
(check)

Age June 27, 1902

Former Address

1337 E. Georgia St. City

Date Evacuated

11/3/42

Naturalized - Canadian-Born - National  
(check)

Present Address

Kaslo, BC.

Married - Single  
(check)

Name of Wife (nee) #04043  
AKAZAWA Tomiye

Name of Husband

Name of Mother

(nee) Toshi  
SATO

Name of Father

Kisaburo (dead)

Names of Children under 16

#04045

Norman Makoto (M) 13/8/40

Our File No. 11298

Registered with Custodian Yes  
(yes or no)

Requested By

C. Girard

Additional Information

C.P.R. Section Man.

69/12



## OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

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

## PERSONAL INFORMATION

NAME: Masaki SHUTO

HOME ADDRESS: 1337 East Georgia Street

REGISTRATION NUMBER 08971 SEX: male AGE: 40

OCCUPATION: Sectionman

(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: CANADIAN PACIFIC RAILWAY Co.

MARRIED? YES

NAME OF WIFE OR HUSBAND: TOMIYE SHUTO

ADDRESS OF WIFE OR HUSBAND: KASLO B.C.

NAMES OF ANY LIVING CHILDREN:

NORMAN MAKOTO SHUTO

GAIL YASUKO SHUTO

ADDRESS OF CHILDREN: Bath at KASLO B.C.

AGE OF CHILDREN: 2 YEARS OLD AND 11 MONTHS OLD

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

LOCATION AND DESCRIPTION: Lot 10, Block 17, subdivision "B" of District Lot 182, G. 1, N.W.D., #1337 - E. Georgia St. Vancouver.

## 2. BUILDINGS AND OTHER IMPROVEMENTS:

TWO STOREY WOODEN HOUSES WITH BASEMENT

1 APPLE TREE. TWO CHERRY TREES

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

#2000 FIRE INSURANCE POLICY AT ROYAL TRUST Co.

4. TAXES (Amount and where payable) 5.3% PAYABLE TO VANCOUVER CITY HALL

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

\$1500 under A/10

## 6. OCCUPANCY AND LEASES (If vacant so state)

I would like The Royal Trust Company to look after this property.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. *at THE Royal Trust Co.*

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:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

*FURNITURE, LENSLEUMS, GARDEN TOOLS, CARPENTER TOOLS  
Saw (GROSS CUT) STOVES, CHINA WARE, SILVER WARE, GLASS  
WARE, RADIO, GRAMAPHONE, RECORDS*

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 *NIL*



4. INSURANCE CARRIED ON ABOVE PROPERTY: NIL
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: NIL
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): NIL
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
8. BANK ACCOUNTS: NIL
9. LIFE INSURANCE: NIL
10. INTEREST IN ANY ESTATES OR TRUSTS: NIL
11. SAFETY DEPOSIT BOX: NIL

**LIABILITIES:**

1. PERSONAL DEBTS: \$100.45 To Arch 15 10 45  
From TAKAO HORIUCHI
2. TRADE DEBTS: NIL

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 7th day of September 1942.

M. Magawa

Witness

(Signature)

M. Shuts

FOR DEPARTMENTAL USE



REG. NO. <b>08971</b>		NAME <b>SHUTO, Masaki</b>			FILE NO. <b>11298</b>	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North British & Mercantile Ins. Co.	<i>Transferred to new owner, subject to 29-1-43</i> <b>685375</b>	<b>\$2000.</b>	<b>March</b>	<b>23</b>	<b>1946</b>	<b>1337 E. Georgia St. Lot 10, Blk. 17, D.L. 182, Vancouver, B.C.</b>

File No. 11298

-- SUMMARY --

August 8th, 1946

-- FIRE INSURANCE --

-- Masaki SHUTO,  
Reg. No. 08971

Fire Insurance was maintained in connection with  
1337 E. Georgia Street, while required, through the Agency of the Royal  
Trust Co. and was transferred to the new owner as from date of sale.  
Return Premium of \$9.48 was allowed Masaki SHUTO.

The above Summary is certified to be in  
accordance with the information on file,  
August 8th, 1946.

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











SOLD

Catalogue No. 111

File No. 11296

Name. SHUTO, Masaki

Civic Address. 1337 E. Georgie Street, Vancouver, B. C.

Legal Description. Lot 10, Block 17, Subdivision "B",  
District Lot 182, Group 1, District of  
New Westminster, Plan 186.

Classification. Dwelling.

SOLD

This property has been sold to Mr. Eli Golesh, Logger, of  
Vancouver. See Mr. Shear's letter of  
August 30, 1943.

1943  
Nov. 29th  
1944  
Jan. 3rd

Mr. Green's memo re Chattels  
Memo re Claims (Nil)



File No. 11296

— SUMMARY —

August 8th, 1946

— REAL ESTATE —

Reg. No. 08971

Catalogue No: 111  
Japanese Name: Masaki SHUTO,  
Civic Address: 1337 East Georgia Street, Vancouver, B.C.  
Legal Description: Lot 10, Block 17, Subdivision "B", District Lot 182,  
Plan 186, Vancouver, B.C.  
Classification: Dwelling

Registered in name of: Anne Runkle Rose as recorded in Certificate of Encumbrance dated March 15, 1943. By an Option Agreement dated Nov. 15, 1937 John Cornelius Runkle agreed to sell this property to Masaki SHUTO for \$1500.00 on terms and by deed of Dec. 21/40 the said Runkle transferred his interest to present owner Anne Runkle Rose. Deed from Anne Runkle Rose to Masaki SHUTO recorded in Land Registry Office as Nov. 20, 1943 and deed to Eli Golesh the purchaser, recorded in Land Registry Office same date. Balance payable by SHUTO of Option Agreement was paid as Nov. 10, 1943.

Sold to: Eli Golesh as August 30th, 1943 for \$900.00 Cash.  
Title delivered to: Eli Golesh per registered mail of Dec. 10, 1943. Title No. 93899-L. All adjustments made.  
Funds released to: account of Masaki SHUTO as December 10, 1943.  
Chattels: Not involved.  
Fire Insurance: Transferred to new owner as date of sale.

The above Summary is certified to be in accordance with the information on file, August 8th, 1946.

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



File No.  
11298

— SUMMARY —

August 8, 1946

— REAL ESTATE —

Masaki SHUTO,  
Reg. No. 08971

Re:- 1337 East Georgia Street,  
known as  
Lot 10/17/B/182/186,  
Vancouver, B.C.

---

Assessed Value, 1943

Land -	\$610.00
Improvements -	<u>850.00</u>

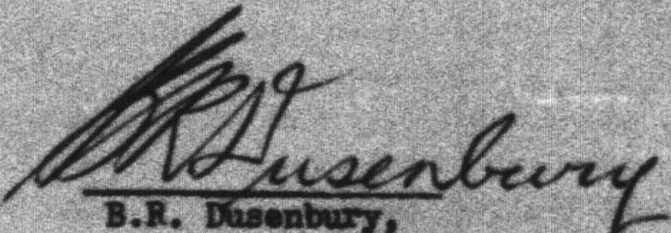
---

Appraisal -  
Johnson, Reeve & Watson - \$900.00

---

Sale Price - 900.00

---

  
B.R. Dusenbury,  
Office of the Custodian.



August 8th, 1946

## -- PERSONAL PROPERTY --

Masaki SHUTO,  
Reg. No. 08971

CHATELS:

On Page 2 of registration dated September 7, 1942 of Masaki SHUTO is recorded chattels as follows:-

"Furniture. Lenoleums, Garden tools, Carpenter tools, Saw(Crosscut) Stoves, Chinaware. Silverware Glassware, Radio, Gramophone, records."

An Inventory of the effects at 1337 East Georgia St. appears to have been made by Mr. Logan as January 18, 1943, as on file. At that time dated January 27th, 1943 a form letter listing the items on the Inventory was forwarded to the tenant, a Mrs. Beulah Brown, who signed and returned same with notation that she would not be responsible for the articles mentioned. The next action re chattel indicated on the file is a memo(Green) dated 29-11-43 advising that Realty had been sold and check should be made of any chattels of SHUTO's that might be at 1337 East Georgia St. The file does not indicate that any action was taken at that time as a result of the memo, nor at any time later to the date of review of the file(August 8, 1946). Later Mr. Spain and Mr. Wills investigated and found these chattels at 1337 E. Georgia Street and prepared to remove them to warehouse for sale. This is now in course of being done and the proceeds will be placed to the account of SHUTO.

ACCOUNTS RECEIVABLE:

A refund of \$5.52 was received from the Provincial Collector on account of 1% tax of 1941 and same was credited to account of SHUTO as Oct. 29, 1942.

SPECIFIED ARTICLES:

A radio is recorded on Page 2 of Registration of Masaki SHUTO dated Sept. 7, 1942. No further reference is made to a radio on the file until Oct. 2, 1945 when SHUTO was advised that we were unable to locate one in his name but one had been received in his Mother's name(Mrs. Toshi SHUTO) which possibly was the one to which he referred. Our letter of 23rd October, 1945 referred to this Radio, and settlement as between himself and Mother, was left to them.

No vessels, cameras, motor vehicles or other radios are revealed on 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 8th, 1946.

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



File No. 11298

CHATTEL SCHEDULE

November 21, 1966

Masaki SHUTO, Reg. No. 08971

Declared  
Sept. 7/62

Inventory by  
Mr. Loren *Jan 18/63*

Sold at Auction

Furniture,  
Lampshades  
Garden tools,  
Saw (crosscut)  
Stoves  
Calumet  
Silverware  
Glassware,  
Radio,  
Gramophone  
records

BASMENT

2 old beds & springs  
1 Bamboo book shelves  
1 Gramophone record cabinet and 6 records  
1 Box dishes and books  
1 small wooden tub of dishes  
1 wash board  
1 Carton books  
1 Box and 1 carton kitchen utensils  
1 Carton contents unknown  
1 Box framed pictures  
1 small suitcase with few dishes  
large quantity Japanese books on shelves  
1 old chair, 1 home made desk,

Sold at Auction

1 picture  
Vase & tray  
2 platters  
2 platters  
1 platter  
Shell & dishes  
China jar  
China jar  
8 small platters  
Kettle & basket  
Dishes  
Box books  
Books  
2 Tubs  
Purse & shade  
3 pictures  
Gramophone cabinet  
Book shelf  
Gunboard  
Books  
Books

VERANDAH

1 old Couch  
1 small cupboard  
1 kitchen table

3 rooms and hall upstairs with linoleum on floors.  
Stove and few old chairs sold.

Discovered N.Y.

2 old white iron beds  
1 washboard  
1 Carton Japanese Books  
Quantity of "  
1 old Chair  
1 old couch  
1 kit. table

*M.D.N.T. Widener*



NAME 11232, 11233

REGISTRATION NO. 11232

FILE NO. 11232

The following chattels were sold by public

auction at 100 West Hastings, Vancouver, B.C. on August 22nd and August 23rd, 1946 (x)

1 Picture	0.25
Vase and tray	0.25
2 Platters	0.30
2 Platters	0.25
1 Platter	0.20
Small and dishes	0.15
China jar	0.20
China jar	0.20
3 Small platters	0.25
Kettle & basket	0.10
Dishes	0.35
Box books	0.25
Books	0.10
2 Tubs	0.25
Furnace & shade	0.10
3 Pictures	0.25
Telephone cabinet	0.25
Book shelf	0.60
Cupboard	0.10
Books	0.25
Books	0.10

*Original  
per 7/20/46  
A*

Total

Less Expenses: (Auctioneer's Fee and  
(Advertising: \$0.59  
(Moving: 1.50)

Net Proceeds Credited:

4.75

2.00

2.66

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 68.

Remarks. (x) - 5 small auctions held during August and September consolidated into one. Handed to Accounting Department on September 30, 1946.



EVACUATION SECTION	
Date	FEB 11 1943
File No.	
Ass.	
Referred	

January 27th, 1943

11274

Mr. B. Brown,  
1337 E. Georgia St.,  
Vancouver, B. C.

Dear Sir:

Re: Masaki SUITO

The above has declared to the Custodian that the  
undernoted articles have been left in your care:

See list on back.

Please acknowledge holding these articles by sign-  
ing and returning to this office the declaration on the attached  
copy of this letter in the enclosed envelope.

Yours truly,

Geo. B. Spain  
PROTECTION DEPARTMENT.

GBS:TF

I acknowledge holding the articles above described  
for safe custody and undertake to account for same to the  
Custodian on behalf of the above-named Japanese. I have no  
claim on such articles (if any claim asserted, state basis and  
amount).

*Signature*  
14) is Beulah Brown



INVENTORY TAKEN BY MR. LOGAN

File 11298

January 18th, 1943

Masaki SHUTO--Reg. No. 08971  
1337 E. Georgia St.

- ~~2 Old beds & springs~~ No Value
- ~~1 Bamboo book shelves~~ S
- ~~1 Gramophone record cabinet~~ and 6 records
- ~~1 Box dishes and books~~ S
- ~~1 Small wooden tub of dishes~~
- ~~1 Wash board~~ No Value
- ~~1 Carton books~~ S
- ~~1 Box and 1 carton kitchen utensils~~ S
- ~~1 Carton contents unknown~~ S
- ~~1 Box framed pictures~~ S
- ~~1 small suitcase with few dishes~~
- ~~Large quantity Japanese books on shelves~~ No Value
- ~~1 Old chair, 1 home made desk~~ No Value

All above in basement.

On Veranda:

- ~~1 Old couch~~ No Value
- ~~1 Small cupboard~~ S
- ~~1 Kitchen table.~~ No Value

3 Rooms and hall upstairs with linoleum on floors.

All chattels left at owner's risk. Linoleum on floors left there by Shuto as he could not sell them and said he would just leave them.

Stove and a few old chairs sold.

Tenant: Mrs. B. Brown

Agent: Royal Trust Co.

Recommendation: This is satisfactory storage and chattels should be allowed to remain here.

Sold 22/8/46 { Vancouver  
29/8/46 63



File No. 11296

August 15, 1946.

MEMORANDUM

To: Mr. W. Wills

From: G. B. Spain,

Re: Masaki (Mike) SUTO - 1337 E. Georgia St.

The above noted person left in the care of Mrs. Beulah Brown at the above address:

2 Old beds and springs	<i>discarded</i>	N.V.
1 Bamboo book shelves ✓		
1 Gramophone Record Cabinet & 6 records ✓		
1 Box dishes & Books ✓		
1 Small Wooden tub of dishes ✓		
1 Washboard ✓	<i>discarded</i>	N.V.
1 Carton books <i>Japanese</i> ✓		N.V.
1 Box kitchen utensils ✓		
1 Carton kitchen utensils ✓		
1 Carton contents unknown ✓		
1 Box framed pictures <i>fine</i> ✓		
1 Small suitcase with four dishes ✓		
Large quantity of Japanese books on shelves.		N.V.
1 Old chair		N.V.
1 Home Made table		N.V.
(all above in basement)		
1 Old couch		N.V.
1 Small Cupboard ✓		N.V.
1 Kitchen table		N.V.
(on the verandah)		

Please remove to auction.

Mrs. Brown - Telephone H.A. 5945 Y.

Mr. S. B. Brown - " H. A. 3271.

GEO:CG

*G. B. Spain*  
G. B. Spain

*Value moved to Auction Aug 17/46*

*Wm. Wills*



THIS AGREEMENT made the 15th day of November, in the year  
of our Lord one thousand nine hundred and thirty-seven.

BETWEEN:

JOHN CORNELIUS RUNKLE, of Cambridge, in the  
State of Massachusetts, one of the United  
States of America, Wholesaler,

(Hereinafter called "the Owner")

OF THE FIRST PART:

AND:

MASAKI SHUTO, of 1337 Georgia Street East,  
in the City of Vancouver, Province of British  
Columbia,

(Hereinafter called "the Optionee")

OF THE SECOND PART:

AND:

PERCY RICHARD PEELE, and WILLIAM ARCHIBALD  
GEDDES, Trustees of the Daisy Barrier Settlement.

(Hereinafter called "the Mortgagees")

OF THE THIRD PART:

WHEREAS the Owner is the Owner of the lands and  
premises hereinafter mentioned subject to a mortgage in  
favour of the Mortgagees herein, and has agreed to grant to  
the Optionee the Option hereinafter mentioned for the con-  
sideration and upon the terms and conditions hereinafter  
set forth;

AND WHEREAS the balance owing on the said mort-  
gage is now overdue and the Mortgagees have agreed to extend  
the time for payment thereof;

WITNESSETH that in consideration of the sum of  
Three Hundred Dollars (\$300.00) of lawful money of Canada  
now paid by the Optionee to the Owner, the receipt whereof  
is hereby acknowledged, the Owner hereby gives and grants  
to the Optionee an option for the period of one month from  
the 15th day of November, 1937, on the terms and conditions  
hereinafter set forth to purchase ALL AND SINGULAR that



certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Ten (10), Block Seventeen (17), Subdivision "B" of District Lot One Hundred and Eighty-two (182), Group One (1), New Westminster District, Map 186, SUBJECT to the above mentioned mortgage.

THE OWNER hereby agrees with the Optionee that the within option may be renewed for consecutive periods of one month up to but not after the 15th day of October, 1940, <sup>(payment end of month)</sup> provided that the sum of Twenty Dollars (\$20.00) together with interest as hereinafter set forth shall be paid to the owner at the office of the Royal Trust Company, Vancouver, B. C. as consideration for such renewal within one month from the 15th day of November, 1937, and thereafter within one month from the date of the previous renewal made under the provisions hereof.

IT IS UNDERSTOOD AND AGREED that if any such payment be not made within one month from the making of the last payment or within seven (7) days thereof (grace period), this option and any renewal or renewals thereof shall absolutely lapse and be null and void and of no further affect, and all rights of the Optionee shall cease and determine, and the Owner shall be entitled to take immediate possession of the said lands and premises to the entire exclusion of the Optionee, and all moneys paid under this option shall remain and be the property of the Owner as and for rent up to such date and as liquidated damages, freed and discharged of and from any claim of the Optionee whatsoever.

IT IS AGREED that the Optionee shall have the right of occupancy of the said lands and premises only during the term of this option and any renewal or renewals thereof, and in the event of the Optionee discontinuing



payment of the said monthly renewal fees, such occupancy shall thereupon immediately terminate and in such event, the Optionee hereby admits occupancy as tenant only and waives right of notice.

THE full purchase price of the said lands and premises shall be the sum of Fifteen Hundred Dollars (\$1500.00) together with interest at the rate of six percent (6%) per annum from the 15th day of November, 1937, payable monthly on the 15th day of each and every month until the full amount of the purchase price shall have been paid.

IT IS AGREED between the parties hereto that all adjustments of taxes, insurance premiums, water rates and other charges against the said lands and premises shall be made as of this date, and the Optionee hereby covenants and agrees that he will assume and pay all water rates, taxes and assessments, local improvements, assessments of sewer rates and all charges or assessments charged or levied against the said lands and premises during the term of this option or any renewal thereof within the current year of such charge or assessment.

IT IS FURTHER UNDERSTOOD AND AGREED that in the event of the Optionee exercising this option or any renewal thereof, the consideration aforesaid of Three Hundred Dollars (\$300.00) and all amounts paid by the Optionee to the Owner as renewal fees shall be applied on the purchase price.

THE Optionee hereby covenants and agrees to and with the Owner that during the term of such option or any renewal thereof, he will keep all buildings now on or hereafter erected on the said lands fully insured against loss or damage by fire, for their full insurable value in an insurance company designated by the Mortgagees or their



agent, and will pay all premiums and sums of money necessary for such purpose as the same shall become due and in the event that the Optionee shall fail to pay such insurance premiums promptly as and when the same become due, such failure shall constitute a forfeiture of the within Option.

THE Optionee covenants and agrees that he will maintain the buildings on the said premises in good order and repair, and will keep the said lands and premises free and clear from any and all liens and will indemnify the Owner and Mortgagees against any such liens.

IT IS FURTHER UNDERSTOOD AND AGREED that neither the execution of this option, nor the payment of the sum of Three Hundred Dollars (\$300.00) for the same or any sum paid for the renewal thereof, shall bind the Optionee to pay any further or other renewals and he shall be at liberty to cancel and rescind the within option by forfeiting the payments already made, and vacating the said premises and in the event of the Optionee failing to make any of the said payments and vacate the premises, he hereby attorns to and becomes tenant from month to month of the owner at a rent equivalent to and payable at the same time as the hereinabove referred to instalments of Twenty Dollars (\$20.00) per month and interest, the legal relation of landlord and tenant being hereby constituted between the Owner and the Optionee, and upon default of payment of any of the payments of rent as aforesaid, the Owner may enter upon the said lands and premises, and determine the said tenancy hereby created without notice.

IT IS FURTHER UNDERSTOOD AND AGREED that the Optionee may at any time increase the said monthly payments



or pay the whole of the said purchase price together with interest to date of such payment, and that the whole of the purchase price in any event shall be paid on or before the 15th day of November, 1940.

IT IS FURTHER UNDERSTOOD AND AGREED that upon breach by the Optionee of any of the covenants herein contained, the within option and any renewal or renewals thereof shall immediately terminate in the same manner as if the Optionee had made default in payment of any of the renewal payments.

IT IS FURTHER UNDERSTOOD AND AGREED that upon payment by the Optionee of the total sum of Seven Hundred Dollars (\$700.00), the Owner shall execute and deliver at the expense of the Optionee, a registerable Agreement for Sale upon the same terms and conditions as are herein contained.

IN CONSIDERATION of the extension of time for payment of the above mentioned mortgage, the Owner hereby assigns, transfers and sets over to the Mortgagees, all moneys which may be paid to The Royal Trust Company under the within option, until such time as the said Mortgage shall have been fully paid up, and The Royal Trust Company is hereby authorized and instructed to apply the same in reduction of the said mortgage in accordance with the renewal agreement made of even date herewith between the Owner and the Mortgagees.

THIS Option shall not create any lien or charge of any kind upon the said lands and premises, and shall not be registered in the Land Registry Office, and shall not be assigned without the written consent of the Owner.

THIS AGREEMENT shall enure to the benefit of and be binding upon the parties hereto, their respective



heirs, executors, administrators, successors and permitted assigns.

IN WITNESS WHEREOF these presents have been executed by the parties hereto the day and year first above written.

SIGNED SEALED & DELIVERED  
by JOHN CORNELIUS RUNKLE  
in the presence of:

Maurice T. Whiting,  
42 Elm St., Dedham, Mass.  
Treasurer

John Cornelius Runkle (Seal)

SIGNED SEALED & DELIVERED  
by MASAKI SHUTO in the  
presence of:

S. G. McLellan  
Vancouver, B. C.  
Broker

Masaki Shuto (Seal)

The attached Option to Purchase is a true copy of the one held by  
John Cornelius Runkle dated 15th November, 1937  
and given by Masaki Shuto.

October 7th, 1942.

*[Signature]*

Witness Public In and for the  
State of Columbia



**Dominion of Canada****In the Matter of**

Province of British Columbia,

To Wit:

MASAKI SHUTO and Lot 10, Block 17, subdivision "B"  
of District Lot 182, G.L.N.W.D., #1337 - E.  
Georgia St., Vancouver, B.C., and  
MRS. ANNE HUNKLE HOSE.

*Maple Leaf # 7727**Open file for husband* **11298****3.**

GORDON R. SOMERVILLE

of the

City

of

Vancouver

in the Province of British Columbia,

**Do Solemnly Declare that**

1. - I am the Manager of the Mortgage Department of the Vancouver Branch of The Royal Trust Company, the Agent for Mrs. Anne Hunkle Hose.
2. - That by an Option Agreement dated 15th November, 1937, John Cornelius Hunkle agreed to sell the above property to Masaki Shuto for the sum of \$1,500.00 on terms and by a Deed dated 31st December, 1940 the said John Cornelius Hunkle transferred his interest in the property to Mrs. Anne Hunkle Hose, who is now the registered owner of the property.
3. - That the balance of the purchase price owing under the Option Agreement is \$150.00 with interest at 8% paid up to June 2nd, 1942.

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 Vancouver,

in the Province of British Columbia,

this

*24th*

day of

April,

A.D. 1942.

*G. R. Bissenden*

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

*50. Hunkle Hose*



ADDRESS ALL COMMUNICATIONS  
TO THE COMPANY

CABLE ADDRESS  
ROYALTRUST

11298

# The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.,  
#L.4022.

17th August, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuee Section,  
675 W. Hastings Street,  
VANCOUVER, B.C.

RECEIVED  
AUG 18 1942

Dear Sirs,

Re: MASAKI SHUTO - #1537 E. GEORGIA ST.

Masaki Shuto, who is at present at Black's Spur Camp, is purchasing the above property from a Client of ours and owes a balance of \$150.00. Mr. Shuto's family have been living in the property since he was evacuated and we understand they are vacating the premises sometime this week. We were asked by Mr. Shuto to look after the property for him when his family moved and endeavour to obtain a tenant. We shall be glad to know if it will be in order for us to do so.

Yours faithfully,

G.R. SCHERVILLE.

Manager Mortgage Department.

GRS/VET



11298

August 20, 1942

The Royal Trust Company,  
626 Pender Street West,  
Vancouver, B. C.

Dear Sirs:

Re: Masaki SHUTO

We are in receipt of your letter of the 17th instant and thank you for the information which you gave us.

Mr. Masaki Shuto has not actually registered with us but in view of his evacuation his affairs automatically come under our control. We will, however, endeavour to secure his registration and suggest to him that he expresses his desire for you to look after the rental of his property.

Will you therefore kindly report to us fully in regard to this property and endeavour to find a tenant as soon as Mr. Shuto's family is removed.

If you are aware of any affairs in which this man may be interested and which come under our control will you kindly advise.

We have on our files your Declaration of April 24th showing a balance due of \$150.00 under an Option Agreement covering this property. We presume that when this house is rented the payments under this agreement should be kept up and Mr. Shuto's interest under the same property taken care of.

Please keep in touch with us in regard to the above matter.

Yours truly,

F. G. Shears,  
Assistant Manager.

FGS/PMH



ADDRESS ALL COMMUNICATIONS  
TO THE COMPANY

*Shears*  
CABLE ADDRESS  
"ROYALTRUST"

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
SEP 2 1942

# *The Royal Trust Company*

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Attention Mr. F.G. Shears,  
Your file #11893.

*Vancouver, B.C.*  
#L.4022.

1st September, 1942.

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

Dear Sirs,

re: MASAKI SHUTO - #1337 E. GEORGIA ST.

Referring to your letter of the 20th August and our telephone conversation yesterday, we were advised yesterday that Mr. Shuto's family have vacated the above property and his sister, Lillian K. Shuto, requested that we allow a Mrs. Beulah Brown and family to occupy the premises.

In view of Mr. Shuto's request for us to look after the property and your instructions to find a tenant, we signed Mrs. Brown up on a monthly tenancy at \$22.50, which is in line with the rents being obtained in that district.

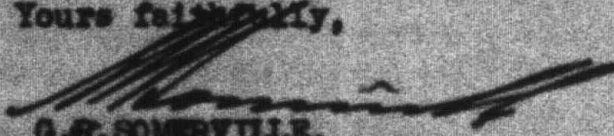
In connection with the property, we understand that in addition to the balance of \$150.00 due our client under the purchase of the property, the taxes for 1941 and 1942 are unpaid. These are as follows:-

1941 .....\$51.75, plus interest.  
1942 ..... 53.90

The building is insured against fire for \$2,000.00, with loss payable to our client and Masaki Shuto, as their interest appears. The Policy expires on the 23rd March, 1943.

Yours faithfully,

GRS/VET

  
G.R. SOMERVILLE.  
Manager Mortgage Department.



ADDRESS ALL COMMUNICATIONS  
TO THE COMPANY

CABLE ADDRESS  
ROYALTRUST

# The Royal Trust Company

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 17 1942

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

15th October 1942.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
City.

Re: 1537 E Georgia.  
Masaka Shute # 11298.

Dear Sir:

Our inspector has reported the front steps to the walk, the front and back house steps, the railings and upstairs rear porch railing and spots of the verandah roof and flooring as decidedly unsafe. We are getting an estimate from a carpenter to put this house in a safe condition, and we would recommend that the work be done.

We are also obtaining an estimate from T. Davies Limited to put the furnace in working shape. It has been very badly neglected, the top of the fire pot is collapsed, the doors are hanging and some pipe is rusted beyond use. No fire can be lighted at the present time, we understand the Shute family are aware of this condition.

There is a large hole dug along the east side of the house, a decided hazard to anyone attempting to use the walk, we have asked the tenant to fill this in with rock and dirt on the lot, so that it will drain basement and be safe from a liability point of view.

We understand that the owner was considering a possible contribution towards the cost of redecorating. The tenant has spent \$45.00 and has done a considerable amount of painting besides having all rooms but two repapered. The work has been well done and the interior greatly improved.

Yours faithfully,

*S.V. Smith*

S.V. Smith.

Manager, Rental Department.

HLR.



RECEIVED

The Royal Trust Co., Vancouver

T. DAVIES CO. Limited

PLUMBING, SHEET METAL WORK, HEATING

OCT 17 1942  
For Attention of *W. G. Davis*

VANCOUVER, B. C.

Oct. 16 1942

The Royal Trust Company,  
826 W. Pender St.,  
Vancouver, B. C.

Re 1537 E. Georgia Street

Gentlemen:

*Masaki Shuto #11298*

We have examined the warm air furnace at the above premises and find that it is in very bad condition. The dome is badly warped and burned away, both fire pots are cracked and broken, ash pit is rusted into holes and casing also has rusted away. Part of this damage is due to the fact that the basement is very damp. It would be impossible to repair the present furnace.

The cost of providing and installing an 18 inch Fawcett "Radio" all cast warm air furnace with new casings and smokepipe, also one 10 inch cold air elbow to replace broken elbow would be One Hundred Dollars. \$100.00

Yours truly,

T. DAVIES LIMITED

per

*W. G. Davis*

TGD:NEO



11298

October 28, 1942

Mr. Masaki Shuto,  
Reg. No. 08971,  
Kaslo, B. C.

Dear Sir:

We have had a call from a representative of the Royal Trust Company in connection with your house at 1337 East Georgia Street; they state that you are aware that it is necessary to install a new furnace in this building, which will cost approximately \$100.00. In addition, the front and back house steps, the railings and upstairs rear porch railing and spots of the verandah roof and flooring are unsafe. They estimate that it will cost \$25.00 to have this work done.

The house is now rented to a Mrs. B. Brown for \$22.50 and unless this furnace is installed, Mrs. Brown will have to vacate the premises, which would mean boarding the place up and you not receiving any revenue from the property. As we have not any money on hand to do this work, it will be necessary for you to send us the sum of \$100.00 to install a new furnace. Will you kindly give this your prompt attention.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH



Canada  
Department of the Secretary of State  
Office of the Custodian  
Japanese Evacuation Section.

G. D. Wilson Esq.  
Administration Dept.

Ms  
General Delivery  
Kaslo B.C.,  
November 9<sup>th</sup> 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 19 1942

Dear Sir;

Received your letter of October 28<sup>th</sup> "Reg File  
No. 11298" requesting one hundred dollars to install a  
new furnace in my house at 1337 East Georgia St.,  
but as you know for the family's evacuation, it cost me  
all the money I had. I am appreciating very  
much for your proposal, but it is unable to furnish  
one hundred dollars, and now I am earning only  
enough to keep the family.

But if it is possible to ask tenant to have  
furnace in and deduct the amount of sum  
what she has cost from the rent of \$22<sup>00</sup>.

Please kindly consider my hard time and  
ask the tenant the same

I am

Yours very truly  
M. Shuto.



11298

November 10, 1942

Mr. Masaki Shuto,  
Reg. No. 08971,  
Kaslo, B. C.

Dear Sir:

On October 28 we wrote you in connection with your property at 1337 East Georgia Street but have not yet had a reply. Today we have again had a call from a representative of the Royal Trust Co. stating that the family in possession of this house will probably have to vacate it if you do not send the money to repair the furnace, and if it is necessary for them to vacate, they may have a claim against you for the money spent in re-decorating the place, as you agreed before you left to have this furnace repaired.

You can readily appreciate that it would be very poor business on your part not to have this work done as this house is now bringing in \$22.50 per month and if it became necessary for the tenant to leave, and the premises boarded up, you would lose this revenue. We would ask you to give this matter your prompt attention and send us a cheque by return mail.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH



11298

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

G. D. Milson Esquire  
Office of the Custodian  
506 Royal Bank Bldg.,  
Vancouver B.C.

Milson  
General Delivery  
Kaslo B.C.  
November 23<sup>rd</sup> 1942

Dear Sir:

Many thank you for the letter of November 10<sup>th</sup> which again concerns to my house at 1337 East Georgia St. As I wrote you before at present it is very difficult to collect the money to install the furnace, though if the tenant accepts my suggestion I'll be very much obliged. And in this letter I understand that tenant may have a claim against me for the money spent in re-decorating the place but I would like to state that I shall not have any responsibility in any thing what they have done to my house without my consent

Yours truly  
M. Shute

put



11298

550 Campbell Ave.,  
Vancouver, B.C.  
July 10, 1943

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

Dear Sir:

Re: Catalogue #111 - 1357 East Georgia  
Lot 10, Block 17/B, D.L. 182

I wish to make an offer of \$900.00 for  
the above described property, and am enclosing  
certified cheque for \$90.00 as deposit on same.

This house needs a new roof, new eaves  
troughs and downspout, exterior badly in need of  
painting and basement needs attention as it fills  
with water in wet weather, of all which I figure  
will cost approximately \$800.00.

If this offer is accepted I will pay  
you the balance of \$810.00 at your request.

Yours very truly

*Eli Golosh*

*ang*



11298

August 2nd, 1943

Mr. Eli Golosh,  
550 Campbell Ave.,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 111.

Your letter of July 10th enclosing cheque for \$90.00 and offer to purchase 1337 East Georgia Street for the sum of \$900.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, \$810.00.

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

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees 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 you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears  
Director

FGS/cn



File No. 11298  
Catalogue No. 111  
SHUTO, Masaki

August 6, 1943.

MEMORANDUM

Re: 1337 E. Georgia Street, Vancouver.  
10/17/B /182 - Dwelling

TITLE & ENCUMBRANCE: Certificate of Encumbrance is on file.

Property is registered in the name of Mrs. Annie Runkle Hose. By an option agreement dated Nov. 15/37 John Cornelius Runkle agreed to sell the above property to Masaki Shuto for the sum of \$1500.00 on terms, and by a Deed dated Dec. 31/40, the said, J. C. Runkle transferred his interest to the present owner, Mrs. Annie Runkle Hose. Balance due under the option agreement is \$150.00 plus interest at 6% Certified copies of above on file.

Tax Statement on file, and taxes for 1941, 1942 and 1943 unpaid amounting to \$165.85.

ADMINISTRATION:

Rented at \$22.50 per month on a monthly basis through the Royal Trust Company.

*W. A. S. 11*

PROTECTION:

Chattels stored in the premises, as per inventory taken January 18/43.

*LDW*

*Mr. Rees's valuation 900<sup>00</sup>  
Passed by the Advisory Committee July 29/43*



ADDRESS ALL COMMUNICATIONS  
TO THE COMPANY

CABLE ADDRESS  
"ROYALTRUST"

# The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

Attention Mr. F. N. Russell  
Your File No. 11298

#L.4022

August 17, 1943.

ACTION SECTION	
AUG 18 1943	
File No.	11298
Referred	Russell

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

Re: MASAKI SHUTO  
Lot 10/17/182B

As requested we give below the amount required to  
obtain a deed to the above property which was sold under  
Option Agreement to Mr. Shuto.

Balance principal	\$150.00
Interest arrears to Aug. 15/43	6.00
Cost of deed	5.50
	<u>\$161.50</u>

Plus interest @ 6% on \$150 from Aug. 15th  
to date of settlement.

According to our records the property is registered  
in the name of Anne Runkle Rose, free of encumbrance, the  
mortgage in favor of Messrs. Peele & Geddes having been  
paid in full and the release filed in the Land Registry  
Office. The Option Agreement with Mr. Shuto has not  
been registered.

Yours faithfully,

G. B. SOMERVILLE,  
Manager Mortgage Department.

AC Pay for option agreement  
or deed

15  
30  
31  
7  
83

161.50  
2.03

20368/11



September 11th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 11298  
NAME: Masaki SHUTO  
CATALOGUE NO: 111  
RE: 1337 East Georgia Street, Vancouver, B.C.  
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 10, Block 17,  
Subdivision B, D.L. 182, Group 1,  
New Westminster District, Plan 186.

Encumbrances: Unregistered: Agreement in favor of  
Masaki Shuto providing for title to  
him upon payment. Amount owing for  
principal and interest as at August  
15, 1943 - \$161.50. This will be paid  
from proceeds of sale.

Taxes: 1941, 1942 & 1943 taxes due. Total -  
\$163.69 less rebate on 1943.

Vested: No. 35865

VALUATION BY APPRAISER: \$900.00

AMOUNT OF BID: \$900.00

APPROVED BY ADVISORY COMMITTEE: July 29th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$900.00

KWW/W

K. W. WRIGHT



DOUGLAS W. REEVE, P. S. I.

REGISTERED SURVEYOR AND VALUER

GEORGE A. WATSON

TELEPHONE MARINE 8264

CABLE ADDRESS "JOHNSON" VANCOUVER

**JOHNSON, REEVE AND WATSON**  
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.

22nd November, 1943.

The Custodian's Office,  
675 West Hastings Street,  
Vancouver, B.C.

Dear Sir,

re Catalogue No. 111  
1357 East Georgia Street  
Lot 10 Block 17 D.L. 182 "B"

We beg to confirm our verbal report to you upon  
the appraisal of this property.

The lot has a frontage of 47.16 feet and a depth  
of 132 feet. The house is a 1½ storey frame structure,  
probably 35 years old with 4 rooms and a bathroom upstairs  
and 3 rooms downstairs. The foundation is of stone and  
there is no floor in the basement.

The house is in a very bad state of repair both  
inside and outside except that a new furnace has been  
installed.

We appraise this property at the sum of Nine  
Hundred Dollars (\$900.).

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Reeve*



13  
11298

November 25, 1943.

Mr. Masaki SUTO,  
Registration No. 08971,  
Kaleo, S. C.

Dear Sir:

Re: Catalogue No. 111  
1397 East Georgia Street  
10/17/42

Please be informed that 1397 East Georgia Street has been sold as of August 30th for the sum of \$900.00 which is equal to or in excess of the value attached to those premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$900.00
Less paid off Right to Purchase	\$163.53	
" paid Taxes	168.45	
" paid commission @ 5%	<u>45.00</u>	<u>376.98</u>
Net credit to your account		<u>\$523.22</u>

These funds are available to you in the usual way.

Yours truly,

PHR:MA  
cc B. C. Security Commission

P. H. Russell,  
Administration Department.



File No. 11798  
Catalogue No. 111  
1377 East Georgia Street  
10/17/182

8

ADJUSTMENTS

As of August 30, 1943 - 123 days to go.

Debit purchaser

123/365 x \$53.90 taxes for 1943	\$18.25
123/184 x \$ 7.55 water July to Dec.	5.05
31/36 x \$11.00 insurance premium (expiry 23/3/46)	9.48
Registration fees on deed - \$900.00	<u>5.80</u>

Total debits \$38.58

Credit purchaser

(Rental date - 1st of each month)

Proportion rents for month ending August 30 - $1/3 \times \$21.38$	\$ .70
Rents collected for month ending October 30 -	21.38
" " " " " September 30 -	21.38
" " " " " November 30 -	<u>21.38</u>

Total credits \$64.84

Less total debits 38.58

DUE TO PURCHASER \$26.26



File No. 11298,  
Catalogue No. 111  
1337 East Georgia Street  
10/17/B/182

14

Control of 1337 East Georgia Street, Vancouver, 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.

Receipt is also acknowledged of North British & Mercantile Insurance Company Ltd. fire policy No. 685375 with assignment thereof in quadruplicate.

Receipt is also acknowledged of cheque for \$26.26 representing closing adjustments on sale to me of 1337 East Georgia Street.

Dated at Vancouver, B. C., this 29 day of November 1943.

Ali Golash



REGISTRATION SECTION	
No.	11298
By	Milson
Signed	Kaslo B.C.
Date	November 7 <sup>th</sup> 1944

The Canadian,  
505 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

You have informed me that my property known as  
1337 East Main St. Vancouver B.C., has been sold.  
legal description if possible

As you are aware, I have never consented to the sale nor  
ratified it but have at all times and do now object to the  
sale of my said property. Because, however, I am in desti-  
tute circumstances ~~(and because the government has disconti-  
nued the advance of maintenance to me) (and because I am now  
deprived of the income from my said property which I formerly  
enjoyed) (or as the case may be)~~, I have to request you to  
send me the proceeds of the sale of the property in order to  
maintain myself and my family but in doing so I wish it made  
clear that it is only being accepted under protest and without  
prejudice to my rights which I have or may have arising out  
of what I consider the wrongful sale and disposition of my  
property.

Yours truly,

Masaki Shuto

13  
597



Aug. 9, 1945  
Kaslo, B.C.

Re. file no. 11298.

Dear Sir:-

I, Masaki Shuto, Reg. No. 08971  
wish to ask you to remitt me  
the sum of net credit to my  
account for the house, for I  
am now self-supporting in Kaslo  
and require to buy many uses  
for home.

Thanking you for Kind.  
I am,

Yours Truly,  
M. Shuto.

22-8-45  
597.19  
F

paid for  
paper

Report - Mrs. Scobie 30. 8. 45  
Camp has written Kaslo, B.C.  
and will let us know when  
she has D.

EVACUATION SECTION	
Rec'd	AUG 13 1945
File No.	
Ans.	
Referred	December

Claim on wife's file  
7927 being settled by  
her from funds in her life  
1-10-45  
A



Oct 16, 1945

Kash, B.C.

Dear Sir,

I wish to reply to your letter of Oct 2nd  
that I owe him the sum of Hundred  
Dollars from Mr. Takes Horinchi as I  
stated in my declaration, and it  
is possible to adjust the payment  
from my hand.

And also referring to the radio,  
I would like to inform you that  
unfortunately I was sent out to the  
road camp at the time so I left mother  
in my house as a caretaker and I  
did not have chance to return to home  
so mother may put it in her declara-  
tion but it may be the one which  
belongs to me (Victor Kados, Combination)

EVACUATION SECTION	
Rec'd.	OCT 18 1945
File #	11691
Ans.	
Refugee	Anderson

sent to Secretary

Sincerely,  
M. Shuto

Dear Sir



11298/12240

October 23rd, 1945.

Mr. Masaki SHUTO,  
Reg. No. 06971,  
Kaslo, B.C.

Dear Sir:-

This will acknowledge receipt of your letter of the 15th instant regarding a radio. As stated in our letter to you of the 2nd instant, we received a radio in the name of your Mother. The description was Victor Combination Radio Serial 0889, and it was received from her on the 16th of March 1942 by the R.C.M.P. and turned over to the Custodian at a later date. It was sold and the proceeds of the sale were credited to her account on our books. If these funds are to be credited to your account, we shall require:-

- (1) Written authority from your Mother to pay you the net proceeds of the sale of the radio.
- (2) The R.C.M.P. radio receipt given to her at the time that she surrendered the radio to the R.C.M.P.

We are forwarding a copy of this letter to your Mother at New Denver, B.C.

You can arrange the matter between you and advise this office.

Yours truly,

HRD/DD.

cc. to Mrs. Toshi SHUTO.

B.R. Dusenbury,  
Administration Department.



## STATEMENT RE SALE OF:

Name: SHUTO, Masaki

Catalogue No: 111

File No: 11296

Street Address: 1337 E. Georgia St.  
Vancouver, B.C.

Reg. No. 08971

Legal Description:

10/17/8/182

Aug. 30/43

Date of Sale and Adjustments .....

## Sale Price

\$ 900.00

Real Estate Agents Commission 45.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 7.00

## Encumbrances:

Unpaid Vendor 163.53

~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance 9.48

Taxes 18.25

Water 5.05

224.53932.78Net Proceeds credited to your account  
as at Aug. 30/43.

708.25

Date: December 18th, 1945.

Compiled by: Mr. George Peters



File No. 11290

August 19, 1944.

MEMORANDUM

To: Mr. E. Miller

From: G. B. Spain.

Re: Shackel (Mike) SUTTO - 117 E. Georgia St.

The above noted person left in the care of Mrs. Beulah Brown at the above address:

2 Old beds and springs  
1 Bamboo bed shelves  
1 Cheston Record Cabinet & 6 records.  
1 Box dishes & bowls  
1 Small box on top of dishes  
1 Washboard  
1 Curtain hooks  
1 Box kitchen utensils  
1 Carton kitchen utensils  
1 Carton contents unknown.  
1 Box framed pictures  
1 Small suitcase with few dishes  
Large quantity of Japanese books on shelves.  
1 Old chair  
1 Small table  
(all above in basement)

1 Old couch  
1 Small cupboard  
1 Kitchen table  
(on the verandah)

Please remove to auction.  
Mrs. Brown - Telephone R.A. 5045 E.  
Mr. G. B. Brown - " N. A. 3271.

GBC:CO

*G. B. Spain*  
G. B. Spain



## STATEMENT RE SALE OF:

Name: SHUTO, Masaki

Catalogue No: 111

File No: 11298

Street Address: 1337 E. Georgia St.  
Vancouver, B.C.

Reg. No. 08971

Legal Description:

10/17/8/182

Aug. 30/43

Date of Sale and Adjustments .....

Sale Price

\$ 900.00

Real Estate Agents Commission

\$ 45.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

7.00

Encumbrances:

Unpaid Vendor

163.53

~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

9.48

Taxes

18.25

Water

5.05

224.53

\$

932.78Net Proceeds credited to your account  
as at Aug. 30/43.

708.25

Date: December 18th, 1945.

Compiled by: Mr. George Peters



File No. 11298  
Reg. No. 08971

Mosely SHUT

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 7	Toilet repairs	\$ 8.42		
October 29	1 1/2 Wage Tax refund		5.52	
December 10	Carpentry repairs	34.00		
	Rent's collected	2.25	45.00	
	Agent's commission			
1943 April 7	Insurance premium	11.00		
April 16	Land Registry Office - Certificate of Encumbrance	1.00		
May 11	Repairs	112.55		
	Water rates	37.15		
	Taxes	168.25		
July 31	Rents collected		202.50	
	Agent's commission	10.12		
August 30	Balance rents to date, net		20.66	
	Credit re Sale of Property		708.25	
1945 October 3	Cheque to you			
		400.00		
		<u>\$ 784.74</u>	<u>\$ 981.93</u>	

OR \$ 197.19



REGISTERED.

August 30th, 1946

Mr. Masaki SHUTO,  
Reg. No. 08971,  
Kaslo, B.C.

Dear Sir:-

In further acknowledgment of your letter of the 26th June last, requesting that we forward to you the remaining funds to your credit on our books, and in accordance with our letter of the 6th ultimo, we have reviewed your file and your affairs that have vested with the Custodian, preliminary to making this report to you.

Your principal asset was your property at 1337 East Georgia Street. This was placed in the hands of the Royal Trust Co. by you, and we did not disturb this arrangement. The premises were rented and the rents collected by the Company and forwarded to this office for your credit here.

As you are aware, you owed a small sum on the property and this had to be paid off. The premises were in poor condition and a new furnace was necessary and plumbing and carpentry work required. These matters were all attended to in your behalf, and you were kept advised from time to time as occasion required. The property was subsequently sold as August 30, 1943, and the proceeds of the sale were credited to your account. You were so advised November 25th, 1943.


In order that you may have an up-to-date statement, we have had one prepared, showing a net amount to your credit of \$197.19. We are enclosing this General statement as well as one showing particulars of Real Estate sale. These will give you a complete picture of our administration of this property. We are forwarding also our cheque for \$197.19, which is the entire amount to your credit on our books.

The Chattels declared by you have remained at 1337 East Georgia Street, and will be removed to our warehouse for sale. The proceeds will be placed to your account and will later be remitted to you.

In regard to the radio declared by you, please refer to our letter of the 23rd October last which expresses the situation. No doubt you and your Mother have adjusted this to your mutual satisfaction.

The foregoing, together with the rather considerable correspondence, previous reports and statements, would appear to dispose of all of your affairs that vested with the Custodian, and in order that you may acknowledge the attached cheque and confirm same, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

  
B.R. Dusenbury,  
Administration Department.

BRD/DD.  
Encs. 2.



11298

November 21st, 1946

Mr. Masaki SHUTO,  
Reg. No. 08771,  
Kaslo, B.C.

Dear Sir:-

Under date of the 30th August last we made a report to you of your affairs that had come under our control and forwarded our cheque for \$197.19, being the net amount to your credit at that time.

In the fifth paragraph of that letter, we stated that we would remove your chattels that remained at 1337 E. Georgia Street to our warehouse for sale. This we did and are enclosing an Auction sheet No. 66 showing a net amount received of \$2.66. We also enclose copy of a report of our representative Mr. Wills indicating the items that had to be abandoned as of no value.

We are now enclosing to you our cheque for \$2.66 in your favour representing the entire amount to your credit on our books.

We do not seem to have received an acknowledgment from you of our August letter and remittance. We shall be obliged if you will let us know if you received them when replying to this letter.

For your convenience in replying we enclose a self-addressed envelope.

Yours truly,



B.R. Dusenbury  
Office of the Custodian.

HRD/DD.  
Encls 2.







11298

October 6th, 1950.

Mr. Masaki SHUTO,  
Kaslo City, B. C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 400

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$112.70.

Cheque for \$106.18 is enclosed herein, and the sum of \$6.52 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FGB/jc  
1 encl.



File No.  
11298

ANALYSIS OF  
CLAIM

May 3, 1948  
REAL PROPERTY  
SECTION

Masaki SHUTO  
Reg. No. 08971

REAL PROPERTY,

1337 East Georgia Street, Vancouver, B.C.  
known as  
Lot 15/17/182B/186,  
Vancouver, B.C.

Catalogue #111

---

Masaki SHUTO makes claim for (Gross) re Cat. #111	-	\$2300.00
--	---	-----------

---

<u>Sales Price (Gross)</u>	\$900.00
----------------------------	----------

---

Appraisal -

Johnson, Reeve & Watson \$900.00

Tenders -

(a) A.E. Austin & Co. Ltd.  
(Eli Galesh) - 900.00

Acceptance of tender (a) \$900.00

---

Assessed Value, 1943

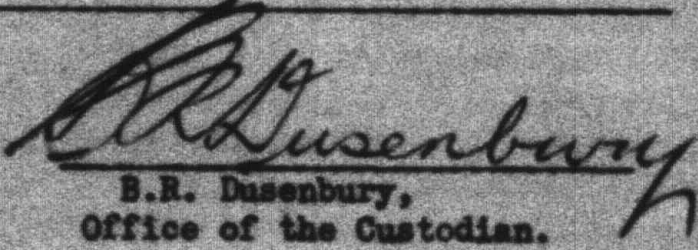
Land -	610.00
Improvements	<u>850.00</u>

---

RECAP:

Gross amount of claim	-	\$2300.00
" " sale	-	900.00

---

  
B.R. Dusenbury,  
Office of the Custodian.



Name of Claimant **SHUTO, Masaki**  
 Custodian File **11270**

Case **400**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total	Amount	
900.00	45.00 12.50										57.50
<u>PERSONAL PROPERTY</u>											
Motor Vehicles			Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing		45% of amount in next preceding column			
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			40%	120.00	55.00		55.20				
TOTAL RECOMMENDATION										112.70	



11298

October 6th, 1950.

Mr. Masaki SHUTO,  
Kaslo City, B. C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 400

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$112.70.

Cheque for \$106.18 is enclosed herein, and the sum of \$6.52 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FOS/js  
1 encl.



DEFENCE BRIEF

NELSON  
17 June 1948

Masaki SHUTO

File No. 11298

Case No. 400

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 1337 East Georgia St., Vancouver.

Amended Claim

Appraised at

Sale Price

\$2000.

\$900.

\$900.

(Trans. Page 2)

Witness: Appraisers, Johnson Reeve.

Appraisers (Johnson Reeve) report -  
House probably 35 years old in a  
very bad state of repair both inside  
and outside, except that a new furnace  
has been installed.

154  
It is submitted that the real property  
was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Amended Claim

\$120.

(Trans. Page 2)

No goods claimed for were sold by  
auction. They all appear to have  
been missing when inventory was taken.

Claimant is claiming for a dining room  
suite, also tool chest and garden tools.  
These goods claimant left at his house  
with the tenant, Mrs. Brown. They were  
either found and abandoned, or never  
found at all. There was a table and  
chair reported to be of no value, but  
whether they belonged to the dining  
room suite or not there is nothing to  
show.

It is submitted that the personal  
property that was sold was sold for  
its fair market value and that the  
claims for articles not sold are  
exorbitant.

Summary of Defence Witnesses

Johnson Reeve

Wm. Wills

BMP/mv

Where required

1

Appraisers

2

Staff



IN THE MATTER OF THE WINDUWERS ACT  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Nelson, B.C.

June 17, 1948

IN THE MATTER OF THE CLAIM OF  
YASAKI SHUTO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the  
Dominion Government

A.E. COBUS, Esq.,

appearing for the  
Claimant.

W.J. STURGEON, Esq.,

Secretary to Nelson  
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30



2  
H. Shuto  
In Chief

MR. COBUS: The claim, your honour, of Masaki Shuto,  
No. 54 on the Secretary's list.

MASAKI SHUTO, the Claimant herein, being  
first duly sworn, testified  
as follows:

10 MR. COBUS: I would ask leave, your honour, to amend  
the claim with respect to real property by show-  
ing the value of the property as \$2000.00  
rather than \$2300.00, and a credit to the  
Custodian of \$900.00, leaving a net realty  
claim of \$1100.00. With respect to the personal  
property for which a claim is submitted, I  
would ask leave to amend by showing generally  
for chattels \$120.00.

THE COMMISSIONER: That is the total of all the  
items?

20 MR. COBUS: Of all the items -- not those items,  
your honour; we have itemized three, I think,  
on the statement which will be filed later.  
There is no credit to the Custodian, which  
leaves a net personal property claim of \$120.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concern-  
ing the real estate for which you have sub-  
mitted a claim. Did you instruct me to pre-  
pare this statement for you and is that your  
signature? A: Yes.

30 Q: Is the information contained therein true to



the best of your knowledge and recollection?

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to Exhibit 1, your honour, the subject matter of the claim was a residence at 1337 East Georgia Street, Vancouver, B.C.

10 The buildings on the property consisted of a house and a woodshed, the house being a one and a half storey, being of seven rooms, four and a bathroom with tub, basin and toilet upstairs, and three rooms down. It was a frame building, painted. The roof was shingled, and it was built on a stone foundation. The interior walls were plastered and papered. There was a full basement in the building with a dirt floor. The lot upon which the buildings were erected was 47 feet by 132 feet, purchased in  
20 November, 1937 at a cost of \$1500.00 for the land and buildings. It was located in a very good residential district, being habited by occidentals, largely.

With respect to improvements made on the property, the witness says that he did minor repairs about the house to keep it in good repair. He points out that the Custodian expended \$154.97 in repairs in the years 1942 and 1943. In 1938 he put in a new tile sewerage line, the cost of which he has forgotten.  
30



H. Shute  
In Chief

10 Then in 1941 he started and nearly finished building a boardwalk around the side to the back of the lot. He says the property was rented for \$22.50 by the Royal Trust Company to a Mrs. Brown with the knowledge and approval of the Custodian. In October and December of 1942 the Custodian wrote respecting certain repairs which were being done, and advised him that unless he consented to install a new furnace the property would be left vacant and produce no revenue. The result was, he says, that \$154.97 was expended for repairs and a new furnace installed, and he received \$268.16 altogether for rents. He does not consider that the house was in a bad state of repair. He says it may have been old but had been looked after quite well. He says that the roof of the house never leaked. The appraisal of \$900.00 he believes was much below a fair market value, and thinks that \$2000.00 is a closer estimate of its value when sold for \$900.00 in August of 1943. The assessed value in 1943, he says, was \$1460.00.

20 Would my learned friend produce the appraisal on the property?

(Handed to Mr. Cobus)

30 MR. COBUS: I have had produced an appraisal on the property which is the subject of the claim, purportedly made by Johnson, Reeve and Watson, at Vancouver on the 22nd day of November, 1943.



The appraisal is shown as \$900.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend admit that the assessed value for the property in 1943 was \$1400.00?

MR. MACDONALD: I have no record of that, your honour. I am sorry; yes, it is assessed at \$610.00 and improvements at \$850.00.

10 THE COMMISSIONER: That is divided into land and improvements?

MR. MACDONALD: The land is assessed at \$610.00, the improvements at \$850.00. That is the 1943 assessed value.

MR. COBUS: Q: Witness, I produce to you now a statement concerning the personal chattels for which you are now claiming. Did you instruct me to prepare this statement for you and is that your signature? A: Yes, sir.

20 Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the personal chattels statement as the next exhibit, your honour

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: In his statement, your honour, Exhibit 3, the witness has listed three items and three items only for which he is submitting a claim, and for each of the items he has given full details as to the date of purchase, whether new



10 or used when purchased, price paid and condition when evacuated. In the right-hand column he indicates the estimated value at date of evacuation. The tool chest and contents are given in great detail as to what tools the chest contained. For the three items, the total estimated value is \$120.00. His statement says that on March 11, 1942, he was ordered to the road camp at Blue River, B.C. His wife, children, brother, sister, and mother remained in his home in Vancouver. Sometime in May or April his wife went to Queensborough. In July or August his other relatives left for Hastings Park. In May he requested the Royal Trust Company to rent his home when his relatives left, and with the approval of the Custodian this was done. In September, 1942, he returned his J.P. form. The Custodian did not take an inventory until January '43, though he had reported his belongings in September, 1942.

20 The witness says that he cannot understand why everything found by the Custodian was declared of no value or sold at ridiculously low prices.

It is to be noted, your honour, that the claimant has contained himself to three items, when originally he had declared much more, so that there are only these three items which become a matter at issue as far as the personal property is concerned.

30 Would my learned friend produce the Analysis



of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced the Analysis of Personal Property Claim, and would ask to file it on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

10 MR. COBUS: Inasmuch, your honour, as the claim for personal chattels has become considerably less than as originally submitted, the only comment I would make with respect to the Analysis is that I have difficulty in understanding the analysis showing item 3 under "Details of Claim" for \$20.00 as being "No record at any time," when quite clearly in the first column, in the J.P. form, in his outline of personal property, there are the words "carpenter tools." I mean, it seems to be quite in error.

THE COMMISSIONER: You mean garden tools, don't you?

20 MR. COBUS: Did I say "carpenter tools?" I meant garden tools. Then with respect to the fourth item, carpenter tools, the same thing appears to be clear. I don't understand those two items.

Your witness.

30 MR. MACDONALD: It is submitted, your honour, that the real property was sold at its fair market value, and that the personal property that was sold was sold at its fair market value, and that the claims that are referred to here for articles not sold, that the value is exorbitant.



CROSS EXAMINED BY MR. MACDONALD:

Q: Now, you left these chattels in the care of a Mrs. Brown, didn't you?

A: Well, she was the tenant.

Q: She was your tenant? A: Yes, the way I understand. Well, I don't know who was in there but I got a letter from the Royal Trust Company who was looking after my house, that Mrs. Brown is the tenant, but she wasn't looking after anything.

10

Q: Well, was Mrs. Brown there when you left?

A: No. Well, I was sent to road camp on March 11th, '42, and I left my wife and my children and brother and sister, and my mother in my home.

Q: It was originally left with your wife and your mother? A: Yes.

Q: And when did Mrs. Brown rent the place?

A: After my mother and sister were sent to Hastings Park.

20 Q: And where was your wife, was she still there?

A: She moved to Queensborough in New Westminster.

Q: And what time was that that she moved?

A: Late in April or early in May.

Q: Where was this tool chest left?

A: In the basement.

Q: Of your house? A: Packed in a box. Just a tool chest.

Q: Was there anything left on the verandah?

A: Oh, it wasn't there when I left there; I didn't leave anything outside.

30



Q: Now, this dining room suite consisting of one table and five chairs -- it wasn't a complete set?

A: Yes, a set.

Q: It was one table and five chairs. Was it old?

A: Well, because I had been using it ever since I bought it in 1930 -- some year. I had been using it ever since I bought it so it was kind of, in a way, it was old.

10 Q: It was old.

THE COMMISSIONER: Q: When did you buy it?

A: I am not quite remember, but somewhere in 1937 or somewhere around there.

Q: It was new when you bought it?

A: Oh, yes, it was new when I bought it.

MR. MACDONALD: Q: In 1932, would that be right?

A: It might be that. I am not quite sure.

Q: And what did you pay for it when you bought it?

20 A: Really, I don't remember the real price, but I would say around \$50.00 for the set might be about right. Well, really, I don't remember that far back.

Q: You haven't any experience in buying and selling second hand furniture, I suppose?

A: Beg pardon?

Q: You haven't any experience in buying and selling second hand furniture?

A: No, I wasn't in that business.

30 Q: You wouldn't know what a dining room set like that might sell for at an auction sale or anything



M. Shute  
Cross exam

like that, would you?

A: Well, I do not.

Q: You know that goods don't sell at very high prices at auction sales?

A: No, I understand that.

Q: Yes. Now, as regards the chest of tools; those were carpenter tools, were they?

A: Yes.

10 Q: You have no idea of what they were worth second hand, either, I suppose?

A: No, but I had a couple of friends operating a second hand store; I know how they were dealing with materials to the customers.

Q: Yes?

A: They — of course, I don't know really how they were operating, but any way I used to buy from them quite often a little cheaper than a new thing, but you have to pay quite a bit more for it sometimes, even.

20 Q: That is, if you were buying from a second hand store? A: Yes.

Q: But you were selling it, or did you ever sell anything in a second hand store?

A: No, no.

Q: If you were selling at a second hand store you would be very lucky to get perhaps about 10 or 15 or 20 percent of what it was worth, isn't that right? Do you know that?

30 A: Well, of course, it all depends, you know. Lots of those second hand stores operated by Jewish



M. Shute  
Cross exam  
Re-Direct exam

people in Vancouver, and all kinds of nationalities had second hand stores, but if you try to deal with Jewish people, why, you won't get much, either. I am pretty sure of that. But when you buy it, you have to pay more than what you get at the new price.

Q: That is when you buy it. A: Yes.

Q: But when you are selling them you don't get very much?

A: No, that is quite

10

right.

Q: Now, you have 100 records here that you are claiming \$25.00 for, Japanese and English.

A: Yes, mostly Japanese records.

Q: Mostly Japanese records. A: Yes.

Q: And you never sold any records in your life, I suppose?

A: No. Of course,

I used to be buying all the time, but never sold any.

Q: Never sold them? A: No.

20 Q: So you have no idea what they are worth?

A: Well, I know what I paid for it, but I don't know how much they would bring.

MR. MACDONALD: That is all, thank you.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, you have admitted quite a lack of knowledge with respect to values, but in your statement, when you say "estimated value," say, for the dining room suite, \$20.00, that is your opinion of a fair market value?

30



18  
M. Shute  
Re-Direct exam

At Yes.

Q: And you would be willing to pay \$20.00 for it  
if you were buying it?

A: Oh, yes, yes.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: That is all we can do now, then,  
Shute, and the matter will be disposed of  
later on.

THE WITNESS: Thank you.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*G. Hambleton*  
G. Hambleton,  
Official Reporter.

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

20

E.P. Dawson  
Sub-Commissioner.

30