

THE STATE DEPT. EASTASIAN JAPANESE IMMIGRATION SECTION

CONTAINING OR INFORMATION REQUIRED TO COMPLETE THIS FILE NO.

1557

Family File No.

File

File No.

File No.

Location of birth and citizenship

1. Name of person, husband or wife

2. Name of person, child

File No.

Case 186.

Matonye Asano

See letter of Aug 2, '49. award should
be forwarded to Attorney General as
claimant Matonye Asano is a patient
at Escondale.

MEMO FOR FILING SECTION

Date

194

The files charged to me and noted below have been passed on to

File Nos.

Sgd.:

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: ASANO Mrs Matsuyae
HOME ADDRESS: River Rd., R.R. #1., New Westminster B.C.
REGISTRATION NUMBER 10592 SEX: Female AGE: 50
OCCUPATION: Fisherwoman. and Housewife

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

EMPLOYER: Self
MARRIED? Yes
NAME OF WIFE OR HUSBAND: (Deceased)
ADDRESS OF WIFE OR HUSBAND: -----
NAMES OF ANY LIVING CHILDREN: Teisuke (M)

ADDRESS OF CHILDREN: River Rd., R.R. #1., New Westminster B.C.
AGE OF CHILDREN: 15

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

1. LOCATION AND DESCRIPTION: (1) Municipality of Delta and (2) Municipality of North Vancouver B.C. ✓
2. BUILDINGS AND OTHER IMPROVEMENTS: Both Lands Vacant.
3. INSURANCE (Give particulars; state where policies are) none
4. TAXES (Amount and where payable) (1) \$7.35. payable at Delta. (2) \$8.10 Payable at North Vancouver B.C. 1941 Paid.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none
6. OCCUPANCY AND LEASES (If vacant so state) Both Lots Vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession

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

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Renting House from

C. Alexander, Sunbury B.C.

2. LANDLORD'S NAME AND ADDRESS: Mr C. Alexander, River Rd., R.R. #1.,

New Westminster B.C.

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

Yearly rental of \$20.00 Paid up to date.

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.

C

China ware, Household furniture, Beds, Stoves, Tables, Chairs,

All to be left in house at River Rd., R.R. #1., New Westminster B.C.

Net Rack, Net House, Row Boat, 3 floats, Bath House

Fishing tackle to be left in house at River Rd., New Westminster.

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

Form 11-30

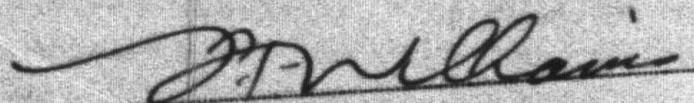
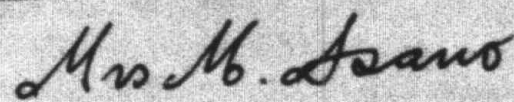
4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. 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 4th day of May 1942

(Signature)


Witness
Mrs. M. Isano

FOR DEPARTMENTAL USE

P.D. 11/12/42

INFORMATION FROM R.C.M.P.

DATE Sept. 17/43

Our File No. 7551

Full Name ASANO, Matsuye (Mrs. Youemon)
(Surname in Block Letters)

Youemon - deceased

Registration No. 10592

Male - Female
(Check)

Age Apr. 2, 1891

Former Address River Rd., R.R. #1, New Westminster, B. C.

Date Evacuated May 13/43 Naturalized - Canadian-Born - National
(Check)

Present Address

~~Keele, B. C.~~
90 D.D. Ranch, R.R. #3, Vernon, B.C. (12/2/47)
RAUCH

Widow

Married - Single
(Check)

Name of Wife

Name of Husband

Dec'd

*(Youemon ASANO)
Deceased*

Name of Father

Dec'd

Name of Mother

Dec'd

Names of Children under 16 Tetsuke (M) 4/5/26 #15557

Tetsuke

Registered by ECT

Registered with Custodian (Yes or No)

Additional Information Fisherman. Owner of boat reg. #2670 N.W. Length 28' -

7 H.P. Easthope. Naval control #N.W. - 021 - H. Gas. motor

✓ Husband - Youemon ASANO, deceased, died on Mar. 25/37, at New Westminster, B.C. Letters of Administration were granted to Matsuye ASANO, lawful widow on May 1/37. Only other heir known to me is a son, Tetsuke, age 19 years. We do not have a file for the deceased.
10/10/43
H. Johnston

note memo re Inventory X

Aug 2/49.

Please see corresp. Atty-Gen
re this - The property was registered
in the name "Malsine Asano" in trust -
and Malsine Asano is in Escudelo
Mental Hospital. - The Estate funds
have been forwarded to the Atty. Gen
and he has been informed of the
possibility of further funds from
an award.

A. J. W.

Note: The award for Chattels may
belong to Malsine Asano personally
as distinguished from the real property
which is part of the Estate of her deceased
husband who died intestate.

claim file
File 7551

MEMORANDUM

August 2, 1949.

TO: MR. BRAIDWOOD
FROM: MRS. A. G. McARTHUR

Re: CASE NO. 186
Matsuye ASANO

The Real Property, subject of this claim, was registered in the name Matsuye Asano "In Trust", Matsuye Asano having been granted Letters of Administration on May 4, 1937 of the Estate of her husband, Youemon Asano, who died intestate at New Westminster on March 25, 1937. Matsuye Asano was admitted to the Essondale Mental Hospital in 1947 and all funds in this office in her name have been forwarded ~~to~~ to the Attorney General, who has been informed of the possibility of further funds if an award is made by the Government.

It should be noted that the chattels may belong to Matsuye Asano personally, as distinguished from the Real Property which is held in trust and will be subject to division among the heirs.

[Signature]

AGM/AC

NOV 25 1947

75512 26

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:
(~~Mrs. Teisuke Asano, Agent for Mrs. Matsuye Asano~~)

- (1) NAME (~~Mrs. Teisuke Asano~~) Matsuye (Takahashi) (RCMP) Reg. No. 10592
(Print) Surname Given Name
- (2) Pre-Evacuation Address R. R. 1, Sundury, New Westminster, B. C. House No. 1017
- (3) Present Address c/o D. D. Ranch, Vernon, B. C.
- (4) REAL ESTATE
- (a) Street Address (if any) R. R. 1, Gibson Rd, Delta, B. C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot No. 118, D. L. 440, GP. 4, 5.53 (improved acres)
House used as residence was rented
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business Fishing
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- | | |
|--|------------|
| (i) Land | \$ 350.00 |
| (ii) Buildings <u>built on rented land</u> | \$ 400.00 |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable <u>Net House & Rack</u>) | \$ 500.00 |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | \$ 1750.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ 185.55 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ 1564.45 |

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
Sundury, New Westminster, B. C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In the House and outside sheds.
- (c) How stored or packed at time of evacuation left unpacked.

(over)

IN NO ONE'S CARE

1. Dishes, cooking utensils, 2 tables, 2 benches Estimated Value \$

22 chairs, 1100 net, 35¢ each, 2 bike tires and inflated Value 1

~~2 cables, 1 roll wire netting, 1 cabinet, records, estimated Value \$~~

Wetohet, stekle, lamp, 2 beds complete, Jarfern, Estimated Value :

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

[illegible]

1986

TOTAL CLAIM FOR PROPERTY LOSS

and attach it to the form. The item "personal property" includes shares, bonds, mortgages

and all other forms of property not included in real estate.

(1) To the extent necessary to protect the privacy of the individual, the following information shall be redacted from the records:

(a) Place at which claimant prefers to be heard.

(Vancouver, Kamloops, Nelson, Lechridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other

THESE DECISIONS, AND THE QUANTITY OF THE

2025 RELEASE UNDER E.O. 14176

BRITISH

to use currency exchange

Katsuya (Takahashi) Amano
of the D.D. Ranch

Provinces of British

The information set out in the form above is true and correct to the best of my knowledge.

and belief and I make this solemn declaration conscientiously believing it to be true, and before me, as a Commissioner of the General Land Office of the United States, duly authorized by law to administer oaths, and by virtue of the Canada Land Act.

LABELED before me at the City

✓ 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040

of British Columbia

100-443887-100

NOVEMBER 1947

Richard Hughes

— 50 —

A History Public in and for

The Physics of British Columbia

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: (Mr.) Tetsuko ASANO, Agent for (Mrs.) Matsuyo ASANO.

File No. 7551.

<u>Amount</u>	<u>On</u>	<u>Exp. Valuation</u>	<u>Ass. Value</u>	<u>VIA APPR.</u>	<u>Realised</u>
(1) \$ 850.00	Undeveloped vacant land (5.58 ac.), Delta, Ladner.	\$850.00	\$354.00	\$111.60	\$109.00
(2) \$ 400.00	Building (on rented land).	\$400.00	—	—	—
(3) \$ 500.00	Net House, etc.	\$500.00	—	(\$125.00 \$ 75.00)	\$125.00 \$ 75.00
\$1,750.00	Real Property total				
\$ 185.55	Acknowledged Custodian Credit				
\$1,564.45	<u>Amount of Real Property Claims</u>				
(4) \$ 250.00	Chattels as listed	\$250.00	—	—	\$ 30.50
\$ 27.96	Acknowledged Custodian Credit				
\$ 222.04	<u>Amount of Personal Property Claims</u>				
\$1,786.49	<u>Total amount of Claims</u>				

*Notional
uplands
claim now
\$125.00*

(1) Appraiser described this parcel of 5.58 acres as an entirely undeveloped bush lot with a fair stand of Alder and some fir, which had a nominal cordwood value.

(2) This item (\$400.00) is not clear. There were no buildings on above real property and claimant lived on premises rented from a Mr. C. Alexander (No. 1017 River Road, New Westminster). Buildings on floats on the foreshore off the Alexander property are dealt with below under (3).

(3) This item (\$500.00) also is not clear. Net House and float were first rented by this office to North Shore Packers, and later sold for \$75.00 (appraised value). All other floats and foreshore "improvements" were sold by this office to the owner of the uplands for \$125.00 (see office Memorandum of Apr. 28/43).

(4) With the exception of the few items shown as sold in attached Personal Property Analysis, the articles listed under this item (\$250.00) are unaccounted for.

[Signature]

1471
1231
872

Vancouver, B. C., Mar. 25/48.
MMP.

MEMORANDUM

File 7551.

TO: Mr. John W. G. Hunter.

FROM: Mr. R. G. Bell.

April 5th, 1948.

Re: Matsuye (Mrs. Youemon) ASANO - Reg. #10592.

Attention is drawn to the following points in connection with this claim:

- (1) The claim is filed by Teisuke ASANO as Agent for his mother, Matsuye ASANO, widow of Youemon ASANO (who died intestate at New Westminster on March 25th, 1937).
- (2) Letters of Administration were granted to Matsuye ASANO, the lawful Widow of intestate, under date of the 4th May, 1937. Office Real Property Summary (May 13/47) shows these letters were filed by Mr. Harry G. Johnston, Barrister, New Westminster, who informed our representative that two persons only are concerned in the Estate - Matsuye ASANO, the Widow, and Teisuke ASANO, son.
- (3) The Real Property included in attached claim (Lot 118 of Lot 440, Group 2, Map 1133, Municipality of Delta in the District of New Westminster) was registered in the name of: Matsuye ASANO "In Trust", and proceeds of sale are carried in an account in this name (Matsuye ASANO, "In Trust"), together with all other receipts and disbursements in Mrs. Asano's name - as per our Accounting Department's complete statement of today's date.
- (4) Mrs. Matsuye ASANO was admitted to the Provincial Mental Hospital, Essondale, B. C., on March 1st, 1947, and is still there (confirmed by telephone today).
- (5) Another small parcel of real property (Lot 17 of Block 4 of Blocks 2 and 5, District Lot 616, Group 1, New Westminster District, Plan 2990), registered in the name of: "Matsuye ASANO (Administratrix, filing 26777)" remains unsold. It does not figure in claim. The assessed value of this parcel of vacant land is \$150.00; its appraised value \$75.00. Erroneously put up for tax sale (September, 1947) the highest bid filed was \$34.57. Taxes (@ \$8.25) remain unpaid for 1945/1946/1947.

RGB/P.



REAL PROPERTY SUMMARY

JAPANESE NAME: Matsuye ASANO (Mrs. Youemon) Reg. No. 10592 File No. 7551.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/617-P. First Offer.

PROPERTY ADDRESS: R.R. No. 1, Delta, B.C.

LEGAL DESCRIPTION: Lot 118 of Lot 440, Group 2, Map 1133, Municipality of Delta, B.N.W.

TITLE: Registered in the name of Matsuye ASANO "In Trust" (See Filing No. 20165)

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24328, dated July 16th, 1942.

ASSESSED VALUE: Land - \$304.00
Improvements - 50.00 \$354.00. Taxes - \$5.35.

CLASSIFICATION: This was a small piece of uncultivated vacant property with an area of 5.53 acres.

HISTORY OF ADMINISTRATION: As this was vacant property and not rented from time of evacuation until sold to The Director, The Veterans' Land Act, there was nothing to administer.

SOLD: To The Director, The Veterans' Land Act for \$109.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Matsuye ASANO "In Trust" as at June 5th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$91.00 from said transaction.

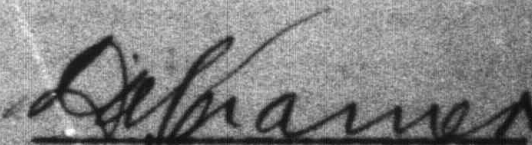
OLD CERTIFICATE OF TITLE
No. 120567-E Matsuye ASANO declared on her JP Form, signed May 4th, 1942, that the Title Documents were in her possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 171897-E in the name of The Director, The Veterans' Land Act.

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

June 19th, 1946.

DAC:JS


D. A. CRAMER.



Phone: Office 842
House 457

444 COLUMBIA STREET
NEW WESTMINSTER, B. C.

TIMBER AND
FARM LANDS
MORTGAGE LOANS
CONVEYANCING

NOTARY PUBLIC

July 17th, 1944.

The Custodian of Alien Property,
Royal Bank Bldg.,
Vancouver, B.C.

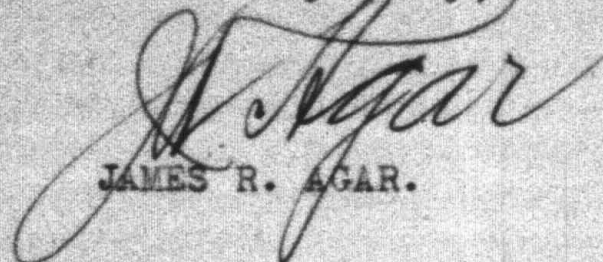
Attention Mr. Green.

Dear Sir:

Re: Matsuye (Mrs. Youemon)
ASANO, File # 7551.

Appraisal, re float and net house
combined \$75.00. Appraisal fee \$7.50.

Yours very truly,


JAMES R. AGAR.

JRA/DP

EVACUATION SECTION	
Rec'd	JUL 18 1944
File No.	7551
Ans.	287k
Referred	Green

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JUN 16 1944

JAPANESE EVACUATION SECTION

File No. 7551

Reg. No. 10592

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Hatsuho ASANO, *In Trust*
Kaslo, B. C.

Dear Sir:

Re: R.R. No. 1, Delta,
Lot 118 of Lot 440, Group 2, Map 1133, District
of New Westminster, C. of E. 50044.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 109.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 109.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 106.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R.

CR \$263.75

1963		Debit	Credit	Balance
Jan. 1	Credit re Sale of Property		\$106.00	
	Land Registry Office C. of E. (2)	2.00		
Mar. 16	1963 Rent of Float	20.00		
Apr. 27	Sale of Kitchen Range		20.00	
30	" " Floats at Sunbury		125.00	
July 13	North Van. Taxes for 1963	8.25		
Dec. 4	Sale of Mailbox	3.00		
		<u>\$10.25</u>	<u>\$274.00</u>	

MEMORANDUM

File No.: 7551
5597

April 28th, 1943

To: Mr. Alexander
From: Mr. Green

Re: Mrs. Matsuye ASANO
Tsunemori AMADATSU

As you will see from these files, in particular my memorandum of April 10th and Mr. Wright's of April 12th and 16th, there has been a certain amount of trouble due to my renting some floats belonging to Japanese and situated off the foreshore of a white man's property that has changed hands since the floats were first put there by the Japanese. Mr. Wright said that he thought the best solution would be where possible to sell these floats to the new owner of the land, Mr. Lehti, and that if a reasonable offer could be obtained, the sale should be consummated. I today visited the floats with Messrs. Carlsen and Anderson and report as follows:

(1) Mrs. Matsuye ASANO: The floats are as per the sketch appearing on both files behind my memorandum to Mr. Wright of April 10th. The net house rented to the North Shore Packers is so marked and will be moved by them very shortly. The remainder consisting of float houses and floats (a) to (f) were valued by Messrs. Carlsen, Anderson and the writer as follows.

- (a) Between \$75.00 and \$100.00.
- (b), (c), and (d) Practically no value.
- (e) \$25.00.
- (f) \$15.00.

After a good deal of discussion, Mr. Lehti agreed to offer \$125.00 for all these floats. Messrs. Carlsen, Anderson and the writer are convinced that this is a fair and reasonable offer and I recommend that it be promptly accepted.

(2) Tsunemori AMADATSU: The float and net house combined marked B. C. P. is rented to the B. C. Packers and will be moved by them in the near future. The others were valued by us as follows:

- (a) Value \$75.00.

NAME ASANO, Matsuyo (Mrs. Yousson)

REGISTRATION NO. 10592

FILE NO. 7551

The following chattels were sold by public
auction at Surrey, B. C. on January 31, 1945.

Skiff, oars and pike pole

\$ 7.50

Total

Less Expenses: (Auctioneer's Fee: \$ 0.75
(Advertising: 0.24
(Movings: 1.55

\$	0.75
\$	2.54
\$	4.96

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 9.

Remarks. *for 10592 and 10593*

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 7551

NAME: ASANO Matsuo

DATE ADVERTISED: _____
(or other information)

APPRAISER'S NAME: JAMES R. AGAR

J. K. COOPER

VALUATION: \$75.00

\$75.00 - \$80.00

PURCHASE PRICE: \$75.00

COMMITTEE'S APPROVAL: _____

PURCHASER'S FULL NAME: EDWIN SIDBACK

ADDRESS: Queensborough P.O., New Westminster

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

~~YES~~

NO

Paid in full

ENCUMBRANCES, IF ANY: _____

LIST OF CHATTELS SOLD: Float and net house.

File No. 7551

December 13th, 1943.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Matsuye ASANO, Reg. No. 10592

This file is in order as to chattels as these were left in the house at 1017 River Road, New Westminster, B. C. and in the sheds. The inventory was confirmed by the above on September 10th 1942, but since that time a good many of the chattels have been stolen.

The gramophone was left in the care of Mr. C. Alexander, 1030 River Road and confirmed by him. ✓

A 14' row boat was left in the care of Mr. W. R. Johnson, 1034 River Road, and confirmed by him. This boat was later stolen and Mr. W. R. Johnson in reply to our letter of June 1st 1943, agrees to replace the boat with a similar one of his own. ✓

(sell immediately)

One of the floats, the Asano, was rented to the North Shore Packing Company Limited for \$20.00 and was removed to another location on or before May 27th 1943. The other floats were sold to Mr. Lehti on April 28th 1943, for \$125.00 including chattels of no value.

? none, but
in my case
none sold
\$75 7-8-44

The kitchen range however was sold to Mr. Peterson for \$20.00 (see Mr. Green's memorandum of May 3rd 1943).

RBM/HMS

R. B. M.

MEMORANDUM

File No.: 7551

May 3rd, 1943

To: FILE

From: Mr. Green

Re: Mrs. Matsuye ASANO

The position on this file is now fairly clear being as follows:

All Mrs. Matsuye Asano's floats have been sold to Mr. Lehti, the owner of the land off which they were moored, as per our letter of April 28th. The exception to this is float with net house rented to the North Shore Packers for the 1943 season in the sum of \$20.00 and moved by them to a site of their own. *Since 5/1/43*

It was impossible to prevent these houses being broken into and the items originally inventoried on August 18th by Messrs. Carlsen and Logan have largely disappeared. Even the rowboat left in the care of Mr. Johnson was stolen so the thieves were no respectors of persons. Application is being made to Mr. Johnson for compensation. There is also the gramophone in the care of Mr. Alexander as per signed statement undated, but filed behind inventory of August 18th. The kitchen range was sold to Mr. Peterson for \$20.00 as Mr. Lehti would not make an offer for it and considered it should be included in the selling price of the floats.

Reference should perhaps be made to Mrs. Matsuye Asano's letter of April 17th asking us not to touch her property at Sunbury. This letter appears to come *ex puro caelo* and refers to the fact gathered in conversation from a local resident that the floats had been left in his care and for his use. As this did not come to our knowledge until after the arrangement with Lehti outlined above and as it was never registered with us or any written memorandum made, it has had to be ignored.

HFG:IF

(out of the blue sky)
! clear

File No: 7551

Name: Mrs. Matsuye ASANO

Reg. No: 10592

OFFICE OF THE CUSTODIAN
JAPANESE SECTION August 28, 1942

RECEIVED
SEP 12 1942

INVENTORY OF CHATTELS LEFT ON PROPERTY AT 1017 RIVER ROAD,
NEW WESTMINSTER, B. C.

In The House

some dishes and cooking utensils
3 home made tables
2 benches
2 chairs
1 carton of fish net
25 lbs. salt
2 bicycle tires and tubes
1 roll of wire netting
1 china cabinet
bunch of gramophone records
1 hatchet
1 sickle
2 beds complete
1 oil lamp
1 gas lantern
1 straw case with bedding
1 pair of crutches
1 mail box
7 qts. $3\frac{1}{2}$ gal sealers
1 gal crock
1 bucket

In outside Sheds

8 large, 4 small Jap. tubs
1 $\frac{1}{2}$ sack fertilizer

3 5 gal. oil cans
1 life preserver
1 shovel
1 watering can
3 lanterns
some fish nets

1-150 lb. anchor
300 lb. fish net
150 ft. rope
2 blocks
1 net buoy
1 box floats
1 box weights
1 bed
2 springs
2 5 gal cans oil
1 bath house
1 wash tub
1 basin, 1 crock

Left in care of C. Alexander, 1030 River Road, New Westminster, B. C.

1 gramophone

Left in care of W. R. Johnson, 1034 River Road, New Westminster, B. C.

1 row boat (since stolen)

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE:

Sept 18th 1942

SIGNED:

Matsuye Asano

Witness

T. Asano.

MR. MATSUZE ASANO "In Trust"

File No. 7551
Reg. No. 10592

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property	\$ 2.00	\$ 106.00	
March 16	Land Registry Office - Certificate of Encumbrance-2		20.00	
April 27	1943 rent of float		20.00	
April 30	Sale of kitchen range		125.00	
July 13	" Floats at Sunbury			
December 4	North Vancouver taxes for 1943	8.25		
	Sale of mailbox		3.00	
July 14	Taxes	7.50		
July 21	Appraisal fee float & net house	7.50		
August 7	Sale of " " "		75.00	
1945 March 26	Proceeds Auction Sale	15.00		
April 23	Legal fees re sale of property		4.96	
May 28	Search & inspection re letters of Administration			
	Estate of T. Asano	.20		
	Land Registry Office - Certificate of Encumbrance	1.00		
	Valuation fee	5.00		
	Advertising	27.68		
	Cheque to you	100.00		
May 30				
		\$ 174.13	\$ 353.96	

CR \$ 179.83

Accounting Department
April 5th, 1948

Date April 11, 1945

REAL PROPERTY MEMORANDUM

File No. 7551

Name ASANO, Matsuye (Mrs. Youemon) Registration No. 10592

Re: Catalogue No. Not Advertised. *Adv. Apr 14/45*

Address: 17th Street between William & Rupert Ave.,
North Vancouver. (Vacant Land)

Legal Description: Lot 17, Blk. 4 of Blks. 2 & 5,
D.L. 616, Gp. 1, N.W.D., Plan 2990.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 18534 L. Indef. *whereabouts: declarant's possession*
"jpn" form states - In

Registered owner: Matsuye ASANO * Reg. No. 10592
(Administratrix, filing 26777)

Property: Lot 17, Block 4, of Blocks 2, and 5,
District Lot 616, Group 1, New West-
minster District, Plan 2990.

B. Charges.
Registered: None

Vesting: 34607 August 11, 1942.
Unregistered: No evidence

Taxes: \$7.50 - 1944 PAID
Water: Nil
Insurance: Nil

Assessed Value: Land: \$150.00

Valuation by Appraiser: - - -

Amount of Bid: - - -

Approved by Advisory Committee:

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

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

Vacant Land

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.
Nil

Named Agent: - - -

* Extract from the Supreme Court of B.C. in Probate, New Westminster
Registry, appointing Matsuye ASANO Administratrix - May 4, 1937.

Improvements: - - -
Required. Apr 12/45.

[Signature]

REPORT ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: DELTA

Date: August 18th, 1942

NAME: ASANO MRS. MATSUYE

REGISTRATION NO. 10592

ADDRESS: 1017 River Road, New Westminster, B.C?

PROPERTY: On Gibson Rd., $\frac{1}{2}$ mi. west of Scott Rd.

ACREAGE: 5.53 acres in rough.

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: VACANT:

OCCUPIED:

DESCRIPTION:

ROOF:

SIZE:

NO. OF ROOMS:

CONDITION:

OTHER BUILDINGS: House at 1017 River Rd. belongs to

C. Alexander of 1030 River Rd. New Westminster.

NAME OF LESSEE OR RENTOR:

TERMS:

ON:

OFF:

WATER:

ON:

OFF:

LIGHT:

REMARKS:

The row boat was left in the care of W.R. Johnson
1034 River Rd. New Westminster, but since then has been stolen
but Mr. Johnson says that he will be responsible.

House is now vacant, windows boarded, doors locked.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

In the house

Some dishes and cooking utensils
3 Home made tables
2 Benches
2 Chaires
1 Carton of fish net
25 lbs. Salt
2 Bicycle tires and tubes
1 Roll of wire netting
1 China cabinet
Bunch of gramophone records
1 Hatchet
1 Sickle
2 Beds complete
1 Oil lamp
1 Gas lantern
1 Staw case with bedding
1 Pair of crutches.
~~1 Mail box sold. Pa Sec 43~~
7 gts. 3 gal. sealers
1 Gal. crock
1 Bucket

In outside sheds

8 Large, 4 small jap tubs
1 $\frac{1}{2}$ sack fertilizer

3 5 gal. oil cans
1 life preserver
1 Shovel
1 Watering can
3 Lanterns
Some fish nets

1 150 lb. Anchor
300 lb. fish net
150 ft. rope
2 Blocks
1 Net buoy
1 Box floats
1 Box weights

1 Beds
2 Springs
2 5 gal oil
(cans)
1 Bath house
1 Wash tub
1 Basin
1 Crock

Signed:

S. S. S. S.

H. Kofan

INCORPORATED IN CANADA
GENERAL TRADING COMPANY LTD.

INCORPORATED IN CANADA
GENERAL TRADING COMPANY LTD.

INCORPORATED IN CANADA
GENERAL TRADING COMPANY LTD.

North Vancouver Realty (E. N. Copping) Ltd.

Agents for:
Maritime Insurance Co.
The Sun Insurance Co. Ltd.
The General Insurance Co. of Canada
North British & Mercantile Insurance Co. Ltd.
British Columbia Insurance Co. Ltd.
Alliance Insurance Co. Ltd.

143 LONSDALE AVENUE
NORTH VANCOUVER, B.C.

Agents for:
Sun Insurance Office Ltd.
Colonian Insurance Company
Phoenix Assurance Co. Ltd.
The Century Insurance Co. Ltd.
The Liverpool-Manchester Assurance Company
Norwich Union Fire Insurance Society Ltd.

April 20th, 1945.

F. S. Shears Esq.,
Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
505 Royal Bank Bldg.,
Hastings & Granville St.,
Vancouver, B.C.

Rec'd	APR 21 1945
File No.	7551
Ans.	
Referred	

Re Lot 17, Blk. 4 of Lots 2 & 3,
D.L. 616, S.I. D.N.V. Plan 2990.
17th. St. between William & Rupert
Ave., North Vancouver, B.C.

Dear Sir:-

This appears to be a vacant uncleared lot off 17th.
St. East between William Ave. and Rufus Avenue, in a very undeveloped
District.

The lots on either side are tax sale lands assessed at
\$150.00, and for sale at \$75.00. Fully three quarters of the
block in which this lot is situated is vacant and uncleared with
the exception of one house on Lot 19.

I value the lot at \$75.00, but do not consider that it
would be easy to sell at any price.

Yours very truly,

E. N. Copping
E. N. COPPING.

c/c

File 7551

P 5308
Form "C"

New Westminster
May 4, 1937
Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN PROBATE
NEW WESTMINSTER REGISTRY

Be it known that on the 1st day of May 1937 Letters of Administration of all the estate which by Law Youemon ASANO late of Sunbury, British Columbia deceased who died on the 25th day of March 1937 at New Westminster, British Columbia, intestate, were granted by the Supreme Court of British Columbia to Matsuye ASANO the lawful Widow of the said intestate - From under the Seal of the said Court this 4th day of May A.D. 1937.

"J.E. Turnbull"

Deputy District Registry

Extracted by
Harry G. Johnston, Esq.,
New Westminster, B. C.

Certified a True Copy,
J.E. Turnbull,
Deputy District Registrar

COPY

REAL PROPERTY SUMMARY

JAPANESE NAME: Matsuye ASANO (Mrs. Youemon) Reg. No. 10592 File No. 7551.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act, BC/617-P. First Offer.

PROPERTY ADDRESS: R.R. No. 1, Delta, B.C.

LEGAL DESCRIPTION: Lot 118 of Lot 440, Group 2, Map 1133, Municipality of Delta, D.N.W.

TITLE: Registered in the name of Matsuye ASANO "In Trust" (See Filing No. 20165)

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24328, dated July 16th, 1942.

ASSESSED VALUE: Land - \$304.00
Improvements - 50.00 \$354.00. Taxes - \$5.35.

CLASSIFICATION: This was a small piece of uncultivated vacant property with an area of 5.53 acres.

HISTORY OF ADMINISTRATION: As this was vacant property and not rented from time of evacuation until sold to The Director, The Veterans' Land Act, there was nothing to administer.

SOLD: To The Director, The Veterans' Land Act for \$109.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

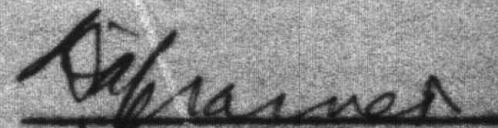
Funds released to the credit of Matsuye ASANO "In Trust" as at June 5th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$91.00 from said transaction.

OLD CERTIFICATE OF TITLE
No. 120567-E Matsuye ASANO declared on her JP Form, signed May 4th, 1942, that the Title Documents were in her possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 171897-E in the name of The Director, The Veterans' Land Act.

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

June 19th, 1946.


D. A. CRAMER.

REPORT ON TITLE

File 7551

Matsuye (Mrs. Youemon) ASANO

Reg. No. 10592

PROPERTY On 17th Street, between William and Rupert Avenue, North Vancouver.

LEGAL DESCRIPTION Lot 17, Block 4, of Blocks 2 and 5, D.L. 616G.1, N.W.D., Plan 2990.

TITLE In name of Matsuye ASANO (Administratrix, filing 26777) C.T. 18534-L.

Filing 26777 is of letters of Administration granted May, 1937, of the Estate of Youemon Asano, who died at New Westminster on the 25th day of March 1937, to Matsuye Asano, the lawful widow of the intestate. A copy of filing 26777 is on file. The Following creditors consented to the Letters being granted without security: C. Goto, Z. Aikawa, S. Inamoto, G. Suzuki, Y. Hatekeyama. The letters of Administration were filed by Mr. Harry G. Johnston who informed Mr. Cramer that two persons only are concerned in the Estate: Matsuye Asano, widow, and Tersuke, son, both of Sunbury, B. C.

VESTINGS A certificate of vesting in the Custodian, the interest of Matsuye Asano dated 14 July, 1942, was filed in the Land Registry Office, Vancouver, on 11 August 1942, as filing 34607. Shown on Certificate of Encumbrance dated 12 December 1942.

This vesting was supplemented by a special certificate of vesting dated 18 April 1945, filed as 39812 on 28 April 1945, of the interests of the heirs surviving; Matsuye Asano, widow, and Tersuke Asano, son. No Certificate of Encumbrance showing this vesting is on file but it has been registered. I have, today, searched the title and find vesting 39812 recorded on the certificate of title on 28 April 1945.

JUDGMENTS There is no Judgment registered against Youemon Asano. Following ordinary procedure of the office it is in order to transmit Title to the Custodian and convey to a purchaser clear of encumbrance. Preferable, however, would be a conveyance from the administratrix.

IM/ES May 13, 1947.

Len Macpherson

*Done registered by phone
2 C.E. changing vesting
39812.
J.L.C.*

*If correct
If sold person
as no name
names of Counties
found
J.L.C.*

LIABILITY SUMMARY

File No. 7551.

Watsuwa ASANO "In Trust" - Reg. No. 10592.

The above named Japanese declared on her JP Form, signed May 4th, 1942, that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against

her

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

June 19th, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JB

NOTE:-

There is no evidence on this file of any claims having been filed against Tomason ASANO - Deceased - (Late husband of Watsuwa ASANO).

D. A. Cramer
D. A. CRAMER.

DAC:ic

DATED: July 16th, 1947.

FIRE INSURANCE SUMMARY

File No. 7551.

Nakamura ASANO "In Trust" - Reg. No. 10592.

The above named Japanese declared on her JP Form, signed May 4th, 1942, that she carried no Fire Insurance, which was found to be correct. Vacant Property.

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

June 19th, 1946.


D. A. CRAMER.

DAC:JS

UNIDENTIFIED

March 27, 1946

The following list is an extract from a letter dated March 8, 1946 received by the Custodian's office at the request of Mr. George Peters from the Great West Packing Co., Ltd., covering the Japanese accounts on their books. The following amounts have been credited in the company books from the sale of nets being in payment of monies owing the company and will be treated as if the company paid the Japanese these monies.

	Balance as at May, 1942	Credit
	-----	-----
M. ASANO	231.86	
By Matsuyama Yonemon		
By Net to Peter Petersen		231.86

Note:

Definite identification cannot be made, but ASANO, Matsuye (Mrs. Yonemon) is the closest identification.

IN REPLY PLEASE REFER

TO FILE NO. **A 71 B**

INSPECTOR OF MUNICIPALITIES



PROVINCE OF
BRITISH COLUMBIA

EVACUATION SECTION

Rec'd **AUG 11 1949**

File No. _____

Ans. _____

Referred _____

DOMINION BANK BUILDING,
VICTORIA, BRITISH COLUMBIA,
CANADA

August 9, 1949.

A. G. McArthur, Esq.,
Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Dear Sir: Re: Matsuye ASANO, Provincial Mental Hospital
 and Matsuye ASANO "In Trust"
 Your File No. 7551

I have your letter of August 2nd together with the
enclosures mentioned therein, for which I thank you. Our Official
receipt covering your remittance is enclosed herewith.

Yours truly,

B. C. Bracewell

B. C. Bracewell,
Inspector of Municipalities.

RJM/FL
Enclosure.

File No.

A 713

ATTORNEY-GENERAL OF BRITISH COLUMBIA
TRUST ACCOUNT

Receipt No 13941

\$ *179.83*

Victoria, B.C.

Aug 5, 19 *49*

RECEIVED FROM

the sum of ☒ Cheque
☐ Money Order
☐ Cash

Custodian of Enemy Property

One hundred and Seventy nine dollars for Matsuye Asano

, as follows:—

credit to the account of

Funds received from Custodian, held in trust

\$

179.83

B. C. BRACEWELL,
INSPECTOR OF MUNICIPALITIES.

PER

H. R. Davis

Total

- \$

179.83

Statement of AccountMrs. Matsuye ASANOIn Trust

File No. 7551.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>
1942 Nov. 25 30	Land Registry Office C/E North Vancouver Taxes Delta	\$ 1.00 8.60 5.89	\$
1943 Jan. 27 July 13	Land Registry Office C/E North Vancouver Taxes	1.00 8.25	
1944 July 14 21	North Vancouver Taxes Appraisal float and net house	7.50 7.50	
1945 Apl. 23 25 May 28 June 21	Legal fees re Sale of Real Property Appraisal North Vancouver Real Property Search fee re Better Administration Advertising North Vancouver Real Property	15.00 5.00 .20 27.68	
1947 June 28	Land Registry Office C/E	1.00	
Jan. 1	Sale of Real Property		106.00
1943 Mch. 30 Apl. 30	Rent of float for 1943 Sale of floats		20.00 125.00
	Balance	88.62	251.00
		162.38	
	By Balance	251.00	251.00
			\$ 162.38

August 2/49.
/js

File No. 7551

Statement of Account

Mrs. Matsuyo ASANO

Personal

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>
1945 May 30	Remittance		\$ 5.89
1942 Nov. 24	Remittance	\$100.00	8.60
1943 Apl. 27	Sale of Kitchen Range		20.00
Dec. 4	" " Mail Box		3.00
1944 Aug. 7	Sale of Floet house and net racks		75.00
1945 Feb. 26	Proceeds Auction Sale		4.96
	Balance	\$100.00	\$117.45
		17.45	
		\$117.45	\$117.45
	By Balance		\$17.45

August 2/49.
/js



VICTORIA

L.221-4.

IN YOUR REPLY REFER TO FILE

FILED	April 12
FILE NO.	7551
ANS.	
RECEIVED	Shears

F. G. Shears, Esq.,
Director,
Japanese Evacuation Section,
Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B.C.

11th April, 1949.

Dear Sir,

Re: Matsuye Asano (Insane).
(Your File 7551).

Your letter of the 6th instant received and, in reply, may say that the monies to the credit of this estate should be forwarded to the Attorney-General as ex officio committee of this woman's estate, pursuant to the provisions of section 47 of the "Lunacy Act", R.S.B.C., 1948, Chapter 194. It is true that the Attorney-General has not been appointed administrator of the estate of this woman's husband but, in his capacity as committee of her estate, he is entitled to these trust funds, and the same should be paid over to him and, if it is necessary to apply for administration "de bonis non" of the husband's estate, this will be done. I see the amount to the credit of the estate is \$179.83.

Yours truly,

Deputy Attorney-General.

OK
May 17/49

IN REPLY PLEASE REFER

TO FILE NO. **A 71 B**

INSPECTOR OF MUNICIPALITIES



DOMINION BANK BUILDING,
VICTORIA, BRITISH COLUMBIA,
CANADA

November 24, 1948.

R. G. Bell, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	NOV 26 1948
File No.	7551
Ans.	
Referred	<i>McArthur</i>

Dear Sir:

Re: Estate of Matsuye Asano

The above-named is a patient at the Provincial Mental Hospital and the Attorney-General of British Columbia, for whom this office acts, is ex-officio committee of her estate and as such is charged with the duty of its administration.

A copy of your letter dated November 10th, file No. 7551, addressed to the patient in care of the Medical Superintendent at the Hospital, relative to the disposal of the following described land, has been forwarded to this office:

Lot 17 of Block 4 of Blocks 2 and 5, District
Lot 616, Group 1, New Westminster District
Plan 2990.

I note that this property was sold on the 30th day of September, 1948 by the Collector for the Corporation of the City of North Vancouver for the sum of \$45.63 to cover the amount of taxes then owing, delinquent and in arrears, with interest, costs and legal charges.

Would you kindly advise if you have knowledge of any assets belonging to the above-named or have any information with respect to the affairs of this patient.

Yours truly,

B. C. Bracewell,
Inspector of Municipalities.

WKS/EM

7521.

November 10th, 1948.

Mrs. Matsuye ASANO,
Registration No. 10592,
c/o The Medical Superintendent,
Provincial Mental Hospital,
Escondido, B. C.

Dear Madam:

Re: Lot 17 of Block 4 of Blocks 2 and 5, District
Lot 616, Group 1, New Westminster District,
Plan 2990.

For your information and guidance we would advise you that the above property, registered in the name of "Matsuye ASANO, Administratrix", was sold on the 30th September, 1948, by the Collector for the Corporation of the City of North Vancouver for the sum of \$45.63, to cover the amount of taxes then owing, delinquent and in arrears, with interest, costs and legal charges.

The assessed value of this property is shown as \$150.00 but its appraised value as \$75.00, our appraiser describing it as a vacant uncleared lot on 17th Street E., between William and Rufus Avenues, in what is described as a very undeveloped district.

You may redeem the property on or before the 30th September, 1949, by payment of the above mentioned sum (\$45.63) plus interest thereon at the rate of 6% per annum from date of sale to date of payment. If this period of grace is not availed of the property will be forfeited as from the 30th September, 1949.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

c.c. to Mr. Teisuke ASANO,
P. O. Box 1527,
Vernon, B. C.

THE CORPORATION OF THE
CITY OF NORTH VANCOUVER

P.O. Box 2378, NORTH VANCOUVER, B.C.
PHONE: NORTH 1101

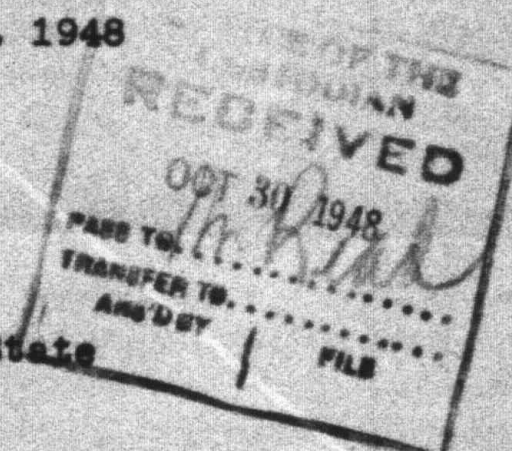


OFFICE OF THE
TREASURER & COLLECTOR
209 4TH ST. WEST

NORTH VANCOUVER, B.C.

October 27th, 1948

Edgar T. Reid, Esq.
Office of the Custodian
Department of the Secretary of State
Victoria Bldg., 7 O'Connor St.
OTTAWA, Ontario



Dear Sir:

Re: File No. ETR

Replying to yours of the 22nd inst. relative to Lot 17, Re Sub 4, Block 245, District Lot 616, Map No. 2990, we would advise that the registered owner of this property is Matsuye Asano, who, of course, comes under the Japanese Evacuation Section here in Vancouver, B. C. This Section was also advised of the Tax Sale proceedings taken with respect to such property and, as we were unaware of your requirements in respect thereto, we deemed it advisable to notify your office as well.

Thus, we are returning herewith our notice no. 13983 for your information if same should now prove necessary.

Yours very truly,

CITY OF NORTH VANCOUVER

R. W. RICHARDS
City Treasurer

RWR:JA
Enc: 1

THE CORPORATION OF THE
CITY OF NORTH VANCOUVER

P.O. Box 2378, NORTH VANCOUVER B.C.
PHONE: NORTH 1101



OFFICE OF THE

TREASURER & COLLECTOR
209 4TH ST. WEST

NORTH VANCOUVER, B.C.

October 7th., 1947.

Mr. W. J. Johnston,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

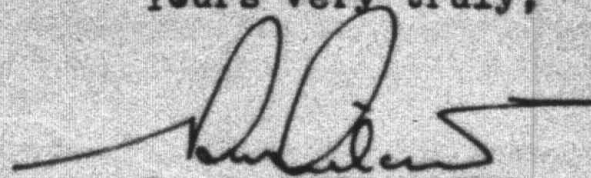
EVACUATION SECTION	
Rec'd	OCT 8 1947
File No.	7551
Ans.	
Referred	Johnston

Dear Sir:

RE: File No. 7551.
City of North Vancouver,
Lot 17 of Lot 4 of Blocks
2 and 5, District Lot 616.

We beg to acknowledge receipt of yours of
the 4th. inst., relative to the above-mentioned property,
and enclose herewith a copy of our letter to the Registrar
correcting our error in this respect.

Yours very truly,


R. W. RICHARDS,
CITY TREASURER.

RWR:AG
Enc.

*Copy made for R. P.
Section of file*

THE CORPORATION OF THE
CITY OF NORTH VANCOUVER

P.O. Box 2376, NORTH VANCOUVER B.C.
PHONE: NORTH 1101



OFFICE OF THE

TREASURER & COLLECTOR
209 4TH ST. WEST

NORTH VANCOUVER, B.C.

C O P Y

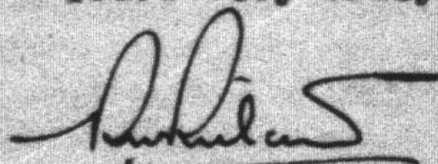
October 7th., 1947.

Registrar of Titles,
Court House,
VANCOUVER, B. C.

Dear Sir:

Due to an error on our part, Lot 17 of Lot 4, Blocks 2 and 5, District Lot 616, was entered in our Tax Sale list of September 30th., 1947, same being property vested in the Custodian, Japanese Evacuation Section, and we would thus appreciate your cancelling our notice of such sale, No. 10028, under date of the 1st. of October, 1947.

Yours very truly,


R. W. RICHARDS,
CITY TREASURER.

RWR:AG
c.c. The Custodian.

October 4, 1947.

REGISTERED

Mr. R. W. Richards,
Collector for the Corporation of
the City of North Vancouver,
City Hall,
North Vancouver, B. C.

* NOTICE ON
REAL PROPERTY
SECTION.

Dear Sir:

Re: City of North Vancouver,
Lot 17 of Block 4 of Blocks 2
and 3, District Lot 616, Group 1,
New Westminster District, Plan 2990.

We are in receipt of your Tax Sale Notice^{*} dated
October 1, 1947, advising that the above-mentioned property
was sold on September 30, 1947, for the sum of \$34.57 to
cover the amount of taxes owing, delinquent and in arrears
with interest, costs and legal charges. ✓

This property is registered in the name of a
person of the Japanese race and is, therefore, vested in the
Custodian. We would call your attention to Section 51 (1)
of the Revised Regulation Respecting Trading with the Enemy
(1943) which reads as follows:

"No property vested in the Custodian shall be forfeited
for default in doing an act or making a payment or
attached, seized or taken under legal process or distress
or foreclosed or sold under a mortgage, lien, pledge or
charge or sold for a tax or assessment."

In view of the above regulation we presume you will arrange to
place this property back to its original position on your Municipal
rolls.

For your information we wish to advise you that the
registered owner, Matsuye ASANO, was admitted to the Provincial
Mental Hospital, Essondale, B. C., on March 1, 1947, and we
are presently in the course of advising the Attorney-General
of B. C., regarding her assets, which will now come under his
control.

Your early attention to the above matter, therefore, is
requested.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJ/MS

7551

July 17, 1947.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Attention: Mr. M. L. Brown

Dear Sirs:

Re: Matsuye ASANO (Mrs. Youemon)
Registration No. 10592

We are in receipt of your letter of the 15th instant advising us that the above-mentioned woman was admitted to the Provincial Mental Hospital, Essendale, B. C., on March 1, 1947.

Mrs. Asano's late husband, Youemon Asano, died on March 25, 1937, according to information received by this Office. We do not have any funds on hand for the deceased and no claims have been filed against his Estate. However, his widow, Matsuye Asano, was granted Letters of Administration as his personal representative and she has a credit balance in our Office amounting to \$179.83. Mrs. Asano did not declare owing any monies and no claims have been filed against her.

Yours very truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

File No. 7551.

May 25th, 1945.

MEMORANDUM

TO: Mr. Macpherson

FROM: Mr. Cramer

Matsuye ASANO
Lot 118 of Lot 440, Gp. 1,
Map 1133.

With reference to your memo re the granting of Letters of Administration to the above party, I checked over the papers on file in the Supreme Court Registry Office at New Westminster and found the following:

Harry G. Johnston, Barrister, acting for Mrs. Matsuye ASANO, obtained Letters of Administration in her favour re the estate of her late husband, Youemon ASANO, under date of April 30th, 1937. The undersigned creditors of the deceased consented to the Letters of Administration being granted without security - C. GOTO, Z. AIKAWA, S. INOMATO, G. SUZUKI, Y. HATAKEYAMA.

what about?
So far as the division of the estate is concerned there is just two names mentioned in the documents -

Matsuye ASANO, Sunbury, B. C. one half
Teisuke ASANO, Sunbury, B. C. one half.

There also showed on the papers that there was standing in his name the following lots:

Lot 118 of Lot 440, Gp. 2, Map 1133, Delta, valued \$304.00.
Lot 17, Blk. 4, resubdivision of Blks. 2 & 5, D.L. 616,
Map 2990, North Vancouver, valued \$150.00.

These are the only names that appear on the Administration papers.

D. Cramer

DAC:JS

Advertisement appearing in the Vancouver News Herald
14th April, 1945, Vancouver Sun 16th April, 1945,
Vancouver Province 17th April, 1945.

File No. 7551

DEPARTMENT OF THE SECRETARY OF STATE

Office of the Custodian

REAL PROPERTY

FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) having offers for sale by public tender such interests as are vested in him in the following properties:

CITY OF VANCOUVER

PARCEL A: Lot 2, Block 35, District Lot 196, New Westminster District, Plan 196, known as 640 East Cordova Street, upon which is situate a one-storey frame factory building.

PARCEL B: Lots 17 and 18 in the West 1/4 of Subdivision "C" of District Lot 326, Group 1, New Westminster District, Plan 2204, known as 1635 Keat Street upon which is situate a chicken house and shed. Building used as dwelling not included.

NORTH VANCOUVER

PARCEL C: Lot 17, Block 4 of Blocks 2 and 3, District Lot 618, Group 1, New Westminster District, Plan 2890, being a Vacant Lot on 17th Street between William and Rupert Avenues.

WEST VANCOUVER

PARCEL D: Lot 6, Block 12 of Blocks 7 to 12, District Lot 775, Group 1, New Westminster District, Plan 4595, known as 2155 Marine Drive, upon which is situate a dwelling with a store front.

MATSQUI

PARCEL E: Part (The North Westerly 20.975 acres more or less) of the North 1/4 of the South East 1/4 of Section 11, Township 14, as shown and lettered "E" on sketch deposited 1118, Save and Except part 7.5 acres as shown on sketch deposited No. 5230, Group 1, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 22.475 acres, more or less, near Mt. Lehman Road upon which is situate a five-room dwelling and outbuildings.

PARCEL F: Lot 2 of the North West 1/4 of Section 16, Township 16, Map 3295, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 4 1/2 acres, more or less, on Ware Road, Abbotsford, upon which is situate a six-room dwelling, barn and poultry house.

MISSION

PARCEL G: Lots 12 and 13 of the North 1/4 of the South East 1/4 of Section 16, Township 17, Map 2845, Municipality of Mission, in the District of New Westminster, being a farm property of 10 acres more or less, known as 3975 Cherry Street, on which is situate a dwelling, barn and outbuildings.

PITT MEADOWS

PARCEL H: Lot "B", Block 2 of Lot 3 of Lot 12 of Section 36, Block 6 North, Range 1 East, Map 6328, Municipality of Pitt Meadows, in the District of New Westminster, on Advent Road, containing 2 acres more or less, on which is situate a community hall and cottage.

SURREY

PARCEL I: Lot 3 of the North West 1/4 of Section 30, Township 2, Map 1845, Municipality of Surrey in the District of New Westminster, being a Farm Property of 6.3 acres, more or less, known as 416 Scott Road, upon which is situate a 7-room dwelling, chicken houses and sheds.

DELTA

PARCEL J: Lot 40 of the North East 1/4 of the North East 1/4 of Section 25, Township 4, Map 1416, Municipality of Delta, in the District of New Westminster, on Bailey Road, on which is situate a one-storey frame hall building.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for the sum of \$1000 of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 405 Royal Bank Building, 575 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate".
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encumbrances.
9. The Custodian reserves the right to accept any accepted tender and to return the deposit of any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender shall be accepted.

Chances in respect of unaccepted tenders will be returned in due course.
Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 14th day of May, 1945. Further particulars may be obtained from the undersigned at various times on the 14th day of May, 1945, and arrangements made with the undersigned at various times on the 14th day of May, 1945.

DATED AT VANCOUVER, BRITISH COLUMBIA, this 14th day of April, 1945.

THE CUSTODIAN
405 Royal Bank Building,
575 West Hastings Street,
Vancouver, B.C.

Mon May 22/44
Dept of Sec of State
Office of the Custodian.

29/5/44

Dear Sir:—

ASANO

Rec: Matsuye (Mrs Youemon) Asano

In answer to your letter of the 1st inst regarding the float. belonging to the above Japanese. And now in us by me, I would wish to tender a bid of (\$40) forty dollars.

Appreciating, the fact that your office has given me the benefit of making an offer with out tenders being called.

I would beg your forgiveness for my tardness in replying to your letter.

As to the location of the float, it is situated on the South side, in Queens Boro., below Campbell St.

Your Representative may call at 215 Campbell St. he will be shown the exact location.

Respectfully yours.

Edwin Sidback

7551

May 1st, 1944

Mr. Ed Sidback,
Queensborough P. O.,
New Westminster, B. C.

Dear Sir:-

Re: Matsuye (Mrs. Youemon) ASANO

We understand from the North Shore Packing Company that the float belonging to the above Japanese and rented to them for the season 1943, is now in use by you. We are now engaged in liquidating all Japanese property and while, strictly speaking, tenders should be called for on all assets that come up for sale, we can sometimes make exceptions in the case of erections of comparatively small value.

If you are interested in making an offer on this float, please send it to us in writing and tell us exactly where it is now situated as it will be necessary for our representative to come and inspect it and determine whether or not your offer is a reasonable one. Please let us know about this as promptly as possible.

Yours truly,

H. F. Green
Protection Department

HFG:IF

NORTH SHORE PACKING CO., LTD.

FOOT ST. ANDREW'S AVENUE

NORTH VANCOUVER. B. C.

Answer on letter files.

April 26, 1944.

Mr. H. F. Green,
Protection Department,
Japanese Evacuation Section,
Department of the Secretary of State,
506 Royal Bank Building, Vancouver, B. C.

EVACUATION SECTION	
Rec'd	APR 27 1944
File No.	7551, 7540
Ans.	1/5/44
Referred	<i>[Signature]</i>

Re: Mrs. Matsuye Asano
Gennosuke Suzuki - File
Number - 7551 and 7540.

Dear Sir:

Replying to your letter of the 21st, we must apologise for not having written you long before this regarding these two floats. I had entirely forgotten that we had rented them from you but some months ago, I intended to tell you that we did not require them for our operations so that we are not interested in buying them. I might say that they are of very little use as the logs under them are pretty well waterlogged. The float without the house on it is in exactly the same position as when we rented it but the other float is about three miles down the river and across at Queensborough. It is being used by a man named Ed Sidback who wants to buy it from your Department. His address is Queensborough Post Office, New Westminster, B. C.

Mrs. Matsuye Asano

Hoping you will accept our apology for not having written you before, we are,

Yours very truly,

NORTH SHORE PACKING CO. LTD.,

per

D. W. Wilson,
MANAGING DIRECTOR.

DWW:jm

per

J. McMartin

April 21, 1944.

7540

7541

North Shore Packing Co.,
Foot St. Andrew's Ave.,
North Vancouver, B. C.

Dear Sirs:

Attention: Mr. D. W. Wilson

Re: Mrs. Matsuye ASANO & Gennosuke SUZUKI

Further to our correspondence ending April 26th last year, we are now engaged in the liquidation of all Japanese property. As a general rule, we have to call for tenders, but we believe that in the case of the float houses rented to you for 1943 we could get permission to sell direct to you if you would pay the price set by an independent appraiser.

Will you please, therefore, let us know if you are interested in buying these two floats? That belonging to Mrs. Matsuye Asano has been moved by you and we should need to know its location in order to have it valued. The other belonging to Mr. Gennosuke SUZUKI is yet, we understand, in its original position near Mr. Peterson's property at Sunbury.

Yours truly,

H. F. Green
Protection Department

HFG/ms

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 8, 1944
Name: ASANO, Matsuye Reg. No. 10592 File: 7551
Boat File No.: JFVDC 100
Name of Vessel: "M.A." 29'x7'x3'6" (1931) Easthope 10-14 HP
Lic. or Reg. No.: "Mutsu-No-Kami"
NEW WESTMINSTER 2670
Naval No.: NW.012-H
Owner's Valuation: \$1,100.00
JFVDC Valuation: 748.00 Survey #426
Custodian Valuation: None
Date of Sale: March 13, 1942
Purchaser: Great West Packing Co.Ltd.
Signature on Sales Papers: Copy unsigned
Selling Price: \$750.00
231.86 (Balance due Great West Packing Co.)
Paid to JFVDC ~~or Custodian~~ 518.14
Supervision Costs: 10.00
Balance due Owner: 508.14
Paid to: Mrs. M. Asano on April 21, 1942
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.: None

Additional Information:

FM

NORTH SHORE PACKING Co., LTD.

FOOT ST. ANDREW'S AVENUE
NORTH VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 19 1943
File No.	
Ans.	27/4
Referred	<i>Green</i>

April 17, 1943.

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

Attention: Mr. Green.

Dear Sir:

In reply to your letter of the 16th, and further to our conversation over the telephone, we wish to advise you that on or before May 27th, or the first suitable sufficiently high tide, we will remove the "Asano" float near Sunbury from its present location on the Provincial Foreshore opposite the Lehti property to a position further down the River which we control.

We will also move the other float which we rented from you, namely the "Suzuki", which is a few hundred yards above the "Asano" float and in the water.

Both of these floats have our name painted on them. It was never our intention to leave them in their present location. We were just waiting for suitable tide to remove them.

We wish to purchase these floats, if and when they will be for sale, and after the considerable expense and trouble we have had in connection with these two floats, we trust we will be allowed to purchase them at a figure consistent with other offers.

We feel that Lehti is acting in a very high-handed manner as he does not own the Foreshore on which this float is sitting as this is Provincial property.

May we repeat that we had no intention whatsoever of leaving these two floats at their present locations.

Yours very truly,

NORTH SHORE PACKING COMPANY LIMITED,

per

[Signature]
MANAGING DIRECTOR.

DWW:jm

NORTH SHORE PACKING Co., LTD.

FOOT ST. ANDREW'S AVENUE
NORTH VANCOUVER, B. C.

VACUATION SECTI

Rec'd MAR 15 1943

File No.

Ans.

Referred

March 12, 1943.

7540?

Mr. H. F. Green,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

WGA
Can you identify
file ok
I

Dear Sir:

Confirming our conversation over the telephone today, we hereby enclose a cheque for \$20.00 to cover the rental for this season for the "Asano", the float, which I spoke to you about, on the beach of the Fraser River at the foot of a Charlie Anderson's property, close to the floats that Mr. Peterson is looking after for your department.

75404

As I mentioned to you today, Mr. Peterson was with me yesterday when I looked at this float and he told me it has not been spoken for by anyone else.

It is understood that, if and when you are in a position to sell this float, we will be given the privilege of purchasing same.

Kindly confirm this by letter so that we can take possession of the float when the salmon season comes around.

Yours very truly,

NORTH SHORE PACKING CO. LTD.

per

MANAGING DIRECTOR.

DWW:jm
Enc.

SUZUKI, Herman
File 7540 Reg. 10-79
Left for season

1st furnished
and returned

THE CORPORATION OF THE
CITY OF NORTH VANCOUVER

P.O. Box 2378, NORTH VANCOUVER B.C.
PHONE: NORTH 1101



NORTH VANCOUVER, B.C.

OFFICE OF THE
TREASURER & COLLECTOR
209 4TH ST. WEST

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 13 1942

May 12th, 1942.

7551 ?
C. L. Drewry, Esq.,
506 Royal Bank Building,
Vancouver, B. C.

Re: Matsuye Asano

Dear Sir:

Replying to your letter of the 6th of May
I beg to advise you that the property owned by the
above named Japanese in the City of North Vancouver,
is described as Lot 17, Resubdivision of Lot 4,
Blocks 2 & 5, District Lot 616.

The Land Registry Office shows registration
in the name of Matsuye Asano (in trust), R. R. No. 1.,
New Westminster, B. C. The amount of taxes for the
year 1941 was \$7.80 and has been paid. There are no
water rates due, this being vacant property.

Yours faithfully,

W. R. Clarke
CITY ASSESSOR.

WRC:M

The Corporation of Delta

Telephone 34

MUNICIPAL HALL,
LADNER, B.C.

May 11th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 12 1942

7551
C.L. Drewry Esq.,
Manager,
Japanese Evacuation,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

In reply to yours of the 6th inst.,
re Matsuye Asano, Japanese.

- (a) Lot 118, of Lot 440, Gp. 2, Map 1133
New Westminster, B.C.

Assessment:	
Improvements	50.00
Land	304.00

- (b) Matsuye Asano in Trust (C. of T. No. 120567E)
R. R. No. 1, New Westminster, B.C.

- (c) 1941 Taxes \$5.35, Paid.

- (d) No water charges on the above property.

Yours truly,

J. P. Smith
wm2

Assessor & Collector.

JPS/wmt

April 6, 1949.

Hon. Gordon S. Wimmer, K.C.,
Attorney General of British Columbia,
Legislative Buildings,
Victoria, B. C.

Dear Sir:

Re: Lot 17 of Block 4 of Blocks 2 and 5, D.L. 616,
Group 1, New Westminster District, Plan 2990,
being vacant land situated in the City of
North Vancouver, registered in the name
Matsuye Asano (Administratrix, filing 26777).

As you are doubtless aware, the Order-in-Council which prohibited persons of the Japanese race from entering the protected area of British Columbia without permit has been revoked, such revocation being effective as at April 1, 1949.

Our records indicate that Matsuye Asano is the registered owner of the above-described property as administratrix of the estate of her husband, Youemon Asano, who died in Vancouver on March 25, 1937. Letters of Administration were granted to her by the Supreme Court of British Columbia in Probate on May 4, 1937. Mr. Harry G. Johnston, Barrister, New Westminster, was her solicitor. We are informed that Mrs. Asano was admitted to the Provincial Mental Hospital on March 1, 1947, and we understand that she is still there.

This letter is to advise you that as of May 15, 1949, the Custodian intends to file a Vacating Certificate with the Registrar of Lands and thereafter the responsibility for administering this property will revert to the registered owner or her representative.

Inventory X in the application for administration gave the value of this land as \$150.00, the amount at which it was assessed by the Municipality of North Vancouver until 1949 when the assessed value was increased to \$225.00. In accordance with the Government's policy of liquidation, it was put up for sale by public tender in April 1945, at which time E. M. Copping, North Vancouver Realty, appraised it at \$75.00. No bids at any price were received.

Hon. Gordon S. Wiemer, K.C.

April 6, 1949.

No instructions were received to pay the taxes and it was finally included in tax sale in September 1948 and sold for \$45.63 to cover the amount of taxes and other charges then outstanding. We attach a copy of our letter addressed to Mrs. Asano in this connection, together with a copy of the reply of the Inspector of Municipalities to whom our letter was referred.

Another vacant lot at Delta, B. C. had been sold to the Director, Veterans' Land Act, as at January 1, 1943, the proceeds being credited to the Estate account. We enclose a statement of this account showing a present credit of \$179.83.

As far as this office is aware, the only other heir to the estate of Youemon Asano is a son, Teisuke, but this office takes no responsibility for the accuracy of this information. We may say that Teisuke Asano has filed a claim with the Japanese Property Claims Commission relative to the sale of the Ladner property, together with certain items of personalty. If an award is made, there will be a further credit for Matsuye Asano in trust.

In the meantime we would like to disburse the funds on hand and ask to be instructed in this connection.

Yours truly,

F.G. Shears,
Director.

AGM/AC
Enc. Statement
copies

c.c. Harry G. Johnston, Esq.,
Barrister, New Westminster.

CANADA

48804

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 7551



VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry Office for the Land Registration District of New Westminster at Vancouver in the Province of British Columbia, on the 11th day of August 1942, as No. 34607 and on the 28th day of April 1945, as No. 39812, and certifying that the interest of Matsuye ASANO (Administratrix) in Lot 17 of Block 4 of Blocks 2 and 5, District Lot 616, Group 1, New Westminster District, Plan 2990, is vested in the Custodian, and hereby relinquishes and releases any right which he the said Custodian may have in the said property by virtue of the Vesting in him of the interest of the said Matsuye ASANO (Administratrix).

DATED at Vancouver, B. C. this 30th day of May A.D. 1949

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian

7551

August 2, 1949.

Hon. Gordon S. Wimmer, K.C.,
Attorney General of British Columbia,
Legislative Buildings,
Victoria, B. C.,

Dear Sir:

Re: Matsuye ASANO, Essondale Mental Hospital,
and Matsuye ASANO "In Trust".

Enclosed please find Custodian cheque No. 7528 in the sum of \$179.83, being the full amount held in this office for the credit of Matsuye Asano, of which \$17.45 belongs to Matsuye Asano personally and \$162.38 to her "In Trust". As stated in a previous letter, there is a possibility that an award may be made by the Government relative to the sale by the Custodian of Real and Personal Property to be added to these accounts.

With reference to the vacant lot in North Vancouver to which reference was made in our letter of April 6, 1949, we enclose Collector's notice showing the date of redemption, together with Assessment Notices for 1948 and 1949. The Custodian's interest in this property has been vacated.

Would you kindly acknowledge receipt of the enclosed cheque.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM)AG
Enc. Notices
Cheque \$179.83



LAND REGISTRY OFFICE
VANCOUVER, B.C.

2403/49

August 6th 1949.

EVACUATION SECTION	
Rec'd	AUG 8 1949
File No.	
Ans.	<i>[Signature]</i>
Referred	

Your File No. 7551.

Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
VANCOUVER, B.C.

Dear Sir:

Re: Matsuye ASANO (Administratrix)
Lot 17 of Block 4 of Blocks 2
and 5, D.L. 616, Group 1, N.W.D.,
Plan 2990.

I am in receipt of your letter of the 2nd instant
enclosing Vacating Certificate in duplicate.

This Certificate has now been marked up and I am
returning herewith your duplicate copy with the
number and the date of registration stamped thereon.

Yours truly,

H.L. ROBINSON
REGISTRAR

per *[Signature]*

WM/BN
Encl.

BC-617-P

BC/617-P

Page 1

S.S. Form No. 43
(Sheet 1)

COPY

Farm Appraisal Report

File No. J.L. 719

Land Description Lot 118 of D.L. of S.E. 1/4 of Sec. 36, Twp. 2, R. 1133.

Containing 5.58 Acres

Owner's Name Matsuo ASANO Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point New Westminster; C.P.R. and shipping - 4 miles
Kennedy Station, B.C. Electric Rly. - Distance 1 mile

Market Town New Westminster - Distance 4 "

Church (give denomination) - All Denominations Distance 4 "

Nearest School Kennedy Public School Distance 1 "

State how property was identified: Map location - corner post

Roads: State whether property has access to main road, the kind of road and its condition.

Has direct access to Gibson and Oliver Roads; fair gravel.

Is this district a good one? Poor farming locality - fair poultry locality.

Employment opportunity City industries, 4 miles; Industrial Peat Plant, 3 miles.

Predominating Nationality and religion: Japanese owners predominate

Describe Fencing and its condition: No fences Value \$

Water supply: No water Value \$

Electricity: Power available - no lights used.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X	NO BUILDINGS						
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ /

Total Value Buildings add to farm / \$

Is dwelling habitable without repairs? / If not what is your approximate estimate of cost to make it habitable? / \$

Describe the basement and chimneys: /

No. rooms downstairs? Upstairs? How finished

Are buildings painted? / Condition of paint /

Distance from nearest bush /

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

BC/617-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5.58	Slight slope to west	Sandy loam 10-15"	hard pan	Clearing, stumping, breaking	\$175 to \$200	\$20
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
Total value of Land \$ 111.00						

Total added by buildings to value of farm \$ -

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$ 111.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
No farmingState most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not worth the cost of clearing - should be left in wood lot.

Noxious weeds:

Nil

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Corporation of Delta
Assessed - Improvements - \$ 50.00
Land - \$304.00 - 1942 taxes \$5.35

Date: July 31st, 1942.
Place: New Westminster, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 29th day of July 1942.

Inspector's Signature

"D. DODDING"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: This is a small holding that is entirely undeveloped.

This bush lot carries a fair stand of alder and some fir which has a nominal cordwood value.

The land has a slight west slope and the soil is typical of the area, being a sandy loam with indications of gravel over a hard pan.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

211

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

3

nil

1

1

1

10

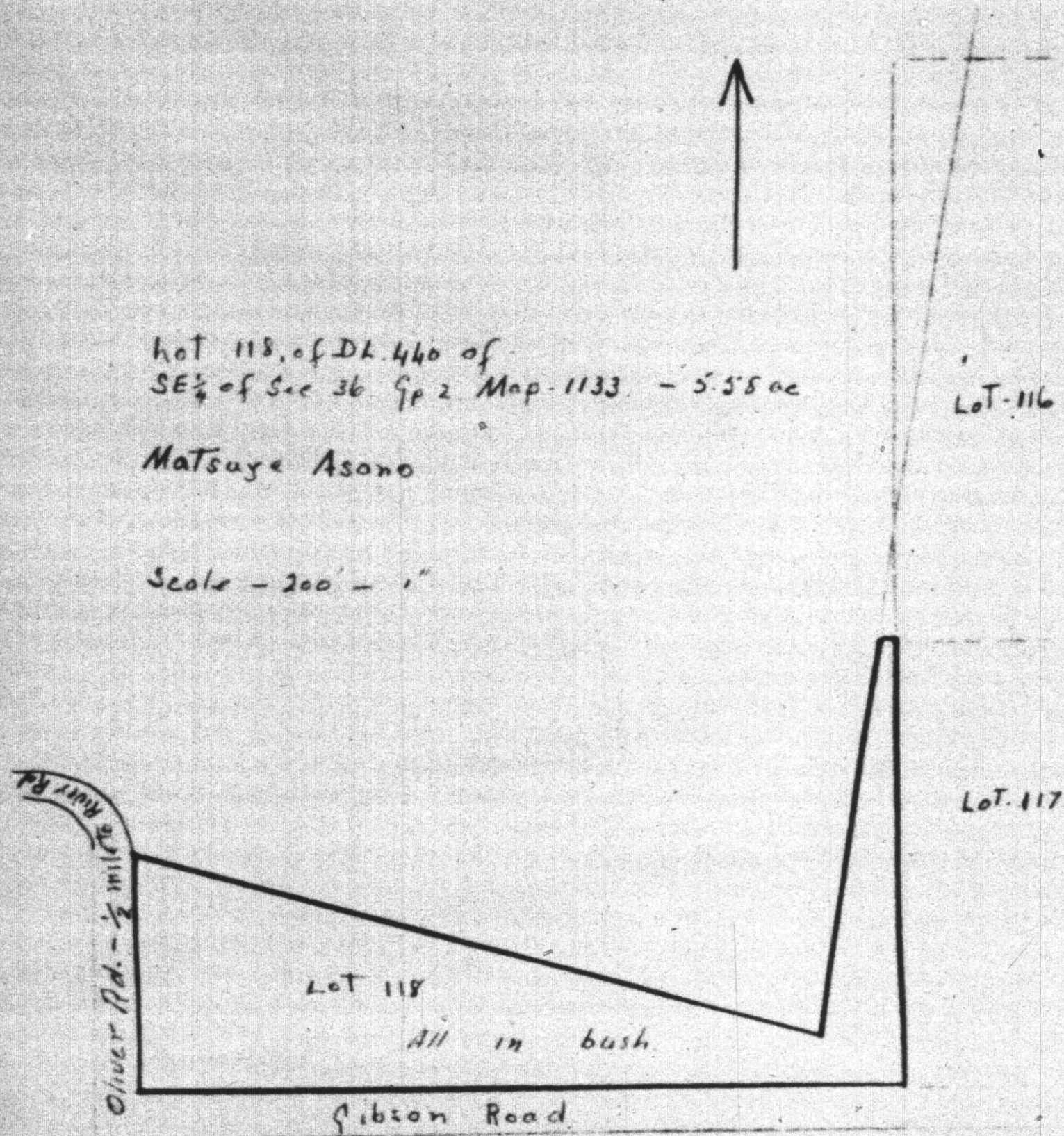
10

10

10

Total 3

Amount fruit trees add to value of farm \$.

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$100

Date, 1st August 19 42.

"I. T. BARNET"

District Superintendent.

January 2, 1951.

Mr. R.J. McMaster,
Barrister & Solicitor,
1408 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 186, Matsuie ASANO

We have received Release form in connection with the
above claim.

The Affidavit taken by Teisuke ASANO states that
the document was signed by the Releasor. The signature next
to the seal is in Japanese. Reference to transcript of
evidence indicates that the Releasor was in Escondale, and
when the case was presented by Teisuke ASANO on behalf of
his mother, you stated "If the Commissioner makes a recom-
mendation for compensation in this case, the monies be
paid to the Attorney-General for the Province of British
Columbia as the official committee of the mother."

If you have any comments before we pay the Attorney-
General, please let us hear from you.

Yours truly,

F.G. Shears,
Director.

FOS/GH

Campbell, Brazier, Fisher, McMaster & Johnson

Barristers and Solicitors

A. T. R. CAMPBELL C. W. BRAZIER
A. W. FISHER R. J. McMASTER
A. J. F. JOHNSON

H. C. MURRAY G. S. GARDOM

THE ROYAL BANK BUILDING

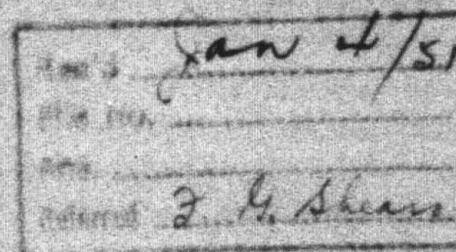
675 WEST HASTINGS STREET

VANCOUVER, B.C.

OUR FILE NO.

January 3, 1951.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.



Dear Sir:

Re: Japanese Claims Commission,
Case 186, Matsuye Asano.

We have for acknowledgment receipt of your letter of the 2nd inst., and have to advise that we have written to Teisuke Asano who presented a claim on behalf of the above-named with a view to ascertaining whether or not the claimant is still a patient at Essondale Mental Hospital.

Accordingly, we would ask that you do not pay the award out to the Attorney General as suggested in your letter until we have had an opportunity to ascertain whether or not the mother is still in hospital and further if we find that she is in hospital, to have an opportunity to make representations to the Attorney General for the application of the award if possible to comforts for the patient in that institution rather than to maintenance.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON,

Per:

McM:McC

See notes below also

COPY

March 19th,
1951

B. C. Bracewell Esq.,
Inspector of Municipalities,
Dominion Bank Building,
Victoria, B.C.

Dear Sir:

RE: Japanese Claims Commission,
Case No. 185, Matsuo Asano.

The above named is an inmate of
Escondado Mental Hospital. A claim was made on
her behalf by T. Asano, a son, before the above
named Commission. A small award in the sum of
\$159.66 was made from which there are deductible
the legal fees chargeable. We understand that
it will be necessary for the Custodian to pay
the net amount to the Attorney General as Official
Committee.

Our client has urgently requested
that the moneys be made available to his Mother
in hospital for personal comforts. In view of
the fact that had the son not taken the initiative
in making the claim there would have been no recovery
at all we trust that the Attorney General will see
fit to make use of these funds in this manner.
We are writing today to the Custodian suggesting
that he forward the release and authority to pay
fees, to yourself.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON

Per. 

RJM/MG

TELEPHONE PACIFIC 8164
CABLE ADDRESS: "CAMBRA"

Campbell, Brazier, Fisher, McMaster & Johnson

Barristers and Solicitors

A. T. R. CAMPBELL C. W. BRAZIER
A. W. FISHER R. J. McMASTER
A. J. F. JOHNSON

W. C. MURRAY G. S. GARDOM

THE ROYAL BANK BUILDING

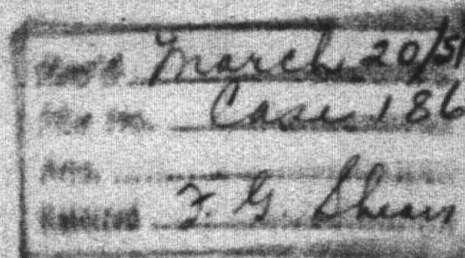
675 WEST HASTINGS STREET

VANCOUVER, B.C.

MARCH 19th,
1951

OUR FILE NO.

F. G. Shears Esq.,
Office of the Custodian,
675 West Hastings Street,
Vancouver, B.C.



Dear Sir:

RE: Japanese Claims Commission
Case No. 186, Matsuye Asano

We enclose herewith copy of letter which we have today written to the Inspector of Municipalities, who, we understand looks after the Committeeships of the Attorney General with regard to persons in Essondale. It would appear that nothing else can be done except to forward the release and authority to pay fees, to him. It is to be hoped that when payment is made he will see fit to give effect to our request.

Yours truly

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON

Per.

RJM/MG
Encl

March 21, 1951.

B. C. Bracewell Esq.,
Inspector of Municipalities,
Dominion Bank Building,
Victoria, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 186 - MATSUURA ASANO

We have received from Messrs. Campbell, Brasier, Fisher,
McMaster & Johnson, a copy of their letter to you dated March 19th.

We are enclosing herein the form of Release and Authorisation
referred to in their letter, for signature of the Attorney General
covering the award of \$159.66.

Of this award \$67.68 is for real property which was held by
Mrs. Asano in trust. The balance, \$91.98 is for personal property
which may belong to herself.

The son, Teisuke Asano, has already paid \$17.87 on account
of legal fees re the presentation of this claim, and this amount
should be refunded to him before any division of the net amount is
made to his mother and himself as heirs.

Upon return of the enclosed documents, duly executed, we will
be pleased to remit cheque in favour of the Attorney General.

Yours truly,

F. G. Shears,
Director.

FGS/GN
Encls.

C.C. R. J. M. MASTER

TELEPHONE PACIFIC 9164
CABLE ADDRESS: "CAMBRA"

Campbell, Brazier, Fisher, McMaster & Johnson
Barristers and Solicitors

A. T. B. CAMPBELL C. W. BRAZIER
A. W. FISHER R. J. McMASTER
A. J. F. JOHNSON
H. C. MURRAY G. D. GARDON

OUR FILE NO.

THE ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER, B.C.

March 28th,
1951

Rec'd	March 29/51
File No.	Case 186
Ans.	
Replied	F.G.S.

B. Good

F. G. Shears Esq.,
Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

RE: Matsuye Asano, Japanese Claims
Commission, Case No. 186.

We are advised that the above named is still in Essondale Mental Hospital. We have made representations to the Inspector of Municipalities on behalf of the Attorney General requesting that the funds herein be made available for the comfort of the patient and advising him that the monies would be payable to the Attorney General. He has indicated that they will take our representations into consideration upon payment of the funds.

Accordingly, it would appear that the only course to be followed in this case is to prepare a release and authority to pay fees in the name of the Attorney General and to obtain a release from him.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON

Per. *RJ McMaster*

RJM/MG

IN REPLY PLEASE REFER

TO FILE NO. **A 71 B**

INSPECTOR OF MUNICIPALITIES



DOMINION BANK BUILDING,
VICTORIA.

April 4, 1951.

F. G. Shears, Esq.,
Director,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd	April 5/51
File No.	Case 186
Re:	
Referred	2 5/51

Dear Sir:

Re: Estate of Matsuye Asano,
Japanese Property Claims Commission Case #186.

I have for acknowledgment your letter of March 21st together with the enclosures mentioned therein, for which I thank you.

It is noted that the above-named patient is indebted to the Co-operative Committee of Japanese Canadians for services rendered in the amount of \$9.24. I would therefore be pleased to receive full particulars of the indebtedness. Upon receipt of a reply the question of completing the authorization which you forwarded to this office will receive further consideration.

Yours truly,

B. C. Bracewell,
Inspector of Municipalities.

RJM/EC

7551

April 10th, 1951

B. C. Bracewell, Esq.,
Inspector of Municipalities,
Dominion Bank Building,
Victoria, B. C.

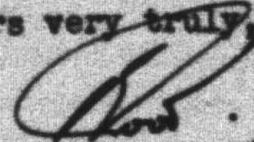
Dear Sir:

Re: Japanese Property Claims Commission Case # 186
Estate of Matsuye ASANO

Replying to your letter of 4th instant the Co-Operative Committee on Japanese Canadians supplied legal counsel for the presentation of claims for the great majority of Japanese claimants who appeared before the Commission. The legal expenses were pro rated amongst the claimants in proportion to the amount claimed and the award granted by the Commissioner. In the above case the total fees payable by the estate amounted to \$27.11, of this amount the son, Teisuke ASANO, paid in advance \$17.87 leaving a balance payable from the award of \$ 9.24.

We trust that this is the information you require.

Yours very truly,



B. Good
Comptroller

EG:BK

IN REPLY PLEASE REFER

TO FILE NO. A 71 B

INSPECTOR OF MUNICIPALITIES



Your file No. 7551.

~~COMMONWEALTH BUILDING~~

VICTORIA.

April 26, 1951.

F. G. Shears, Esq.,
Director,
Department of the
Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd	April 27/51
File No.	Case 186
By	
Returned	F. G. Shears

7551

Dear Sir:

Re: Estate of Matsuye Asano,
Japanese Property Claims Commission Case #186.

With reference to your letter of March 21st, I now return herewith the forms of release and authorization duly completed by the Deputy Attorney-General on behalf of Matsuye Asano.

It is noted that you will remit a cheque in favour of the Attorney-General in due course.

Yours truly,

B. C. Bracewell,
Inspector of Municipalities.

RJM/EC
Encl.

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

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) WATSUKE ASANO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon
Sub-Commission.

G.H.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

T. Asano
In Chief.

MR. McMASTER: The next claim I would like to take, your honour, is Matsuye Asano, the claim is being presented by her son, Teisuke.

THE COMMISSIONER: This will be No. 186.

TEISUKE ASANO, a witness called on behalf of the Claimant herein, being first duly sworn, testified as follows:

10 MR. McMASTER: I would ask leave to amend this claim, your honour, by showing the value of the land at \$500.00, the value on the floats and float houses at \$725.00, making a total of \$1225.00. The total received from the Custodian for both of these was \$309.00, leaving a net claim of \$916.00 on the face of the claim; and to amend the chattel claim to \$150.00 -- the various items will appear in the statement filed -- on which there is a credit of \$3.00 from the Custodian, leaving a net chattel claim of \$147.00, and making the total net claim \$1,063.00.

20 I might say in this case, your honour, that the mother of this witness is the owner of the property, she being a widow, and the mother is committed to Essondale. The son has made the claim on her behalf. I would therefore propose that he be heard in giving the evidence -- as he is able to do -- and that if the Commissioner makes a recommendation for compensation in this case, the monies be paid to the Attorney-General for the Province of British Columbia as the official committee of the mother.

DIRECT EXAMINATION BY MR. McMASTER:

30 Q: Witness, you are the son of the claimant in this

Interlocutory
"In trust"
20

case, Matsuye Asano, is that correct?

A: Yes.

Q: And your mother is in the Mental Hospital at
Essendale?

A: Yes.

Q: I understand that you are the only child; is that
correct?

A: Yes.

Q: And what is your present age? A: 21.

Q: 21.

A: Yes.

Q: So that you would be about fifteen or sixteen at
10 the time of evacuation. A: Sixteen.

Q: Sixteen. Now, I produce to you a statement with
regard to the land with respect to which you are
making a claim on behalf of your mother. Did you
instruct Mr. Leckie to prepare this statement and
is this your signature on it?

A: Yes.

Q: And are the statements contained therein true to
the best of your knowledge and recollection -- know-
ledge, information and belief?

20 A: Yes.

MR. McMASTER: I would ask to file that as Exhibit No. 1
(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Would my friend like to file the Soldier
Settlement appraisal report?

MR. McTAVISH: Yes, your honour.

MR. McMASTER: I am filing on behalf of my learned friend
as the next exhibit the Farm Appraisal Report of the
Soldier Settlement Board.

(APPRAISAL MARKED EXHIBIT NO. 2)

30 MR. McMASTER: With regard to the Appraisal Report, Exhibit

No. 2, I would draw your honour's attention to the fact that the property is situated about a mile from Kennedy Station, four miles out of New Westminster, and that the appraiser states that the district is a fair poultry locality and that the soil is typical of the area; and also, at page 3 of the report, states that the lot has a fair stand of alder and some fir which has a nominal cordwood value.

10 In Exhibit No. 1, the Claimant points out that there are a number of poultry farms in the area of this land and that there was a good stand of alder and fir. He points out that the acreage is five and three quarters and to the best of his knowledge it was purchased by his parents in 1928 for \$485.00, and it is uncleared land and no buildings had been erected on the land or improvements made.

Q: Now, witness, did you instruct Mr. Leckie to prepare this statement with regard to certain buildings on floats and floats with respect to which you are making a claim on behalf of your mother?

20 A: Yes.

Q: Is this your signature on the statement?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge, information and recollection?

A: Yes.

MR. McMASTER: I would ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT 3)

30 MR. McMASTER: With regard to Exhibit 3, it refers to

Inventory X
\$304 X

a float house about 18 x 30, a net house about twenty feet by thirty, and five floats which were made up of a net rack float, a float walk, a small shack float, a boat float, and a bluestone float. The witness sets out as best he can from his information the various dates that those were built by his father. He is unable to estimate the cost, and I might say, obviously estimates the fair market value only from his information.

10

I would ask my friend if he would be good enough to produce some pictures of those floats which he has.

Q: Whereabouts were these floats situated, witness?

A: That is on the waterfront.

Q: Where?

A: C. Alexander's property.

Q: Yes, but on the Fraser River?

A: Yes, on

the Fraser River.

20

Q: I produce to you some pictures from the Custodian's file. On the front page, the top picture, what is that a picture of?

A: That is the house.

Q: Is that it?

A: The dwelling house.

Q: That is the float house with respect to which you are making a claim?

A: Yes.

Q: And the bottom picture on the first page?

A: That is the net house.

Q: That is the net house.

A: Yes.

Q: And the top picture on the second page, what does that show?

30

A: That shows the

small net rack and the walk float.

Q: The net rack is in the background of the picture, and the walk float is in the front of it? A: Yes.

Q: And the bluestone tank? A: The bluestone tank is in the background at the right-hand side and in the foreground at the right-hand side of the picture is the small shack.

Q: Small shack float. A: Yes.

10 Q: And the lower picture on the second page, what does that show? A: This shows the net rack.

Q: The net rack is the long float in the background on the left-hand side? A: Yes.

Q: Is that one of the floats, the house on the right-hand side? A: No.

Q: That is not your property? A: And this one is the boat float shown in the background.

Q: At the extreme left of the picture is the boat float, is it? A: Yes.

20 Q: In the background, behind the net rack float? A: Yes.

MR. McMASTER: I would ask to have that marked as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4)

MR. McMASTER: I would ask my learned friend to admit that the net house float was rented to Northshore Packers for the 1943 season for the sum of \$20.00.

MR. McTAVISH: That is right, your honour.

MR. McMASTER: To be moved by them to their own site at
30 their expense.

MR. McTAVISH: That is right.

MR. McMASTER: That is correct.

Q: Now, witness, I produce to you a statement with regard to your personal property. Did you instruct Mr. Leckie to prepare this statement, or rather, your mother's personal property, and is this your signature on here?

A: Yes.

Q: And is this a copy of the analysis of personal property claim with pencilled notes on it, and the inventory referred to in the yellow sheet?

10 A: Yes.

Q: And you instructed Mr. Leckie to put these pencil notes on the claims analysis?

A: Yes.

Q: And is the information contained therein true to the best of your knowledge, information and recollection?

A: Yes.

MR. McMASTER: I would ask to have that marked as the next exhibit, with the revised analysis sheet as part of the exhibit.

(STATEMENT AND REVISED ANALYSIS SHEET MARKED
EXHIBIT 5)

20

MR. McMASTER: If I might refer to it, originally the claim had been put in for \$250.00. Certain items have been stricken out and the claim reduced to \$150.00. The only item of those with respect to which a claim is made that was sold by the Custodian was a mail box, sold for \$3.00. All the rest of the items are shown "No account, theft," and I would ask my friend to admit that the remainder of the property was stolen.

30 MR. McTAVISH: That is correct. According to our files

that is correct, your honour.

MR. McMASTER: Q: Now, witness, are you able to give a detailed value on each of those items with respect to which the claim is made, or is your estimate of \$150.00 only a rough estimate?

A: It is a rough estimate of the works, I guess.

Q: Of all of the things with respect to which you are claiming?

A: Yes.

Q: And would you consider that estimate to be high or reasonable or low in relation to what those things might have been sold for in 1942, to the best of your knowledge?

A: I guess it would

be about the same.

Q: You think that represents a fair sale price for all of those items?

A: Yes.

MR. McMASTER: Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is further submitted that the personal property sold was sold for its fair market value. It is further submitted that the claim made for the personal property not sold is exorbitant. It is further submitted the articles claimed for by the claimant were not properly declared, and that the Custodian had no proper notice of them.

Your honour, I would like to put in as Exhibit

6 --

MR. McMASTER: Your honour, before my friend proceeds,

With respect to that last statement -- I don't like to interrupt him, but there is, on the personal pro-

party claims analysis made by the Custodian an inventory shown of goods, and inventory of the goods taken by the Custodian's representative on August 18, 1942, and all of the items which are claimed appear in that inventory.

MR. McTAVISH: That is correct, your honour, yes.

I would like to put in as Exhibit 6, your honour, the tax statement of the Corporation of Delta for the year 1942.

10 MR. McMASTER: I will admit it, if you would like me to, Mr. McTavish.

MR. McTAVISH: That would be all right, your honour.

The assessed value of the improvements was shown as \$50.00, the assessed value of the land at \$304.00.

Your honour, referring to Exhibit 2, which is the Soldier Settlement Board Appraisal Report, the report states that this is a poor farming locality, fair poultry locality. The soil is shown as sandy loam ten to fifteen inches thick with hardpan underneath. The reclamation is "clearing, stumping,
20 breaking," with a cost per acre of \$175.00 to \$200.00 and the value placed at \$20.00 an acre. In the remarks, it states that this is a small holding that is entirely undeveloped.

CROSS-EXAMINATION BY MR. McTAVISH:

Q: Now, witness, with regard to this property, on what do you base your estimate of its value at \$500.00?

A: Well, it is alongside the road and, well, there is
30 quite a lot of alder and fir there for cordwood that

I can sell if we start cutting.

Q: Have you any particular knowledge of the property in that locality?

A: Well, I have been there and looked it over.

Q: But you have no idea of the values of those properties?

A: But the way my father and mother used to say, they bought it for \$185.00.

10 Q: But your whole estimate, then, is based on what you have heard your father and mother say.

A: Yes.

MR. McTAVISH: Your honour, I would like to put in as Exhibit No. 6 the appraisal made by James R. Agar with regard to the floats and net house.

MR. McMASTER: Well, that is an appraisal with regard to a float and a net house. I think you had better call the appraiser, Mr. McTavish.

MR. McTAVISH: I can put this in for what it is worth.

20 MR. McMASTER: Well, the only thing is, the purpose, as I understand it, in the crown putting in these appraisals at the present time is because we often, in acting for the claimants make reference to appraisals that have been supplied to us, and it therefore assists the Commissioner in reading the statement made by the claimant to have the appraisal. We have made no reference to this appraisal, and I can't see any benefit that would be gained by filing it at this time. My friend undoubtedly will call the appraiser at a later date.

30 MR. McTAVISH: We will undoubtedly be calling the apprai-

T. Asano
Cross exam.

ser, and if there is an objection to putting it in,
we won't put it in.

THE COMMISSIONER: It is not going to be of any particular
benefit to you to put it in now, is it?

MR. McTAVISH: No.

THE COMMISSIONER: Well, you can put it in later.

MR. McTAVISH: Q: Now, witness, with regard to these floats
and net houses, what do you base your estimate of
their value upon? A: You mean the float
house?

Q: Float house, floats, net house. You show the float
house as having a value at the date of sale of
\$300.00. On what do you base that?

A: I guess that is a fair market value.

Q: Do you know the fair market value of 1942 or '43 of
items such as this? A: I guess so.

Q: You are only guessing with regard to these items,
are you not? A: Yes.

Q: Witness, with regard to the chattels, on what do you
base your estimate that they were worth \$150.00?

A: I guess they are still worth that sum.

Q: You are just guessing again, are you?

A: Yes.

Q: Did you answer yes to that? A: They were bought
before I was born, you see.

Q: They were all bought before you were born.

A: Yes, most of the items, anyway.

Q: You have no idea what they were actually worth?

A: No.

MR. McTAVISH: That is all.

T. Asano
Re-Direct exam

MR. McMASTER: May I see the exhibit on the personal property, Mr. Secretary?

(Handed to Mr. McMaster)

MR. McTAVISH: Your honour, before my friend starts -- the analysis of personal property claim, is that in?

MR. McMASTER: I put in the amended one. I thought you could get it afterwards and make the necessary changes.

MR. McTAVISH: If I give the original to the Secretary,
10 he might make the changes and you can keep your copy.

MR. McMASTER: That would be fine.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, with regard to Exhibit No. 5, which has with it a revised claims analysis, do you in fact know when any of those items were bought by your parents?

A: The only thing I know is the bicycle tires.

20 Q: Yes, you bought those yourself? A: Yes.

Q: The others, you don't know when your parents bought them.

A: No, I don't know.

MR. McMASTER: That is all. (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter.

B R I E F

V.L.A.
Vernon, B.C.
21 April '48

Notes in Defense

Matsuye ASANO

File No. 7551

Case No. 186

- Ex. 1 - Statement of Real Estate (Farm Land)
Ex. 2 - V.L.A. Farm Appraisal Report
Ex. 3 - Statement of Real Estate (Buildings on floats, & floats)
Ex. 4 - 4 snapshots of floats & float houses
Ex. 5 - Statement of Personal Chattels and Revised Analysis Sheet.

Claims:

1. Real Estate (Farm Lands)
2. Real Estate - Floats & float buildings.
3. Personal chattels.

Claim 1:-

Lot 118 of D.L. of S.E. $\frac{1}{4}$ of Sec. 30 Grp 2.

Claim for this land amended from \$850. to \$500.
This land was appraised at \$111.60 by D. Dodding and sold to V.L.A. for \$109.00. The assessed value of this land was \$304.00. (See Trans. Page 9 line 29) Claimant bases his valuation of \$500. on the fact that the land is alongside a road and that there is a certain amount of wood on it. He admits on Page 10 that his estimate is based on what he has heard his father and mother say.

Submission: That real property was sold for its fair market value.

*Inventory "X" values lot 118 \$304. } new evidence placed on this file.
See house 100.*

Claim 2:-

Floats and Float Buildings

Claim for these buildings reduced from \$900. to \$725.

	Claimant's est. value	Appraisal	Sold
(1) Float house	\$300.	\$125.	\$125.
(2) Net house	\$200.	\$75.	\$75.
(3) 5 Floats	\$225.	Sold with (1) above.	

Photos of these floats, etc., constitute Exhibit No. 4. Net house float was rented to Northshore Packers for the 1943 season for \$20.00.

The float and net house was appraised by James R. Agar at \$75. on July 17/44. Mr. Agar will be called - his appraisal was not filed as claimant's counsel did not care to remark upon it.

On April 28, 43, see Memo Mr. Green to Mr. Alexander. Mr. Carlsen, Mr. Anderson and Mr. Green appraised these buildings as follows:

Float house - \$75. - \$100.
Float Walk)
Small Float) Practically no value.
Bluestone Float)
Net Rack Float \$25.
Boat Float \$15.

Claim 3:-

Submitted: That personal property sold was sold for its fair market
That claim for personal property not sold /value.
is exorbitant.

Articles claimed for were not properly declared &
Custodian had no proper notice of them. (See Trans.P.9 line 5,
where claimant's counsel points out that all items
claimed appear in the inventory shown on the personal
property claims analysis, which inventory was made
Aug.18/42.)

Claim for personal property reduced from \$250. to \$150. Only
item of those with respect to which a claim is made that was
sold by the Custodian was a mail box - sold for \$3.00. The
remainder was stolen.

Claimant admits (Page 8 line 6) that his estimate of \$150.00 is
"a rough estimate"; And further admits (Page 11 line 17) that
he is only guessing with regard to these items. Most of the
items were bought before he was born and he admits having no
idea what they were actually worth.

This claim then, will be a question of valuation only.

HI/mw

Name of Claimant ASANO, Matsuyo

Case 186

Custodian File 7551

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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
					109	67.68					67.68
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 & Recorded Now Missing	45% of amount in next preceding column				
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 CHATELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			46%	147.00	67.62	203.00	24.36	91.98			
TOTAL RECOMMENDATION											159.66

7551

April 28, 1951.

B. C. Bracewell, Esq.,
Inspector of Municipalities,
Province of British Columbia,
Victoria, B.C.

Dear Sir:

Re: Estate of Matsuye ASANO - Case 186
Japanese Property Claims Commission.
Your No. A-71-B

We thank you for your letter of April 26th in which you returned form of Release duly completed by the Deputy Attorney-General covering payment of the award recommended under the Japanese Property Claims Commission, and Authorisation for payment of legal fees to The Co-Operative Committee on Japanese Canadians.

Cheque in favour of the Attorney-General in the sum of \$150.42 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FOS/GM
Encl.