

13015-



REAL ESTATE

BUREAU POWELL STREET

FILE No. 13015

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: SEKIGUCHI Setsu (Mrs. Matsugoro)  
Avenue  
HOME ADDRESS: 3176 Euclid Street, Vancouver, B. C.  
REGISTRATION NUMBER 03006 SEX: Female AGE: 40  
OCCUPATION: Housewife

(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: none  
MARRIED? yes  
NAME OF WIFE OR HUSBAND: Matsugoro 925/  
ADDRESS OF WIFE OR HUSBAND: same as above  
NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none  
AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: 3176 Euclid Avenue, Vancouver, B.C.  
City of  
Lot and block number unknown. Title deed #77244,  
District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 3 room, wooden house.

3. INSURANCE (Give particulars; state where policies are) Michigan Fire Insurance Co.  
Policy in own possession, number 6018577. \$1000.00.

4. TAXES (Amount and where payable) \$19.00 City Hall, Vancouver.  
District of New Westminster, 1942 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant; when she  
leaves she hopes to rent the house. There is no agent.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In own possession.

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

9. IF FARM LAND STATE CROPS SOWN

none

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION.

none

2. LANDLORD'S NAME AND ADDRESS.

none

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

none

4. STATE WHEREABOUTS OF LEASE. none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

none

#### STATEMENT OF PERSONAL PROPERTY OWNED:

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

3176 Euclid Street, Vancouver, B. C.

1 living room suite, 1 dining room suite, 3 beds, 1 dresser,

1 kitchen table, 2 kitchen chairs.

These things will be left at the above address, and the

key will be brought to the Custodian.

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

none

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

CLAIM ON ANY SUCH PROPERTY

none



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

none

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

none

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

none

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

none

8. BANK ACCOUNTS: \_\_\_\_\_

none

9. LIFE INSURANCE: \_\_\_\_\_

none

10. INTEREST IN ANY ESTATES OR TRUSTS: \_\_\_\_\_

none

11. SAFETY DEPOSIT BOX: \_\_\_\_\_

none

**LIABILITIES:**

1. PERSONAL DEBTS: \_\_\_\_\_

none

2. TRADE DEBTS: \_\_\_\_\_

none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 2nd day of October 1942.

(Signature)

*John J. [unclear]**D.M. Chope.*

Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



Previously done 1/12/42 ✓

INFORMATION FROM R.C.M.P.

13015

Date Apr. 16/43.

Our File No. 13015 *act*

Full Name SEKIGUCHI (Setsu) Mrs. Matsugoro  
(Surname in Block Letters)

Registration No. 03006

Male - Female  
(check)

Age Dec. 20, 1901

Former Address

3176 - Euclid Ave. - C.P.

Date Evacuated

30/10/42

Naturalized - Canadian-Born - National  
(check)

Ken Simon N.C. ✓

2/1/46  
Indiv.

Present Address

Fashme, B.C.  
Temp Oct 1/47: New Denver, B.C.

Married - Single  
(check)

Name of Wife

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Requested by

CCP

Registered with Custodian

(Yes or No)

Additional Information

Same as above address



# MEMORANDUM

Further particulars of the registration of:

SEKIGUCHI Setsu (Mrs. Matsugoro)  
5176 Euclid Street, Vancouver, B. C.

Reg. No. 03006

When declarant registered on October 10 she failed to declare a complete list of her personal property. She now states she is leaving the following, in the care of the new tenant, Mr. John Massey, who is to use the things.

- 1 sitting room suite ✓
- 1 dining room suite ✓
- 1 table ✓
- 1 dresser ✓
- 1 kitchen table ✓
- 6 chairs ✓
- 2 beds ✓
- 2 table lamps ✓
- garden tools ✓

Declarant states she has appointed Charles Winch, 1652 E. Broadway as the agent to look after the property.

October 24, 1942.

*S. C.*

*Setsu Sekiguchi*  
Signature.



13015  
9251

November 20th, 1947.

Mr. Matsugoro SEKIGUCHI,  
Reg. No. 03005,  
c/o Penticton Division,  
Canadian Pacific Railway,  
Penticton, B. C.

Dear Sir:

We are today in receipt of a letter from your wife, Mrs. Setsu Sekiguchi, in which she advises that it is your wish that all chattel funds be released to her. Before releasing these funds, however, it is necessary that we have on file your confirmation of the above statement, and in order that our records may be complete we would ask you to kindly sign the attached copy of this letter in the space provided.

As Mrs. Sekiguchi has requested us to send these funds to her without delay, your prompt attention to this matter will be appreciated. A stamped and addressed envelope is enclosed for your convenience in replying.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER  
Enc. - Copy of above letter  
- Return envelope

I AGREE THAT ALL FUNDS FROM SALE OF CHATTELS BE RELEASED TO MY WIFE,  
Mrs. Setsu SEKIGUCHI:

Matsugoro SEKIGUCHI, #03005.



13015  
9251

October 31st, 1947

Mr. Matsugoro SEKIGUCHI,  
Reg. No. 03005,  
c/c Penticton Division,  
Canadian Pacific Railway,  
Penticton, B. C.

Dear Sir:

We are enclosing herewith an extract of our letter to Mrs. Sekiguchi of October 1st, 1947, relative to chattels, which is self-explanatory.

If your wife has not already been in communication with you will you kindly get in touch with her and let us know what your wishes are in connection with our remittance of the chattel funds. If, however, you are agreeable to our forwarding all chattel funds to your wife, please so advise, and on receipt of her reply as to whether any other person left goods stored at 3176 Euclid Avenue, Vancouver, the remittance of chattel funds will be dealt with by this office.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER

Enc. - Extract of letter of October 1, 1947  
to Mrs. Sekiguchi.



EXTRACT from a letter of October 1st, 1947, to Mrs. Setsu SEKIGUCHI

-----All chattels were sold in your name and the proceeds credited to your account with this office. As the ice cream cone machinery was declared by your husband, Matsugoro Sekiguchi, we shall be glad if you will get in touch with him and let us know if he is agreeable to our sending to you our cheque for the entire chattel proceeds. On the other hand, if he so wishes we can send our cheque made payable to you and Mr. Sekiguchi jointly. Before remitting the chattel funds, however, it is necessary that we have on file a letter from each of you agreeing as to the manner in which you wish the above funds remitted. At the same time we would ask you to advise if all the goods left at 3176 Euclid Avenue at the time of evacuation belonged to you and your husband, or whether any other person or persons left chattels stored at that address?---



13015  
9251

REGISTERED MAIL

October 1st, 1947

Mrs. Setsu SEKIGUCHI,  
Reg. No. 03006,  
New Denver, B. C.

Dear Madam:

We enclose herewith Custodian cheque in the sum of \$343.01, leaving a balance of \$179.00 in your account with this office.

The above-mentioned balance represents the net proceeds derived from sale of all chattels removed by the Custodian from 3176 Euclid Avenue, Vancouver to public auction. All chattels were sold in your name and the proceeds credited to your account with this office. As the ice cream cone machinery was declared by your husband, Matsugoro Sekiguchi, we shall be glad if you will get in touch with him and let us know if he is agreeable to our sending to you our cheque for the entire chattel proceeds. On the other hand, if he so wishes we can send our cheque made payable to you and Mr. Sekiguchi jointly. Before remitting the chattel funds, however, it is necessary that we have on file a letter from each of you agreeing as to the manner in which you wish the above funds remitted. At the same time we would ask you to advise if all the goods left at 3176 Euclid Avenue at the time of evacuation belonged to you and your husband, or whether any other person or persons left chattels stored at that address.

You have already been forwarded a statement relative to the sale of Lot 15, known as 3176 Euclid Avenue, Vancouver, together with a statement of your general account up to December 28, 1944 which showed a balance of \$701.02. Since then the following entries have been made, leaving a balance of \$179.00 as mentioned above:

	<u>Debit</u>	<u>Credit</u>
Balance as per statement sent Jan. 24/46		\$ 701.02
Cheque to you	\$ 38.42	
Repayment of Maintenance to Dept. of Labour	142.60	
Mar. 27/46 Proceeds Auction Sale		2.01
	<u>\$181.02</u>	<u>\$ 703.03</u>
		CR \$522.01



Mrs. Setsu SHIGUCHI

2.

October 1, 1947

On looking through your file we find we do not appear to have received Certificate of Title No. 77244-K relating to 3176 Euclid Avenue, Vancouver. Since we do not appear to have received this title and since ownership of this document is in the Custodian we now ask you to send it to this office without further delay.

With the exception of the above-mentioned \$179.00 which is being held in your account for the time being, it would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER

Enc. - Custodian cheque \$343.01  
- Return envelope  
cc - Department of Labour,  
Japanese Division, Vancouver.



New Denver, B. C.,  
January 9, 1946.

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

Gentlemen;

This is your authority to refund to the Dept.  
of Labour, Japanese Division, the sum of One Hundred  
forty-two dollars and sixty cents (\$142.60) recoverable  
maintenance which I received from May to October 1944.

I had received a letter in July informing me  
that I had a credit balance of \$657.69 with the Custodian.  
It has been explained to me by the welfare manager that I  
should not have been receiving maintenance during these  
months.

yours truly,

*Setsu Sekiguchi*  
(Mrs.) Setsu SEKIGUCHI,  
Ser. No. 03006



MEMORANDUM

Oct. 24th, 1944.

File No.: 13015

To: Mr. H. S. Durken

From: Mr. H. F. Green

Re: Ice Cream Cone Machinery  
Mrs. Matsugoro (Setsu) SEKIGUCHI

Further to your inspection of the above machinery at 566 Powell Street today, I append the following information for reference to the Committee and hope that you will be able to authorize its disposal.

This machinery was left by the owner at 3176 Euclid Avenue and when these premises were sold, it had to be moved to storage. This required a low-bed truck and cost (allowing for a safe that was moved at the same time) approximately \$25.00. It was placed in 566 Powell Street while tenders were called for, it being assumed that disposal would not be difficult.

It was offered for sale by tender on May 15th, 1944, but although inspected by several parties, no offers were received whatsoever. 566 Powell Street is now in course of sale and the machinery must, therefore, be moved. I am anxious to dispose of it as if we have to put it into storage, it will cost another \$10.00 or \$15.00 trucking expenses and we shall be no more likely to sell it after disbursing this money.

It has been very carefully appraised as per letter of April 19th from Mr. Muir, an employee of Kirkland & Rose, who has also done some appraisal work for Mr. Wright. He considered the machine was only worth scrap value except for two blowers which he valued at \$35.00 and which were sold at auction for \$48.00 on August 23rd.

Apart from some valves and one or two items which can be sold separately at auction, we can get no offer for this asset other than its price as steel scrap, namely,



HFG:IF

1/2¢ per pound or approximately \$10.00, the weight being in the neighbourhood of one ton. I recommend that authority be given to us to arrange for its disposal on this basis, in which connection I should mention that we have only been able to get one offer along these lines due to the expense involved in moving this machine.

MEMO - TO MR. DURKEE

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Oct. 24th, 1944.



MEMORANDUM

File No.: 13015

Oct. 19th, 1944.

To: Mr. Wright

From: Mr. Green

*Discharged in 6  
flgms. leaves - height  
decided to refer  
to Sp. Duties*

Re: Ice Cream Cone Machinery  
Satsu SEKIGUCHI

This is a difficult little problem though fortunately the file indicates fairly clearly that not much value is involved.

This Japanese had some ice cream cone making machinery at 3176 Euclid Avenue. When these premises were sold it was necessary for us to move this machinery. This equipment is very heavy requiring a low-bed truck and was finally lodged in 566 Powell Street at a cost of \$30.93 charged to Administration expense (freight and storage). This figure is not quite accurate as a safe was moved at the same time but there is no doubt in my mind that at least \$25.00 was so expended.

In passing, it should be mentioned that the Japanese claimed two ice-cream cone making machines but while the engine parts we have found are largely dismantled, there does not seem to be more than one.

This machine has been very carefully, and it would appear competently, appraised by Mr. Muir as per report of April 19th, copy of which is attached. It was offered for sale by tender in May this year but although several parties inspected it, no offers whatsoever were received. Since then the blowers, being the only part on which Mr. Muir set a value, have been sold at auction.

This asset, as I suppose we must describe it, is situated at 566 Powell Street, which premises have been sold and whence it must be removed in the near future. Mr. Muir states in his attached report that its salvage value is only as metal and I believe, therefore, we would be fully



MEMO - TO MR. WRIGHT

-2-

October 19th, 1944.

Justified in selling it as scrap. The cost of moving it is, as our experience has shown, so high that we have had great difficulty in getting anybody to make an offer but we believe we can now dispose of it for \$10.00. Under the circumstances, I see no prospect but to recommend that this be authorized. The alternative is to continue incurring heavy moving and storage expenses with no prospect of being able to secure any more money when we are finished.

HFO:IF



*Shuttle*

Advertisement appearing in Vancouver  
Newspapers May 15th, 16th and 17th, 1944

Evacuee File 13015

*File 13015*

*P-17-5-VY*  
**FOR SALE BY TENDER**

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by tender the following articles located in the City of Vancouver:

Parcel A 1 Japanese made 50 H.P. Diesel Engine. Parts missing.  
Parcel B 1 K.H.F. 2135 Hoffman Klean Bulk Press.  
Parcel C 1 Ice Cream Cone Machine.  
Parcel D Approximately 800 pounds of nails of various sizes.  
Parcel E 1 Planer, 1-5 H.P. Motor, 1 Bandsaw, shafting and pulleys.  
Parcel F 1 regulation pool table.  
Parcel G Printing machinery, cutting blade, press and bender.  
Parcel H 6 power sewing machines, 2 shafts and 12 pulleys.  
Parcel I 1-5 H.P. Motor.  
Parcel J Neon Signs.

Tenders for the purchase of such assets will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to The Custodian for ten per cent. (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked "Tender."
5. All tenders must be in writing, with special reference to the parcel numbers appearing in this advertisement.
6. The assets are offered for sale without any warranty whatsoever by the Custodian as to quantity, condition or state of repair of such assets.

Cheques in respect of unaccepted bids will be returned in due course. Neither the highest nor any tender will necessarily be accepted.

Arrangements will be made to inspect the assets on application to the undersigned.

Tenders will be received by the undersigned up to Noon, Daylight Saving Time on the 3rd day of June, 1944.

DATED at Vancouver, B.C., this 15th day of May, 1944.

**THE CUSTODIAN**

506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B.C.



M E M O R A N D U M

File No. 13015

December 11th, 1943.

TO: File

FROM: Administration Department.

Re: Claims

There are no claims on file at this date.



P. Douet.

PD/ ER



13015

August 13th, 1943

Charles Frinch, Esq.,  
1652 East Broadway,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 102.  
3176 Euclid Avenue.

Your letter of July 16th in which you enclose your certified cheque for \$50.00 and offer on behalf of the tenant, Mr. John Nassi, to purchase the above property for the sum of \$500.00 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 us a certified cheque for the balance of the purchase price, namely \$450.00.

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

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

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.

Yours truly,

F. G. Shears  
Director

FGS/GH



Telephone: FA 1rment 1853  
Residence Phone: FA 1rment 2780L

PROPERTY MANAGEMENT  
VALUATIONS, LOANS

## CHARLES WRINCH

Notary Public

REAL ESTATE - - INSURANCE

1652 EAST BROADWAY  
VANCOUVER, B. C.

June 9, 1943.

67-11

EVACUATION SECTION	
Rec'd.	JUN 10 1943
File No.	
Ans.	
Referred	

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

Dear Sirs:-

Re: Mrs Setsu (Matsugoro) SEKUGOUCHI  
3176 Euclid Avenue  
File No.13015

With reference to your letter of June 7th,  
enclosed is another estimate from Mr F.N.Hamilton,  
The cost for this work will be as follows:

City charge for sewer to property line - - - - -	41.00	✓
F.N.Hamilton, installing toilet complete and sewer connection - - -	134.00	✓
Carpenter work, fixing over closet for closing in toilet, door and window - - - - -	50.00	✓
Total - - -	\$225.00	

I hope this will cover the work you asked  
for, and if there is any other change you wish, please  
let me know.

Yours faithfully,

*Charles Wrinch*

ENCL SEE June 9/43



Telephone: FA 1rment 1633  
Residence Phone: FA 1rment 2780L

PROPERTY MANAGEMENT  
VALUATIONS, LOANS

## CHARLES WRINCH

Notary Public

REAL ESTATE - - INSURANCE

1652 EAST BROADWAY  
VANCOUVER, B. C.

June 4, 1943.

EVACUATION SECTION	
Rec'd	JUN 5 1943
File No.	
Ans.	
Referred	

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

Dear Sirs:-

Re: 3176 Euclid Avenue, Mrs Setsu SEKIGUCHI,  
File No 13015

As requested in your letter of May 25th, herewith  
is F.N.Hamilton estimate for labor and material connecting  
house to sewer and installing plumbing.

Rough in toilet & bath, connect sink installed, & sewer connection to property line, complete - - - -	134.00
1 4ft bath installed - - - - -	45.00
1 No 30 range boiler connected to sink & bath - - - - -	36.00
Carpenter work for bath room and window installed - - - - -	50.00
City charge for sewer to property line - - - - -	41.00
Total - - -	\$306.00

If not sufficient funds on hand to do all this  
work, the bath and range boiler could be omitted for the  
time being. This would reduce the total \$81.00 and they  
could be put in later.

With these improvements made, there should be  
an adjustment of the rent. At present, the rental is  
\$12.65, and should be raised to at least \$22.00. Of  
course to do this, application would need to be made to  
the Rental Control for their permission.

Yours faithfully,

*Charles Wrinch*



13015

October 23, 1942.

Messrs. Ker and Ker Limited,  
475 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Setsu SEKIGUCHI

We thank you for your letter of the 21st enclosing report on the property of the above at 3176 Euclid Avenue, Vancouver.

We understand from the B. C. Security Commission that Mrs. Sekiguchi is due to leave Vancouver on the 28th of October and she is being advised of this today. Unless the above definitely appoints some other agent to look after her property we shall be glad if you will handle this case on our behalf.

Respecting insurance, we await further news from you on this point. If the furniture is not protected under the existing policy and is left in the house, we agree that another policy should be issued.

It will be necessary to ascertain what Mrs. Sekiguchi is going to do about her furniture etc., and we have written her today requesting her to keep in touch with you so that everything may be satisfactorily arranged before she leaves.

Yours truly,

P. Douet,  
Administration Department.

PD:BT

P. S. Respecting our letter of the 20th of October, we would mention that we know nothing about Myers, who called on us regarding renting 3176 Euclid Avenue, and merely passed the name on to you as a possible tenant subject to your being satisfied as to his suitability.



Catalogue No. 102  
File No. 13015

Receipt of Certificate of Title No. 91437-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. Receipt is also acknowledged of copy of Michigan Fire & Marine Insurance Company policy No. 6018577 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 12 day of November 1943

John Kassi



13015

January 3rd, 1946.

Mrs. Setsu SEMIGUCHI,  
Reg. No. 03006,  
New Denver, B. C.

Dear Madam:

Re: Catalogue No. 102  
3176 Euclid Ave., Vancouver, B.C.  
15/87.88.91 & W. 84/37/1/1863.

In our letter of July 4th, 1944 we enclosed a statement of your account which brought the position up to May 2nd, 1944 and showed you had a credit balance of \$657.69. We now enclose a further statement of your account from which you will observe your present credit balance is \$701.02.

The items sold at auction cover two electric forge blowers and other machinery which could only be sold for scrap metal as no offers for this machinery were received when it was advertised for sale by tender.

We also enclose a revised statement which shows the net proceeds obtained from the sale of your property on Euclid Avenue as no doubt you would like to have this statement for your records.

Yours truly,

P. Doust,  
Administration Department

PD/ER

Enc. 2

cc Department of Labour, Japanese Division.



WHEREAS CELIA SETSU SEKIGUCHI is the registered owner of an Estate in fee simple in the lands and premises hereinafter described, namely:-

ALL and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Lot fifteen (15) Blocks eighty-seven (87) eighty-eight (88) ninety-one (91) and West half (½) of eighty-four (84) District Lot thirty-seven (37) Group one (1) New Westminster District, Plan one thousand eight hundred and sixty-three (1863).

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia;

AND WHEREAS it appears that the said CELIA SETSU SEKIGUCHI, Police Registration Number 03006, is a person of the Japanese race and was required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

AND WHEREAS it appears that the interest of the said CELIA SETSU SEKIGUCHI in the property hereinbefore described has become vested in and subject to the control and management of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939);

AND WHEREAS the Custodian has issued a certificate stating that the interest of CELIA SETSU SEKIGUCHI in the above described lands has vested in him and has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, as Number 35658.



AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands should be recorded in his name;

NOW THEREFORE the Secretary of State of Canada, acting in his capacity as Custodian by his duly authorized and lawful Deputy, EPHRAIM HERBERT COLEMAN, hereby requests that the lands above described be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939), and that a title be issued to him covering the said above described lands.

DATED at OTTAWA, Ontario, this 10th day of September, 1943.

  
Deputy Custodian.



MEMORANDUM

To: Mr. Baugh (Russell)

From: A. G. McArthur.

Re: 3176 *Enclid Ave Vancouver*  
15/84 w<sup>1</sup>/<sub>2</sub>, 87, 88, 91/37 *Dwelling*

Acceptance of a bid of <sup>500.00</sup> on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
  - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
  - (2) Filing of vesting order.
  - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

Aug 23/43

A. G. M.



DOUGLAS W. REEVE, F. S. I.  
CHARTERED SURVEYOR AND VALUER  
GEORGE A. WATSON

TELEPHONE MARINE 8264  
CABLE ADDRESS "JONREE" 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.

10th August, 1943.

The Custodian's Office,  
Vancouver, B.C.

File No. 13015

Dear Sir:

Catalogue No. 102  
Lot 15 in Subdivision of Blocks 84 W<sub>1</sub> and  
87.88 and 91 D. L. 37  
3176 Euclid Avenue

We have inspected this property and beg to report as follows:-

<u>Location</u>	Sparsely settled district in South Vancouver.
<u>Land</u>	30' x 112' below level of street. No drainage.
<u>Building</u>	1 storey frame house 14' x 22' plus 5' x 10' concrete curb foundation under front wall only. shingle walls and roof. No entrance hall. No plaster. 2 rooms and narrow kitchen built on. One chimney on wood bracket. Basement floor plank. Flimsy construction. floors uneven. needs decorating. no hot water tank. no w.c. chemical privy.
<u>Condition</u>	
<u>Rent</u>	\$12.65
<u>City</u>	
<u>Assessment</u>	\$480. (Land \$130 Building \$350)
<u>Taxes</u>	\$19.29
<u>Appraisal</u>	We are of the opinion that the market value of this property is \$450.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

*D. W. Reeves*



October 21st 1942

File Number 13015

Registration Number 03006

SEKIGUCHI, Setsu (Mrs. Matsugoro)

3176 Euclid Avenue, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

3176 Euclid Avenue, Vancouver, B. C.  
Lot 15, Blocks 84 W.  $\frac{1}{2}$  & 87, 88 & 91,  
D.L. 37, Group 1, New Westminster District.

OWNERSHIP:

SEKIGUCHI, Setsu (Mrs. Matsugoro)

BUILDING:

This is a small frame dwelling on the south side of Euclid which is situated approximately 2 blocks west of Kingsway, between Spencer and Rupert Streets. It is set below the street level. There is a verandah across the front, the door opens into a living-room off which there is one bedroom, storeroom and at the rear a kitchen with sink. There are apparently no bathroom facilities in the premises. There is a basement; no cement floor, no heating plant. The dwelling is heated by a stove in the living-room.

LAND:

The size of the Lot is 30 x 112.

TAXES:

No arrears.  
1942 nett taxes paid \$19.28.

ASSESSMENT:

Assessment of Land	\$130.00
Assessment of Building	\$350.00
Total Assessed Value	<u>\$480.00</u>

INSURANCE:

According to your J.P. Form there is a Fire Insurance Policy in the Michigan Fire Insurance Company #6018577 in the amount of \$1000. Your Form does not state whether this policy covers the dwelling or dwelling and furniture. We will therefore contact this company and obtain a copy of the Policy. The owner, Mrs. Sekiguchi, was in possession of the property when we visited same but no information was obtainable from her concerning this fire insurance policy. We will refer again to the insurance under our "Remarks".

FINANCIAL POSITION:

The property is apparently clear title and the Certificate of Title is in the owner's possession, and as the taxes only amount to \$19.28 per year and have been paid for the year 1942, we would consider the property in excellent financial position. In addition to this the dwelling could be readily rented, consequently there would be no difficulty regarding carrying charges.

FURNITURE:

We checked the Inventory shown on the Office of the Custodian Form and the following articles as shown on the Form were on the premises:

- 1 living-room suite
- 1 dining-room suite
- 3 beds
- 1 dresser
- 1 kitchen table
- 2 kitchen chairs



In addition to these there are many other articles on the premises but the owner feels that she will not be evacuated and if she is no definite decision has been made as to what articles will be permanently left in the dwelling, or if any will be left.

REMARKS:

The owner, Mrs. Sekiguchi, was hesitant about allowing us to view the property, and after some little time we were permitted to gain access to same. During the time we were in the dwelling Mrs. Sekiguchi emphatically stated that she did not intend to be evacuated from the City of Vancouver as she was definitely a British Subject and as such it was her intention to stand on her rights. We did not dispute this matter and merely mention it now to advise your Department that she did not wish us to take charge of the property on her behalf or on behalf of the Office of the Custodian. We advised her that the Office of the Custodian and ourselves were acting in her own best interests, and in the event that she is evacuated we would be pleased to take charge of her property and manage it to the best of our ability on her behalf, and so we left our firm card and suggested that she contact us in the event that she is evacuated.

We would like to point out here that Mrs. Sekiguchi was not hostile in any way, she was quite excited and wished to assure us that she was very definitely a British Subject and had no intention of returning to Japan, now or at any future date, but hoped to die in this country which she considered her own.

Further to our notation under Insurance, if the policy which has now been issued does not protect the furniture in the dwelling and the furniture is to be left in the dwelling, we would recommend that another policy be issued to protect same. We will advise you at a later date in this regard when we receive the particulars of the policy from the Insurance Company.

RECOMMENDATIONS:

We would recommend that in the event that the owner is evacuated, we be appointed Agents and endeavor to find a reliable tenant for the premises. It would be necessary of course to instal at least a toilet in the property to obtain a satisfactory tenant. We question the advisability of leaving the dwelling furnished, but this can be arranged if and when the owner is evacuated. We trust that if Mrs. Sekiguchi contacts your Department on her evacuation that we, having reported to you on this property, will be appointed Agents to manage same on your behalf.

THE RENTAL VALUE:

The rental value of these premises unfurnished would be \$20.00 per month.

THE SALE VALUE:

The sale value of this property on today's market would not exceed \$750 gross.

This property was inspected by Mr. J.M.Anderson, Rental Manager, and the writer on October 20th 1942.

KER & KER LTD.

Per. *Alan N. Ker*







REG. NO.	NAME	FILE NO.				
03006	copy SEKIGUCHI, Setsu (Mrs. Matsugoro)	13015				
ASSURED THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN						
COMPANY Michigan Fire & Marine Ins. Co;	POLICY NO. 6018577	AMOUNT \$1,500.	PREMIUM \$8.75	RATE .55&.65	TERM 3 yrs.	EXPIRATION Mar. 14/45
PROPERTY INSURED \$1500. on 1 story frame bldg. shingle roof Private dwelling.			LOCATION #3176 on the S. side of Euclid St. in the city of Vancouver, B. C.			
LOSS PAYABLE Insured		INSURANCE AGENT A. S. Matthew & Co. Ltd.		RENTAL AGENT		
ENDORSEMENTS						



September 3rd, 1943.

Catalogue No. 102  
File No. 13015

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. D.A. Gramer

Rec'd	SEP 8 1943
File No.	
Ans.	
Referred	

*Jan*

Celia Setsu SEKIGUCHI - Reg.No.03006  
City of Vancouver  
Lot 15, Blocks 87, 88, 91 and West 1/4  
of 84, D.L.37, Gp.1, N.W.D., Plan 1863  
Certificate of Vesting No.35658.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in Duplicate.
3. Deed in Duplicate.
4. Copy of letter showing to whom sold and price paid for property.
5. Memorandum from Administration Department confirming valuation and approval of Advisory Committee.

Certificate of Indefeasible Title Number 77244-K is in owner's possession and has been written for.

Enc.

DAG:PB

*D. Gramer*



October 20th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Gramer

Celia Setsu SEKIGUCHI  
Lot 15, Blk's. 87, 88,  
91, and W.  $\frac{1}{2}$  of 84,  
D.L. 37, Gp. 1, N.W.D.,  
Plan 1863.

With reference to the above property which was recorded in the Vancouver Land Registry Office, September 27th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91436-L dated September 27th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91437-L dated September 27th, 1943, registering the property in the name of John Nassi (Deed).
3. Duplicate of Transmission dated September 10th, 1943.
4. Duplicate of Deed dated September 10th, 1943 - Secretary of State to John Nassi.
5. Certificate of Indefeasible Title number 91437-L dated October 18th, 1943, covering the above property in the name of John Nassi.

*D. A. Gramer*

DAC:JS  
Encls.



LIABILITY SUMMARY

File No. 13015

September 29, 1947

Re: Setsu SEKIGUCHI (Mrs. Matsugoro)  
Reg. No. 03006.

No claims are revealed on this file against the above  
Japanese person.

The above summary is certified to  
be in accordance with the informa-  
tion on file:

E. Robertson  
E. Robertson,  
September 29/47.

/ER



PERSONAL PROPERTY SUMMARY

File No. 13015

Setsu SEKIGUCHI (Mrs. Matsugoro)

Reg. No. 03006

Specified Articles:

No Specified Articles belonging to the above Japanese person are revealed on this file.

Chattels:

Chattels were declared by Mrs. Sekiguchi in her further particulars of declaration attached to the JP form and dated October 24, 1942, to be left in the care of her tenant, Mr. John Nassi. (See Chattel Summary and Schedule attached).

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

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

E. Robertson

E. Robertson,  
September 30, 1947



NAME SEKIGUCHI, Setsu (Mrs. Matsugoro)

REGISTRATION NO. 03006

FILE NO. 13015

The following chattels were sold by public auction at 992 Powell, Vancouver, B.C. on October 26th, 1943.

Stone Jar & tin Container	\$ 0.25
Al. Saucepan	1.50
2 Frying Pans & Irons	0.60
Lacquer Box, Tray & Book Ends	1.00
Table Lamp	1.00
Large tub & wash board	1.10
Hose & Sprinkler	7.00
Package Sealer	1.10
Household scales	2.00
Hand saw	0.90
Hammer & hack-saw	0.85
Stilson wrench	3.25
Large Stilson wrench	4.00
Rocking chair	0.25
Flower stand	0.35
Rocker	0.50
Settee & 1 Chair	1.00
Desk	1.00
Hand truck	6.00
Buffet	10.50
Dresser	10.50
Table	1.25
Arm Chair	4.25
Bamboo Book shelf	0.60
5 Kitchen chairs	1.60
4 Dining chairs	11.00
1 Iron and 1 Brass bed & Spring	4.00

Total: carried forward

\$ 77.35

~~Less Expenses:~~

\$

~~Net Proceeds credited:~~

\$

~~Monetary or custodian stamp present:~~

~~Extracted from auctioneer's ledger No.~~

~~Remarks:~~



NAME SEKIUCHI, Setsu (Mrs. Matsugoro)

REGISTRATION NO. 03006

FILE NO. 13015

The following chattels were sold by public  
auction at 992 Powell, Vancouver, B.C. on October 26th, 1943.

	Total brought forward:	\$ 77.35
Round Dining Table		2.75
Blinds & Rods		0.25
Cake cartons		2.00
Stock Pot & Blinds		1.00
Stove		6.50
Lawn Mower & Can		7.50
Gas Plate		4.00
2 Tubs & Contents		0.25
Stove		9.00
Carpet Sweeper		0.50
Fork & hoe		0.50
Rake		0.50
Spade		0.75
Desk		2.00
Ice Box		4.00

Total:	(Auctioneer's Fee: \$11.87	\$ 118.85
Less Expenses:	(Advertising: 3.95	\$ 18.42
	(Moving: 2.60	
Net Proceeds Credited:		\$ 100.43

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. 4.

Remarks.



NAME SEKIUCHI, Setsu (Mrs. Matsugoro)

REGISTRATION NO. 93006

FILE NO. 13015

The following chattels were sold by public  
auction at 992 Powell, Vancouver. on November 25, 1943.

Doll	\$ .50
5 Pictures	1.25
5 Pictures	1.00
Bags & Gum Paper	1.75
Electric Heater	8.25
2 Bowls	.60
Decanter & Dishes	1.00
Electric Fan	6.00
Crock	.60
Crock	.50
Box & Contents	.75
Box & Contents	2.60
Box & Contents	.50
Box & Contents	1.20
Box & Contents	.25

Total:		\$ 26.75
Less Expenses:	(Auctioneer's Fee: \$2.67	
	(Advertising: 1.21	\$ 7.02
	(Moving: 3.14	
Net Proceeds Credited:		\$ 19.73

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 6.

Remarks.



NAME SEKIGUCHI, Setsu (Mrs. Matsugoro)

REGISTRATION NO. 03006

FILE NO. 13015

The following chattels were sold by public  
auction at 992 Powell St., Vancouver on August 23, 1944.

Electric Forge Blower	\$	22.00
Electric Forge Blower		26.00

Total	(Auctioneer's Fee: \$ 4.80	\$ 48.00
Less Expenses:	(Advertising: 1.11	\$ 8.28
	(Moving: 2.37	
Net Proceeds Credited:		\$ 39.72

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 30.

Remarks. *not listed and inventory*



NAME SEITOUCHI, Satou (Mrs. Matsugoro)

REGISTRATION NO. 03006

FILE NO. 13015

The following chattels were sold by public  
auction at 992 Powell St., Vancouver, B.C. on November 2, 1944.

2 Pieces of Piping and valves

\$0.60

Total

\$ 0.60

Less Expenses (Auctioneer's Fee: \$0.06

(Advertising: 0.01

(Moving: 0.07

\$ 0.14

Net Proceeds Credited:

\$ 0.46

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 35

Remarks. *Not listed on inventory*

*(part of ice cream and cooking  
machinery)*



NAME CHRISTIAN, Setau (Mrs. Matsugawa)

REGISTRATION NO. 03006

FILE NO. 12016

The following chattels were sold by public  
auction at Vancouver, B. C. on January 21st, 1942.

Books (Encyp.) \$ 2.60

Total		\$ 2.60
Less Expenses:	(Auctioneer's fee \$ .26	
	(Advertising .15	\$ .59
	(Moving <u>.13</u>	
Net Proceeds Credited:		\$ <u>2.01</u>

Members of Custodian Staff Present. Mr. Wills  
Extracted from Auctioneering List No. Vancouver 58  
Remarks.



CHATELS SUMMARY

File No. 13015

Setsu SEKIGUCHI (Mrs. Matsugoro)

Reg. No. 03006

When registering her assets with the Custodian October 2nd, 1942, Mrs. Sekiguchi declared some chattels which she said would be left at 3176 Euclid Avenue, Vancouver and that the key would be brought to the Custodian. However, further particulars of registration were given to us on October 24, 1942 (attached to JP form) at which time Mrs. Sekiguchi stated she failed to declare a complete list of her personal property when she registered on October 10th (actually she registered on October 2/42 according to the JP form) and gave us a list of the goods she said she was leaving in the care of the new tenant, Mr. John Nassey (Nassi is correct spelling) who was to use these goods. She also stated that she had appointed Mr. C. Wrinch of 1652 E. Broadway as agent to look after the property.

Before the Custodian was aware that Mr. Wrinch had been appointed by Mrs. Sekiguchi as agent, Messrs. Ker & Ker were asked to report on 3176 Euclid Avenue and in their report of October 21, 1942 they advised they had checked the inventory as shown on the Office of the Custodian Form (JP) and the articles as shown there were on the premises. They stated that in addition to these there were many other articles on the premises but that Mrs. Sekiguchi felt she would not be evacuated, and if she was, no definite decision had been made as to what articles would be permanently left in the dwelling, or if any would be left.

On November 6, 1942 Mr. Wrinch was requested to make an inventory of the furniture, etc., at 3176 Euclid Avenue and obtain the signature of the tenant, forwarding one copy of the inventory to this office. An unsigned and undated Inventory filed directly on top of our letter of November 6, 1942 to Mr. Wrinch and a pencilled note on top of the inventory says "tenant has this list". This inventory would appear to have been prepared by the Japanese and is used to form the basis of our Chattel Schedule.

At the time of the sale of the real property to Mr. Nassi, the tenant formerly placed in the premises by the Japanese, Mr. Wrinch advised on August 25, 1943 that Mr. Nassi wished to know what disposition would be made of the furniture and chattels stored in the basement by the Japanese. Mr. Shears advised Mr. Wrinch on August 27, 1943 that until registration was complete (in connection with real property) we wished the chattels to remain as before in the custody of Mr. Nassi, and after registration was complete the disposition and removal of these goods would be arranged. According to memos on file of September 29, 1943 and October 15, 1943 the Nassis were anxious to have the goods removed from the premises as Mr. Nassi had been called into the Army and he wished to have the space in the basement for fuel. Also, the Nassis complained that an objectionable odor was coming from some of the furniture and that rats were creating havoc and frightening Mrs. Nassi and her baby. Mr. Spain was requested to remove the contents of the basement as soon as possible but the memo states that the large piece of machinery in the basement need not necessarily be moved at that time. An account for \$18.00 by Mr. Barrett, dated October 19, 1943, reveals that goods were removed from 3176 Euclid Avenue to 992 Powell and Custodian Inventory #451 of October 26, 1943 indicates the removal of 3 cartons from the above premises to 992 Powell Street. (These cartons apparently contained books which were sold at auction 58 on December 21, 1945).

The above goods, with the exception of the large machinery in the basement dealt with under "Ice Cream Cone Machinery" on the next page, found at 3176 Euclid Avenue by the Custodian were removed immediately preceding auction and no inventory was taken by this office. The goods were sold at Vancouver Auctions 4, 6 and 58, held on October 26, 1943, November 25, 1943 and December 21, 1945, respectively. A clothes



CHATELS SUMMARY - page 2.

line was sold to Mrs. Nassi on October 20, 1943 as per Custodian Receipt No. 6688 on file.

According to memos on file of November 12, 1943, November 29, 1943 and March 30, 1944 the following goods were abandoned as being of no value:

4 small rolls lino	3 cans empty bottles
2 tables	3 broken pictures.

There is no record on file of copies of the auction sheets having been sent to Mrs. Sekiguchi but our letters of July 4, 1944 and January 3, 1946, both of which were accompanied by Statement of Account, refer to the sale of chattels at auction.

RE: ICE CREAM CONE MACHINERY

The above-mentioned unsigned and undated inventory lists 2 sets ice cream cone machinery and fittings for same and on checking the husband's file, No. 9251, it is revealed that he declared this machinery in his "Further particulars of Registration" under date of October 24, 1942 (attached to JP form in which he declared no chattels) and stated this equipment would be left in the basement and the key would be in the hands of the new tenant, Mr. John 'Massey', and that it could be left there for the duration of the war. However, everything moved from 3176 Euclid Avenue, including the Ice Cream Cone Machinery, has been dealt with under the wife's file - 13015.

Mr. Green's memo of November 16, 1943 states the above machinery should be moved to 992 Powell and disposed of probably by calling for tenders. According to Merchant's Cartage Company account of December 14, 1943 this equipment was moved from Euclid Avenue to storage and then from storage (presumably 992 Powell) to 566 Powell.

On learning that the real property had been sold Mrs. Sekiguchi advised the Custodian under date of December 3, 1943 that she had stored in the Euclid Avenue property two valuable "sets of ice cream cone machineries" and all equipment, which belonged to her husband, as reported to us by him. Accordingly Mr. Spain wrote to Mrs. Sekiguchi on January 14, 1944 advising that the machinery left in the basement of the above-mentioned property was removed to Custodian Storage and would be sold. He stated that she mentioned "two" ice cream cone machines whereas only one machine was found at 3176 Euclid Avenue. He pointed out that she placed her own tenants in the house and appointed her own agent to look after the property and as only one machine was found on the premises, requested her to let us know where the other one was kept. In her reply of January 19, 1944 Mrs. Sekiguchi said she kept two sets of machines in the little room built in part of the basement at the above address and gave a full description of the machines, stating one was set up and the other one was in pieces and that no doubt we had found these but did not know they formed a machine when put together. (Mr. Spain's memo on file of Feb. 4/44 repeats that only one machine, in his opinion, was found and that he was at a loss to understand and explain the difference. No record of a second machine is found on file).

According to the memo on file of Feb. 4/44 it was Mr. Thompson's (of Thompson & Binnington) opinion that we should obtain the advice of an expert regarding the disposition of this machinery. Mr. Green's memo of June 10, 1944 sums the matter up thus: Tenders were called for on May 15, 1944, closing June 3rd/44, and although this equipment was inspected by several parties, no tenders were received, and from the valuation of April 19, 1944 made by Mr. Muir of Kirkland & Rose (an expert at mechanical equipment), Mr. Green said it would appear that apart from the



CHATELS SUMMARY - page 3.

blowers, valves, pulley and pipe, the value was only as scrap. Memos on file dated October 19 and 24, 1944 reveal that the matter of selling this machinery for steel scrap (apart from the items which could be sold separately) was referred to Mr. Wright and Mr. Durkee, and approval of the Advisory Committee for the sale of the ice cream cone machinery, with the exception of certain miscellaneous articles, as steel scrap at one-half cent a pound is on file dated October 25, 1944.

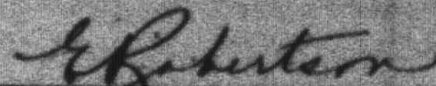
The Ice Cream Cone Machinery was sold to the Empire Junk Co. Ltd as scrap on November 13, 1944 as per Custodian Receipt No. 10882 on file. The City Weigh Scale Ticket is also on file, attached to letter dated November 14, 1944.

The various parts of the above Machinery were sold separately as follows:

Electric Blowers	- Vancouver Auction 30, August 23, 1944
Pipe & valves	- Vancouver Auction 35, November 8, 1944

The sale of this machinery as scrap metal was reported to the Japanese on January 3, 1946.

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



E. Robertson,  
September 30, 1947.

Summary of Chattel Auctions & Sales:

Sold	Oct. 20/43 to tenant:	Clothes Line	\$ 1.50
Sold	Nov. 13/44 to Empire Junk Co. Ltd.:	Ice Cream Cone Machinery	15.15

Auctioned:

Vancouver #4, October 26, 1943	100.43 (net)
Vancouver #6, November 25, 1943	19.73 "
Vancouver #30, August 23, 1944	39.72 "
Vancouver #35, November 8, 1944	.46 "
Vancouver #58, December 21, 1945	2.01 "
TOTAL - \$179.00	



# CHATELS SCHEDULE

Setsu SEKIGUCHI (Mrs. Matsugoro), Reg. No. 03006

File No. 13015

Undated Inventory of  
goods at 3176 Euclid  
Ave., Vancouver. Apparent-  
ly prepared by Japanese  
& left with tenant. (filed  
behind ltr. of Jan. 21/43)

Declared on  
JP Form and  
further parti-  
culars of reg'n.  
on Oct. 2 & 24,  
1942 /Sold

Sitting Room:

Screen door

Sitting room suite (3)

Dining suite (8)

Typewriter desk

2 pcs. heavy curtain

1 flower basket

1 table lamp

Curtain and

Curtain rods

1 elec. globe & shade

1 warm stove & pipe

1 coal pail

shovel and handle

Kitchen:

Gas stove

Kitchen table

Carpet

Curtain and

Curtain rods

Washing line & fitting

Bedroom:

Curtain

and Curtain rods

Basement:

Lawnmower & bag

Shears

Garden hose & sprinkler

Ladder

2 tables

1 small scale

Shovel

Hoe

Rake

Pick

Fork

Weed puller

T-shape water key

1 extra large tub

Ice box

1 coal shovel

1 small water sprinkler

for pot flower

Gas pipes

Lumber: 2x4, 2x6, 2x10, 4 pcs.  $\frac{1}{4}$  round

Auctioned

Other Disposition

	Presumably left on premises as fixture
26/10/43: (Settee & 1 chair, Arm chair)	
26/10/43: (Buffet, 4 dining chairs, Round dining table)	
26/10/43	Not found
	Not found
26/10/43	Not found
26/10/43	Not found
26/10/43	Presumably left as fixture
26/10/43	Not found
	Not found
26/10/43	
26/10/43	
26/10/43	Abandoned (Nov. 12/43)
	Not found
26/10/43	Not found
26/10/43	
26/10/43	Not found
	Not found
	( 1 abandoned 12/11/43
	( 1 abandoned 30/3/44
26/10/43	
26/10/43	
26/10/43	
26/10/43	
26/10/43	Not found
26/10/43	Not found
	Not found
26/10/43	
26/10/43	
	Not found
	Not found
	Not found
	Not found



CHATELS SCHEDULE

- page 2.

<u>Inventory -cont'd</u>	<u>Declaration - cont'd</u>	<u>Sold</u>	<u>Auctioned</u>	<u>Other Disposition</u>
<u>Basement room:</u>				
1 large flower vase			26/10/43 (flower stand)	
1 table lamp	X			Not found
1 biscuit jar				
1 dresser	X		26/10/43	
12 pictures			25/11/43 (10)	3 abandoned 29/11/43
1 bamboo bookcase			26/10/43	
Reading books - all kinds			21/12/45	
Hot water heater				Not found
1 bookcase			26/10/43 (desk)	
Rug Sweeper			26/10/43	
4 chairs	X		26/10/43	
1400 cone boxes			26/10/43 (cake cartons?)	
1 rocking chair	X		26/10/43	
1 extra large tub				Not found
Gum paper machine	-	-	- { 26/10/43 (package sealer)	
2 dough boxes			25/11/43 (bags & gum paper)	Not found
1 box empty Dorikono bottles				Presumably discarded
Large aluminum pan			26/10/43	
Fragile tags				Not found
2 bamboo baskets				Not found
3 empty color cans				Not found
3 cans empty bottles				Abandoned 29/11/43
1 can empty jars			26/10/43 (tin container). Jars presu-	mbly abandoned.
2 beds	X		26/10/43	
2 pails				Not found
1 can large funnel tea pot				Not found
1 can				Not found
2 gal. Jar & books "Gyo"			25/11/43 (crock)	
			21/12/45 (books)	
			26/10/43 (stock pot)	
			26/10/43	
1 can kettle Diler (?) pots, etc.				Not found
1 iron pan			26/10/43 (1)	1 - not found
1 stone jar			26/10/43	
1 shovel				Not found
2 hammers			26/10/43	
1 hand truck				Not found
1 2-ft. square steel ruler				
1 can kitchen chinawares			25/11/43	
1 washing board			26/10/43	
1 table	X			Not found
Flit sprayer				Not found
Big basket				Not found
2 empty sauce tubs			26/10/43	
Electric heater			25/11/43	
3 empty cone cans				Not found
Large plate for gas stove			26/10/43	
2 map sticks				Not found
Suribachi				Not found
2" pipe stand & pipes				Not found
1 can Suribachi & Kote				Not found
1 gal. jar coil oil			25/11/43 (1 crock)	
1 big water sprinkler for pot flower				Not found
Dust pan				Not found
Japanese Bowl			25/11/43	

(Sold with Ice Cream Machinery to Empire Junk Co. Nov. 13/44)



CHATELS SCHEDULE - page 3.

Inventory - cont'd.

Sold

Auctioned

Other Disposition

2 sets Ice cream cone machinery	1 sold to Empire Junk Co. Nov.13/44 as steel scrap(Cust.Rec.#10882)		1 Ice Cream Cone Machine not found (see Jan.14/44 & Feb.4/44)
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2 Elec.Forge Blowers  
belonging to Ice Cream  
Cone Machine auctioned  
23/8/44

All kinds pipes, 7 fitting  
& tools for cone machine

Nov.8/44 (2 pcs.piping  
& valves)

1 dough tub  
1 big Shakson Fan

Nov.25/43

Not found

Back porch

1 big long ladder )  
2 tables for pot flower )  
9 large flower pots )  
5 small flower pots )

Not found

Front porch

5 large flower pots )

NOTE: The following goods were also sold at auction and proceeds credited to Mrs. Sekiguchi's account with this office, although they cannot be identified on the inventory. However, the items are such as could readily belong to the average household:

Auction #4 -Oct.26/43: 1 fry pan & irons  
Lacquer box, tray & bookends  
Hacksaw  
Stilson Wrench  
Large Stilson Wrench  
Rocker  
1 kitchen chair  
Blinds  
Doll

5 boxes & contents (These boxes possibly contained many of the smaller items listed on the above Schedule as "Not found", as there is nothing on file to indicate what was in these boxes when auctioned.)

*Note: 11/21/47. Ltr rec'd from  
Mrs. Sekiguchi dated  
11/17/47 stating no other person  
left property 8/26/46 except her.  
also confirmed in letter  
Nov. 13/48 from  
John Sekiguchi wife.*

ER  
September 30, 1947



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO. 13015

NAME: SEKIGUCHI Setsu (Mrs.)

DATE ADVERTISED: May 15th, 16th, 17th, 1944  
(or other information)

APPRAISER'S NAME: R. T. MUIR, 130 Water Street, Vancouver

VALUATION: Only as scrap metal

PURCHASE PRICE: \$15.15 (3030 pounds @  $\frac{1}{2}$  ¢ per pound)

COMMITTEE'S APPROVAL: October 25th, 1944

PURCHASER'S FULL NAME: EMPIRE JUNK CO. LTD.

ADDRESS: 302 W. 2nd Avenue, Vancouver

OCCUPATION:

BILL OF SALE REQUIRED: YES NO  
(state if purchase price already paid or arrangements made) Paid in full

ENCUMBRANCES, IF ANY: \_\_\_\_\_

LIST OF CHATTELS SOLD: Ice cream cone machine  
with the exception of 2 blowers  
4 valves  
1 pulley  
quantity of pipe



REAL PROPERTY SUMMARY

JAPANESE NAME: Setsu (Mrs. Matsugoro) SEKIGUCHI Reg.No.03006 File No. 13015.

CATALOGUE NO: 102

PROPERTY ADDRESS: 3176 Euclid Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 15, Blocks 87, 88, 91 and West  $\frac{1}{2}$  of 84, District Lot 37, Group 1, N.W.D., Plan 1863.

TITLE: Registered in the name of Celia Setsu SEKIGUCHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 35658, dated February 1st, 1943.

ASSESSED VALUES: Land - \$130.00  
Improvements - \$350.00 - \$480.00. Taxes - \$19.92.

CLASSIFICATION: This is a small 1 storey 3 room house 14' x 22 plus 5' x 10' concrete curb foundation, built on a 30' x 112' Lot.  
We quote from valuator's report: "No entrance hall. No plaster. 2 rooms and narrow kitchen built on. One chimney on wood bracket. Basement floor plank. Condition - Flimsy construction. floors uneven. needs decorating. no hot water tank. no w.c. chemical privy". "Appraisal - We are of the opinion that the market value of this property is \$450.00. Johnson, Reeve & Watson. per "D.W.Reeve

HISTORY OF  
ADMINISTRATION:

Mrs. SEKIGUCHI appointed Charles Wrinch as Rental Agent upon evacuation. Before leaving she rented the property to J. Nassi, as from November 1st, 1942, on a monthly basis. Consideration - \$12.65 per month payable in advance.

Mrs. SEKIGUCHI requested that a toilet be installed and connections made with the City sewer whenever sufficient funds are on hand to pay for it.

The Agent asked for an estimate covering a bath, toilet and water tank also the cost of connecting same. The figures received - \$306.00 were considered prohibitive and as a satisfactory bid to purchase the property came in shortly after, nothing further was done.

Rents collected - \$126.50, against which were the following charges:  
Water Rates - \$7.90  
Commission - \$6.40  
\$14.30

A small portion of the foregoing rentals belonged to the new purchaser, John Nassi, and was taken into account when the adjustment were made.

SOLD:

To John Nassi for \$500.00 as at August 21st, 1943.  
Approval of Advisory Committee - August 12th, 1943.

Funds released to the credit of Setsu SEKIGUCHI as at October 18th, 1943, against which were the following charges: Real Estate Commis



- \$25.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50 = \$37.50, leaving a net credit of \$462.50 from said transaction.

Adjustments as at August 21st, 1943, to the amount of \$2.64 being Purchaser's share of unexpired Fire Insurance Premiums, \$6.93 Purchaser's share of 1943 Taxes and \$2.84 Purchaser's share of Water Rates = \$12.41, were placed to the credit of Setsu SEKIGUCHI'S account.

The following Fire Insurance Policy:-

Michigan Fire & Marine Insurance Co., Policy No. 6018577 - \$1500.00, covering on the 1 storey dwelling, was transferred to John Nassi as at 12th October, 1943.

**OLD CERTIFICATE OF TITLE**

No. 77244-K:

Setsu SEKIGUCHI declared on her JP Form, signed 2nd October, 1942, that the Title Documents were in her own possession.


Mr. P.H. Russell wrote to her on August 24th, 1943, asking her to send in her Certificate of Title either to this office or to the Land Registry Office, Vancouver.

So far there has been no reply to this letter.

Certificate of Title No. 91437-L, in the name of John Nassi was handed to him on November 12th, 1943. His signed receipt of even date acknowledging same is on file.

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

September 21st, 1946.

  
D. A. CRAMER.

DAC:JS



## STATEMENT RE SALE OF:

Catalogue No: 102

Name: **SENIGUCHI, Setau (Mrs. Matsugoro)**

File No: 13015

Street Address: 3176 Euclid Ave., Reg. No: 03006  
Vancouver, B. C.

Legal Description: 15/87, 88, 91 &amp; W. 1/2 84/37/1/1863.

Date of Sale and Adjustments ... August 21st, 1943. .....

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 500.00
Real Estate Agents Commission	\$ 25.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
<u>Unpaid Vendor</u>		
<u>Mortgage</u>		
<u>Arrears of Taxes</u>		
<u>Other Charges</u>		
Adjustments:		
Fire Insurance		2.64
Taxes		6.93
Water		2.84
	<u>37.50</u>	<u>\$ 512.41</u>
Net Proceeds credited to your account		\$ 474.91

Date:.....December 7th, 1945.....Compiled by:.....George Peters......



File No. 13015  
Reg. No. 03005

Seton EMMETT (Mrs. Watson)

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 2	Balance as per statement sent Advertising property	\$ 4.00	\$ 657.69	
June 26	Advertising Ice Cream machine	8.00		
September 26	Proceeds Auction Sale Sale of Ice Cream Machine		39.72 15.15	
December 28	Proceeds Auction Sale		.46	
		<u>\$ 12.00</u>	<u>\$ 713.02</u>	

GR \$ 701.02



Seton M. [REDACTED] TRICHI

File No. 13015  
Reg. No. 03006

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 4	Rents collected Commission	\$ .64	\$ 12.65	
1943 January 12	Rents collected Commission	.64	12.65	
February 11	Rents collected Commission - C. Finch Sundry	.64 3.95	12.65	
March 10	Cx 2139 - Certificate of Encumbrance - Vancouver	1.00		
March 10	Rents collected Commission	.64	12.65	
April 14	Rents collected Commission	.64	12.65	
May 14	Rents collected Commission	.64	12.65	
June 15	Rents collected Commission	.64	12.65	
July 3	Cx 3998 - City of Vancouver - 1943 taxes	19.28		
July 16	Rents collected Commission	.64	12.65	
August 12	Rents collected Commission Sundry	.64 3.95	12.65	
September 18	Rents collected Commission	.64	12.65	
September 27	Cx 5390 - Registration of transmission & deed 15/87, 88, 91 & # of 84/37/1/1863	8.50		
October 18	Full purchase price 3176 Euclid Ave. - cat # 102		500.00	
October 20	Sale of clothes line		1.50	



FILE No. 13015

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 October 22	CR 5818 - Hauling to Auction at 992 Powell from 3176 Euclid Ave.	\$ 18.00		
November 5	Proceeds from Auction Sale Disbursements Crediting transfer charges	18.42	118.85 16.00	
November 12	CR 6197 - Commission on sale of 3176 Euclid Ave.	25.00		
November 12	John Hassel - closing adjustments on 3176 Euclid Ave.		13.54	
December 13	Proceeds from Auction Sale Disbursements	7.02	26.75	
1944 January 3	CR 7146 - moving goods to 992 Powell to be sold	25.93		
April 27	CR 9589 - Johnson, Reeve & Watson - valuation fee # 102	5.00		
May 3	CR 9703 - R. T. Malt - valuation re ice cream cone machinery	5.00		

CR \$ 657.69