

6363

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: WATSUBA, KanichiHOME ADDRESS: 153 Moncton St., Steveston, B. C.REGISTRATION NUMBER 05258 SEX: Male AGE: 32OCCUPATION: Fisherman (formerly)

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Canadian Fishing Co., Steveston, B. C.MARRIED? yesNAME OF WIFE OR HUSBAND: Yukie 5726ADDRESS OF WIFE OR HUSBAND: 153 Moncton St., Steveston, B. C.NAMES OF ANY LIVING CHILDREN: Kazujo (F) Riyeko (F) Misao (F)Yoshihiro (M)ADDRESS OF CHILDREN: 153 Moncton St., Steveston, B. C.AGE OF CHILDREN: 6, 4, 3, 1.

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

1. LOCATION AND DESCRIPTION: 2 lots. (1) Lot 12, Block 1 of Sec. 10,Block 3, North Range 7, West Map 249, District of New West'r, B. C.Municipality of Richmond, B. C. Title No. 135443-E. (2) Lot 13,Block 1, of Sec. 10, Block 3, North Range 7, West Map 249, Save andExcept, the West 24.965 ft. thereof having a frontage of 24.965 ft.front on Bayview St. with a uniform width for the full depth of the2. BUILDINGS AND OTHER IMPROVEMENTS: Lot and adjoining Lot 14, Districtof New West'r, B. C., Municipality of Richmond, B. C. Title No. 135442-EBuildings on Lot 12, (1)1 Boat House and 1 boiler house.Lot #13 is waterfront. (2)3. INSURANCE (Give particulars; state where policies are) Bankers & Traders Ins. Co.Boat House: \$1000.00. Policy No. 32--28173. Policy in owner'spossession.4. TAXES (Amount and where payable) \$49.25 for both lots and bldgs., payable toTownship of Richmond, B. C. 1941 taxes paid.

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

none6. OCCUPANCY AND LEASES (If vacant so state) Both Lots and all buildingsand machinery in buildings to be leased to Norman Colridge Marshall,Garry St. and 3rd Ave., Steveston, B. C. for the sum of \$10.00 permonth for the duration of the War. Lease papers drawn up by ThomasC. King, 78 Georgia St., Steveston, B. C. Lease papers in owner'spossession.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in declarant's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Seishi Mukai, formerly of Steveston, B. C. Joint ownership in both lots and buildings.
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none 8 room 2 storey frame house at 153 Moncton St., Steveston, B. C.
2. LANDLORD'S NAME AND ADDRESS: Lives with parents at 153 Moncton St., Steveston, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: No rent.
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

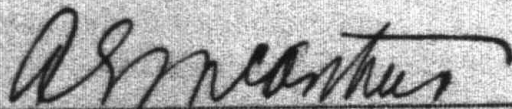
STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 1 hand saw, hand winch, skiff and 700 lbs. of nails in owner's possession & located at owner's boat house, Steveston, B. C. and to be leased to Norman Colbridge Marshall, Garry St. 2nd & 3rd Ave., Steveston, B. C. for the duration of the War.
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 Machinery and equipment is owned jointly with Seishi Mukai, formerly of Steveston, B. C., now at Work Camp, Red Pass, B. C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100.00 Victory Bond in owner's possession.8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings, Vancouver, B. C.
Acct. No. 1191-A. \$600.00 (approx)9. LIFE INSURANCE: Sun Life. Policy No. 821,300. \$3,000.00.
Beneficiary, father, Shinkichi Matsuba. Policy in owner's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. 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 April 1942.


Witness

(Signature) Kanichi Matsuba

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 12th, 1943.

Our File No. 5363

Full Name MATSUBA, Kanichi
(Surname in Block Letters)

Registration No. 05258

☒ Male - Female
(Check)

Age January 16, 1910.

Former Address A. R. No. 1, Steveston, B. C.

Date Evacuated April 24, 1942

Naturalized - ☒ Canadian-Born - National
(Check)

Present Address 11225 - 130th Street, Edmonton, Alberta. (2/11/46)

☒ Married - Single
(Check)

Name of Wife (nee NISHI) Yukie - #05259

Name of Husband ---

Name of Mother (Nee HASHIMOTO) Koyo

#05260

Name of Father Shinkichi #05262

Names of Children under 16

Kazuyo (F) 2/10/35; Miyeko (F) 23/6/38;

Bernice Misao (F) 28/12/39; Eanie Yoshihiro (M) 11/10/41;

Tomio George (M) 12/10/42.

Requested by "E.C.T."

Registered with Custodian Yes

(Yes or No)

Additional Information Fisherman. Owner of N.W.3243, Gasboat - one lot

STATEMENT RE SALE OF:

Catalogue No: 806

Street Address: Steveston, B.C.

Legal Description: 12,13(S.& E.W. 24.965') 1/10/B3N/R7W/249

Name: MATSUBA, Kanichi

File No: MUKAI, Seishi

5363- 11973

Reg. #05258 - 04669

Date of Sale and Adjustments Aug. 21/44.....

Sale Price \$ 3300.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances~~~~Unpaid Taxes~~~~Mortgages~~~~Interest on Loans~~~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes 17.36

Water (arrears) 7.81

16.50\$ 3325.17

Net Proceeds credited to your account

3308.67

March 23rd, 1945

Date:.....

Mr. George Peters

Compiled by:.....

Registration Number 05258

MATSUBA, Kanichi

153 Moncton Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

1. Lot 12, Block 1, Sec. 10, Block 3 North, Range 7 West, Map 249, Dist. New Westminster. C. of T. #135443E.
2. Lot 13, Block 1, Sec. 10, Block 3 North Range 7 West, Map 249, save and except the West 24.965 ft. thereof having a frontage of 24.965 ft. on Bayview Street, with a uniform width for the full depth of the lot and adjoining Lot 14, Dist. of New Westminster. C of T #135442E.

OWNERSHIP

Both Titles have been examined, which are in the names of Seishi Mukai and Kanichi Matsuba.

LAND AND BUILDINGS

The property consists of 2 Lots on the water front, on which is erected a frame, shingle roof Boat House and Boiler House.

INSURANCE

Policy #32-28173, Bankers & Traders Insurance Co.
\$1000.

TAXES

Taxes are paid to December 31, 1941

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

The Band Saw and Hand Winch, referred to in the inventory in Form "JP", together with a very small quantity of lumber, were found on the property, but apparently the Skiff and Nails referred to, have been disposed of, prior to this man's evacuation.

The building, with the machinery, has been leased to Norman C. Marshall, a Plumber at Steveston, for the duration, for a monthly rental of \$10. Matsuba to pay taxes.

RECOMMENDATION

I would recommend that the arrangement with Marshall be permitted to stand and that the property be handed to T. C. King for management on behalf of the Custodian.

June 6, 1942

"J. D. Mather"

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

December 7, 1948.

E. Hyde

REAL PROPERTY SUMMARY

JAPANESE NAME:	Seishi HUKAI	Nag. No. 04669	File No. 11973
	Kenichi MATSUDA	Nag. No. 05258	File No. 5363

CATALOGUE NO. 806

PROPERTY ADDRESS: Bayview Street, Steveston, B. C.

LEGAL DESCRIPTION: (1) Lot 12, Block 1, Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond in the District of New Westminster.

(2) Lot 13, Block 1, Section 10, Block 3 North, Range 7 West, Map 249, save & except the E. 24.965' thereof, having a frontage of 24.965' on Bayview St. with a uniform width for the full depth of the lot and adjoining Lot 14, Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Lot 12 - Boat Building Shed
Lot 13 - Vacant

ASSESSED VALUE:	Lot 12 - Land	\$675.00		)	
	Improvements	\$1500.00	Taxes \$32.65	)	
	Lot 13 - Land	\$338.00		)	Appraisal
	Improvements	—	Taxes \$8.74	)	\$3,300.00

TITLE: Registered in the names of Seishi NUKAI and Kanichi MATSURA as Tenants-in-Common.

INCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 24277 Date - July 7, 1942.

HISTORY OF ADMINISTRATION: The Custodian's Representative reported on June 6, 1942, that both titles were examined and were in the names of the two Japanese above mentioned. The property consists of two lots on the water front, on which is erected a frame, shingled roof boat house and boiler house.

In his declaration of December 12, 1942, Mr. Mukai states, in the real property section, that he is the owner of Lot 12, but does not mention Lot 13. It was found, however, on search, that the properties were registered in the names of Seishi Mukai and Kenichi Matsuba as Tenants-in-Common.

In a letter received from the B. C. Security Commission on December 23, 1942, they state that Mr. Mukai claims that although the property is registered in the joint names, Lot 12 is wholly his and they are prepared to have steps taken to have a Quit Claim recorded on the part of Mr. Matsuba. This was never carried out.

REAL PROPERTY SUMMARY

Mr. Matsuba, in his declaration of April 24, 1942, states that he and Seishi Mukai were the joint owners of both lots and all buildings thereon, and that the buildings and machinery were leased to Mr. Norman C. Marshall for the sum of \$10.00 for the duration of the war. A copy of this lease was forwarded for the Custodian's files and reads as follows:

"Lease dated April 18, 1942. Tenancy from April 25, 1942, for the duration of the war at the payment of \$10.00 per month starting on the 1st day of May, plus water and other charges, together with machinery and sundries according to inventory attached, which was made part of this Agreement."

This tenancy continued until the sale of the property.

We received a letter from Mr. Mukai requesting that the rent of this property be raised to \$35.00. He made application through the Wartime Prices & Trade Board for this increase and an amount of \$25.00 per month was allowed by the Wartime Prices & Trade Board. However, in the Custodian's letter to the Board it was pointed out that the Japanese entered into a lease arrangement for the duration of the war and that the tenant may have rights under this lease to maintain his rental at \$10.00. No further reply from the Wartime Prices & Trade Board was received and the rent was maintained at \$10.00 per month.

SOLD: To Frances E. Marshall, wife of Norman Marshall, and John Markstrom in the amount of \$3,300.00. Adjustments were calculated as of August 21st, 1944.

Funds were released to the joint account of Seishi Mukai and Kenichi Matsuba on February 22, 1945.

Title No. 181786-E, in the names of Frances E. Marshall and John Markstrom, was delivered to the purchasers on March 9, 1945.

A complete statement of the sale was sent to both Japanese on March 26, 1945.

Owing to the discrepancy of the declarations of Mr. Mukai and Mr. Matsuba, in a reply to a letter from the Custodian Mr. Matsuba stated on January 17, 1943, that Lot 13 was owned solely by himself and Lot 12 by Mr. Mukai. But owing to the registration being in both names the administration was carried on from a joint account.

REAL PROPERTY SUMMARY

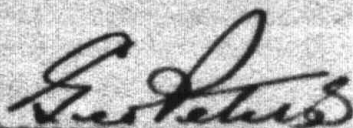
A letter was received from Mr. Mukai on April 16, 1945, about the ownership of Lot 12, and he requested that the Custodian credit Mr. Matsuba with only the amount of the Proceeds from Lot 13 and deduct any disbursements of rental received by Mr. Matsuba from the rent of the buildings on Lot 12.

In a letter of April 4, 1945, Mr. Matsuba requests the separation of the joint account crediting the value of Lot 13 to his account. And in a letter of May 3, 1945, he agrees to the division as follows:

\$500.00 for Lot 13, less any rentals paid to him from the buildings on Lot 12.

March 1, 1946.

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



George Peters,
Administration Department.

GP:EB

December 4th, 1944

REAL PROPERTY MEMORANDUM

FILE NOS: 11973 and 5363
NAMES: Seishi MURAI and Kanichi MATSURA
CATALOGUE NO: 806
RE: Bayview Street, Richmond, B. C.
Boat Building Shed

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 12 and 13, Block 1 of Section 10,
Block 3 North, Range 7 West, Map 249,
SAVE AND EXCEPT the West 24.965 feet
thereof having a frontage of 24.965
feet on Bayview Street with a uniform
width for the full depth of the lot
and adjoining Lot 14, Municipality of
Richmond, in the District of New
Westminster

Encumbrances: Nil
Taxes: 1943 taxes of \$41.39 paid.
Vested: Nos. 24276 and 24277

VALUATION BY APPRAISER: Equipment - \$330.00. Property: \$3300.00
AMOUNT OF BID: Equipment - \$350.00. Property: \$3300.00
APPROVED BY ADVISORY COMMITTEE: August 1st, 1944
AMOUNT RECEIVED BY CUSTODIAN: Equipment - \$350.00. Property: \$3300.00
NAME OF PURCHASER: Equipment - John Markstrom
Property - Frances Elise Marshall
John Markstrom

K. W. WRIGHT

KW/JV
Attach.

November 2, 1946.

PERSONAL PROPERTY SUMMARY

Re: Kanichi MATSUBA
Reg. No. 05258

Chattels: See Chattel Summary

Specified Articles: There are no Cameras, radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

Fishing Vessels: "Lily Beth #2" - sold by Kanichi's father, Shinkichi Matsuba, File No. 4976.

"Lily Beth #4" - Sold by the Japanese Fishing Vessels Disposal Committee and the net proceeds paid direct to Kanichi Matsuba on March 23, 1942.

"Lily Beth #5" - sold by the Japanese Fishing Vessels Disposal Committee and after the deduction of \$600.00 by the Canadian Fishing Co. Ltd. to settle balance due to this company, \$781.00 was paid direct to Kanichi Matsuba on March 31, 1942.

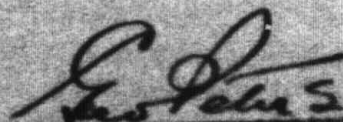
Bank Account: Approximately \$600.00 in the Bank of Montreal, Main & Hastings Streets, Vancouver, Account #1191-A. No action required by Custodian.

Life Insurance: \$3,000.00 Sun Life Assurance Co., Policy No. 821300 - in owner's possession. No action required by the Custodian.

Stocks, Bonds, etc: \$100.00 Victory Bond - in owner's possession. No action required by the Custodian.

No property interests other than those mentioned are found on the file.

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



George Peters,
Office of the Custodian.

November 2, 1946.

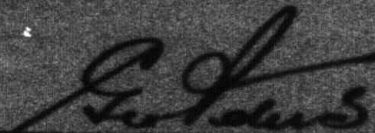
CHATTEL SUMMARY

Re: Kanichi MATSUBA
Reg. No. 05258
Evacuated April 24/42

In his declaration of April 24, 1942, Kanichi Matsuba declared equipment located at the Boat House in which he was a partner with Sotshi Mukai - File No. 11973. As Mukai also declared these articles, and at a later date Matsuba stated that they belonged to Mukai, they are being dealt with on Mukai's file.

It was found, however, that a piece of net webbing was found and sold in Matsuba's name, in the amount of \$2.00.

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



George Peters,
Office of the Custodian.

GP/EL

MEMORANDUM

December 6th, 1944.

TO: Mr. Green,

FROM: Administration Department

- CHATTELS -

Re: Catalogue No. 806 - Bayview St., Steveston, B. C.
Saishichi NUKAI - Reg. No. 04669 - File 11973
Kanichi MATSURA - Reg. No. 05258 - File 5363.

Dealing with the chattels at these boat works no detailed inventory of equipment was given on the "JP" form and we are, therefore, only concerned with the equipment sold to John Markstrom as follows:

- 1 - Bandsaw
- Shafting belts and pulleys
- 1 - Electric Motor
- Ways and carriage
- 1 - Skiff Boat
- 1 - Hand Winch

and with the goods which were removed by the Custodian's Office and detailed as follows in Mr. Mackenzie's memorandum of June 20th, 1944:

- 1 - Bed, single
- 1 - Chest Drawers
- 1 - Range (loaned to Mrs. Howard)
- 1 - Steel Cot
- 2 - H. W. Tables
- 1 - Heater

Presumably these have not yet been auctioned.

On the "JP" form on file 11973 the following items are declared as being at the home of Shinkichi Matsuba, file #4976:

- 1 - Singer Sewing Machine (treadle type)
- Silverware
- 1 - Dressing Table
- 1 - "Good Cheer" Cooking Range

We observe that under date of May 2nd, 1944 the B. C. Security Commission requested us to send them a cheque for \$3.57 for charges incurred in shipping a sewing machine to Mrs. Sadaka NUKAI on April 1st, 1944—presumably this is the sewing machine mentioned above.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 11973 - Seishi MUKAI 5363 Kanichi MATSURA

NAME:

DATE ADVERTISED: Catalogue 806
(or other information)

APPRAISER'S NAME: *William Glass Co Imperial Cannery*

VALUATION: \$330.00

PURCHASE PRICE: \$350.00

COMMITTEE'S APPROVAL: August 1st, 1944

PURCHASER'S FULL NAME: John Markstrom

ADDRESS: Broadway & 3rd Street, Steveston, B.C.

OCCUPATION: Boatbuilder

BILL OF SALE REQUIRED: YES NO
(state if purchase price already paid or arrangements made) Bill of Sale has been prepared

see file 11973

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Listed on Bill of Sale

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 11973 - 5363

806 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

EVACUATION SECTION
APR 26 1945
FILE NO. <u>11973, 5363</u>
Ans.
Signed <u>Douet</u>

April 19th, 1945.

Mr. Kanichi MATSUBA,
Reg. No. 05258,
11225 - 130th Street,
Edmonton, Alberta.

Dear Sir:

Re: Cat. No. 806, Bayview St., Richmond,
12.13 (S.A.E.W.24.965) 1/10/33W/276/249.

With reference to our letter of the 11th instant we have now heard from Mr. Seishi NUKAI and he confirms that he owned Lot 12, consisting of boat house building, and states that all the equipment in the building also belonged to him. You are aware that from time to time cheques in equal amounts from rentals of this property were sent to both of you as, at the time, our understanding was (in accordance with the Certificate of Encumbrance) that you were joint owners of this property.

Mr. Nukai states that any monies sent to you from this account from rentals should be deducted from the amount we obtained from the sale of Lot 13, owned by you.

Assuming that you are in agreement with this, kindly return the attached copy of this letter duly signed that we may make the necessary arrangements with our Accounting Department in splitting up this account.

Yours truly,

F. Douet,
Administration Department

PD/ER
Enc.

AGREED:

K. Matsuba
Kanichi MATSUBA, #05258.

File No. 529 & 1173

June 20th, 1944

MEMORANDUM

TO: Mr. Shure

FROM: Mr. Marshall

RE: Catalogue No. 836,
Imperial Street,
London, E.C. 4

In reply to your memo of May 30th, to Mr. Green;
the tenderer, Mr. Marshall, included in his offer the following:

1. Boat carriage & days	\$ 80.00
2. 1 H.P. Electric Motor	75.00
3. One 30" Band Saw	100.00
4. One like-shaft	20.00
5. One Hand wheel	20.00
6. One shaft	5.00
TOTAL	300.00

These have been appraised by Mr. William Glass, c/o
Imperial Gallery of the B. C. Packers Ltd., as per their letter
of June 13th, on file. Also included would be a few pounds of nails,
much less than 700 lbs., and assorted fisherman's gear, oars, hooks,
etc.

The goods which have been removed by the Custodian are as
follows:

1. Bed, single
1. Chest drawers
1. Range (loaned to Mrs. Howard)
1. Stove cut
2. H.B. tables
1. Heater

See footnote of Mr. Harris' memo of 15th June, 1944

RM:ML

MEMORANDUM

August 3rd, 1944

TO: Mr. Peters

FROM: Administration Department

Re: Catalogue No. 806
Bayview Street, Richmond, B. C.
Files 5363 and 11973

There is a Lease for the duration of the war in connection with this property and a copy of the lease is attached to these papers. Presumably, in view of the recently ruling in Canadian Courts, this tenancy may be considered as a monthly one.

Tenant: H. Marshall.

P. Doust.

MEMORANDUM

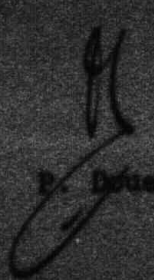
April 27th, 1945.

TO: File No. 5363

FROM: Administration Department

CLAIMS

There are no unpaid claims on file to date.


P. Deust.

fed
(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Kanichi Matsuba

File No. 5363

Reg. No.

Company Sun Life

Agency Edmonton

Policy No. 821300

Premium - \$ 115.35

Payable: ^X Annually, Semi-annually or monthly

Month December Day 1

REMARKS:

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Matsubayashi Kanichi

File No. 5363

11225-130 St.

Reg. No.

Edmonton, Alta

05258

Company New York Life

Agency

Policy No. 8 692 289 A2

Premium - \$ PAID UP

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS:

32
Jillie sent 15/9/43

MEMORANDUM

Jan. 21, 1944

Kanichi MATSUBA, Reg. 05258 File 5363

This man was one of the licensed owners of the boat "Lily Beth II"
New Westminster License #2303.

The other licensed owners were:

Shinkichi MATSUBA (File 4976)
Shizuro MATSUBA
Satoni MATSUBA

The boat was sold by Shinkichi MATSUBA, JFVDC Ledger Folio 366.

Matheson
Oct 18/46

FW

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 21, 1944

Name: Kanichi MATSUBA

Reg. No. 05258 File: 5363

Boat File No.: JFVDC 146

Name of Vessel: "Lily Beth #4" 32' x 7'10"x3'2"(1940)Regal 14 HP

Lic. or Reg. No.: New Westminster 2932

Naval No.: NW.071-C

Owner's Valuation: \$1,750.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: March 20, 1942

Purchaser: David Bernard

Signature on Sales Papers: No signature on copy

Selling Price: \$1,200.00

Paid to JFVDC ~~on~~ ~~custodian~~: \$1,200.00

Supervision Costs: \$12.00

Balance due Owner: \$1,188.00

Paid to: Kanichi Matsuba on March 23, 1942.

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

F. MacIsaac
Oct 19/46

File No. 5353

November 2, 1946.

FIRE INSURANCE SUMMARY

No. KANICHI MATSUDA

Reg. No. 05278

There was no fire insurance carried on the Best
Building Works on Bayview Street, Steveston, B. C., owned jointly by
Seishi Sakai - File No. 11973, and Kanichi Matsuda.

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



George Peters,
Office of the Custodian.

GP/EL

File No. 5263

November 2, 1946.

LIABILITY SUMMARY

Re: Kanichi MATSUMA
Reg. No. 05258

A claim was placed against K. Matsuba and S. Mukai, File No. 11973, by the Workmen's Compensation Board by Affidavit dated April 13, 1942, in the amount of \$28.46. This was paid on April 20, 1943, out of the joint account of Mukai and Matsuba, as they were partners in a Boat Building Works.

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



George Peters,
Office of the Custodian.

GP/EL

5363

June 23rd, 1942.

Mr. Seishi Mukai,
Shaughnessy, Alta.

Dear Sir: Re: Kanichi MATSUBA

It has been brought to our attention that you are, with Kanichi Matsuba, the registered owner of two parcels of land at Steveston, B. C., described as follows:-

- (1) Lot 12, Block 1, Section 10, Block 3 North, Range 7 West, Map 249, Dist. of New Westminster.
- (2) Lot 13, Block 1, Section 10, Block 3 North, Range 7 West, Map 249 save and except the West 24.965 ft. thereof having a frontage of 24.965 ft. on Bayview St. with a uniform width for the full depth of the lot and adjoining Lot 14, District of New Westminster.

Upon leaving this area you did not register with the Custodian and we are, therefore, enclosing three copies of the "JP" form declaration for your attention. We would ask you to kindly complete these forms as fully as possible so that your assets left in this area may have the protective custody of this office. Please have your signature properly witnessed and return two copies to this office. The third copy is for your information.

Yours truly,

R. P. Alexander
Assistant Manager

GHP:ND
Encl. 3.

August 11, 1942

Mr. Kanichi Matsuba,
Registration #05258,
11225 - 130th Street,
Edmonton, Alberta.

Dear Sir:

Re: Lots 12 & 13, Blk. 1, Sec. 10
New Westminster.

We have on our file copy of a lease signed by yourself covering the above property to Mr. Norman C. Marshall at \$10.00 per month.

Rental collections in connection with this matter have been placed in the hands of one of our Agents, Mr. T. C. King, and rentals are being received by this office.

We have today received a letter from Mr. Marshall in which he wishes to know whether this property is for sale. It is not our policy to sell Japanese property without the consent of the owner and we are writing to know if you would be prepared to sell.

If you have any desire to sell, will you please let us know the price you have in mind and terms of payment. We will then get in touch with Mr. Marshall and advise him of your wishes in connection with this matter.

A search of this property in the Land Titles Office shows that it is registered in the name of Kanichi Matsuba and Seishi Mukai. We notice that Mr. Mukai did not sign the lease agreement and as far as we can tell Mr. Mukai has not registered his property with us.

Will you please advise us regarding ownership of this property and it will be necessary for us to hold what funds we receive pending the clarification of ownership so that we may know the division of any revenues we receive.

5363

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 2 1942

11225 - 130 Street,
Edmonton, Alberta,
August 29, 1942.

Dept. of the Secretary of State,
Office of the Custodian,
Hastings & Granville,
Vancouver, B. C.

Attention F. G. Shears, Assistant Manager

Dear Sir:

Re: Lots 12 & 13, Blk. 1
Sec. 10, New Westminster

In reply to your letter of the 11th instant I beg to inform you that at the present time I have no desire whatever to dispose of the above mentioned property.

In connection with the ownership of this property, Mr. Mukai has already left for the road camp under the B. C. Security Commission before the registration of the custodian, therefore, I have written to Mr. Mukai what I received from you and I will be writing you in the near future when I hear from Mr. Mukai.

If there is any further information necessary I will be only too pleased to send it to you immediately. I thank you for your kind co-operation.

Yours truly,

K. Matsuba

Kanichi Matsuba.
Registration #05258.

KM:JH

3

11973 & 5363.

October 30th, 1942.

Mr. N. Marshall,
Steveston, B. C.

Dear Sir:

Re: Seishi MUKAI &
Kanichi MATSUBA

In reply to your letter of the 26th instant, we beg to refer you to our letter of August 11th in which we stated that we were writing to the above asking him if he was interested in a possible sale of his property to you. This was done but no reply was forthcoming.

We would, therefore, assume that the above are not interested in selling their property at this time.

Should you wish to make a definite offer for the property, we would be glad to forward it to the owners for their decision.

Yours truly,

G. H. Peers,
Administration Department.

GHP/P.

EVACUATION SECTION

Rec'd JAN 21 1943

File No.

Ans.

Edmonton, Alberta
January 17, 1943

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

Re: File No. 5363

Dear Sir:

In reply to your letter of January 7th, 1943, I wish to inform you that the property owned by Mr. Mukai is a lot adjoining east of the lot thirteen (13) block one (1) of the section ten (10). Block three (3) North Range seven (7) West Map two hundred and forty-nine (249) which is under the registered owner of Mr. Mukai and K. Matsuba and the lot which is actually solely owned by myself is a lot thirteen (13) block one (1) of the section (10). Block three (3) North Range seven (7) West Map two hundred and forty-nine (249) save and except the west twenty-four decimal nine hundred and sixty-five (24.965) thereof having a frontage of twenty-four Decimal Nine Hundred and sixty-five feet on Bayview Street with uniform width for the full depth of the lot and adjoining lot fourteen (14) in the District of New Westminster registered (Vol. Fol. 135442 E.) as owned by S. Mukai and K. Matsuba.

Yours very truly

K. Matsuba

K. Matsuba
Registration No. 05258

*KM:JH can
handle this
to go to the trouble & expense of
making the necessary amendments
of the 1/2 interests we will administer
on joint property and any
distribution of net rents
will be handled in both
names.*

5363.

January 23, 1943.

Mr. Kanichi MATSUBA,
Registration No. 05258,
11225 - 130th Street,
Edmonton, Alta.

Dear Sir:

In reply to your letter of the 17th instant regarding the properties at Steveston registered in the joint names of Seishi Mukai and yourself, unless you and Mr. Mukai are willing to have the transactions made transferring one property to your name and one property to his name, we feel that these properties should be handled, as far as this office is concerned, as though they were jointly owned in the manner in which the title is registered.

This will mean that all distributions of rentals received from these properties will be made in both names and we would like to have you advise us whether this method of administering your properties is satisfactory to you or not.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

*After - 2/5
return and receipt*

6658
5867

June 28, 1943.

Mrs. Yoshizo NUKAI,
Registration No. 04273,
Lillooet, B. C.

Dear Madam:

Through your son, we regret to hear that your husband has passed away.

We understand he left a Will which is in your possession. In order that we may advise you what is required in reference to your property, it will be necessary for us to see this Will or a certified copy of it as soon as possible.

A Statement of your account will follow after the 1st of next month.

Yours truly,

Geo. Peters,
Administration Department.

GP:NDE

cc: Files Nos. 5363 & 11973

REGISTERED

5363/11973

23rd June, 1944.

J. Markstrom Esq.,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 806
Bayview Street,
Steveston, B.C.

We thank you for your letter of the 27th April in which you make an offer for the purchase of the above property including all the goods on the premises for the sum of \$2,627.00 and enclose your certified cheque for \$262.70.

This property has been independently appraised and for the real estate and buildings, without taking into consideration the goods on the premises, we are not in a position to consider any offer less than \$3,300.00. Your cheque for \$262.70 is returned herein.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Should you be prepared to make an offer for the real estate and buildings which is acceptable to the Custodian we would then consider a sale to you of the goods on these premises consisting of a boat carriage and ways, band saw etc. at an appraised value.

Yours truly,

F. G. Shears,
Director.

FGS/FMH

REGISTERED

5363/11973

23rd June 1944

Mr. H. Marshall,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 806,
Bayview Street,
Steveston, B.C.

We thank you for your letter of the 28th April in which you make an offer for the purchase of the above property including all the goods on the premises for the sum of \$2,262.00 and enclose your certified cheque for \$226.20.

This property has been independently appraised and for the real estate and buildings, without taking into consideration the goods on the premises, we are not in a position to consider any offer less than \$3,300.00. Your cheque for \$226.20 is returned herein.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Should you be prepared to make an offer for the real estate and buildings which is acceptable to the Custodian we would then consider a sale to you of the goods on these premises consisting of a boat carriage and ways, band saw etc. at an appraised value.

Yours truly,

F.G. Shears,
Director

FCS:lm

11973 & 5363

August 21, 1944.

Mr. John Markstrom,
Broadway & 3rd Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 806
Bayview Street, Richmond
12.13(S&E.724.965')/1/10/B3N/B7W/249

This will acknowledge receipt of your letter of August 15th in which you enclosed your certified cheque for \$315.00. We have now received \$350.00 the full amount of the purchase price for the equipment on the above premises.

We note that you wish the Bill of Sale Absolute made out in the name of John Markstrom, Boat Builder, of Broadway & 3rd Street, Steveston, B. C.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears,
Director.

GP:EB

11973 & 5363

August 21, 1944.

Mr. H. Marshall & Mr. J. Marston,
Stevenson, B. C.

Dear Sirs:

Re: Catalogue No. 806
Bayview Street, Richmond
12.13(SAR.965)/A/10/B3B/RTA/242

This will acknowledge receipt of your letter of August 15th in which you enclosed your certified cheque for \$2,770.00. We have now received \$3,300.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Frances Elsie Marshall, wife of Norman Marshall, Boat Builder, of Garry & 3rd Street, Stevenson, B. C., and John Marston, Boat Builder, of Broadway & 3rd Street, Stevenson, B. C., and that they are both British Subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GP:EB

5363 - 11973

March 26th, 1945.

Mr. Kenichi MATSUDA,
Reg. No. 05258,
11225-130th Street,
Edmonton, Alberta.

Dear Sir: Re: Catalogue No. 806,
Bayview Street, Richmond,
B.C. 13(S. & E. W. 24.965')
1/10/1945/170/249.

Please be informed that the above property has been sold as of August 21st, 1944 for the sum of \$3300.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your joint account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Doust,
Administration Department

PD/ER
Encs.
cc to B. C. Security Commission.

Edmonton Alberta

April 4th 1945.

Department of the Secretary of the State
Office of the Custodian

Re File No. 5363.

EVACUATION SECTION	
DATE	APR 9 1945
FILE NO.	5363
INITIALS	Spurr

Dear Sir:-

In connection with the joint account with Mr. Mukai I wish to ask you to make it in two separate accounts with value of East Half of the Lot 13, (24.965') which is actually owned by me. The Lot 12 with Bathhouse is owned by Mr. S. Mukai as I informed you on Jan. 17, 1943. So please make separate account for me with the value of the east half of the Lot 13, Block one (1) of the section ten (10) Block three (3) North Range seven (7) West map Two hundred and forty-nine (249)

Wishing to hear from you in near future in connection with the separation of the account,

Yours Truly,

K. Matantay.

5963 - 11973

April 11th, 1945.

Mr. Kanichi MATSURA,
Reg. No. 05256,
11225 - 130th Street,
Edmonton, Alberta.

Dear Sir:

Re: Cat. No. 806, Bayview St., Richmond.
12.13 (S.A. E.H. 24.965) 1/10/BJR/RTN/249.

We are in receipt of your letter of April 4th and note your remarks. We would like to point out that in your declaration form of April 24th, 1942 you stated that Seishi Mukai and yourself had joint ownership in both the land and buildings and in Mr. Mukai's declaration he mentioned your interest in the property. However, in reply to our letter of January 23rd, 1943 in your letter of February 1st, 1943 you wrote requesting that all distribution of rentals received from this property be made in both names and that the property was jointly owned. We have, therefore, always kept this account under joint ownership and when remittances have been made to you a similar amount has been remitted to Mr. Mukai.

We would take this opportunity of referring to the amount owing to the Workmen's Compensation Board, namely \$28.46, about which we have written you both on a number of occasions. We would particularly refer you to our last letter of March 13th, and not having heard from you to the contrary we have now paid this amount from your joint account, which leaves you with a credit balance of \$5998.40 in this joint account.

In view of this we would suggest that the account be left as a joint one and that if you both require the funds standing to your credit we shall send a cheque made out to both of you so that you can then arrange whatever division you wish from these funds. This will save considerable work at this end and will no doubt be satisfactory to you both.

Yours truly,

P. Douet,
Administration Department

PD/ER

11973 - 5363

April 19th, 1945.

Mr. Kanichi MATSURA,
Reg. No. 05258,
11225 - 130th Street,
Edmonton, Alberta.

Dear Sir:

Re: Cat. No. 806, Bayview St., Richmond,
12.13 (S.A. R.V. 24.955) 1/10/33R/RTN/249.

With reference to our letter of the 11th instant we have now heard from Mr. Seichi HUKAI and he confirms that he owned Lot 12, consisting of boat house building, and states that all the equipment in the building also belonged to him. You are aware that from time to time cheques in equal amounts from rentals of this property were sent to both of you as, at the time, our understanding was (in accordance with the Certificate of Encumbrance) that you were joint owners of this property.

Mr. Hukai states that any monies sent to you from this account from rentals should be deducted from the amount we obtained from the sale of Lot 13, owned by you.

Assuming that you are in agreement with this, kindly return the attached copy of this letter duly signed that we may make the necessary arrangements with our Accounting Department in splitting up this account.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

AGREED:

Kanichi MATSURA, #05258.

April 19th, 1945.

Attn: Mr. F. H. Coulthard

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Lots 12 & 13, Blk. 1, Sec. 10,
B3N/7W (S. & E. W. 24,965) Map 249,
Steveston Townsite.

With reference to your letter of April 26th, 1944 giving valuation of the above property, as you are aware on Lot 12 was built the boat works, etcetra, and on Lot 13 there were no improvements.

As Lot 13 is separately owned by an Evacuee it is necessary for us to have a separate valuation for this piece of land, and we shall be glad if you will advise the value of same. You will recall that your valuation was as follows:

Building - \$1800.00
Property - \$1500.00

The assessed value of Lot 12 is \$675.00 and of Lot 13 it is \$338.00.

Yours truly,

P. Douet,
Administration Department

PD/ER

11773, 5362
1364 & 5330

March 2, 1946.

Mr. Seishi MUKAI,
Registration No. 04669,
c/o F. A. Elliott,
Shaughnessy, Alta.

Dear Sir:

You will recall that on April 24, 1945, we paid a claim, owing to the Workmen's Compensation Board, in the amount of \$28.46 and charged this to the joint account of yourself and Kanichi Matsuba.

Your file reveals that this claim from the Workmen's Compensation Board was addressed to yourself with a notation that you were succeeded by a partnership arrangement by S. Mukai, K. Matsuba, S. Kanegawa and T. Baba. On checking with this Board, we find that a letter was received by them, on April 1, 1940, signed by Seishi Mukai per E.M., in which was stated that Kanichi Matsuba was taken in as a partner. And again on March 5, 1941, a letter was received by them, signed by you, in which you stated that the partnership was extended to Mukai, Matsuba, Kanegawa and Baba.

It will be necessary, at this time, to let this office have full particulars as to this partnership, and to let us know what interest, as to the debts and the credits received by this office from the sale of the real property and equipment, or monies received for services rendered, is held by each person.

We are endeavouring, at the present time, to close your file and pay out monies to the credit of you and Mr. Matsuba, but this cannot be done until this information is provided.

Yours truly,

George Peters,
Administration Department.

GP:EB

5363

November 4, 1946.

REGISTERED MAIL

Mr. Kaichi MATSURA,
Registration No. 05258,
11225 - 130th Street,
Edmonton, Alberta.

Dear Sir;

Enclosed you will find our cheque in the amount of \$477.00, being your entire balance with the Custodian.

As agreed between Seishi Mukai and yourself, you were to receive \$500.00 as your share of property sold at Steveston, less any cheques sent to you. You received one cheque, in the amount of \$25.00, sent by this office on July 6, 1944. This has been deducted, leaving you the above mentioned balance of \$477.00, the additional \$2.00 being from the sale of a piece of webbing found in your name.

Kindly acknowledge receipt of the above mentioned cheque.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. - Cheque for \$477.00