

1668

HASTINGS PARK
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: MATSUNAGA, Shigeru
HOME ADDRESS: Quathiaski Cove, B. C.
REGISTRATION NUMBER 06716 SEX: Male AGE: 25
OCCUPATION: Fisherman

(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: Self
MARRIED? No
NAME OF WIFE OR HUSBAND: None
ADDRESS OF WIFE OR HUSBAND: None
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: Lot 5 Parcel "A" of Block 27 of Section 3 Block 3
North Range 7 West Map 4760 in the district of New Westminster.
Lot 20, of Lot 8, Valdez Islands, Sayward District Plan 2122, Except Parcel "A"
(D.D. 83285-I) thereof.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 four room house, 1 three room house,
frame buildings on Lot 20, of Lot 8 on Valdez Islands.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$34.31 Comox Assessment District.

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

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

Municipality of Richmond certificate of title #136850E in own possession.
Valdez Islands, certificate of title #119882-I in own possession.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
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: dwelling houses
2. LANDLORD'S NAME AND ADDRESS: self
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)
Owner has given permission to Walter Brosseau and James Lagos to have possession
in return for their payment of taxes.
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:
Furniture and household effects left in the four-room house in care of James Lagos
1 Motor boat "Camrose #2" valued at \$2,000.00 in custody at New Westminster, B. C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY NONE

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bond applied for to the Royal Bank of Canada, East End Branch,
Vancouver, B. C. and now in their possession for safe keeping.
8. BANK ACCOUNTS: \$200.00 at Royal Bank of Canada, East End Branch, Vancouver, B.C.
9. LIFE INSURANCE: Sun Life Ass. Co., Vancouver branch, policy #2231672 for \$1,000.00
beneficiary father, TOICHI MATSUNAGA, in Japan.
10. INTEREST IN ANY ESTATES OR TRUSTS:
Has interest in policy of B. C. Mutual Benefit Association #A-8930 on death of his
father.
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 24th day of March 1942 ~~1943~~

(Signature) (Signed) Shigeru Matsunaga

R. A. Munns.

Witness

FOR DEPARTMENTAL USE

P.D. 347/13
 INFORMATION FROM R.C.M.P.

Date

August 10/43

Our File No. 1668

Full Name MATSUMURA Shigeo
 (Surname in Block Letters)

Registration No. 06716

Male - Female
 (check)

Age June 30, 1913

Former Address

Quathiaske Cove, B.C.

Date Evacuated

July 13/43

Naturalized - Canadian-Born - National
 (check)

Present Address

Papoff 2nd Ave. N. V.C.

Married - Single
 (check)

Name of Wife

Name of Husband

Name of Mother YUKAWA Toki (Japan)

Name of Father

Toichi (Japan)

Names of Children under 16

Requested by

Robert Scott

Registered with Custodian

(Yes or No)

Additional Information

Fisherman Owner of Boat House

✓

REAL PROPERTY SUMMARY

Catalogue No. 579.

File No. 1668.

Name: Shigeru MATSUNAGA.

Reg. No. 06716.

Address: Quathiaski Cove, Quadra Island, B. C.

Legal Description: Lot 20 of Lot 8, Valdez Islands, Sayward District, Plan 2122,
except Parcel "A" (D.D. 83285-I) thereof.

Classification: 2 Dwellings.

Registered in the name of: SHIGERU MATSUNAGA.

State of Title (No. 119882-I): Clear.

Sold to: Thomas C. PATERSON and Nellie PATERSON, as Joint Tenants, for \$1150.00 (Cash).

As at: June 6th, 1946 (date of bal. of pmt.)	Assessed Value: \$2250.00
Jan. 9th, 1946 (approved by Commission).	Appraised " \$1150.00.

New Title (181862-I) mailed (registered) to new owners on: January 21st, 1948.

Net proceeds (\$1,133.93) released to credit of Shigeru MATSUNAGA on: Jan. 21/48.

Completed sales statement for Evacuee dated: Jan. 21/48.

Chattels: Those on premises sold to Purchaser at separate appraised value of \$75.00.

Insurance: None.

Administration: This property consisted of a 1.8 acre parcel of land situated at the southern end of Quathiaski Cove, Quadra Island. The improvements consisted of a House, facing the water, and a small Bungalow a few feet to the rear. The approach to the property is over a plank walk. The owner made his own arrangements with a fellow-fisherman (James Lagos) who was given the use of the property in exchange for payment of taxes and care of chattels on the premises. James Lagos moved into a place of his own in May, 1945, from which date this office rented the property at \$10.00 per month.

Due to its isolated situation no purchaser could be found at appraised value until January, 1946 (see Memo dated Jan. 4/46). The sale of the property brought forward exaggerated claims by the owner of adjoining property with regard to the encroachment of buildings and an element of serious doubt developed regarding the parcel of land we had sold. As the purchaser had sold his Vancouver home to pay for his purchase and had moved his family there, a special effort was made to get the matter straightened out—without the cost of a special survey, which at the time was also difficult to arrange for.

The evidence available pointed to the buildings being on the other half of Lot 20, D.L. 8, known as Parcel "A", and with purchaser's co-operation, this was purchased for him @ \$250.00, Certificate of Title 181014-I in the name of Thomas C. Paterson being delivered to him at the same time as his Certificate of Title 181862-I.

(Over)

REAL PROPERTY SUMMARY

Catalogue No. 786.

File No. 1668.

Name: Shigeru MATSUNAGA.

Reg. No. 06716.

Address: Fourth Avenue, Steveston, B. C.

Legal Description: Lot 5 of Parcel "A" of Block 27 of Section 3 Block 3 North Range 7 West, Map 4760, Municipality of Richmond in the District of New Westminster.

Classification: Vacant Land.

Registered in the name of: SHIGERU MATSUNAGA.

State of Title (No. 136850-E): Clear.

Sold to: MRS. REBECCA MARIE LUMLEY for \$75.00 (Cash).

As at: September 8th, 1944.

Purchaser's receipt (Jan. 11/44) for new Title (#179643-E) on file.

Net proceeds (\$64.74) released to credit of Shigeru MATSUNAGA'S acct. on: Dec. 30/44.

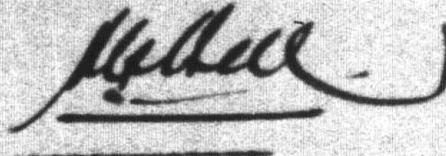
Chattels: None.

Insurance: None.

Administration: This small parcel (32.6' x 110') of land was vacant and non-revenue earning during the period of Custodian administration.

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

12th February, 1948.



RGB/P.

CHATELS SUMMARY

File 1668.

Shigeru MATSUNAGA

Reg. No. 06716.

Three people appear to have had chattels stored in the Dwelling owned and occupied by Shigeru MATSUNAGA, Reg. No. 06716, who declared (Mar. 24/42) only:

(1) "Furniture and household effects left in the four-room house in care of James Lagos."

This man's brother-in-law (Genichi OSAWA) owned the adjoining property. When he went to Japan (January, 1941) on a health trip, his wife and 3 infant children, moved in to her bachelor brother's house next door (and the cousin referred to below appears to have moved, with wife and children, into the Osawa property). Mrs. Osawa, Reg. No. 06719, File 10222, declared (Apr. 30/42):

- (2) Chairs (9)
- (3) Beds (3)
- (4) Carpenter's Tools
- (5) Cook Stove
- (6) Dolls (5)
- (7) Gramophone
- (8) Records (200)
- (9) Kitchen utensils and Dishes
- (10) Picture Frames (6)
- (11) Linoleum Rugs (3)

A cousin, (Shizekazu MATSUNAGA, Reg. No. 06926, File 1618) declared (Mar. 21/42) the following chattels "stored at cousin's house":

- (12) Toys (2 boxes)
- (13) Blankets (box)
- (14) Clothes (trunk)
- (15) Wool (bale.)
- (16) Gramophone
- (17) Clothes (2 boxes)
- (18) Clothes (suitcase)
- (19) Bed and Mattress (A)
- (20) Baby Bed (A)
- (21) Cooking utensils (2 boxes)
- (22) Perch Net
- (23) Gas Lanterns (2)
- (24) Oil Lamps (2)
- (25) Mirror (large)
- (26) Singer sewing machine (A)
- (27) Chairs (4) (A)
- (28) Table
- (29) Gas Heater (A)
- (30) Gas Stove
- (31) Linoleum (A)

(Over)

File 1668.

of which all but those marked "A" were moved from Genichi OSAWA'S house to Shigeru MATSUNAGA'S house at time of evacuation (according to letter dated Dec. 12/42 from Walter Brosseau, who later purchased the Osawa property). According to the same letter those marked "A" were in the Osawa house, which was completely destroyed by fire in the autumn of 1943.

No Custodian agent visited Quathiaski Cove, Quadra Island, until October, 1944, but Mr. E. F. Green's memorandum dated June 22nd, 1943, outlines the position at that date, and his Memorandum of October 25th, 1944, the position following his inspection trip to Quathiaski Cove, at which time there were no chattels in the Matsunaga Bungalow; the following being all that were in the Matsunaga House, the values shown being those placed on them by the Courtenay Auctioneer E. Felix Thomas (Oct. 11/44):

- (32) Dresser (\$15.00)
- (33) High Chairs (2 - \$5.00)
- (34) Fish Nets and Rope (\$75.00)
- (35) Bed, complete (\$20.00)
- (36) Picture Frames (\$2.00)
- (37) Oil Range (\$7.50)
- (38) Bedding (\$7.00)
- (39) Worn Line Rugs (3 - \$7.00)
- (40) Sundries (\$10.00)

A total of \$156.50. The nets and rope having "perished" to the point of being unusable, the value of the above inventory was reduced by \$75.00 to \$81.50 in a letter dated October 20th, 1945, addressed to a prospective purchaser, who eventually (January 2nd, 1946) included an offer of \$75.00 for these items in his offer for the real property, and this inclusive offer was accepted.

The evidence on Mrs. Osawa's file (10222) points to most of her belongings having been shipped to her.

Shigekazu MATSUNAGA'S file (1618) points to everything left in Osawa's house being included in the total loss of that property by fire. Articles removed to Shigeru MATSUNAGA'S property for storage are not accounted for. In reply to a letter dated June 11th, 1945, asking for shipment of articles not specifically declared he was given a list of the only goods left in the house and referred to Shigeru MATSUNAGA for consultation with regard to the ownership of these.

Shigeru MATSUNAGA'S file (1668) carries no inventory of his chattels but the general description under (1) above doubtless covers articles valued by the owner at much more than the \$75.00 realized for everything left on the premises at date of sale of his real property.

It is not possible to reconcile the interests of the 3 relatives on the basis of the evidence available in their files. However, the sale value of

(Over)

CHATELS SUMMARY...Page 3.

File 1668.

of the articles was probably small and the cost of packing and shipping to a larger market would have been prohibitive. This evacuee is being advised to that effect and the suggestion made that he contact his sister and cousin for the purpose of having total net proceeds of sale of chattels found on his property turned over to him, any adjustment necessary to be made between them.

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

/ 5th July, 1947.

McDell

RCB/P.

LIABILITIES SUMMARY

File 1658.

Shigero MATSUMAGA.

Reg. No. 06716.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

19th August, 1946.

[Signature]

RE/P.

Case No. 362 - Shigeru Matsunaga, File 1668

Boat Claim: "Camrose II" Nanaimo Lic. #668

Codfish boat built in 1928, purchased June 1940 at \$1,900.00.

Hull & cabin rebuilt, 1940, engine overhauled 1940. Total cost \$900.00

Gross Claim: \$2,000.00 (amended from \$2,600.00)

Sale: Sold by Custodian, October 23, 1942, to National Fisheries Ltd.

Sale Price: \$1,700.00

Expenses: 230.86 (proportionate share)

Net Credit: 1,469.14

Valuation: Phillipson: \$1,700.00 (JFVDC price: \$1,955.00)

Gould: 500.00 (Est. Mkt. value: \$550.00)

Damage: Repaired at shipyard on instructions of Navy - \$113.37 pd. from Naval Claim Fund. Repairs completed before final valuation. Repairs February, 1942.

Loss: No record of what equipment boat had on board at time of surrender to Navy. List of essential gear missing Aug. 1, 1942, was made by Naval surveyor and John Gould. See list attached to claim file. No claim has been paid in connection with missing gear.

Age: Built in 1928 - see claim, hull rebuilt in 1940.
Engine, from information in claim, would be same age as hull.

This boat was offered for sale from February, 1942 to August 1, 1942, at either the owner's valuation of \$2,000.00 (see JFVDC catalogue sheet) or at the Committee's suggested negotiating price of \$1,955.00. The boat was not sold until October 23, 1942. Sale was at the valuation placed on her by Phillipson.

Phillipson's notes refer to "codfish plugs in hold, objectionable if boat used for other fishing activities."

The boat was turned in to the Navy at New Westminster in December, 1941.

/TM

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 25, 1944

Name: MATSUNAGA, Shigeru

Reg. No. 06716 File: 1668

Boat File No.: CUSTODIAN 1668

Name of Vessel: "Camrose II" 37½' x 8½' x 4'2" (1931) Vivian 10 HP (1931)

Lic. or Reg. No.: Nanaimo 668

Naval No.: N.008-B

Owner's Valuation: \$2,000.00

JFVDC Valuation: 1,955.00 Survey #208 NW

Custodian Valuation: 500.00 ~~500.00~~

Date of Sale: October 23, 1942

Purchaser: National Fisheries Ltd.

Signature on Sales Papers: Custodian

Selling Price: \$1,700.00

Paid to ~~JFVDC~~ Custodian: 1,700.00

Supervision Costs: 230.86

Balance due Owner: 1,469.14

Paid to: Cr. Account of Shigeru MATSUNAGA

Location of Boat at Sale: Coal Harbour (ex New Westminster)

Claims Against Canadian Govt.:

Claim (Repairs) Star Shipyard Job #1 - \$113.37 (Paid)

Additional Information:

fm

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B. C.

CABLES:
"GOULD" VANCOUVER, B. C.

TELEPHONE:
PACIFIC 9046

No. 39A.

"Camrose 2".

Survey Report

To whom it may concern:

Name	"Camrose 2"		
Official No.	Nan 668.	Type	Wet Cod.
Owner	Shigeru Matsunaga.		
Dimensions	L. 37.5 ft. B. 8.5 ft. D. 4.2 ft.		
Engine	Gasoline. Vivian.		
Horsepower	10 B.H.P.		
Fuel	Gasoline.		
Tank Capacity	75 Gallons.		
Pumps	In engine room and aft cabin.		
Lighting	Electric	Drive	Off main engine.
Anchors	None.		
Chains	None.	Rope	None.
Compass	None.		
Stoves	One Stove		
Fire Extinguishers	None.		
Valuation	Five Hundred (\$500.00) dollars. 1500		
Estimated Market Value	Five Hundred fifty (\$550.00) dollars. 1600		
Remarks	Two Pushrods missing.		

August 1942.
Vancouver, B. C.

John Gould
Marine Surveyor.

Excerpt from the note book of the appraiser for the Japanese Fishing Vessels Disposal Committee, Report #208 New Westminster boats. Mr. O.W. Phillips was employed by the Japanese Fishing Vessels Disposal Committee as appraiser of boats during the months March and April, 1942.

Godfisher CAMROSE II H.088 B

Condition - Good

Damage - Nil

Boat new 1500

Engine - 1000 V 10 H D

Ex - 250
Value - 2750

- 1942 \$1700

(\$1955)

Estimated - 4 years old
Godfish plugs in hold
objectionable if boat used
for other fishing activities

Custodian 1668

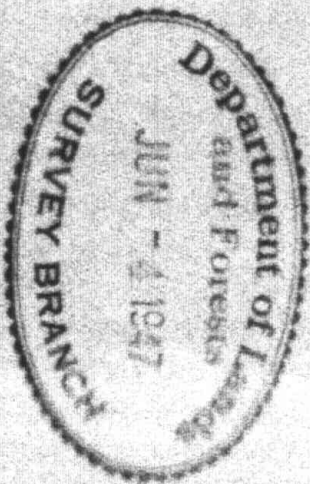
208
5

This is to certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

September 28, 1948

Imachison

/M



Key Map of Quartermaster's Cove
QUADRANT ISLAND
SAVARD DISTRICT



12

21
22

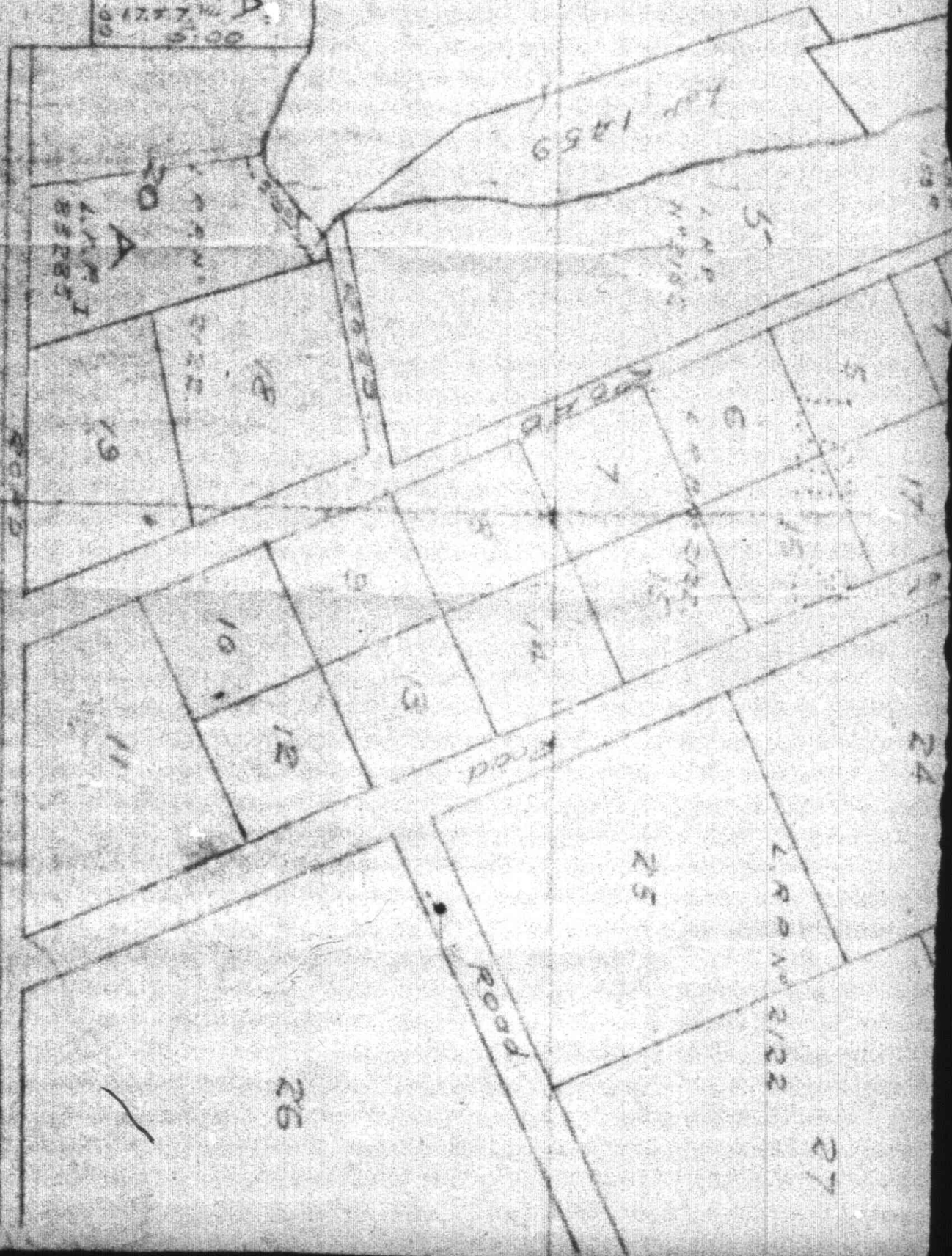
LOT 134

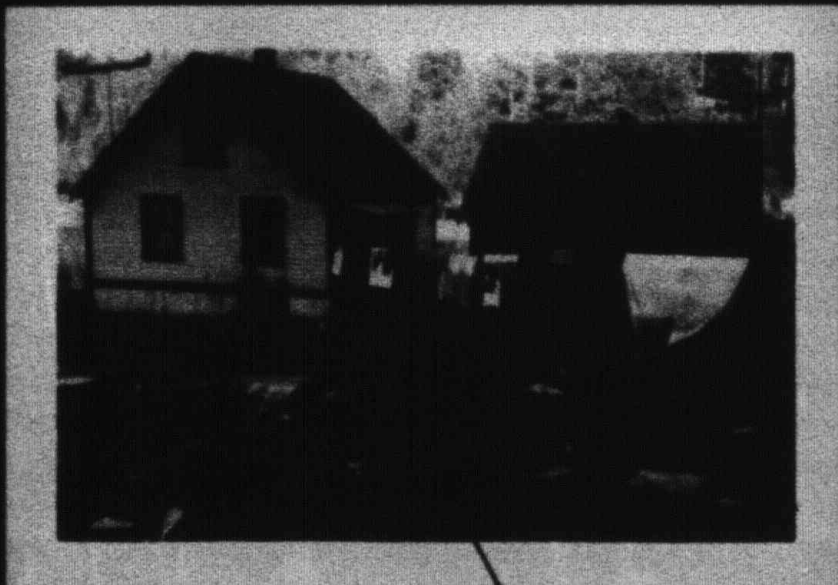
4.32
15.00
12.27
5.00

20 A
1.11
1.11
1.11
1.11

LOT 134

Scale 4 Chs = 1 in.





D.L. 8

Quathiaski Cove

ROAD

18

8

D.L.

Parcel
A

200

D.L. 134

Scale 100 Feet = 1 inch



SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

MAR 1 1943

VANCOUVER BRANCH
A.L. WRIGHT, C.L.U., BRANCH MANAGER
H.A. FAIRBAIN, ASSISTANT MANAGER
G.E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

Rec'd	1668
File No.	
Ans.	
Referred	Gibson

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

February 27, 1943.

Mr. F. G. Shears,
General Manager,
Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Shears: Re: Policy No. 2,231,672 - Matsunaga

We are today submitting to our Head Office an application for Cash Surrender Value of the above mentioned policy signed by Shigeru Matsunaga, the assured and Toichi Matsunaga, father, the beneficiary under the contract. We calculate the amount of surrender value available as being approximately \$200, and expect to receive the cheque in settlement in about a week's time.

In the meantime may we have a clearance for payment of this amount direct to the parties concerned, or your further instructions.

Yours faithfully,



BRANCH SECRETARY.

CEH/ILQ

Mr Gibson

No claims on file at this date

2343

MEMORANDUM TO FILES.

File Nos: 1618, 1668 and 10222.

22nd June, 1943.

From: Mr. Green.

Re: MATSUNAGA, Shigekazu,
MATSUNAGA, Shigeru and
OSAWA (Misao) Mrs. Genichi.

Shigekazu MATSUNAGA, File 1618, declared some items on March 21st, 1942 left in his cousin's house at Quathlambi Cove, this being presumably the Shigeru MATSUNAGA who registered real estate there on File 1668. On June 2nd, however, Mrs. Booth reported on a yellow card no property for the former. He has since, however, applied for shipment of some articles and further enquiries are being made.

Shigeru MATSUNAGA, File 1668, declares one four-roomed house and one three-roomed house at Quathlambi Cove. He said these were to be occupied by Walter Brosseau and James Lagos and that furniture and household effects were to be left in the four-roomed house in the care of the latter.

Mrs. Osawa, File 10222, declared that Shigeru MATSUNAGA was her brother and her landlord. She registered some effects left locked in her house.

As far as can be gathered the position is now as follows:

(1) Mrs. Osawa's things are mostly upstairs in Shigeru MATSUNAGA'S house (where they have been signed for by Mrs. Lagos with the exception of some items sent to Slodan).

(2) Additionally there are the following items still left in Mrs. Osawa's house occupied by Mr. Brosseau as per his letter of December 12th:

- 1 Bed without mattress
- 1 Baby cot
- 1 Old sewing machine
- 4 Kitchen chairs
- 1 Small heater
- Linoleum

The net effect seems to be Mrs. Lagos must be holding besides the items belonging to Mrs. Osawa "the furniture and household effects left in the four-roomed house in care of James Lagos" declared by Shigeru MATSUNAGA. It is probably unnecessary to follow this matter further for the time being as the items are unlikely to be of much value.

HFG:MAI.

Catalogue No. 786
File No. 1668
4th Avenue
Steveston, B. C.
5/A/27/3/B3N/R7W/4760

7

Receipt of Certificate of Title No. 179643-E is by me hereby acknowledged
and I agree that all adjustments and incidents connected with sale to me of
property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 11th day of January, 1944.

R. M. Lumsley

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

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Catalogue #786.
File 1668.

April 28, 1944.

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

APPRAISAL

RE: Lot 5, Block "A"/27, Section 3, B&N/7W, Map 4760,
Steveston Townsite.

Dear Sir:

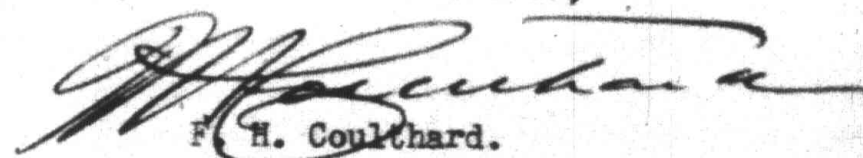
This is a vacant lot 32.6 X 110 and is all in
grass and good location and surroundings.

VALUATION:

Lot.....\$75.00^N

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

COPY

EXTRACT OF P. LEO ANDERTON'S LETTER, DATED JULY 7th, 1944.

Catalogue #545: Lot 20 of D.L. #8, Map 2122. This property is in Quathiaski Cove built on rock land. A little over half an acre being a long narrow strip. Old house 24 x 26, poor condition, no plumbing. Also small house in very poor condition.

Land Value	\$ 250.00
Value of large house	700.00
Value of small "	<u>200.00</u>
Total Value	<u>\$1150.00</u>

MEMORANDUM

File No.: 1648
10222

July 10th, 1944.

To: Mr. Moore

From: Mr. Green

Re: MATSUMAGA, Shigeru
OSAWA (Mrs. Genichi) Misao
Catalogue Number 545
Valdez Island

Shigeru Matsumaga declared a four room house and a three room house on the parcel of land offered in the catalogue under No. 545. He declared "furniture and household effects left in the four room house in care of Mr. James Lagos." These have never been inventoried but Mr. and Mrs. Lagos were left in charge by the owner and could give all the necessary information.

Mrs. Osawa, file 10222, was the sister of Mr. Matsumaga and as far as can be gathered in the file, lived in the three room house. This is occupied by Mr. Brosseau and in it are still stored items as per inventory attached.

The remainder of her things are upstairs in her brother's house and have been signed for by Mrs. Lagos. A list of these is enclosed. Separate valuations should, of course, be obtained for items belonging to Mr. Shigeru Matsumaga as indicated by Mrs. Lagos, and for items belonging to Mrs. Osawa as shown in our enclosure.

Enc.
HFG:IV

British Columbia Packers Limited

EVACUATION SECTION	
Recd	SEP 25 1944
File No.	1668
Page	
Referred	Bell

auto to name

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON

FOOT OF CAMPBELL AVE.
P. O. BOX 939

VANCOUVER,
CANADA

Quathiaski Cove, B. C.
September 23rd, 1944.

Custodian of Enemy Property,
675 W. Hastings St.
VANCOUVER, B. C.

Attention R. G. Bell, Admin. Dept.

Dear Sir:

Re Matsunaga - Shigeru property, Quathiaski Cove:

Confirming our telephone conversation of this morning James Lagos has been living in the house belonging to the above named Japanese, for some time, during which time he has paid taxes on the property and is under the impression that he has an understanding with the owner that he is permitted to stay in the house as long as these taxes are paid.

Lagos has recently purchased another house here and wants to know if permission can be obtained for another party, Mr. O. J. Mergaert, to continue on the above named Japanese house. This party has a wife and two small children.

As stated to you on the phone, Mr. Mergaert naturally does not want to move unless some assurance can be given that he could stay in the house for a reasonable length of time and as things are, Lagos can not move until Mergaert agrees to move from the house that he is presently occupying. Would you please advise, at your earliest convenience, whether or not permission can be given for Mergaert to occupy the above named Japanese house and for how long a period he could occupy it in the event the property was sold.

Yours very truly,

QUATHIASKI PLANT

B. J. Hume

Manager.

BHH:GE

1668.

September 26th, 1944.

British Columbia Packers Ltd.,
Quathiaski Cove,
B. C.

Dear Sir:

Re: Shigera MATSUNAGA - Reg. 06716.

We are in receipt of your letter of the 23rd instant regarding the Quathiaski Cove property of the above Evacuee.

According to our records, there are two houses on his parcel (1.8 acres) of land, one occupied by Walter Brosseau and the other by James Lagos. We note that the latter tenant has purchased a house of his own but cannot move in until the tenant thereof finds other accommodation.

The arrangement whereby James Lagos had the use of the house rent free for the duration in return for paying taxes and caring for the owner's furniture and effects, was one made by the owner himself and for that reason only was allowed to stand, the general policy of this office being one of making all properties revenue producing. If the owner is willing to allow Mr. O. J. Mergaert, with his wife and 2 small children, to take over the house from James Lagos on the same conditions, we will not object if Mr. Mergaert first signs an inventory of furniture and effects that is acceptable to the owner and for which the tenant will accept responsibility.

If you will arrange for such an inventory to be completed by the old and prospective new tenants and forward it to this office we will pass it on to the Evacuee and advise you in due course of the result.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

P.S. This property is listed under No. 545 in our Catalogue of properties advertised for sale and if sold would make the tenant subject to notice to vacate from the purchaser, whose actions in the matter would, however, be governed by the regulations of the Wartime Prices & Trade Board.

see let
29/11/45

File No. 1668.
Catalogue No. 786.

October 10th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Shigoro MATSUMURA - Reg. No. 06716
Eas. of Richmond
Lot 5 of Parcel 2A of Blk. 27 of
Sec. 3, T11N, R10E, Range 7 N.,
Map 4760, S.H.W. Certificate of
Yerting No. 24646.

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..... SHERROGA MARIE LINDLEY.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 136853-E, is in the
Owner's possession.

D. A. Cramer

DAC:JS
Encs.

1668.
Cat. No. 545.

October 24th, 1944.

Mr. B. Eastland,
Quathiaski Cove,
B. C.

Dear Sir:

Re: Shigeru MATSUNAGA - Reg. No. 06716.

We are in receipt of your letter of the 12th instant and note that a Mrs. T. Assu is interested in renting or purchasing the property situated on the far side of Quathiaski Cove., i.e., Lot 20 of Lot 8, Valdes Island, Sayward District, Plan 2122, excluding Parcel "A" thereof.

The Land (1.8 acres) is assessed at \$250.00 and the Improvements (4-room House and 3-room Bungalow) at \$2,000.00, or a total of \$2,250.00. While taxes have been paid on this valuation for some years, it is undoubtedly high as a qualified independent appraiser places a value of \$1150.00 on land and buildings. In addition to this, the Chattels on the premises, which should be included in the sale of the property in order to avoid the disproportionately high cost of removal, were recently valued at \$156.50, i.e.,

1 Dresser	\$ 15.00
2 Child's high chairs	\$ 5.00
Fish nets and rope	\$ 75.00
Bed complete	\$ 20.00
Picture frames	\$ 2.00
Coal oil 2 burner stove	\$ 7.50
Bedding, etc.	\$ 15.00
3 worn linoleum rugs	\$ 7.00
Sundries	\$ 10.00

The tenant of the larger house, Mr. James Lagos, has recently purchased a place of his own and this should facilitate negotiations to obtain possession by anyone purchasing the property.

As the Government's policy is one of orderly liquidation, we would prefer selling to renting and hope you can secure a bid at or near the appraised value of the property.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

MEMORANDUM

File No. 1668

October 17th, 1944

To: The File

From: Mr. R.D. Mackenzie

Re: MATSUNAGA, Shigeru
674 - 4th Avenue.
CHATEL

The property to which reference has been made in the letter dated September 18/44 has been rented. There are no chattels in Steveston owned by the above.

R.D.M.

REM:LM

File No. 1668.
Catalogue No. 786.

December 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shigeru MATSUNAGA
Wm. of Richmond
Lot 5 of Parcel "A" of Blk.
27 of Sec. 3, Blk. 3 N.,
Range 7 N., Man A760, N.W.D.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, dated November 1st,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 179642-E, dated November 1st,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 179643-E, dated November 1st,
1944, registering the property in the name of Rebecca
Marie Lumley (Dead).
3. Duplicate of Transmission dated October 14th, 1944.
4. Duplicate of Deed dated October 14th, 1944 - Secretary
of State to Rebecca Marie Lumley.
5. Certificate of Indefeasible Title number 179643-E, dated
December 8th, 1944, covering the above property in the
name of Rebecca Marie Lumley.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 786
File No. 1668
4th Avenue, Steveston
5/A/27/3/B3N/K7W/4760

December 29, 1944.

REBECCA MARIE LUMLEY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 8, 1944)

	DEBIT	CREDIT
Purchase price	\$75.00	
Cheques received		\$75.00
Registration fees on deed - \$75.00	4.15	
Purchaser's proportion of 1944 taxes - 114/365 x \$3.97	1.24	
Balance owing by purchaser		5.39
	<u>\$80.39</u>	<u>\$80.39</u>

BALANCE OWING BY PURCHASER \$5.39

STATEMENT RE SALE OF:

Name: MATSUNAGA, Shigeru,

Catalogue No: 786

File No: 1668

Street Address: 4th Ave. Steveston, B.C. Reg. 06716

Legal Description: S/A 127/2/838/78/4760

Sept. 8/44

Date of Sale and Adjustments

Sale Price

\$ 75.00

~~XXXXXXXXXXXX~~
Real Estate Agents Commission.

\$

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~XXXXXXXXXXXX~~
Encumbrances:

Unpaid Vendor

~~XXXXXXXXXXXX~~
Mortgagee~~XXXXXXXXXXXX~~
Arrears of Taxes~~XXXXXXXXXXXX~~
Other charges

Adjustments:

~~XXXXXXXXXXXX~~
Fire Insurance

Taxes

1.24

Water

11.50\$ 75.24

64.74

Net Proceeds credited to your account

February 5th, 1945.

Date:

Mr. George Peters

Compiled by:

File No. 1668

Inathierhi Cove B.C.

Mar 20 1945

Rec'd	MAR 26 1945
File No.	1668
Ans.	Th
Entered	M. Pheasant

Dear Sir,

Cat. 545

Re: Shigeru Matsunaga - Reg. No. 06716

7/50

In regard to the said property.
I am making an offer of nine
Hundred dollars, which I believe
● is a fair price, owing to the
location, and no road of any kind
to get out, only by boat or walk
along the beach.

Would you please give my
● offer some consideration and let
me know. If any chance of
obtaining the said property.
Yours Truly,
Joseph Hunter.

Whaletown P.O.

B.C.
May 5. 1945

EVACUATION SECTION

MAY 9 1945

1668

Mr Bell.

Dear Sir

Bell aut.

I am writing you in

regards of Shigemi Matsunaga's house
Mr Hume of B.C.P. phoned you about
it for me this afternoon. This house
will be vacant on Monday May 7.
• I would like to rent it if possible
could you let me know as early as
possible as I have to move the house
I occupy has been sold.

Yours truly

David D. Grafton.

1668.
Cat. No. 545.

May 17th, 1945.

Mr. David D. Grafton,
Whaletown P. O.,
B. C.

Dear Sir:

Re: Lot 20 of Lot 8, Valdes Island, Sayward District, Plan
2122, except Parcel "A" (D. D. 83285-I).

We have to acknowledge receipt of your letter of the 5th instant regarding the above property.

The renting of the houses (2) on this land has been the subject of telephone conversations with Mr. Hume and we now confirm that we are prepared to rent the property to you on a month-to-month basis at an inclusive rental of \$10.00 per month, payable in advance (rent not received in this office before the 10th of the current month being considered delinquent).

Our records show the following personal possessions of the owner to be on the premises, the values shown being those of a qualified appraiser. We think the nets and any other items not wanted should be sold, and we are placing this matter in the hands of Mr. Hume, with whom we would ask you to co-operate. You may retain anything you desire to use on the premises but all such articles must be listed and signed for by you.

1	Dresser	\$ 15.00
2	High chairs	\$ 5.00
	Fish nets and rope	\$ 75.00
	Bed complete	\$ 20.00
	Picture frames	\$ 2.00
	Coal oil 2 burner stove	\$ 7.50
	Bedding, etc.	\$ 15.00
3	worn Linoleum rugs	\$ 7.00
	Sundries	\$ 10.00

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. B. H. Hume.

1668.
Cat. No. 545.

May 16th, 1945.

B. H. Hume, Esq.,
B. C. Packers Ltd.,
Quathiaski Cove, B. C.

Dear Sir:

Re: Shigeru MATSUNAGA - Reg. No. 06716.
(Lot 20 of Lot 8, Valdes Island, Bayward
District, Plan 2122, except Parcel "A"
thereof).

We thank you for your telephone message of this afternoon and note that Mr. David D. Grafton is anxious to have a reply to his letter of the 5th instant regarding the renting of the dwellings on the above land.

As explained to you, we have also received a letter from a Mrs. L. G. Patton in which she implies that the house, until recently occupied by Mr. Lagos, encroaches on her property (presumably the adjoining lot on which there was a house that was completely destroyed by fire some time ago). She admits it would require a proper survey to establish such a claim and it is doubtful whether the fairly heavy cost of such a survey would be justified at the present time.

Mr. Patton expresses a desire to rent the Lagos house. Neither Mrs. Patton nor Mr. Grafton mention the rent they are prepared to pay and while the latter has the advantage of your recommendation, we would much prefer selling to renting, if either party, or anyone else, can be interested.

We have had an offer of \$900.00 but on the basis of an appraisal by a qualified independent appraiser \$1,150.00 is the minimum that can be considered without obtaining a new appraisal. This we are prepared to do on receipt of an offer between these two figures.

Mr. Lagos was to have vacated on the 7th instant and we realize the desirability of finding a purchaser or a tenant as quickly as possible and your co-operation to that end is much appreciated.

If a purchaser cannot be found we think an inclusive rental of \$10.00 per month (\$6.50 for the larger and \$3.50 for the smaller house) would be reasonable.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

1668.
Cat. No. 545.

May 17th, 1945.

B. H. Hume, Esq.,
B. C. Packers Ltd.,
Quathiaski Cove, B. C.

Dear Sir:

Re: Shigeru MATSUNAGA - Reg. No. 06716.
(Lot 20 of Lot 8, Valdes Island, Sayward
District, Plan 2122, except Parcel "A"
thereof).

We confirm and thank you for your second telephone message following the despatch of our letter of yesterday.

We are glad to have the assurance of the original owner of Mrs. Patton's property that the Matsunaga buildings do not encroach on that property; and we note that Mrs. Patton is not in a position to purchase the Matsunaga property.

We also note that Mr. David D. Grafton is willing to pay the rent asked for the property (\$10.00 per month) and we enclose copy of our letter to him confirming rental arrangements.

While the chattels listed in our letter may be left on the premises for the new tenant's use, if so desired, we think the nets (and anything else not wanted) should be sold at best price obtainable and it would be appreciated if you would arrange for this sale through Mr. P. E. Lewis, or any other channel you may decide on.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR

Reply reference
R.N.C.H.



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA
—
LAND REGISTRY OFFICE
VICTORIA

July 27, 1945.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Attention of Title Examiner.

Your file 1668

Dear Sir:

Re: Certificate of Title 119882-I
Shigeru Matsunaga

I received your letter of the 21st June enclosing copy of Certificate of Encumbrance over the above title. The Easement appurtenant to your property is registered as a Charge against the title to Parcel "A", and it is endorsed on the Certificate of Title for Parcel "A" as "Easement over part marked Private Road on Plan 83285-I". I enclose a blue print showing Lot 20 and the Private Road which will no doubt explain the situation.

Yours truly,

H. J. Crane,
Registrar

per 

RNCH/FC

1668.

July 28th, 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

I am in receipt of yours of the 27th of July, enclosing blueprint of Lot 20 of Lot 8, Valdes Island, Sayward District, Plan 2122, which blueprint does much to clarify the question of the Easement over Parcel "A" of Lot 20.

It is surmised that this Easement is in favour of the Vendor of Parcel "A" ~~has~~ retaining access by land to the road north of Lot "A". This Easement may be a perpetual one in favour of the owner of the west part of Lot 20, or it may be that the Easement contains conditions involving periodical payments, road up-keep, fencing or other obligations. We should like to obtain from you therefore a copy of this Easement if on file at your office and if not, information as to the name and address of anyone who may be in possession of it. Naturally the purchaser of Lot 20, except Parcel "A", would have to be satisfied as to the conditions of the Easement as insuring him of access to the land.

Yours truly,

Ian Macpherson
Title Examiner.

IM:JS

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO A.D.

EVACUATION SECTION	
Rec'd	JUL 31 1945
File No.	
Ans.	
Referred	<i>Maypherson</i>

July 30, 1945.

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

Dear Sir:

File No. 1668.

In reply to your letter of the
28th instant, following is an extract
from D.D. 83285-I of the reservation
for an easement as you requested.

"Reserving nevertheless unto the Grantor
and to the owner for the time being of
that portion of Lot 20 not conveyed by
this conveyance to the Grantee as ease-
ment by way of free and uninterrupted
right of way, ingress, egress and regress
for persons, animals and vehicles through,
along and over that strip shown in dotted
lines and marked "private Road" on said
plan hereto annexed, with the right to
dig up, cut into, and open up said right
of way, and to keep and maintain the same
for use and conveyance of the Grantor."

Yours truly,

H.J. Crane,
Registrar.

per 

AD/FC

1666.
Cat. No. 545.

October 20th, 1945.

Mr. T. Paterson,
2170 Adanac Street,
Vancouver, B. C.

Dear Sir:

Re: Lot 20 of Lot 8, Valdez Island, Sayward District, Plan
2122, except Parcel "A" (D.D. 83285-I).

We have to acknowledge receipt of your letter of the 22nd ultimo, and also of your deposit of \$105.00 in support of your offer of \$1,050.00 for the above property.

As advised you verbally, the assessed value of the property is \$2,250.00 (Land \$250.00; Improvements \$2000.00), taxes for 1945 being \$34.61. The appraised value is \$1150.00 for land and buildings plus \$150.00 for the following furniture and effects:

- 1 Dresser
- 2 High chairs
Fish nets and rope
Bed complete
Picture frames
Coal oil 2 burner stove
Bedding, etc.
- 3 worn Linoleum rugs
Sundries

We understand the nets and ropes are no longer usable and consequently valueless and as this item figures for \$75.00 in the above Chattels inventory we are prepared to reduce the over-all price by that amount. It is not practical to remove the other personal property for sale and this must consequently be included in the sale, as advertised in our catalogue.

We cannot reduce the total thus arrived at (\$1150.00 plus \$75.00 = \$1225.00) without having the property re-appraised. The result could be either a slightly lower or slightly higher total. Before taking any action, however, we desire to know whether you are prepared to revise your offer to bring it into line with the limits mentioned above.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

1668.
Cat. No. 545.

November 6th, 1945.

Dear Mr. Hume,

As you possibly know Mr. T. Paterson is interested in purchasing the Matsumaga property but is faced with the problem of obtaining possession and as you have been so good as to help us out on previous occasions I am wondering if you can again do so.

Mr. Paterson owns a house in Vancouver which he desires to sell and with the proceeds pay for the Quathiaski Cove property but he cannot let the one go until he is sure he can get into the other. He called this morning and said that he understood that the Hunters, who are sub-tenants of the Graftons, and occupy the small bungalow, may be moving and that the Graftons have expressed a willingness to move into the smaller bungalow and let the Patersons have the larger one they occupy if and when the Hunters move out.

The Graftons some time ago purchased the Atagi boat building shop on the other side of Quathiaski and Mrs. Grafton, who recently called here, appeared favourably disposed to converting this building into a residence which they could occupy until they built their own place on this property. Under current rental control regulations a landlord has no power at all over his tenants so long as they behave, and consequently the sale of this property is going to be held up indefinitely unless some mutually satisfactory arrangement can be fixed up between tenant and prospective purchaser of the property, and you may be able to help out in bringing such an arrangement to pass.

With very many thanks in advance for anything you can do, I am,

Yours sincerely,

R. G. Bell.

B. H. Hume, Esq.,
B. C. Packers Ltd.,
Quathiaski Cove, B. C.

HENRY CASTILLOU, K.C.

BARRISTER AND SOLICITOR
NOTARY PUBLIC

216-217 METROPOLITAN BUILDING
837 HASTINGS STREET WEST
VANCOUVER, B.C.

TELEPHONE PACIFIC 8654
RES. DAYVIEW 5450

November 13th, 1945

The Custodian
Enemy Alien Property
675 West Hastings Street
Vancouver, B.C.

EVACUATION SECTION	
NOV 14 1945	
Rec'd	
File No.	1668
Ans.	16/11 J RLB
Referred	Bull

Dear Sir:-

Mrs. Laura Patten wife of Garnet Patten of Quathiaski Cove has consulted me with reference to a Japanese property at Quathiaski Cove.

The house on this property sits over two-thirds on Mrs. Patten's property. This house now is rented to Mr. and Mrs. Douglas Grafton.

Mrs. Patten is desirous of purchasing this house so as to straighten matters out and have her land.

Would you be kind enough to let me know what price the Alien Lands Department want for this Japanese property, that is the land and house. If a reasonable settlement can be made it would save a great deal of difficulty as this causes Mrs. Patten a great deal of inconvenience due to the fact that this house abuts over three-quarters on her land. Mr. Henry B. Warren, Provincial Land Surveyor is conversant with this whole matter and just how this property adjuts on Mrs. Patten's land.

Would you be kind enough to let me know as soon as possible what amount you wish for this property. This is in Sayward District on Valdez Island.

Yours truly,



HC/MacL

British Columbia Packers Limited

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON

FOOT OF CAMPBELL AVE.
P. O. BOX 939
VANCOUVER,
CANADA

Quathiaski Cove, B. C.
November 14th, 1945.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
VANCOUVER, B. C.

Attention Mr. R. G. Bell

EVACUATION SECTION	
Rec'd	NOV 16 1945
File No.	1668
Ans.	20/11
Referred	Bell

Dear Mr. Bell:

Replying to your letter of the 6th instant, file number 1668, Cat. no. 545, I had a chat with Mr. Doug. Grafton regarding the possibility of his family vacating the Matsunaga house, so that T. Paterson could take possession of it and he replied that he would do everything in his power to co-operate to make this possible.

However, he says that he can not move immediately as there is no other place to go, but he will make plans to move by the end of April at the latest, if you are able to make a deal with Paterson. In other words, he feels that he can not guarantee to be out before that time but if anything else turned up in the meantime he would vacate immediately. He says he is not keen to hold up any sale of the property and will do anything he can to co-operate, in which I think he is sincere.

This may not be a great deal of help to you but at least guarantees that the house would be available by the end of April.

Yours very truly,

QUATHIASKI PLANT

B. J. Hume
Manager.

BHH:GE

1668.
Cat. No. 545.

November 20th, 1945.

Mr. T. Paterson,
2170 Adanac Street,
Vancouver, B. C.

Dear Sir:

Re: Lot 20 of Lot 8, Valdez Island, Sayward District,
Plan 2122, except Parcel "A" (D.D. 83285-I).

For your information and guidance we give the following
extract of a letter on the subject of Mr. Grafton's tenancy of the
above property, i.e.

"He says that he can not move immediately as there
is no other place to go, but he will make plans to move by the
end of April at the latest, if you are able to make a deal with
Paterson. In other words, he feels that he can not guarantee to
be out before that time but if anything else turned up in the
meantime he would vacate immediately. He says he is not keen to
hold up any sale of the property and will do anything he can to
co-operate....."

While this precludes the possibility of obtaining
immediate possession, as you desire, it does make possible the fixing of
definite dates and of planning accordingly. You may therefore wish to
renew your offer for this property.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. B. H. Hume.

HENRY CASTILLOU, K.C.

BARRISTER AND SOLICITOR

NOTARY PUBLIC

EVACUATION SECTION	
Rec'd	JAN 2 1945
File No.	1668
Ans.	16/1/46
Referred	Bell

216-217 METROPOLITAN BUILDING

837 HASTINGS STREET WEST

VANCOUVER, B.C.

TELEPHONE PACIFIC 8684

RES. DAYVIEW 8490

December 29th, 1945

WITHOUT PREJUDICE

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

Attention Mr. R.G. Bell
Administration Department

Dear Sir:-

I received a letter from Mrs. Patten and she is quite willing to pay \$1,225.00 if the house is not on her property but if the house abuts on her property she is willing to pay \$1,000.00.

She is willing to get the surveyor to prove that her contention is right that this house is on her property.

Kindly let me know if you are willing to arrange a settlement of this kind. The price of \$1,225.00 of course to be on terms.

Yours truly,

HENRY CASTILLOU

Per MacL
M.G. MacLeod

HC/MacL

1668

4th January, 1946.

Mr. T. Paterson,
2170 Adanac Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 545
Lot 20 of Lot 8, Valdez Island, Sayward
District, Plan 2122, except Parcel "A"
(D.B. 83285-I)

This will confirm your call on us on the 2nd instant when you stated you were prepared to revise your offer to purchase the above property to the sum of \$1,225.00 as follows:

\$1,150.00 for Real Property
\$75.00 for Personal Property listed in
our letter of the 20th October.

This matter is receiving our consideration and we will be writing to you again in due course.

Our official receipt for \$20.00 which you handed to us is enclosed herein.

Yours truly,

F. G. Shears,
Director.

PMH
encl.

MEMORANDUM

File 1668.

Dist. No. 545.

TO: Mr. F. G. Shears.

FROM: Mr. R. G. Bell.

January 4th, 1946.

Re: Lot 20 of Lot 8, Valdez Island, Seward District,
Plan 2122, except Parcel "A" (D.D. 83285-I).

This property is situated in the most isolated (South) part of Quathiaski Cove. The improvements consist of a 4-room House and 3-room Bungalow built on rock near the water. Both buildings have a neglected look. The registered owner, Shigeru MATSUNAGA, made a verbal contract with James Lagos, a local fisherman, to give the latter the use of the property, including some chattels, for "the duration" in exchange for payment of taxes and care of the property. This tenant recently purchased a place of his own and the property is now rented to a Mr. and Mrs. Grafton, for \$10.00 per month.

The owner of the adjoining lot (a Mrs. Patten), appears to think that the above buildings encroach on her land but her statement to this effect is contradicted by what evidence there is on file, our letter of the 17th May, 1945, confirming a L.D. telephone conversation with B. C. Packers' manager at Quathiaski Cove, reading: "We are glad to have the assurance of the original owner of Mrs. Patten's property that the Matsunaga buildings do not encroach on that property; and we note that Mrs. Patten is not in a position to purchase the Matsunaga property." At the present time Mrs. Patten is endeavouring to use her unconfirmed statement as a lever to secure a special concession in price with a view to buying the property on terms.

Assessed value is: \$2,250.00 (of which \$2000.00 is on the improvements, a figure that is much too high). The appraised value is \$1,150.00 for land and buildings, plus \$150.00 for Chattels. We have reduced the latter figure to \$75.00 by elimination of an item of \$75.00 for "fish nets and rope" which have perished to the point of having no market value.

Offers received to date are:

20th March, 1945	Joseph Hunter	\$ 900.00
24th Sept., 1945	T. Paterson	\$1050.00
2nd Jan., 1946	T. Paterson	\$1150.00

(Over)

Memo to Mr. Shears.

Page 2. ,

January 4th, 1946.

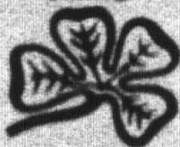
the latter offer being exclusive of an agreed \$75.00 for Chattels, for Cash, to be derived from sale of his Vancouver home, which is said to be readily saleable, for Cash, but cannot be sold until a new home is in sight. Mr. Paterson, a young fisherman, left for Prince Rupert after making his last offer but will call immediately he returns, within 2 weeks. It would greatly facilitate negotiations to have the Committee's opinion.

The letter containing a tentative offer from Mrs. Patten, which I mentioned to you today, is attached.

RGB/P.
Attach.

British Columbia Packers Limited

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON

FOOT OF CAMPBELL AVE.
P. O. BOX 939
VANCOUVER,
CANADA

EVACUATION SECTION	
Rec'd	MAR 25 1946
File No.	16685
Ans.	RB
Referred	RB

Quathiaski Cove, B.C.
March 22nd, 1946.

Mr. R.G. Bell,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg,
Hastings and Granville Sts.,
Vancouver, B.C.

Dear Mr. Bell;

After your phone call this morning,
I contacted Mr. Doug Grafton as requested.

He advised that he was now awaiting
some lumber, which we have had on order for a month, and
after this arrives he will be able to move within a month.
He feels that he can safely say that will move by the
end of April. The only thing that might delay things would
be an undue delay in the lumber, which we do not anticipate.

I think you can safely tell Patterson that
the house will be available by April 30th, then he can go
ahead with the disposing of his house in Vancouver. If by
any chance the lumber does not arrive soon, I will advise
you, and in fact will let you know when it does arrive which
will eliminate any chance for delay.

With kindest regards.

Yours very truly,
Quathiaski Plant.

B. J. Lunn

1668.
Cat. No. 545.

March 25th, 1946.

Mr. T. Paterson,
2170 Adanac Street,
Vancouver, B. C.

Dear Sir:

Re: Lot 20 of Lot 8, Valdez Islands, Sayward District,
Plan 2122, Except Parcel "A" (D.D. 83285-I) thereof.

As arranged with you on the 22nd instant, the undersigned telephoned to Mr. B. H. Hume, Manager of the Quathiaski Plant of B. C. Packers Limited, and asked him if he would, if possible, ascertain from Mr. Grafton, tenant of the above property, whether he could give a date by which he would guarantee to vacate the premises.

Mr. Hume very kindly contacted Mr. Grafton the same day and has written us as follows:

"After your phone call this morning, I contacted Mr. Doug Grafton as requested.

"He advised that he was now awaiting some lumber, which we have had on order for a month, and after this arrives he will be able to move within a month. He feels that he can safely say that will move by the end of April. The only thing that might delay things would be an undue delay in the lumber, which we do not anticipate.

"I think you can safely tell Patterson that the house will be available by April 30th, then he can go ahead with the disposing of his house in Vancouver. If by any chance the lumber does not arrive soon, I will advise you, and in fact will let you know when it does arrive which will eliminate any chance for delay."

We hope you will now go seriously into the question of disposing of your Vancouver property in order that you may carry through with your offer to purchase the above property in accordance with the terms outlined in our letter of the 18th January.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. B. H. Hume.

MEMORANDUM

TO: File 1668 (Cat. 545).

FROM: Mr. R. G. Bell.

May 16th, 1946.

Re: Lot 20 of Lot 8, Valdez Islands, Sayward District,
Plan 2122. Except Parcel "A" (D.D. 83285-1) thereof.

This property is in course of sale to T. Paterson on the verbal understanding that he will pay cash in full on sale of his Vancouver home, for which he has a purchaser pressing to get delivery.

His (new) fishing vessel (apparently purchased through and with the aid of B. C. Packers) is ready to sail but he cannot close the sale of his Vancouver home and move his family to Quathiaski Cove, as planned, until he is assured of possession of the above property, of which Mr. and Mrs. Grafton are tenants.

The Graftons purchased Cat. 538 (File 4994) and are anxious to move in there but have been held up for months by non-arrival of lumber ordered by them through B. C. Packers. Mr. Hume, manager of the Company's large plant at Quathiaski Cove, has gone out of his way to try to reconcile the two conflicting interests but the non-shipment from Vancouver of his April quota of lumber and the end of any hope of getting any from Vancouver in May, as a result of the strike which started yesterday, appear to close that source of supply for some months.

On phoning Mr. Hume today it was learned that Mr. Grafton had gone across to Hanson's Landing on Cortes Island in an effort to get the lumber he needs from a small mill there, and we are to be advised of the result of this trip.

[Handwritten signature]

RGB/P.



LAND REGISTRY OFFICE
VICTORIA

May 30th, 1946.

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

Attention I. MacPherson,
Title Examiner

Dear Sirs:

Your File 1668

Re Indefeasible Title 83285-I

Your letter of the 27th inst. requesting a certificate of encumbrance covering the land in the above title, has been received.

I have to inform you that the property concerned (Parcel "A" - D.D.83285-I- of Lot 20, in Lot 8, Sayward District, Quadra Island, Plan 2122) is now vested in the Crown (Provincial) having reverted for non payment of taxes.

A certificate of encumbrance can be issued showing the state of the title at the date of the tax sale, if required. The fee for such certificate is \$1.00. Kindly inform me as to your requirements.

Yours truly,

H.J. Crane
Registrar

per CW

CW/AD

June 14th, 1946.

Mr. C.E. HOPPER,
Superintendent of Lands,
Parliament Buildings,
Victoria, B. C.

Dear Sir:

Re: Parcel "A" of Lot 20, Sayward
District, Plan 2122.

We have ascertained that the above described land was sold for taxes and that Title is now in the Crown in the right of the Province.

The Custodian is at present negotiating a sale of the portion of Lot 20 owned by an evacuated Japanese and our prospective purchaser has deposited the full purchase price. He desires to acquire the remaining portion of the Lot, Parcel "A", for which we understand he is willing to pay the Assessed value of \$250.00 cash.

We shall be pleased if you will advise us by wire if an offer of \$250.00 for Parcel "A" is acceptable. If not, at what price the parcel is held by you, giving us in either case a few days delay in which to communicate with our purchaser and obtain payment.

We trust that his suggested price, which is in line with his offer for the portion owned by the Japanese, will be acceptable, and that a sale can be conducted promptly.

Yours truly,

R.G. Bell,
Administration Department.

RGB:ML

OUR FILE _____

YOUR FILE _____

ADDRESS YOUR REPLY _____

to Provincial Assessor



Cumberland, B. C.,
June 14th, 1946.

Mr. R. C. Bell,
c/o Official Custodian,
Japanese Section,
Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUN 15 1946
File No.	
Aus.	
Referred	Bill

Dear Sir:

Further to our telephone conversation of the 13th instant the property reverted to the Crown for non-payment of taxes is Parcel "A" of Lot 20 of DL 8, Sayward District, Plan 2122.

Application to purchase should be made to the Superintendent of Lands, Parliament Buildings, Victoria, B. C., and in my opinion \$250.00 is a fair valuation.

Yours faithfully,

J. K. McKenzie
J. K. McKENZIE
Provincial Assessor

JKM/MT

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO H.R.G.

June 17, 1946.

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

Dear Sir:

Attention: Title Examiner, your file #1668,
re Indefeasible Titles 119882-I
and 83285-I.

In reply to your letter of the 11th instant and confirming our telephone conversation, Shigeru Matsunaga is the Registered Owner of the Westerly portion of Lot 20, Plan 2122 together with the Right of Way over the Private Road through Parcel "A" of said Lot. Parcel "A" is the two acre portion shown on the Print which I return and which I have re-outlined.

Yours truly,

H.J. Crane,
Registrar.

HRG/PD

per *HRC*



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO
CW

June 18th, 1946.

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

Attention of Title Examiner

Dear Sirs:

Your File No. 1668,
Re Indef. Titles 119882-I & 83285-I.

In answer to your letter of the 13th inst. with reference to Lot 20 of Lot 8, Valdes Island, Sayward District, Plan 2122, I trust the following outline will be sufficient for your purposes:

- (1) Certificate of Title 59537-I issued on application made 26.3.25 to register Peter Brazeau as owner of the above Lot 20.
- (2) 83285-I - conveyance dated 9.1.31 of Parcel "A" (D.D. 83285-I) of said Lot 20 from Peter Brazeau to Dolor Shank for the consideration of \$200.00.
- (3) 83704-I - conveyance dated 23.2.31 of Lot 20 except Parcel A from Peter Brazeau to Toichi Matsunaga. The consideration of \$350 in the said conveyance includes Parcel A of Lot 134, Quadra Island, Sayward District. Declared value of Lot 20 except Parcel A as per application form was \$175.00.
- (4) 119882-I - conveyance dated 10.4.40 of Lot 20 except Parcel A from Toichi Matsunaga to Shigera Matsunaga for the consideration of \$300.00.
- (5) Lot 20 except Parcel A vested in the Custodian of Enemy Property on 4.3.42.

The above does not constitute an abstract of title, nor complete searches of the respective titles.

Kindly remit the fee of \$1.00.

Yours truly,
H.J. Crane, Registrar

per *W*

CW/AD

ALL COMMUNICATIONS IN REFERENCE TO LAND
MATTERS SHOULD BE ADDRESSED TO
THE SUPERINTENDENT OF LANDS



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LANDS BRANCH
DEPARTMENT OF LANDS AND FORESTS

VICTORIA, B.C.

June 20th,
1946.

Attention "Mr. R.G. Bell".

Your File: 1668.

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

EVACUATION SECTION

Rec'd JUN 21 1946

File No. 1668

Ans.

Referred

Bell

Dear Sir:

Please refer to File 0148777.

see Hopper

In accordance with our telephone conversation this afternoon regarding Parcel "A" of Lot 20, District Lot 8, Sayward District, Plan 2122, I would advise that the enquiry with respect to the purchase of this land was received from Mr. T. Paterson, and for your information I enclose a copy of our letter to that gentleman of the 14th instant.

Yours truly,

C. E. Hopper

C. E. Hopper,
Superintendent of Lands.

CEH:ba.

Enc. 1.

MEMORANDUM

June 21, 1946

Re: Lot 20 of Lot 8, Valdez Islands, Sayward
District, Plan 2122, Except Parcel "A"
(D.D. 83285-I) thereof.

The above described property is registered in the name of Shigeru MATSUNAGA, Registration No. 06716, an Evacuee, under Certificate of Title 119882-I. This title provides for an easement, appurtenant, over Parcel "A" of Lot 20, Sayward District, Plan 2122, see 74201-G on Certificate of Title 83285-I. In his declaration to the Custodian Shigeru MATSUNAGA declared buildings situated on this property consisting of a two storey dwelling facing the waters of Quathiaski Cove with a bungalow immediately behind. Improvements on the above-described land appeared on the annual assessment notice under a valuation of \$2000.00, the land being valued at \$250.00.

MATSUNAGA occupied these premises up to the time of his evacuation from the protected area of British Columbia when he turned these buildings over "for the duration" to a friend and fellow-fisherman, the consideration being payment of taxes and care of the property. This tenant occupied the premises until the Spring of 1945, when he purchased his own property and moved away, being replaced by a new tenant put in possession by the Custodian.

This property (land and buildings) was listed in our catalogue under No. 545 and eventually sold to Thomas C. Paterson at a price approved by the Advisory Committee. While this deal has not actually been completed Mr. Paterson, having been advised that the transfer to him would be recommended to Ottawa, has in consequence sold his Vancouver home in order to make payment in full and has now moved his family into these premises. In making this sale the Custodian accepted the assessment notice as a confirmation of the ownership of the buildings by the Japanese.

C
o
p
y

June 14, 1946.

T. Paterson, Esq.,
2170 Adanac St.,
Vancouver, B. C.

Sir:

Please refer to File 0148777.
Attention "Lands".

The Department is in receipt of your letter of the 10th instant with enquiry relative to Parcel "A" of Lot 20 of D. L. 8, Sayward District, Plan 2122, subject to easement 74201-G as shown on plan deposited under 83285-I.

The parcel is listed for sale at the price of \$700.00, plus Crown Grant fee of \$10.00, subject to the release of the area from the General Reserve established for public advantage in December 1943.

The purpose of the application should be definitely stated on the enclosed form in duplicate and sent with remittance of 25% of the purchase money to the Government Agent at Nanaimo, which amount will be refunded in the event of the application not being allowed.

Payment of the balance may be made, if desired, on terms consisting of the above mentioned deposit with the balance becoming payable by three equal annual instalments with interest at 4½% per annum.

Yours truly,

"C. E. Hopper".

Superintendent of Lands.

June 29, 1946.

Mr. Thomas C. Paterson,
Quathiaski Cove, B.C.

Dear Sir:

Re: Lot 20 of Lot 8, Valdez Islands, Sayward
District. Plan 2122.

We have obtained from Mr. C. E. Hopper, Superintendent of Lands, Victoria, a copy of his Department's letter to you indicating a price of \$710.00 for that portion (approximately half) of the above property now in the hands of the Crown.

We understand that it is your intention and desire to purchase this property, for which you are willing to pay \$250.00, but not more, and we would suggest that you write to Mr. C. E. Hopper, Superintendent of Lands, Victoria, making a formal offer of that amount, at the same time pointing out: (1) That this is the present value placed on the property by the Provincial Assessor; (2) That the house, formerly on the land, was completely destroyed by fire late in 1943 or early in 1944 and that it is now vacant land; (3) That in view of its isolated situation you believe the price you offer to be the full current value of the property; (4) That, as purchaser (from the Custodian of Enemy Property) of the other half of Lot 20 of Lot 8, you hope your offer will receive favourable consideration.

We believe such an offer, if made promptly, would receive serious consideration.

Yours very truly,

RGE/AC

R. G. Bell,
Administration Department.

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO EWM

January 21st, 1947

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

Dear Sir:

Your file 1668 *UW*

In reply to your letter of the 17th instant requesting Certificate of Encumbrance covering Parcel "A" (D.D.83285-1) of Lot 20 of District Lot 8, Sayward District, Plan 2122, kindly be advised that the property reverted to the Crown in right of the Province of British Columbia for non-payment of taxes (see notice filed 16.10.40 under D.F.47898), therefore a Certificate of Encumbrance is not necessary. Notice of sale for taxes was filed September 27 1937 under D.F.45790.

Yours truly,

H.J. Crane
Registrar

per *[Signature]*

EWM/LS

1668.

January 21st, 1947.

The Superintendent of Lands,
Parliament Buildings,
Victoria, B. C.

Dear Sir:

Re: Your File #0148771 -- "LANDS".

We would refer to your letter of the 12th July to Mr. T. C. Paterson, Quathiaski Cove, B. C., a copy of which you kindly sent to this office for our records.

Mr. Paterson advised us that the only reason he did not immediately accept your offer of the land adjoining the parcel he purchased from this office (our Cat. No. 786) and known as: Parcel "A" of Lot 20 of D.L. 8, Sayward District, Plan 2122, was that, as a result of heavy expenses incurred in connection with the transfer of his home port from Vancouver to Quathiaski Cove, he was financially unable to do so.

He has now authorized us to pay you from funds in our hands, the price you quoted him—\$250.00 plus Crown Grant fee (which we understand to be about \$10.00)—and if this arrangement is acceptable to you we shall be glad to send you our cheque for the purchase price mentioned, plus Crown Grant fee and cost of drawing Deed, if you will advise amount of these charges.

Yours very truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

c.c. to Mr. T. C. Paterson.

c.c. to Mr. B. H. Hume.

1668.
Cat. No. 545.

January 29th, 1947.

Superintendent of Lands,
Department of Lands and Forests,
Lands Branch,
Victoria, B. C.

Dear Sir:

Re: File #0148777. Attention "PURCHASES".

We are in receipt of and thank you for your letter of the 27th instant.

Application to purchase Parcel "A" (D.D. 83285-I) of Lot 20 of District Lot 8, Sayward District, Plan 2122, has been made on the form enclosed with your letter and is being mailed to the Government Agent at Nanaimo, together with our cheque for \$261.00, representing:

\$250.00	full purchase price of above-mentioned property
\$ 10.00	Crown Grant fee
<u>\$ 1.00</u>	Survey fee
<u>\$261.00</u>	

and Deed of Conveyance to Thomas C. Paterson (Fisherman, British Subject) completed as far as possible.

We desire to have title, when ready, mailed to this office for delivery to Mr. Paterson in due course.

Yours very truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

c.c. to Commissioner of Lands,
Nanaimo, B. C.

January 30th, 1947.

Commissioner of Lands,
Nanaimo, V. I.,
B. C.

Dear Sirs:

Re: Parcel "A" (D.D. 83285-I) of Lot 20 of District Lot
8, Savard District, Plan 2122.

Negotiations with the Department of Lands and Forests, Victoria, for the purchase of the above parcel of land, have extended over many months, and we now enclose:

- (1) Application in duplicate to purchase, on behalf of T. C. Paterson, British Subject, Fisherman, of Quathiaski Cove, B. C., at the price quoted him by the Superintendent of Lands in his letter of July 12th, 1946.
- (2) Our cheque for full purchase price (\$250.00), plus Crown Grant fee (\$10.00) and Survey fee (\$1.00), a total of \$261.00.
- (3) Draft Deed of Land in duplicate—for your convenience, if desired.

We wish to have Certificate of Title, in the name of Thomas C. Paterson, forwarded to this office in due course.

Yours very truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

c.c. to Dept. of Lands and Forests,
Victoria, B. C. (File #0148777)

c.c. to Mr. T. C. Paterson,
Quathiaski Cove, B. C.

Re Paterson

OUR FILE 38/1

YOUR FILE

ADDRESS YOUR REPLY

to Government Agent



The Court House,
Nanaimo, B.C.

March 24th. 1947.

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

Your File 1668

me

Dear Sir:

In reply to your letter of the 21st. instant relative to the application of T.C. Paterson to purchase Parcel "A" of Lot 20, of Lot 8, Sayward District, Plan 2122 (subject to easement 73852-G now 74201-G) as shown on plan deposited under 83285-I.

I have been advised by the Land Department that the application has been approved and that the compilation and issuance of Crown Grant is being proceeded with.

Yours truly,

W. H. Cochrane

W. H. Cochrane,
Government Agent.

WHC/em b

EVACUATION SECTION	
Rec'd	APR 23 1947
File No.	
Ans.	
Referred	Bell

J. Paterson
 Luethianhi love
 B.6

April 20th 1947

Dear Mr Bell

Just a few lines in answer to your letter regarding the purchase of Parcel A (D.D. 83285-1) of LOT 20 of District LOT 8 Sayward District Plan 2122. I also received a letter from Nanaimo from the Government Agent of payment made in full and I would be advised of the issuance of Brown Grant in due course. Mr Paton was over yesterday & to day preparing to move a two room house on the property mentioned I can not understand the situation at all He claims the property is still his & he is still paying taxes on it, could you find out who the property belonged to before it went back to the Brown & if Mr or Mrs Paton is paying taxes on any property near or adjoining the above mentioned property let me know as soon as possible I am

Yours sincerely
 J. Paterson

April 26, 1947.

MEMORANDUM.

To: Mr. Bell.

From: A. G. McArthur.

I have discussed the situation with Mr. Sheppard and he has advised sending the following letter to Paton:

"We are informed that you are proceeding to remove a building which according to our records is situated on property described as Lot 20 of Lot 8, Sayward District, Plan 2122, which is vested in the Custodian. We wish to advise you that this is the property of the Custodian under sale to who is in possession and you are forbidden to enter upon the lands or to take any of the buildings thereon. If you do so you will be regarded as a trespasser and as having acted illegally."

Mr. Sheppard suggests that we advise the purchaser of our action and have him give a written notice to Paton not to come on the land.

AGM:AH



OUR FILE _____

YOUR FILE _____

ADDRESS YOUR REPLY

TO Provincial Assessor.



Cumberland, B.C.,
April 26th, 1947.

Mr. R.G. Bell,
c/o Official Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 28 1947
File No.	
Ans.	
Referred	<i>Bell</i>

Dear Sir:

The Improvements of Lot 20 (except Parcel A) of Lot 8, Sayward District, are, one house 30X24, 3 rooms, shiplap finish inside, siding outside, poor flooring, no basement, set on rocks and one house 24X18, 3 rooms, shiplap finish inside and outside, set on rocks. No Improvements on Lot A of Lot 20.

Yours faithfully,

J. K. McKenzie

J.K. McKENZIE,
Provincial Assessor.

JKM/MM

*Run the cheque and
pay on it
here.*

Slocan, B. C.
May 26, 1947.

F. Matheson, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Prior to the departure of my brother-in-law
(Genichi USAWA, husband of my sister, Misao) for Japan
in January 1941 for medical treatment, he wrote a cheque
to me for the balance of his bank account with the East
End branch of the Royal Bank in Vancouver to the sum of
two hundred forty-one dollars. This cheque I kept until
1942 when I went to Vancouver a year later prior to eva-
cuation. *10221*

At the time Mr. Kinoshita who was a teller for
the Japanese wicket told me that they could not touch the
account of anyone who was in Japan but that everything will
be fixed for us at the end of the war. Later, when I wrote
regarding the cheque, it was returned to me with a paper
attached which required the signature or endorsement by
the Custodian.

Now that war emergency was to be over in April
of this year, I wrote last month regarding it to the Bank
and was informed that the account of my brother-in-law
was closed in April of 1946. I would like to know what has
become of my brother-in-law's account, and what happens to
my cheque. I would appreciate your endorsement on the
attached form on the cheque which I have enclosed and re-
quest that the sum be released to me.

Yours truly,

March 6th 1951
Received cheque dated
Feb. 12th 1941 signed by
Genichi Osawa payable
to S. Matsunaga for \$241.00

S. Matsunaga
Shigeru MATSUNAGA *2/1668*

S. Matsunaga

MEMORANDUM

TO: File 1666 (Shigeru MATSUNAGA, Reg. #06716).
Int. 540 (Genichi OSAWA, W/R).

FROM: Mr. R. G. Bell.

June 4th, 1947.

Re: Bank Balance.

Investigation arising out of the receipt of Shigeru MATSUNAGA'S letter of the 26th May, 1947, with attached cheque for \$241.00, has brought to light that:

The writer's brother-in-law, Genichi OSAWA (Int. File 540) returned to Japan, for medical treatment, in January, 1941, leaving his wife, Misao (File 10222) and 3 children (8, 2 and 2 yrs.) in Canada (Quathiaski Cove, B. C.).

Before his departure Genichi OSAWA appears to have issued a cheque for \$241.00 in favour of Shigeru MATSUNAGA, which the latter states he kept until 1942, when he came to Vancouver (from Quathiaski Cove). On presentation of the cheque at the East End branch of the Royal Bank of Canada he was told that the funds in Genichi OSAWA'S Savings Account (No. 2139) were frozen until the end of the war, as Genichi OSAWA was a resident of an Enemy country.

Waiting until the end of the war, Shigeru MATSUNAGA wrote to the Bank (in April, 1947), when he was informed that the account in question had been closed in April (? August) 1946.

In reply to our telephone query on the subject today the Bank advise that they received a letter from Greenwood signed "G. OSAWA, Reg. No. 12729" and on June 29th, 1946, mailed this man a draft for \$257.06, the balance of Genichi OSAWA'S Account. This remittance was returned to them marked "Gone to Japan". It was then (Aug. 29/46) sent in to this office and credited to the account of Genichi OSAWA, Reg. No. 12729, File 13840 (whose given name is Genkichi). Genkichi OSAWA having in the meantime (Aug. 2/46) been repatriated to Japan this money was paid (Jan. 29/47) to the Receiver General, and has presumably been remitted to Japan for the credit of Genkichi OSAWA, Reg. No. 12729, File 13840.



RGB/P.

Int. 540.

June 5th, 1947.

The Manager,
The Royal Bank of Canada,
East End Branch,
Vancouver, B. C.

Dear Sirs:

Re: Genichi OSAWA - N/R.

We confirm our telephone conversation of the subject of the above person (who returned to Japan in January, 1941) and his Savings Account (No. 2139).

As advised you, this man's brother-in-law (Shigeru MATSUNAGA, Reg. No. 06716, File 1668) has sent in to this office a cheque for \$241.00 in his favour, drawn by Genichi OSAWA on this account at the time of his departure for Japan. Payee reports that he first presented this cheque in February, 1942, when he came to Vancouver from Quathiaski Cove. He was informed that with the outbreak of war (Dec. 7/41) the account became that of a resident in enemy territory and consequently the funds therein were frozen "for the duration". He adds that when again presenting the cheque (April, 1947), he was informed that the account had been closed, and we have been asked for an explanation.

It would appear that the balance in your Savings Account No. 2139 was paid out, in the sum of \$297.06, in a cheque issued by you in favour of Genichi OSAWA, Reg. No. 12729 (File 13840) under date of June 29th, 1946. This remittance was returned to you marked "Gone to Japan" and was then (Aug. 29/46) sent in to this office and credited by us to the account of Genkichi OSAWA, Reg. No. 12729, File 13840, who had just been repatriated to Japan (Aug. 2/46). To enable us to close the latter's account this money was paid to the Receiver General on Jan. 29/47 for remittance to Genkichi OSAWA (Reg. #12729, File 13840) in Japan.

The fact that "G. OSAWA, Reg. 12729" applied to you in writing, as we understand was the case, would point to there being an account in his name in your books and before we reply to Shigeru MATSUNAGA we would be obliged if you would look up this account and let us know what, if anything, has been done with the balance therein.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

EXTRACT OF LETTER from Shigeru Matsunaga (brother of Mi ao Osawa)
written to R.G.Bell, Office of the Custodian,
June 21, 1947. Original on Case File 362

"The building on (A) consisted of a 2-storey House facing Quathiaski Cove, and a Bungalow immediately behind the house. Up to the time of my departure, I occupied the House. My sister, for some time, occupied the Bungalow, but since my family went to Japan in 1940, and since I was a bachelor, my sister moved into my house with me, leaving the Bungalow vacant.

"In my House, on the upper floor, locked, all my household goods and chattels, and my fishing nets, lines and fishing gears were stored along with my sister's household goods and chattels. I would enquire regarding these as I understand from your letter you are intending to sell my House. I would appreciate it greatly if you would tell me whether they are still intact and available."

EXTRACT OF LETTER from Shigekazu Matsunaga (cousin of Shigeru & Misao)
dated June 11, 1945.

"I have received word from Shigeru Matsunaga informing me that his house would be sold and advised me to claim my belongings. I wish to have the following goods sent to me which I have left at Quathiaski Cove, B. C. in the house formerly belonging to Shigeru Matsunaga. The goods will be found in the upstairs room."

NOTE

In regard to the above letters, it should be noted that James Lagos, to whom Shigeru Matsunaga had rented his house (consideration: payment of taxes and care of property) moved from the house in May, 1945. The property had, at that time, been advertised for sale. Since the Custodian does not appear to have notified Matsunaga of the fact that Lagos had vacated the property, it would seem that the information which Shigeru Matsunaga gave to his cousin had been received from Lagos, or some such source.

It should be noted also that in June, 1945, only Shigekazu Matsunaga was concerned over goods in the Shigeru Matsunaga house.

It was not until June 21, 1947, that Shigeru Matsunaga inquired about his goods, although he had been informed January 16, 1946 of the sale of his house and of the sale of the household goods remaining in the house.

In August, 1947, Misao Osawa, sent to the Custodian the lengthy list of goods on which her claim is based.

It would seem that the very belated anxiety of Shigeru Matsunaga and his sister over the fate of their chattels may have been influenced by the fact that the Dominion Government was known to be arranging for a Royal Commission to investigate property loss of Japanese evacuees, at the time these people asked about their goods.

1668.

November 3rd, 1947.

Mr. Thomas G. Paterson,
Quathiaski Cove,
B. C.

Dear Sir:

As you are doubtless aware the property in course of sale to you was recently surveyed by a B. C. Land Surveyor.

We desired to avoid this expense, if possible, but from the evidence accumulated in this file it was found impossible to determine with certainty the boundaries between 3 different parcels of land, and the position of buildings in relation to those boundaries. While all properties sold by the Custodian are sold "where is, as is", the onus of ascertaining what he is buying being on the purchaser, in this case a special effort has been made to clarify the situation and for your information we give below the results of these efforts.

A copy of surveyor's plan will be enclosed with this letter, or, if not ready in time, will follow by an early mail. This survey establishes the boundaries of the following parcels of land:

- (1) Lot 20 of Lot 8, Valdez Island, Sayward District, Plan 2122, Except Parcel "A" (D.D. 83285-I) thereof.
- (2) Parcel "A" of Lot 20 of Lot 8, Valdez Island, Sayward District, Plan 2122.
- (3) Parcel "A" (D.D. 59536-I) of Lot 134, Quadra Island, Sayward District, containing 1 acre, more or less.

The above are the legal descriptions of these lots. The first two make up the whole of "Lot 20 of District Lot 8". The last represents a small sub-division of District Lot 134; the only part of that large (194 acres) lot to be sub-divided as far as we know.

From the new plan, and information supplied by the surveyor, it appears that:

- (4) The house and bungalow you occupy are situated on the North West corner of (1) above, and that the house "has one corner about one foot over the line on to Parcel "A" of D.L. 134";
- (5) There are two houses on (2) above, of which we have no record;
- (6) There are no buildings on (3) above, but the dwelling destroyed by fire in 1943 stood there.

It is now clearly established that your House and Bungalow are on (1) and, except for the small encroachment mentioned, not on another lot, as for a time appeared to be the case. We therefore propose completing the transfer

(Over)

Mr. Thomas C. Paterson.

Page 2.

November 3rd, 1947.

of this property to you, leaving you to deal with the question of the small encroachment referred to.

The value of (2) would appear to be greater than at the time we purchased it for your account. In this case the purchase/sale transaction has already been completed, Crown Grant (No. 2296/793) in your name having been deposited with the Land Registry Office in Victoria on July 4th, 1947.

There is still a balance of \$250.00 owing on the over-all purchase price of (1) and (2) and we desire to know when it will be convenient for you to make this payment.

We would appreciate an early acknowledgment of this letter as we wish to avoid further delay in completing this transaction. A stamped addressed envelope is enclosed for your convenience in replying.

Yours truly,

R. G. Ball,
Office of the Custodian.

RGB/P.
Encl.

MEMORANDUM

TO: File 1668.

FROM: Mr. R. G. Bell.

June 5th, 1947.

Re: Chain of Titles, Cat. 545 (Lot 20 of Lot 8,
Valdes Islands, Sayward District, Plan 2122,
Except Parcel "A" (D.D. 83285-I) thereof.

Certificate of Title No. 59537-I (Mar. 26/25) Lot 20 of Lot 8: to Peter
Braseau.

Certificate of Title No. 83285-I (Jan. 9/31) Parcel "A" of Lot 20 of Lot 8:
Peter Braseau to Dolor Shank.

Certificate of Title No. 83704-I (Feb. 23/31) Lot 20 of Lot 8 except Parcel "A":
Peter Braseau to Toichi MATSUNAGA plus:
Parcel "A" of Lot 134.

Certificate of Title No. 119882-I (Apr. 10/40) Lot 20 of Lot 8 except Parcel "A":
Toichi MATSUNAGA to Shigeru MATSUNAGA (son of
Toichi MATSUNAGA).

Certificate of Title No. 119883-I - Parcel "A" of Lot 134: Toichi MATSUNAGA
to Genichi OSAWA (son-in-law of Toichi MATSUNAGA).

NOTE: Shigeru MATSUNAGA (Reg. No. 06726, File 1668), was 25-years old and
single at date of evacuation.

His sister, Hisao (Reg. No. 06719, File 10222) was 26-years old and
married to Genichi OSAWA (N/R, Int. File 540) at date of evacuation, (at which
time she had 3 children). Department of Labour records now show her to be
the common-law wife of Masaichiro MUKOYAMA, Reg. No. 07906, and to have 3 more
children.

The parents of the above, Toichi and Toku MATSUNAGA, are both in Japan.

RGB/P.

W.B.

This Indenture

Made the day of in the year of our
Lord one thousand nine hundred and ~~forty-seven~~,

In Pursuance of the "Short Form of Deeds Act"

Between

The Crown in the Right of the Province of British Columbia.

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

(hereinafter called the "Grantor")

and

Thomas C. Paterson, Fisherman,
of Quathiaski Cove, in the
Province of British Columbia.

(hereinafter called the "Grantee")

*Substituted by
Crown Grant*

Witnesseth, that in consideration of Two Hundred and Fifty (\$250.00) _____

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

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia, and known and described as Parcel "A" (D.D. 63285-1) of Lot Twenty (20) of District Lot Eight (8), Sayward District, Plan Two Thousand One Hundred and Twenty-two (2122).

(Subject to easement 738526 as shown on Plan deposited under 632851.)

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

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

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

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

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

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

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

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath _____) who is personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

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

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 19____

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

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I, **Herby Gertly**, that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____) who is personally known to me, appeared before me and acknowledged to me that he is the _____ who subscribed his name to the annexed Instrument as _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and _____.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

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

Beed of Land

TO

Thomas C. Peterson.

The Crown in the Right of the Province of British Columbia.

Baird 19____.

The Vancouver Stationers Limited, Law Printers and Stationers Vancouver, B. C.

Province of British Columbia, and known and described as Parcel 24 (D.D. 83285-1) of Lot 20 of S.L. 8, Sayward Dist., Plan 2122.

I, **Herby Gertly** that on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____) who is personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed Instrument as the maker thereof, that the said is the same person mentioned in the said Instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____, knows the contents of said Instrument and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and _____.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

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

CANADA
PROVINCE OF BRITISH COLUMBIA

To wit: _____ of the _____, in the Province of British Columbia.

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.

2. At the time of the execution of the annexed Instrument, I had not received any notice or intimation of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at _____

In the Province of British Columbia, this _____ day of _____, A.D. 19____.

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

Slocan, B.C.

June 21, 1947.

R. B. Bell, Esq.,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 27 1947
File No.	1668
Ans.	
Referred	Bell

Dear Sir: Re: File No. 1668

I am in receipt of your letter of the 5th inst, requesting some informations regarding my brother-in-law's (Genichi Osawa) and my properties, at Quathiaski Cove, B.C.

1. (A) A lot of about 2 acres (Lot 20 of Lot 8, Valdez Island, Sayward District, Plan 2122, Except Parcel "A" (D. D. 83285-1) thereof), was conveyed me (Certificate of Title No. 119882-1)
- (B) A lot of about 1 acre (Parcel "A" (D. D. 89836-1) of Lot 134, Quadra Island, Sayward District, containing 1 acre more or less), was conveyed to my brother-in-law (Genichi Osawa) (Certificate of Title No. 119883-1)
2. The building on (A) consisted of a 2-storey House, facing Quathiaski Cove, and a Bungalow immediately behind the house. Up to the time of my departure, I occupied the House. My sister, for some time, occupied the Bungalow, but since my family went to Japan in 1940, and since I was a bachelor, my sister moved into my house with me, leaving the Bungalow vacant.

3. My Bungalow was occupied since our departure by Mr. Walter Brosseau.
4. Neither of these buildings (above) encroach on the West boundary of the lot, i.e. on the land formerly owned by Kenichi Osawa.
7. The house, owned by my sister and brother-in-law (outside of my House and Bungalow), was upon my property, although it appears you had sold it to Walter Brosseau (May 8/43) along with Kenichi Osawa's property.

At the time when my father purchased the property and house, later conveyed to my brother-in-law, it was discovered that the house was not built on his property (after sales transactions were completed) and so he further purchased the property later conveyed to me upon which my brother-in-law's house, later conveyed to him, was built.

In my House, on the upper floor, locked, all my house-hold goods and chattels, and my fishing nets, lines and fishing gears were stored along with my sister's household goods and chattels. I would enquire regarding these as I understand from your letter you are intending to sell my House. I would appreciate it greatly if you would tell me whether they are still intact and available.

Yours truly,
S. Matsumaga

SHIGERU MATSUMAGA.

1668.
Cat. No. 545.

January 16th, 1946.

Mr. Shigeru MATSUNAGA,
Registration No. 06716,
Popoff Farms,
Slocan, B. C.

Dear Sir:

Re: Lot 20 of Lot 8, Valdez Islands, Sayward District,
Plan 2122, Except Parcel "A" (D.D. 83285-1) thereof.

In conformity with the Dominion Government's policy of liquidation the above property was included in a catalogue published in the Spring of 1944 and was widely advertised for sale.

In spite of this publicity and the efforts of real estate agents no acceptable bid was received until recently but we have now received an offer of \$1,150.00, which is in line with the value placed on the property by a qualified independent appraiser and is therefore being forwarded to Ottawa for acceptance.

Included in this sale, at a separate value of \$75.00, are the following chattels, for which there is little market in this remote locality:

- 1 Dresser
- 2 High chairs
- Bed complete
- Picture frames
- Coal oil 2 burner stove
- Bedding, etc.
- 3 worn Linoleum rugs
- Sundries

and which could not be moved to Vancouver for sale by Auction in view of the heavy expense that would be incurred. Nets and rope stored on the premises, and included in the inventory, have perished to the point of having no sale value.

As soon as the final adjustments (taxes, etc.) that are incidental to all sales of real property have been made a complete statement of the transaction will be sent you, together with a statement of your account showing the net proceeds passed to your credit, and your current credit balance. In the meantime we would be obliged if you would send us your Certificate of Title (No. 119882-1) and we enclose a stamped addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGE/P.
Encl. 1.

1612
1668
10222

June 19th, 1945.

Mr. Shigekazu MATSUNAGA,
Registration No. 06726,
c/o Sora Pulp Co. Ltd.,
Taylor Lake Siding, B.C.

Dear Sir:

Re: Chattels.

We are in receipt of your letter of the 11th instant regarding the personal belongings left by you at Quathiaski Cove.

We note that your belongings should have been marked M. MATSUNAGA, but you do not explain why and we should be glad to know why the initial "M" is used in this connection.

We cannot reconcile your list with our records and we are giving below what our records show to have been in the two houses belonging to Mr. Shigeru MATSUNAGA, on the 11th of October 1944, at which time this property was visited by representatives from this office. This list is carried on Mr. Shigeru MATSUNAGA's file and we would suggest that you consult with him and advise us which, if any, of the items belong to you.

One dresser
2 child's high chairs
Fish nets and rope
Bed complete
Picture frames
Coal Oil stove (2 burners)
Bedding etc.
3 Worn line rugs
Sundries.

All items with the exception of the fish nets and rope are in use by the tenants and will be sold with the property.

Yours truly,

R. G. Bell,
Administration Department.

RGB/CG.

Quathiaske Cove.

April 7/45.

Department Of The Secretary of State.

Jap. Eva. sect.

Vancouver.

Att. F.G. Shears. Esq.

Rec'd	APR 9 1945
File No.	
Ans.	
Referred	

Dear Sir, ~~in reply to your letter of the 26th.~~

Re yours of the 26th. the following ~~figures~~ should be of some help.

House & Property.	\$1200.00.	Providing that house is built on
includes Bungalow.		the correct lot, local knowledge
1 Dresser	12.50.	is that it is partly on the
2 C.H. Chairs	5.00.	adjoining Lot.
Fish Nets & Rope.	55.00.	
1 Bed complete	20.00.	
Picture Frames	1.00.	
Coal Oil Stove.	7.50.	
Bedding etc.	15.00.	
3 rugs	5.00.	
Sundries	10.00.	
	<u>\$1331.00.</u>	

In the event of a purchaser not taking the chattels I think
I would be able to dispose of same a little at a time.

Yours truly

P.E. Lewis

950
15
1001

S. MATSUNAGA

Quathiaski Cove, B.C.

Catalogue 545

The following articles were said to be the property of above.

One dresser	15.00	
2 child's high chairs	5.00	
fish nets and rope	75.00	
bed complete	20.00	
picture frames	2.00	
coal oil 2 burner stove	7.50	
bedding, etc:	15.00	
3 worn lino rugs	7.00	
sundries	10.00	
	<u>\$ 156.50</u>	Total

Inspected and appraised at Quathiaski Cove, British Columbia
on the 11th day of October, 1944.

E. Felix Thomas
E. FELIX THOMAS,
COURTENAY, B.C.

Rec'd

17-10-44

Items to file re position here

N.B. fish nets & rope \$75 appears optimistic.

1668.

June 2th, 1947.

Mr. Shigeru MATSUNAGA,
Registration No. 06716,
Slocan, B. C.

Dear Sir:

We are in receipt of your letter of the 26th ultimo, with enclosed cheque for \$241.00.

Your comments regarding this cheque are noted and have been passed on to the East End branch of the Royal Bank of Canada, with whom we are taking up the question of your brother-in-law's Savings Account (No. 2139), and we will write you again on hearing from the Bank.

With regard to your Quathiaski Cove property, the information that Genichi OSAWA is your brother-in-law may help us answer a question with regard to the boundary line between your property and his, and it would be appreciated if you would supply us with all the information you can to that end.

(1) According to our records your father, who returned to Japan some time prior to the outbreak of war, appears to have been the owner of two adjoining lots, (A) that of about 2 acres (Lot 20 of Lot 8, Valdez Island, Sayward District, Plan 2122, Except Parcel "A" (D.D. 83285-I) thereof), which he conveyed to you (Certificate of Title No. 119882-I), and (B) that of about 1 acre (Parcel "A" (D.D. 59536-I) of Lot 134, Quadra Island, Sayward District, containing 1 acre more or less) which he conveyed to your brother-in-law, Genichi OSAWA (Certificate of Title No. 119883-I).

(2) The buildings on (A) consisted of a 2-storey House, facing Quathiaski Cove, and a Bungalow immediately behind the house. Up to the time of your departure from Quathiaski Cove you occupied the House but it is not clear who occupied the Bungalow. Was it your sister?

(3) You left your property in the hands of James Lagos, who occupied the House and, we believe, someone occupied the Bungalow. We do not know the name of this tenant. Do you?

(4) Do either of the above buildings encroach on the West boundary of the lot, i.e. on to the land formerly owned by Genichi OSAWA?

(5) As you know, your property is in course of sale to Mr. T. C. Paterson, a Fisherman from Vancouver, but completion of the transaction was delayed for some time by refusal of the tenant in your house to move out so that the purchaser could sell his Vancouver home and move in. You will be advised as soon as it is completed.

(Over)

1662.

August 6th, 1947.

Mr. Victor Schelderup,
Box 7,
Courtenay, B. C.

Dear Sir:

Re: Property at Quathiaski Cove, Quadra Island.

Three parcels of land are involved in a question of boundary lines and to establish whether there is any encroachment of buildings it may be desirable for us to have the properties surveyed to show the position of the buildings in relation to the boundaries.

We would be obliged if you would let us know if you could do this work for us, and what the cost would be. For your information we give below the legal description of the properties in question.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

- (1) Lot 20 of Lot 8, Valdez Islands, SAYWARD DISTRICT, Plan 2122, Except Parcel "A" (D.D. 83285-I) thereof.
- (2) Parcel "A" of Lot 20 of Lot 8, Valdez Islands, SAYWARD DISTRICT, Plan 2122.
- (3) Parcel "A" (D.D. 59536-I) of Lot 134, Quadra Island, SAYWARD DISTRICT, containing 1 acre more or less.

V. Schjelderup

NOTARY PUBLIC

TELEPHONE 392

B.C. LAND SURVEYOR

COURTENAY, B.C.

August 20th 1947

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

EVACUATION SECTION	
Rec'd	AUG 22 1947
File No.	11668
Ans.	4/9/47 R.C.B.
Referred	Bell

sent to you

Dear Sir:-

Re: Property at Quatiaski Cove, Quadra Island.
Your file #1668

Reference your letter of the 6th inst. I would be willing to undertake the survey in question, but as I know this particular spot I would not like to have to quote a definite price. The job may be done in a day, but as certain lines there are in dispute one has to be very careful, and something definite must be located for the re-establishment.

I have a print of Plan 2122, but one of Parcel "A" of Lot 20, and Parcel "A" of D.L.134 would have to be obtained. If you wish me to make the required survey kindly let me have your prints of the Parcels mentioned. Should you not have these I will obtain same from the L.R.O., Victoria, B.C.

Is there much of a hurry re this survey?

Yours very truly,

V. Schjelderup
B.C.L.S.

1668.

September 4th, 1947.

Mr. V. Schjelderup,
B. C. Land Surveyor,
Courtenay, B. C.

Dear Sir:

Re: Properties at Quathiaski Cove.

We are in receipt of your letter of the 20th ultimo and note that you are reluctant to quote a definite price for surveying the properties referred to in our letter of the 6th ultimo.

Our records are incomplete without the information such a survey would supply, particularly with regard to the location of all buildings in relation to boundary lines, and we therefore desire to have the work done and would be obliged if you would undertake the task, on the understanding that the cost will be kept as low as reasonably possible.

For your information we enclose a plan of Quathiaski Cove obtained from the Survey Branch of the Department of Lands and Forests at Victoria. Please return to this office in due course.

Yours very truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 1.

V. Schjelderup

NOTARY PUBLIC

TELEPHONE 392

B.C. LAND SURVEYOR

COURTENAY, B.C.

October 2nd 1947

R.G. Bell, Esq.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 4 1947
File No.	1668 / 1
Ans.	
Referred	Bell

Dear Sir:-

Re:- Properties at Quathieski Cove.

In reply to your letters of the 1st inst & 4th ult.
I have as yet not obtained the required information for this
survey.

I have again written the L.R.C. and Department of Lands
and as soon as I receive prints of Lot 1459 and Parcel "A" of Lot 134,
and Parcel "A" of Lot 20, I will proceed with the survey. Probably
a week or two from this date.

There is no use trying to make the survey without all
information available, and these days ~~it~~ it takes time to get
anything. I spent quite a time with the Assessor at Cumberland as
he should have the information, but without success. I also tried
the Public Works office.

Yours very truly,



B.C.L.S.

V. Schjelderup

NOTARY PUBLIC

TELEPHONE 392

B.C. LAND SURVEYOR

COURTENAY, B.C.

October 17th 1947

R.G. Bell, Esq.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	OCT 20 1947
File No.	1668
Int.	3/11/47
Survey	See
not to go	

Dear Sir:-

Re: Property at Quathiaski Cove, Quadra Island
Your file #1668

The required survey has now been made and I am herewith enclosing a plan showing the position of buildings with reference to the boundaries of the parcels of land in question.

The house on Lot 20, Except Parcel "A", has one corner about 1 foot over the line on to Parcel "A" of D.L.134.

My account herewith.

Yours very truly,

V. Schjelderup
B.C.L.S.

1668.

October 21st, 1947.

Mr. V. Schjelderup,
B. C. Land Surveyor,
Box 7,
Courtney, B. C.

Dear Sir:

Re: Quathiaski Cove Properties.

We are in receipt of your letter of the 17th instant enclosing the result of your survey of the Quathiaski Cove properties in which we are interested.

We find difficulty in reconciling your plan with our records and in this connection we would be obliged if you would let us have your replies to the following questions as soon as possible.

- (1) Are the buildings shown as on "Parcel A" of Lot 20 of Lot 8" those occupied by Mr. T. C. Paterson, to whom this property has been sold? If so, they would appear to be transposed in your plan, our photographs showing the larger (House) to be facing the water of Quathiaski Cove, with the smaller (Bungalow) about 10' behind it, the "foot bridge" leading to the property reaching nearly to, and between, these buildings.
- (2) To the west of the above House, and so close to it the paint was scorched by the fire, our photographs show the remains of another Dwelling, which was destroyed by fire in 1943. This dwelling was the property of the brother-in-law of the owner of the House and Bungalow described in (1). The position of the burned dwelling thus appears to be on "Lot 20 of Lot 8, except Parcel A"--also included in the sale to Mr. Paterson.
- (3) We have no record of the 2 buildings shown in your plan as on "Lot 20 of Lot 8, except Parcel A" and would appreciate a description of these.
- (4) Your plan shows no building on "Parcel A" of Lot 134", which the evidence on file points to being correct. However, the registered owner of this property was the owner of the burned dwelling referred to in (2) and we desire to have your confirmation that the debris referred to is not on this lot. "Parcel A" of Lot 134" was sold prior to the fire which destroyed the dwelling.

We are anxious to complete the transfer of the whole of "Lot 20 of Lot 8" to the purchaser and we hope your answers to our questions and any additional information you may be able to supply will clarify the situation sufficiently to enable us to do so.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

*Two photographs
referred to
enclosed*

V. Schjelderup

NOTARY PUBLIC

TELEPHONE 392

B.C. LAND SURVEYOR

COURTENAY, B.C.

October 23rd 1947

EVACUATION SECTION	
OCT 25 1947	
Rec'd.	
File No.	1668
Ans.	39/10/47
Referred	Bill

R.G. Bell, Esq., Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Your file #1668 - Quatiaski Cove Properties

I am in receipt of your letter of the 21st inst. asking certain questions re the plan submitted by me showing buildings with reference to boundaries of the following properties:-

1. Lot 20 of Lot 8, Valdez Island, Sayward District, Plan 2122, Except Parcel "A" (D.D.83285-I) thereof.
2. Parcel "A" of Lot 20 of Lot 8, Valdez Island, Sayward District, Plan 2122.
3. Parcel "A" (D.D.59536-I) of Lot 134, Quadra Island, Sayward District, containing 1 acre, more or less.

My reply to your questions are:-

- (1) No.
- (2) The dwelling destroyed by fire in 1943 was on Parcel "A" of Lot 134.
- (3) The buildings shown by me on Lot 20, Except Parcel "A" thereof, are those shown on the photographs enclosed with your letter.

- (4) Answered by (2)

The "foot bridge" referred to in (1) is an approach. The foot bridge shown by me is a creek crossing on Private Road as shown on the plan of Parcel "A" of Lot 20 deposited under No.83285-I.

All the buildings shown on Parcel "A" of Lot 20 are occupied, and from information given me this property did not belong to a Japanese, but reverted to the Crown some time ago.

Trusting above may clarify the situation, I remain,

Yours very truly,

B.C.L.S.

MEMORANDUM

1665
File 10202.

To: Mr. F. G. Shears.

November 27th, 1947.

FROM: Mr. Ian Macpherson

Re: Shigeru MATSUNAGA - Lot 20
of Lot 8, Sayward District,
Plan 2122 Except Parcel "A".

Herewith the following documents in connection with the
sale of the above property for execution by the Assistant Deputy
Custodian:

- (1) Transmission to the Secretary of State, in Duplicate.
- (2) Deed from Secretary of State to Thomas G. Patterson and
Nellie Patterson, in Duplicate.

Attached for your information:

- (1) Original Certificate of Encumbrance, showing vesting.
- (2) Copy of letter showing to whom and when sold and showing
price paid for the property and receipt thereof.
- (3) Memorandum from the Administration Department confirming
valuation and approval of sale by Advisory Committee.

IM:DP

Ian Macpherson

MEMORANDUM

File No. 1666

January 16th, 1948.

TO: Mr. B. G. Ball.

FROM: Mr. I. Macpherson.

Shigeru MATSUNAGA - #06716

Herewith for transmission to the new owner,

Thomas G. Paterson, Quathiaski Cove, B.C.

1. G. of T. 181014-I, covering Parcel "A", Lot 20, D.L. 8, Sayward Dist., Plan 2122.
2. G. of T. 181862-I, covering Lot 20 of Lot 8, Sayward Dist., Plan 2122, except Parcel "A" (D83285-I) thereof.

J.M.

IM:JS
Atch.

STATEMENT RE SALE OF:

Name: Shigeru MATSUNAGA

Catalogue No: 545

File No: 1668

Street Address: Quathiaski Cove,
Quadra Island

Reg No: 06716

Legal Description: Lot 20 of D.L. 8, Valdez Islands, Sayward District
Plan 2122, Except Parcel "A" thereof

Date of Sale and Adjustments Jan. 6/46

Sale Price \$ 1,150.00

Real Estate Agents Commission \$

Charge for Valuation

7.20

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges (Survey to determine position of buildings in relation to boundaries necessitated by threatened Adjustments: claim for encroachment) 74.50
Fire Insurance

Taxes

73.13

Water

\$ 89.20 \$ 1,223.13

Net Proceeds credited to your account

1,133.93

Date: January 21/48

Compiled by:

MEMORANDUM

File No. 1668

January 16th, 1948.

TO: Mr. R. G. Bell.

FROM: Mr. I. Macpherson.

Shigera MATSUNAGA - #06716

Herewith for transmission to the new owner,
Thomas C. Paterson, Quathiaski Cove, B.C.

1. C.of T. 181014-I, covering Parcel "A", Lot 20,
D.L. 8, Sayward Dist., Plan 2122.
2. C.of T. 181862-I, covering Lot 20 of Lot 8,
Sayward Dist., Plan 2122, except Parcel "A"
(D883285-I) thereof.

IM:JS
Atch.

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Shigeru MATSUNAGA.

File 1668.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>	<u>Remarks</u>
(1) \$ 800.00	Vacant lot (32.6' x 110') Steveston, B. C.	\$ 800.00	\$ 153.00	\$ 75.00	\$ 75.00	(1) This small parcel (32.6' x 110') of vacant Land was listed (as No. 786) in the Catalogue issued in the Spring of 1944. The only tender received in response to our advertising was that of purchaser, who also purchased the adjoining property (Cat. 785).
(2) \$2,700.00	House and Small Bungalow on 1.8 acres of Land, Quathiaski Cove, B. C.	\$2,700.00	\$2,250.00	\$1,150.00	\$1,150.00	(2) This property (Cat. 579) consisting of a House and small Bungalow on 1.8 acres of Land is situated in an isolated position at the far (South) end of Quathiaski Cove, and proved difficult to sell.
\$3,500.00	Real Property total					
\$ 75.00	Ack. Custodian Credits					
\$3,425.00	Real Property Claim					
(3) \$2,416.00	Personal Property Claim					(3) This item (\$2,416.00) is not clear. Claimant left his Real and Personal property at Quathiaski Cove, B. C., under the care of a friend (James Lagos) "for the duration" and this arrangement remained in effect until James Lagos moved to a place of his own, when this office rented the property to a Mr. and Mrs. Grafton (in May, 1945). The property was visited by representatives from this office while James Lagos was in residence, at which time (Oct. 11/44) everything on the premises acknowledged to belong to Matsunaga was
\$5,841.00	Total amount of Claim					

Vancouver, B. C., Feb. 17/48.

RGB/P.

appraised by the Courtenay Auctioneer, E. Felix Thomas, who accompanied Messrs. H. F. Green and R. G. Ball. It was later necessary to write off \$75.00 from the total appraised value of \$156.50 as nets and rope listed at that figure by appraiser were found to have "perished" to the point of being valueless. An offer of \$75.00 for balance (appraised at \$81.50), made by purchaser of the Real Property, was accepted.

In the signed list attached to his claim Shigeru MATSUNAGA includes his fishing vessel at a valuation of \$2,600.00, whereas in his "JP" form he valued it at \$2,000.00. She was actually sold \$1,700.00 (less charges \$230.86 = \$1,469.14 net).



Copy for
8/1668.

Subject: Shigetane MATSUMURA.

Vancouver, B. C., Dec. 11/37.

1992

CASE NO. 362

Shigeru Matsunaga
JP. March 24/42
Furniture & Household
Effects in 4-room
house in care of
James Lagos.

(The goods which the
tenant acknowledged
holding and the goods
tenant stated had been
shipped had been de-
clared by Masao Osawa,
(sister of Shigeru
Matsunaga) who had
lived with her brother
in his 4-room(24'x26')
house. In view of the
fact that brother &
sister lived together,
it is suggested that
the same group of goods
are concerned in the
two declarations)

x -Shigekazu Matsunaga,
cousin of Masao & Shigeru,
also left his goods in
Shigeru's house.
Shigekazu Matsunaga alone
of the three declared net
and bedding.
Shigekazu Matsunaga only
one of three to inquire
about chattels prior to
June 1947.

Acknowledged by
Mrs. Jas. Lagos, Nov./42
9 Chairs
3 Beds (2 Shipped)
(Tools already shipped)
1 Cook Stove
5 Dolls (tenant said shipped)
1 Gramophone
200 Records (tenant said shipped)
Kitchen Utensils (shipped)
(Dishes already shipped)
6 Picture Frames
Linoleum

Additional Goods found
by Custodian Representative

1 Dresser
1 Perch Net x
2 Herring Nets
Rope
Bedding x
Sundries

Sold & Funds
Sent to Mrs. Osawa
2 Chairs
1 Bed

Coal Oil Stove

Picture Frames
3 Linoleum Rugs

1 Dresser

Bedding
Sundries

Shigeru Matsunaga
Claim

5 Chairs
2 Beds

Cook Stove

Linoleum

Mrs. Osawa claims for 11 chairs
" " " " 2 Beds
" " " " tools
" " " " Kitchen Stove
" " " " Dolls
" " " " Gramophone
" " " " Records
" " " " Kitchen Utensils
" " " " Dishes
" " " " Picture Frames
" " " " Linoleum

Mrs. Osawa claims for Dresser

Mrs. Osawa claims for bedding

2 Radios -radios ordered surrendered to RCMP-Feb./42
Violin Mrs. Osawa claims for violin
5 Gas Lamps " " " " 2 Coal Oil Lamps
3 Coal Oil Lamps " " " " 1 Gas Lantern
1 Heater Stove " " " " 2 Heater Stoves
1 Table

NOTE: Letter received Oct. 2/48, signed by Shigeru Matsunaga & Misao Osawa
states, in regard to the goods found in Shigeru Matsunaga's house
and sold for \$75.00, "these chattels are belonging to Misao Osawa."

In view of this statement, it is not clear why Shigeru Matsunaga
should claim for similar goods.

See records of shipments known to have been made to these two persons.

PERSONAL PROPERTY CLAIMS - CASE FILES Nos. 394, 362 and 33

Misao Osawa	Ackn. by tenant	Exhibit 394-4, said to	Sale	Recorded, Missing	No Record	Abandoned	Not Found
<u>JP. Apr. 30/42</u>	<u>Lagos, Nov. /42</u>	<u>Be list made by 2 Tenants Shipments</u>					
9 Chairs	9 Chairs	12 Chairs xx	2 High Chairs	7 Chairs			
3 Beds	3 Beds	3 Beds	1 Bed	1 Bedxx			
Carpenter Tools		3 Bx. Gas Tools					
1 Cook Stove	1 Cook Stove	1 Cook Stove	Coal Oil Stove				
5 Dolls	5 Dolls		Lagos said shipped				
1 Gramophone	1 Gramophone	1 Gramophone		1 Gramophone xx			
200 Records	200 Records	Records	Lagos said shipped				
Kitchen Utensils	Kitchen Utensils	Cooking Utensils xx	Utensils, Nov. /43				
Dishes			Lagos said shipped				
6 Picture Frames	6 Picture Frames	6 Picture Frame	Picture Frames				
3 Linoleum Rugs	Linoleum	Linoleum xx	3 Linoleum Rugs				
<u>Shigeru Matsunaga</u>							
<u>JP. Mar. 26/42</u>							
Furniture & House-							
hold Effects							
<u>Shigeru Matsunaga</u>	Ackn. by tenant						
<u>JP. Mar. 21/42</u>	<u>Broussard, Dec. /42</u>						
2 Bx. Toys			Bedding, etc.				2 B. Toys
1 Bx. Blankets		Blankets					Clothes
2 Bx. Clothes		Clothes	Shoe bx. & shoes				2 Trunks
1 Trunk Clothes		2 Trunks clothes	1 Trunk ack. shipped				1 Suitcase
1 Suitcase Clothes							1 Gramophone
1 Gramophone							Utensils
2 Bx. Cook. Utensils							Lanterns
2 Gas Lanterns		1 Gas Lantern					Lamps
2 Coal Oil Lamps		2 Coal Oil Lamps					Mirror
1 Lge. Mirror							Table
1 Table							Gas Stove
1 Gas Stove							
1 Bed & Mattress	1 Bed (No mattress)			1 Bed			
1 Baby Bed	1 Baby Cot		1 Cot				
1 Singer Sew. Machine	1 Old. Sew. Machine		"Sent" see Exh. 394-4				
4 Chairs	4 Chairs			4 Chairs			4xx
1 Gas Heater	1 Small Heater	1 Coal Oil Heater		1 Gal. Heater			xx
1 Linoleum	Lino on 1 Rm.			Lino. on 1 Rm.			
1 Perch Net		1 Perch Net				1 Perch Net	
		2 Herring Nets				2 Herring Nets	
		Rope				Rope	
		1 Bedroom Dresser	1 Dresser				
		1 Accordion					
		1 Violin					
		1 Barometer					
		Wire Cables	No record other than this				

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Nelson, B. C.,
March 9th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGERU MATSUNAGA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A. W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

S. Matsunaga,
In Chief.
Discussion.

SHIGERU MATSUNAGA, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

MR. FISHER: There are certain amendments to be made
to the claim, if your Lordship pleases. On the
front page the total of land and buildings is lumped
into a total sum of \$3500.00. There will be a change
in regard to the Custodian's credits. The total
sales receipts were \$1225.00. That will be sub-
tracted from \$3500.00 to leave a net claim for
real estate of \$2275.00.

THE COMMISSIONER: \$1200.00 credit, is it?

MR. FISHER: \$1225.00 credit, which is subtracted from
the \$3500.00, to leave the net claim at \$2275.00.

THE COMMISSIONER: All right.

MR. FISHER: Then on the back page your Lordship might
strike out the line where it says, "See list
attached \$2416.00". That is struck out and the
fishing boat "Camrose" inserted for \$2000.00.
Less a Custodian credit of \$1700.00 which leaves
a net claim of \$300.00. Then possibly you might
do this figuring on the inside part on the left.
The household chattels are \$186.00. I guess it
could be done on the back of the claim, my lord.

THE COMMISSIONER: Household chattels?

MR. FISHER: \$186.00, Custodian credits in respect of
these \$45.50, and that carries out the net
chattel claim to the far right to go under the
\$300.00 figure, \$340.50. Adding this \$340.50
as far as personalty is concerned, and then with
the real estate claim when it is brought forward

S. Matsunaga,
In Chief.
Discussion.

you have a net claim of \$2715.50.

THE COMMISSIONER: Now let me make sure I have that correct. You are claiming \$2000.00 on the fish boat "Compass" with a credit, I understand, of \$1700.00.

MR. FISHER: No, the other way around, my lord, a credit of \$1700.00. It was sold for \$1700.00, leaving a net claim of \$300.00.

THE COMMISSIONER: And \$186.00 for the household chattels.

10 MR. FISHER: \$186.00 for the household chattels less \$44.50. That leaves the personal chattel total at \$141.50 and added to the real estate claim from the other side it gives a total net claim of \$2715.50. I think that is correct.

I ask for those amendments accordingly.

DIRECT EXAMINATION BY MR. FISHER:

Q Mr. Matsunaga, you gave certain instructions to Mr. Lockie and this sheet was prepared, and this morning it has been read over to you and you have signed it, and it is all true and correct?

A Yes.

MR. FISHER: That is with regard to the real estate claim, my lord. I will have it marked Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, in like manner the same thing had been done so far as the real estate for parcel 2 is concerned.

A Yes.

MR. FISHER: I submit that, my lord, as Exhibit 2.

30 (STATEMENT MARKED EXHIBIT NO. 2).

4
S. Matsunaga,
In Chief.

MR. FISHER: Q: Now on the personal property claim with regard to the fishing boat, "Camrose II", you have likewise instructed Mr. Leckie to prepare this statement and you have read it over this morning and it is true, and correct?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 3).

10 MR. FISHER: I believe I have corrected my learned friend's copy. In the instructions taken by Mr. Leckie, he had put December, 1941, as to the turning over to the Navy of the fish boat, and he has corrected that to January, 1942, on re-reading it this morning, and my learned friend's copy has been corrected in accordance with it.

Q Now, passing on to your personal chattels, you went over this this morning in like manner after instructions were given and this is true and correct and you signed it?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 4).

20 MR. FISHER: Just by way of explanation, my lord, on the realty parcel, one is a small property at Quathiaski Cove. My learned friend had it appraised and I would ask to file on his behalf Mr. Anderton's appraisal of July 7th, 1944. An extract is being filed as Exhibit 5, my lord, showing the total valuation at \$1150.00. I also ask my learned friend to agree that the 1944 assessments were land \$250.00, improvements \$2,000.00.

MR. HUNTER: \$2250.00.

30 MR. FISHER: The total corresponds with his assessment,

5
S. Matsunaga,
In Chief.

as I take it he agrees on that, my lord.

MR. HUNTER: Yes, that is correct.

MR. FISHER: Parcel No. 2 consists of a vacant lot at Steveston, B.C., and was appraised by the Department Appraiser on April 28th, 1944, at \$75.00.

THE COMMISSIONER: What date again?

MR. FISHER: April 28th, 1944, by Mr. Coulthard.

I ask my learned friend to file that.

(APPRAISAL MARKED EXHIBIT NO. 5).

10 (APPRAISAL MARKED EXHIBIT NO. 6).

MR. FISHER: I also ask my learned friend to concede that the assessed value at the time in 1943 was \$153.00.

MR. HUNTER: Correct.

MR. FISHER: That is agreed. Now, I think that is all I wish to bring out in connection with the real estate claim. The claimant in his claim form sets out and claims reasonable value in connection with them.

20 Passing on to the fishing vessel, I ask your Lordship to note the comments on the claim. I ask my learned friend to file as part of his case an appraisal by Mr. Gould for \$550.00 made in August of 1942.

MR. HUNTER: Do you want it, or just the amount?

MR. FISHER: Will my learned friend concede the amount is correct for the record, \$550.00?

MR. HUNTER: It isn't quite correct, my lord.

They had a way of putting two figures on appraisals,

30 one was the sort of general market value and another

S. Matsunaga,
In Chief.

was if it was sold immediately during the fishing season, or something like that. \$1250.00 is the immediate one and the general one is \$500.00.

10 MR. FISHER: I would ask your Lordship to note in connection with that, that on October 23rd, 1942, it was sold by the Custodian for \$1700.00. There might possibly be an explanation at this point; the claimant in his original claim form had asked \$2600.00, but it was found that the value that he stated in his J.P. form was only for \$2000.00, so we asked him to abandon that part of his claim in view of the rulings in these matters. \$2000.00 was the value that he placed on it at the time of filing his J.P. form.

THE COMMISSIONER: I see.

20 MR. FISHER: Now, passing on to the personal chattels, the claim has been filed. Mr. Leckie has gone over this with him. I ask my learned friend to file the analysis of personal property. Possibly I might just make this statement, my lord, that Mr. Leckie was going over the claim with him and he agreed to a reduction insofar as the violin was concerned from \$25.00 to \$15.00. The radio, a 6-tube Philco, from \$80.00 to \$60.00, and the five gasoline lamps from \$35.00 to \$25.00 each.

THE COMMISSIONER: Your original valuation was \$50.00 according to Exhibit 4. However, that makes no difference. Your present estimate is \$25.00?

30 MR. FISHER: Yes. His revised total for those items which come under household goods is \$186.00.

7
S. Matsunaga,
In Chief.

My learned friend might make a note of it, and when it comes to the sales and the credits that were given to the Custodian, the reason the \$81.50 credit is reduced to \$45.50 is with the claim today the Custodian is only being given credit for those items that are listed above. In other words, some other items were sold by the Custodian but are not on the list claimed. The analysis has now been received, and it might be marked Exhibit 7.

10

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 7).

THE COMMISSIONER: What was the number of the appraisal of the vessel? Was that not Exhibit 7?

MR. FISHER: I think my learned friend and I agreed on the figures. We agreed to read it into the record. There was no appraisal filed.

THE COMMISSIONER: I see. All right.

20

MR. FISHER: Now that your Lordship has the analysis, it might be convenient for your Lordship to make a correction at the top there. The \$2500.00 is now \$2000.00 on the fishboat, and for the equipment that follows, all that is eliminated. No claim is being made until you get down to where "two beds" appear. In other words, all these items are struck out.

THE COMMISSIONER: You are making no claim for the nets, and so forth?

30

MR. FISHER: That is correct, my lord. And then for the items I gave you a moment ago, from the "two beds", reading down to the bottom, "kitchen utensils", the total revised claim for that is

S. Matsunaga,
In Chief.

\$186.00. I gave your Lordship the details of the corrections. Then at the bottom of the page, the items that the Custodian should be properly credited for as against the claim are the two beds, the coal oil two-burner stove, --

THE COMMISSIONER: Just one moment. You are referring to the chattel sales, are you?

MR. FISHER: That is correct. If your Lordship could put a small tick possibly opposite the word "bed complete, coal oil two-burner stove, three worn line rugs, sundries".

THE COMMISSIONER: These are the only items you are giving credit for?

MR. FISHER: We are prepared to give credit for these, and they total \$45.50.

THE COMMISSIONER: Now, why not give credit for the other items here?

MR. FISHER: The only items shown there, my lord, are apparently other items found that were not specifically listed and made up in this man's claim. They would be other items that came under "furniture, household effects" in his J.P. declaration. When he came to file the detailed claim he didn't list these items.

MR. HUNTER: It should be \$44.50.

MR. FISHER: I haven't checked Mr. Leckie's arithmetic. That will make a dollar change in the claim. That would make it \$141.50.

THE COMMISSIONER: Yes. You gave credit for \$45.50.

That is too much -- \$44.50.

MR. FISHER: Q: You might ask the witness, you went over this list of valuations with Mr. Leckie and you are satisfied that the revised values you have arrived at are the fair market value at the time?

A Yes.

MR. FISHER: The only other items I draw your Lordship's attention to are the items ticked off on the analysis of personal property claim, Exhibit 7.

10 There are a large number of items ticked off there that we have no record of at any time on the list.

THE COMMISSIONER: What is the situation? You are claiming for the \$186.00, but the greater part of the items fall under the "no record" account.

MR. FISHER: That is correct, my lord.

THE COMMISSIONER: What was the situation in regard to the J.P. form disclosure?

MR. FISHER: It appears in the far left column, my lord, "Furniture and household effects".

20 THE COMMISSIONER: Oh, I see. There was no list of household effects.

MR. FISHER: No, my lord.

THE COMMISSIONER: You better bring out where the goods were left.

MR. FISHER: Q: Where did you leave the goods? In whose care? A With Jimmie Legos. Legos looked after them for ten days after he left.

Q What instructions had you given him, if any?

30 A There was no agreement, except to look after and watch over his goods.

S. Matsunaga,
In Chief.
Discussion.

THE COMMISSIONER: Q: Where were they kept?

A In the top floor of my house.

MR. FISHER: Q: How close to Legon's place would that be?

A Four hundred to five hundred feet.

MR. FISHER: Your witness, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is similarly submitted that the fishing vessel was sold for its fair market value. It is submitted that the personal property was left under the custody, management or control of some person other than the Custodian appointed by the owner.

THE COMMISSIONER: And for that reason you repudiate liability?

MR. HUNTER: Yes, my lord, save for those few chattels which came into the Custodian's hands and were sold by him which, it is submitted, were sold for their fair market value. On the real property it is a straight question of value. The fishing vessel was appraised by the owner at \$2000.00, by the Japanese Fishing Vessels Disposal Committee at \$1955.00, and appraised by Mr. Gould for \$500.00 and ⁵⁰⁰\$250.00 respectively. I can't at this point give you any reason for the marked difference, though I have no doubt there was some reason, and the selling price was \$1700.00, as your Lordship has been advised by my learned friend.

THE COMMISSIONER: Now you concede that the sale in this instance of the vessel was made by the

*Consider
all matter
Commissioner
10/17*

S. Matsumaga,
Cross-Exam.

Custodian and not by the Committee.

MR. HUNTER: Quite.

THE COMMISSIONER: In other words, this is one of the
170 odd vessels that were turned over, is it?

MR. HUNTER: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q I produce to you a J.P. form, witness. Whose
signature is that? A That is
10 his signature.

Q And where did you sign this, do you remember?

A Hastings Park.

Q And the information that is set out in this form
which you signed was information given by you?

A He said I was instructed to sign this at Hastings
Park, but it wasn't translated to me.

Q Where did they get the information to put in it?

A He said I gave them the information.

Q And is that information correct?

20 A Yes.

MR. HUNTER: Under "statement of personal property
owned", it says, my lord, "Furniture and household
effects left in the four room house in care of
James Legos". It is dated March 24th, 1942, and
signed by the claimant. I file that as Exhibit 8.

(J.P. FORM MARKED EXHIBIT NO. 8).

Q Now, regarding James Legos, you stated you left
these things in his care and then you went on to
say for ten days. Would you mind explaining that?

30 A Legos moved into my house 10 or 12 days after I

S. Matsunaga,
Cross-Exam.

was at Hastings Park and made the arrangement.

Q And while living in your house he was to look
after your furniture? A: Yes.

MR. HUNTER: That is all, thank you.

THE COMMISSIONER: Any re-examination, Mr. Fisher?

MR. FISHER: No, my lord; that is all.

THE COMMISSIONER: All right, thank you, Mr. Matsunaga.

(Witness aside)

10 MR. FISHER: My lord, just in this instance both of
the gentlemen who are with me here today were in
the fishing business and can testify to the
good condition of this boat. I don't like to
delay the matter further, and I think possibly
if my learned friend has a statement there by
the appraiser as to anything on the condition of
the boat, it might save calling these gentlemen.

MR. HUNTER: Under "remarks" it says, "Two push rods
missing", my lord.

MR. FISHER: Possibly I had better call these gentlemen.

20 MR. HUNTER: Can either of them testify as to the push
rods?

MR. FISHER: No, I don't imagine they can testify,
except as to the condition of the boat. That is
all I want to establish.

MR. HUNTER: Is this from its general appearance,
or is my learned friend proposing to establish
these men as expert witnesses?

MR. FISHER: I think I can do that.

30 THE COMMISSIONER: You better call them if there is any
question about it.

H. I. Fukushima,
In Chief.

Cross-Exam.

HARRY ISAMI FUKUSHIMA, a witness called on
behalf of the claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Speak up so his Lordship can hear you. I understand
you were a fish buyer, is that correct?

A Yes, sir.

Q And in the course of your work on the Coast, did you
have occasion to see the boat that has been referred
to in this case, the "Camrose II"?

10 A Quite often.

Q How recently had you seen it prior to the summer of
1942?

A: It would be about in the fall
of 1941.

Q The fall of 1941 was the last you saw of the boat?
What experience have you had with fishboats?

A That was a packer.

Q This one, the "Camrose II"?

A Yes, a small packer.

Q Have you ever done any fishing on your own?

20 A No.

Q What can you say as to the condition of this boat
when you saw it in the fall of 1941?

A It was in good condition.

CROSS-EXAMINATION BY MR. HUNTER:

Q Have you ever been in the business of a marine

surveyor?

A: I had boats

of my own.

Q Just answer the question, please. Just answer that.

A No, sir.

30 Q And have you ever been a marine appraiser?

H.I. Fukushima,
Cross-Exam.

A No, sir.

THE COMMISSIONER: Q: Mr. Fukushima, will you please
speak up? I must hear what you say; otherwise,
your evidence might just as well not be given.

MR. HUNTER: Q: You have never been apprenticed to one?

A No, sir.

Q And you have never engaged in that business?

A No, sir.

10 Q And when you saw this boat, the "Camrose II", did
you inspect it in the manner of a marine surveyor
or the way an appraiser would inspect it?

A No, sir.

Q Did you just look at it? A: I seen it
quite often.

Q You just saw it there? A: Yes

Q All you know is its superficial appearance, isn't
that correct?

MR. FISHER: You better explain that word "superficial"
to him.

20 MR. HUNTER: Q: You just knew it from its appearance,
didn't you? A: Yes.

THE COMMISSIONER: Q: Were you aboard the vessel in
the fall of 1941? A: Yes, sir.

Q How frequently? A: Oh, I
couldn't just tell you how often, but now and then.

THE COMMISSIONER: All right, thank you.

(Witness aside)

MR. FISHER: That is all, as far as this claim is
concerned, my lord.

30

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

J. P. Horrobin
"J.P. HORROBIN"
Official Reporter.

Name of Claimant **NATSUMAGA, Shigeru**
 Custodian File **1668**

Case **362**

REAL PROPERTY										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
		1190 75		00 12.50 7.50 12.50						147.50	
PERSONAL PROPERTY											
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				
		1700		484.50							484.50
NETS											
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		
MISCELLANEOUS CHATTELS											
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			46%	93.00		75.00				51.78 2x88	
									42.78	9.00	683.78
TOTAL RECOMMENDATION										683.78	