

11973

FORM 10
REAL ESTATE

Kameishi Matsuba 5363
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE NO. 11973

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: *Seishi Mukai*
HOME ADDRESS: *4 B.C. Security Commission Subbridge Alberta*
REGISTRATION NUMBER *04669* SEX: *male* AGE: *33*
OCCUPATION: *formerly boat builder*

(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: *In partnership with Kameishi Matsuba*
MARRIED? *yes*
NAME OF WIFE OR HUSBAND: *Sadako Mukai*
ADDRESS OF WIFE OR HUSBAND: *4 B.C. Security Commission Subbridge Alberta*
NAMES OF ANY LIVING CHILDREN: *Akemi, Yasufumi, Sadatoka, & Henry*

ADDRESS OF CHILDREN: *infants in care of parents*
AGE OF CHILDREN: *as above, 7, 5, 3, 1*

EXHIBIT No. *704-6*
DATE *Sept 22/48*
FILED BY *G. S. A. Rice*

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

1. LOCATION AND DESCRIPTION: *Lot 12, Block 1, of Section 10, Block 3, North Range 7 west Map 249 in District of New Westminster B.C. joint interest file 5363*

2. BUILDINGS AND OTHER IMPROVEMENTS: *Building valued 1500.00 on above described lot*

3. INSURANCE (Give particulars; state where policies are) *policies expired 15 Dec 1947*

4. TAXES (Amount and where payable) *about 110.00 annually payable to Corporation of Township of Richmond, B.C.*

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

6. OCCUPANCY AND LEASES (If vacant so state) *no*

10/5/48

STATEMENT OF REAL PROPERTY OCCUPIED

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *in my possession*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *Kenneth Macaulay*
9. IF FARM LAND STATE CROPS SOWN: *nil*

1. LOCATION AND DESCRIPTION: *nil*

2. LANDLORD'S NAME AND ADDRESS: *nil*

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

4. STATE WHEREABOUTS OF LEASE: *nil*

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: *nil*

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Longer sewing machine, treadle type, 135°; also sewing 100°; Dressing table 150°; Bed, chest, looking range 175°; all foregoing at home of Mr. Kenneth Macaulay, 100°; also following in my possession, referred to in accounts of Mr. Kenneth Macaulay: 1. Kitchen range and other furniture effects, 100°; 2. Household equipment, fixtures, etc. most occupied (used) by Mr. Kenneth Macaulay; 3. Household equipment, fixtures, etc. most occupied (used) by Mr. Kenneth Macaulay.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: *nil*

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: *nil*

4. INSURANCE CARRIED ON ABOVE PROPERTY: expired 15/12/42

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
\$300- from L. Charbonneau of Ladner B.C. due me as at 1st November 1942
under terms of duly executed Agreement

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

8. BANK ACCOUNTS: nil

9. LIFE INSURANCE: nil

10. INTEREST IN ANY ESTATES OR TRUSTS: nil

11. SAFETY DEPOSIT BOX: nil

LIABILITIES:

1. PERSONAL DEBTS: nil

2. TRADE DEBTS: nil

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

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

Dated this 22 day of December 1942.

(Signature) Siishi Mukai

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 2nd, 1943.

Our File No. 11973

Full Name MUKAI, Seishi

(Surname in Block Letters)

Registration No. 04669

✓
Male - Female
(Check)

Age Oct. 14th, 1910.

Former Address P. O. Box 47, Steveston, B. C.

Date Evacuated March 10, 1943

Naturalized - Canadian-Born - National
(Check) ✓

Present Address ~~c/o F. A. Elliott, Shaughnessy, Alta. - c/o Pat Stevens, Barnwell, Alta.~~
Taber, Alta. (1/11/46)

✓
Married - Single
(Check)

Name of Wife (Nee KANEGAWA) Sadako - #04665

Name of Husband ---

Name of Mother (nee DOI) Fusa (Japan) Name of Father Tomekichi (Japan)

Names of Children under 16 Akemi (F) 3/11/35; Yasufumi (M) 23/10/37;
Tadataka (M) 15/8/39; Henry Nagomi (M) 15/12/41

Requested by C. Girard

Registered with Custodian Yes
(Yes or No)

Additional Information Boat Builder. Owner of house at above address and boat building
tools.

Registration Number 05258

MATSUBA, Kenichi

153 Moncton Street, Steveston, B. C.

RP
1
EXHIBIT NO. 704-8
DATE Sept 22/42
FILED BY J. B. Rice

LOCATION AND NATURE OF PROPERTY

1. Lot 12, Block 1, Sec. 10, Block 3 North, Range 7 West, Map 249, Dist. New Westminster. C. of T. #135443E.

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

OWNERSHIP

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

LAND AND BUILDINGS

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

INSURANCE

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

TAXES

Taxes are paid to December 31, 1941

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

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

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

RECOMMENDATION

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

June 6, 1942.

A. Mather

Date..... August 3, 1944.

REAL PROPERTY MEMORANDUM

File No. 5363 and 11973
MATSUBA, Kanichi
Name..... MUKAI, Seishi

05258
Registration No. 04669

Re: Catalogue No. 806

Address: Bayview Street, Richmond, B. C.

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

TITLE AND ENCUMBRANCES.

L.12 - 135443-E

A: Certificate of Title No. Pt.L.13-135442-E Whereabouts: Possession of Seishi MUKAI

✓ Registered owners MATSUBA, Kanichi
MUKAI, Seishi

Reg. No. 05258
04669

X Property: Lot 12 of Block 1 of Section 10 Block 3 North Range 7 West Map 249
Municipality of Richmond in the District of New Westminster.

- also -

X Lot 13 Block 1 of Section 10 Block 3 North Range 7 West Map 249 SAVE AND EXCEPT the West
24.965 feet thereof having a frontage of 24.965 feet on Bayview Street with a uniform

B. Charges. (width for the full depth of the lot and adjoining Lot 14 Municipality of
Registered: NONE. (Richmond in the District of New
(Westminster).

✓ Vesting: L.12 - 24277 -
Pt.L.13 - 24276 - July 7, 1942.
✓ Unregistered: No evidence found.

Taxes: L. 12 - \$32.65, 1943 taxes paid
Pt. L.13 - \$ 8.74, 1943 taxes paid

39.25 1944 } paid
8.74 1944 } —

Water: Paid by tenant

Insurance: Nil

Assessed Value: Land: L.12 - \$675.00
Pt.L.13 - \$338.00

Improvements: L.12 - \$1500.00
Pt.L.13 - Nil

Valuation by Appraiser: \$3300.00

✓ Amount of Bid: \$3300.00

Approved by Advisory Committee: August 1, 1944

✓ Paid as shown in attached letter: \$3300.00 paid in full.

Name of transferee as attached letter: J. Markstrom.

ADMINISTRATION.

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

— Tenant: N. Marshall.

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

Agreement for duration of war with Japan from April 25th, 1942 - \$10.00 per month,
water account of tenant (Copy of Agreement attached)

Chattels: Particulars of those stored on the premises.

Some equipment on premises - see Protection Department's memo of June 20/44

Insured Agent: Office.

This memorandum has been prepared by Mr. Doust.

REAL PROPERTY SUMMARY

JAPANESE NAME: Seishi MUKAI Reg. No. 04669 File No. 11973
 Kanichi MATSUBA Reg. No. 05258 File No. 5363

CATALOGUE NO: 806

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

LEGAL DESCRIPTION: (1) Lot 12, Block 1, Section 10, Block 3 North,
 Range 7 West, Map 249, Municipality of Richmond
 in the District of New Westminster.
 (2) Lot 13, Block 1, Section 10, Block 3 North,
 Range 7 West, Map 249, save & except the W.24.965'
 thereof, having a frontage of 24.965' on Bayview
 St. with a uniform width for the full depth of the
 lot and adjoining Lot 14, Municipality of Richmond
 in the District of New Westminster.

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

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

TITLE: Registered in the names of Seishi MUKAI and Kanichi
 MATSUBA as Tenants-in-Common.

ENCUMBRANCES: None registered and no indication of any unregistered.
 Vesting Order No. 24277 Date - July 7, 1942.

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

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

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

EXHIBIT No. 704-7
 DATE Sept. 22/48
 FILED BY G. R. Rice

8th June, 1948

REAL PROPERTY CLAIM

CLAIMANT	Seishi MUKAI	Regn No: 04669
PROPERTY SUB- JECT OF CLAIM	Lot 12 of Blk 1 of Sec 10 B3N/7W Map 249 Mun. of Richmond, D.N.W. known as Bayview Street, STEVESTON, B.C.	CATALOGUE # 806
Est. value	Land \$2000. Buildings 2675. \$4675.	LOSS\$ 1488.85
(Gross Selling price \$3300.00)		

REFERENCESHISTORY

NOTE: The Real Property Summary of Administration d/1 Mar 46 should be read prior to study of reference documents. This Summary gives pertinent details of Real Property administration between the above Claimant and Kanishi MATSUBA (file 5363) with whom the Claimant's property was linked.

- RP.1 J.D. Mather's report on property d/6 Jun 42.
- RP.2 Photographed 13 Apr 42.
- RP.3a,b. LOT #12: C of E #49841 d/26 Aug 42 notes Vesting in Custodian.
LOT #13: C of E #49842 d/26 Aug ? notes Vesting in Custodian.
BOTH THE ABOVE LOTS REGISTERED IN NAMES OF Seishi MUKAI and Kanishi MATSUBA.
- RP.4 LOT #12 Assessment 1943: Land \$ 675.
Improvements 1500. \$2175.
Rates Bylaw 31.35
Dyking charge 1.30 32.65
- RP.5 N.C. Marshall & J. Markstrom offer to purchase Lots 12 AND 13 d/14 Jun 1943 \$2500.00 INCLUDING MACHINERY.
- RP.6 J. Markstrom offer to purchase Lots 12 AND 13 AND ALL GOODS ON PREMISE d/27 Apr 44 \$2627.00
- RP.7 N. Marshall offer to purchase Lots 12 AND 13 AND ALL GOODS ON PREMISES d/28 Apr 44 \$2262.
- RP.8 Marshall & Markstrom joint offer to purchase Lots 12 AND 13 (no goods) d/24 Jul 44 \$3300.
- RP.9a,b. a) Lots 12 AND 13 appraised 26 Apr 44 Coulthard, Sutherland & Co. Ltd. \$3300.
b) Lot 13 Appr. 25 Apr 45 \$500. Coulthard, Sutherland & Co. Ltd.
- RP.10 Advisory Comm. approval \$3300. Marshall & Markstrom d/1 Aug 44.
- RP.11 Sold Marshall & Markstrom as at 21 Aug 44 \$3300.
- RP.12 Mukai letter 16 Apr 45 to Cstdn notes Lot 12 his personal property.
- RP.13a,b. Mukai & Matsuba agree to all proceeds of sale other than appraised value of Lot 13 \$500. to be credited to Mukai. Proceeds of sale of Lot 13 to be credited to Matsuba.

JC/..

REAL PROPERTY SUMMARY

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

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

This tenancy continued until the sale of the property.

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

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

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

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

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

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

REAL PROPERTY SUMMARY

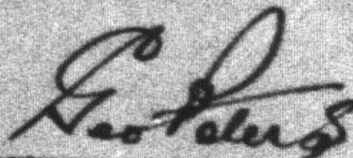
A letter was received from Mr. Mukai on April 16, 1945, about the ownership of Lot 12, and he requested that the Custodian credit Mr. Matsuba with only the amount of the Proceeds from Lot 13 and deduct any disbursements of rental received by Mr. Matsuba from the rent of the buildings on Lot 12.

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

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

March 1, 1946.

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



George Peters,
Administration Department.

GP:EB

COULTHARD, SUTHERLAND & CO. LTD.

COPY

New Westminster, B.C.,
April 26th, 1944.

Catalogue # 806
File 5363/11973

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

Dear Sir:

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

This is a boat building shed and ways on Bayview Street, located on two water lots. Size of building 50 x 60' frame construction on piling, which has evidently been there for years, has been cup off, capped and foundations then built. Foundations are sound and in good condition as is the rest of the building. It is cheaply constructed of fair materials. Roof is in good condition, excellent location for boat building and repairs. Business operated by Mr. Marshall who has duration lease. City light and water. Two lots. Frontage approximately 75' by depth of 120'.

VALUATION:	Building	\$1800.
	Property	<u>1500.</u>
		\$3300.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

SGD. "F.H. Coulthard"

5363 - 11973

April 19th, 1945.

Attn: Mr. F. H. Coulthard

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

Dear Sirs:

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

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

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

Building - \$1800.00

Property - \$1500.00

The assessed value of Lot 12 is \$675.00 and of Lot 13 it is \$336.00.

Yours truly,

F. Doust,
Administration Department

PD/ER

COULTHARD, SUTHERLAND & CO. LTD.

New Westminster, B.C.
April, 25th, 1945.

Attention Mr. P. Douet

COPY

The Administration Department,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

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

Referring to your letter of April 19th
re the above. The only reason the writer can
see for a difference in assessed values is due to the
fact that the piling must have been taken into
consideration, this apparently being an Lot 12, Lot
13 being adjacent and to the west with no improvements,
the value of which we would place at \$500.00

Trusting this is the required information.

Yours very truly,

Goulthard, Sutherland & Co. Ltd.

SGD F.H. Goulthard.

Catalogue No. 836
File Nos. 11973 & 5363
Myview Street, Richmond
12x13(S & E.W24.965')/1/10/B3N/R7W/249
Certificate of Title No. 181786-E

Receipt of Certificate of Title No. 181786-E is by us hereby acknowledged and we agree
that all adjustments and incidents connected with the sale to us of property covered
by the said certificate have been settled.

Dated at Vancouver, B. C., this 9th day of March 1945.

Signed

J. Markston

Signed _____

11973. 5363,
1384 & 5330

March 2, 1946.

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

Dear Sir:

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

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:EB

Form No. 1, Building Lease 1-22
The Carter & Stuart Co., Limited, Law Printers and Stationers, Vancouver, B.C.

This Indenture

Made in duplicate the EIGHTEENTH day of APRIL in the year of Our Lord one thousand nine hundred and forty two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

4th 11973 7th 5363
SEISHI MUKAI AND KANICHI MATSUBA of the Townsite of Steveston in the Province of British Columbia, Boat Carpenters.

Insert full Name, Address and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

NORMAN COLDRIDGE MARSHALL, of the Townsite of Steveston and Province aforesaid, Mechanic.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

Lot Twelve (12) BLOCK ONE (1) of Section Ten (10) Block Three (3) North Range Seven (7) West Map Two Hundred Forty-nine (249) in the District of New Westminster.

and

Lot Thirteen (13) BLOCK ONE (1) of Section Ten (10) Block Three (3) North Range Seven (7) West Map Two Hundred and Forty-nine (249) save and except the West Twenty-four Decimal Nine Hundred and Sixty-five (24.965) feet thereof having a frontage of Twenty-four Decimal Nine Hundred and Sixty-five (24.965) Feet on Bayview Street with a uniform width for the full depth of the Lot and adjoining Lot Fourteen (14) in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. together with Machinery and sundries according to Inventory attached and which is made part of this agreement.

From the Twenty-fifth day of April one for the

thousand nine hundred and forty two Japan ~~incorporating~~

term of the duration of the war with -----Ten (\$10.00) -----Dollars, per month-----

of lawful money of Canada, payable on the following days and times that is to say:

The sum of Ten Dollars (\$10.00) on the first day of May in the year 1942, and the further sums of Ten Dollars (\$10.00) on the first day of each and every month during the term of this agreement. Said sums to be made payable to the Custodian of Japanese Alien Property.

the first payment to be made on the

day of

, 194

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~ and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

Proviso for re-entry on the usual notice of 30 days being given by the Lessor to the Lessee on the return of the Lessor to Steveston.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness **Thomas C. King**
Street Address **78 Georgia Street,**
City or Town **Steveston, B. C.**
Occupation **A Commissioner Etc.**

"Kanichi Matsuba" Seal.

"Norman Coleridge Marshall" Seal.

(SEAL) **Thomas C. King,**
A Commissioner for taking Affidavits
within British Columbia.

Batch

194

-TO-

Statutory Lease SHORT FORM

The Clark & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 8

FOR MAKER (INCLUDING MARRIED WOMEN)

I, , in the Province of British Columbia, at day of 194 , do hereby certify that, on the oath of the maker thereof, and that the person mentioned in the annexed instrument as subscribed thereto as part of the full age of twenty-one years, executed the same voluntarily, and IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at British Columbia, this day of in the year of our Lord one thousand nine hundred and forty .

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

FOR WITNESS

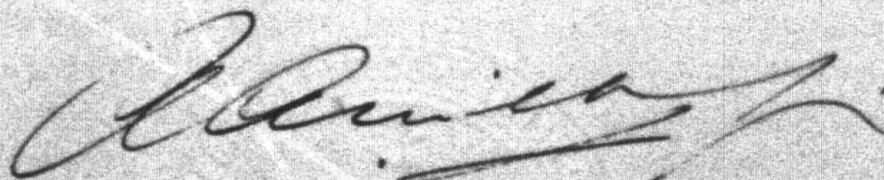
Province of British Columbia
To Wit:
I, of make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by the part thereof, for the purposes named therein.
2. The said instrument was executed at and that
3. I know the said part and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at in the Province of British Columbia, this day of 194 .

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

Compared by: 

I HEREBY CERTIFY that the paper
writing hereto annexed is a true copy of
an original document deposited and now
in my custody in the Land Registry Office,
in the City of New Westminster, B.C.

DATED this 10th day of December, 1948.



(A. A. Milledge)
Registrar.

THIS INDENTURE

Made the Tenth day of February in the year of our Lord one thousand nine hundred and forty

IN PURSUANCE OF THE SHORT FORM OF DEEDS ACT
BETWEEN

CHARLES DOUGLAS DEAGLE, Machinist, of the Town of
Steveston in the Province of British Columbia,
(hereinafter called the Grantor)

AND

SEISHI MUKAI and KANICHI MATSUEA, Boat Builders,
of the Town and Province aforesaid,

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of
One thousand six hundred and sixty-seven Dollars (\$1667)
of lawful money of Canada now paid by the said Grantee to
the said Grantor (the receipt whereof is hereby by him
acknowledged) the said Grantor doth grant unto the said
Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and
premises situate, lying and being in the Municipality of
Richmond in the Province of British Columbia and being more
particularly known and described as

Lot Twelve (12) Block One (1), Section Ten (10), Block Three (3)
North, Range Seven (7) West, Map 249 in the District of New
Westminster.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns,
to and for his and their sole and only use forever; SUBJECT
NEVERTHELESS, to the reservations, limitations, provisoes, and
conditions expressed in the original grant thereof from the Crown,

and subject to all taxes, rates and local improvement assessments whether assessed against said lands now or subsequently to be assessed and all building restrictions (if any) to which the said lands or any part thereof are at the date of this indenture subject.

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

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

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

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered	)	
in the presence of	)	
Name "Howard Barker"	)	"Charles Douglas Deagle" Seal
Address Brighthouse, B.C.	)	
Occupation Notary Public	)	

LAND REGISTRY ACT.

FORM O. (SECTION 57 (b).)

For Maker of a Deed.

I HEREBY CERTIFY that, on the Fourteenth day of February, 1940
at Brighouse, in the Province of British Columbia
Charles Douglas Deagle ~~[whose identity has been proved by the production of a valid passport]~~
~~XXXXXX~~, who is] personally known to me, appeared before
me and acknowledged to me that he is the person mentioned in the annexed instrument
as the maker thereof, and whose name is subscribed thereto as party, that he
knows the contents thereof, and that he executed the same voluntarily, and is of the full age of
twenty-one years.

SEAL

Howard Barker
Notary Public
British Columbia

IN TESTIMONY whereof I have hereunto set my hand and Seal of Office at
Brighouse, B.C. this 14th day of
February, in the year of our Lord one thousand nine hundred
and forty

"Howard Barker"

A Notary Public in and for the Province of
British Columbia

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

No. 135443E

Dated February 10th 1940

Charles Douglas Deagle

TO
Seishi Mukai
and
Kanichi Matsuba

DEED OF LAND

Lot 12, Block 1, Section 10
Block 3 North, Range 7 West
New Westminster District
Map 249

No. 135443E
day of 22d.
of the M. 140-00
V 85-0043A
R. 2101

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**The Society of Notaries Public
of British Columbia**

BRITISH COLUMBIA SECURITY COMMISSION

ALBERTA REPRESENTATIVE

SUITE A. METCALFE BLOCK
LETHBRIDGE, ALBERTA

Dec. 23, 1942.

EVACUATION SECTION	
Rec'd	DEC 30 1942
File No.	11973
Ans.	
Referred	<i>Chap</i>

The Official Custodian,
Japanese Evacuation Section,
507 Royal Bank Bldg.,
Granville St.,
VANCOUVER, B.C.

Dear Sir:

Re: Seishi MUKAI, #04669

We enclose in duplicate "JP" Form - your File 11973, referring to the Estate of the above named and would draw your attention to the following points.

Examination of the Title Deed of the real estate herein referred to, shows it is in the joint names of above person and one Kanichi MATSUBA, but Mukai says that actually the property is wholly his and we are prepared to direct steps be taken to have a Quit Claim recorded on the part of Mr. Matsuba.

With regard to personal property. It is noted that there are furniture items and similar personal effects, together with certain boat builder's tools and materials, left within the building on the real estate referred to and as Mukai has no inventory of this personal property he has requested that I in turn ask you to have an inventory made for record purposes. He states that a Mr. Norman Marshall is temporarily renting this building.

With regard to rent aforementioned, we understand from Mukai that Matsuba made the rental arrangement subsequent to Mukai's move from the coast and this was for the sum of \$10.00 per month, which Mukai assumes is being collected by you. Will you please confirm that this rental is being collected and credited to Mukai and that the taxes due on this property for 1942 are being paid, or will be paid from the proceeds.

With regard to the outstanding balance of \$300.00 due Mukai from E. Charbonneau of Ladner, B.C.; I would refer you to your letter Nov. 27th - your file No. 11973 - wherein it is recorded that the payment of \$100.00 has been made to you on this account. We enclose a copy of letter sent to the Manager Canadian Bank of Commerce, in this connection and would point out that the actual balance due as of 1st. November, was \$300.00 and we, as well as Mr. Mukai, are anxious that an effort be made to collect the whole of this outstanding amount as this Mukai family is presently in need of relief and is prepared to use this money for family maintenance.

P.T.
O.

11/12/42

Finally I wish to observe that, owing to conditions on the farm on which the Mukais had been placed in Edmonton, we have found it necessary to move this family to the Lethbridge area but as we have not made a final placement, we have shown his present address as care of this Commission, Lethbridge, Alberta.

Yours truly,

B. C. SECURITY COMMISSION

A.E. Russell

A.E. Russell.

AER/B
Encls.

11973 & 5363

July 3rd, 1944.

Mr. Seishi MUKAI,
Regn. No. 04669,
Shaughnessy, Alberta.

Dear Sir:

With reference to your letter of May 29th, we would point out that the statement of account sent you attached to our letter of April 1st related to funds in your own account and had nothing to do with rentals from properties. There is no credit in your personal account.

As previously advised you the rentals from Lots 12 & 13, Blk. 1, Sec. 10, B3E, R7W, Map 249, S. E. D., in which you have a joint interest with Kenichi MATSUDA, have been kept in a separate joint account, and there is at the moment a credit of \$57.22.

We enclose our cheque for \$25.00 and are sending a similar amount to Mr. Matsuda, which will thus leave a credit balance in this account of \$7.22.

A statement of your joint account to date will be forwarded you during the next week or so.

You are doubtless aware that your property is up for sale and if it is sold you will be advised of the price, etcetra, in due course.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

5363 - 11973

April 11th, 1945.

Mr. Kanichi MATSUDA,
Reg. No. 05296,
11225 - 130th Street,
Edmonton, Alberta.

Dear Sir:

Re: Cat. No. 806, Bayview St., Richmond,
12.13 (S.A. R.E. 24.963) 1/10/33H/278/249.

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

We would take this opportunity of referring to the amount owing to the Workmen's Compensation Board, namely \$28.46, about which we have written you both on a number of occasions. We would particularly refer you to our last letter of March 13th, and not having heard from you to the contrary we have now paid this amount from your joint account, which leaves you with a credit balance of \$9696.40 in this joint account.

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

Yours truly,

P. Doust,
Administration Department

PD/ER

File Nos. 5363 & 11973.
Catalogue No. 806.

February 6th, 1945.

MEMORANDUM

TO: Mr. George Peters

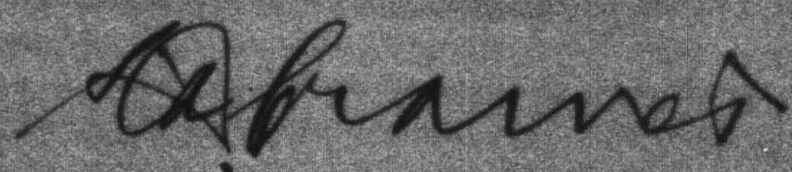
FROM: Mr. D. A. Cramer

Seishi NUKAI and
Kanichi MATSUBA
Hm. of Richmond

Lot 12, Blk. 1 of Sec. 10, Blk. 3 N., Range
7 W., Map 249 AND Lot 13, Blk. 1 of Sec. 10,
Blk. 3 N., Range 7 W., Map 249 SAVE & EXCEPT
W. 24.965 ft. thereof etc.

With reference to the above property which was recorded in
the New Westminster Land Registry Office, dated December 29th,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 181785-E, dated December 28th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 181786-E, dated December 28th,
1944, registering the property in the names of Frances
Elese Marshall and John Markstrom (Deed).
3. Duplicate of Transmission dated December 11th, 1944.
4. Duplicate of Deed dated December 11th, 1944 - Secretary
of State to Frances Elese Marshall and John Markstrom.
5. Bill of Sale dated December 11th, 1944 - Secretary of
State to John Markstrom (in triplicate).
6. Certificate of Indefeasible Title number 181786-E, dated
January 25th, 1945, covering the above property in the
names of Frances Elese Marshall and John Markstrom.



DAC:JS
Atch.

MEMORANDUM

File No. 11973

August 22nd, 1945.

TO: Mr. G. H. Harris
FROM: Mr. R. B. Mackenzie

RE: Seishi MUKAI

Attached is a copy of a letter from the above dated July 30th, 1945. Also attached is a copy of a memo from Mr. Peters to me.

On referring to your chattels list No. 464, dated Feb. 25/44, in the name of S. MATSUBA, File 4976, we note Item No. 33 is listed as belonging to Mr. S. MUKAI, and is not checked off as being sold. Item No. 34, a dresser and mirror, has been sold and credited to Mr. S. MATSUBA. This might belong to Mr. S. MUKAI.

The chinaware set in rice can has been sold and credited to Mr. S. MATSUBA.

The kitchen stove mentioned in the letter is probably the one mentioned in Mr. Green's memo of June 7th, 1944, as being loaned to a Mrs. Howard.

Mr. Peters has asked me to make a full report on the chattels in this case and I would therefore appreciate any information you can get.

REM:LM

Catalogue No. 806
Files Nos. 11973 & 5363
Bayview Street, Richmond
12,13(S&E.W24.965'/1/10/B3N/RTW/249

February 22, 1945.

FRANCES ELEAN MARSHALL AND JOHN MARKSTROM
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 21, 1944)

	DEBIT	CREDIT
Purchase price	\$3,300.00	
Cheques received		\$3,300.00
<u>Amount of rent collected</u>		
August 21st to August 31st - 10/31 x \$10.00		3.23
September 1st to September 30th		10.00
Registration fees on deed - \$3,300.00	11.10	
Purchasers proportion of 1944 taxes - 132/365 x \$47.99	17.36	
Water arrears for 1943 paid by us - 29/8/44	7.81	
Balance owing by purchasers		23.04
	<u>\$3,336.27</u>	<u>\$3,336.27</u>

BALANCE OWING BY PURCHASERS \$23.04

Kenichi MATSUDA
Seishi MUKAI

File Nos. 5363 & 11973
Reg. Nos. 05258 & 04569

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1964				
June 22	Balance as per statement sent	\$	\$ 57.22	
July 6	Cheques to S. Mukai & K. Matsuda @ \$25.00 each	50.00		
July 14	Rent of boathouse to 31st July		10.00	
	Balance rents to date		6.77	
	Taxes \$47.99, water \$7.81	55.80		
	Credit re sale of property		3,308.67	
	Credit re sale of chattels		350.00	
August 21				
		\$ 105.80	\$3,732.66	

GR \$ 3,626.86

5363 - 11973

March 26th, 1945.

Mr. Seishi SUKAI,
Reg. No. Q4669,
Shaughnessy, Alberta.

Dear Sir:

Re: Catalogue No. 806,
Bayview Street, Richmond.
12,13(S&E. N. 24.965')
1/10/838/K78/249.

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

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

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

Yours truly,

P. Douet,
Administration Department

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

Catalogue #806

Stenstrom BOP

The Custodian of Enemy Property
Vancouver B.C. 806

Dear Sir

The enclosed checks, totalling \$330.00
represent the 10% deposit required, to
increase our bid upon the above listed
property viz Matsuba & Mukai. Enclosed
to \$3300.00/100

Trusting to hear from you in the
near future

We remain

Sincerely

J. Martorosso

Rec'd	JUL 25 1944
File No.	5363/11973
Ans.	☒
Referred	

Original to account
6/4/40

Steveston, B. C.,
April 28, 1964.

Office of Custodians,
506 Royal Bank Bldg.,
575 Hastings St. West.,
Vancouver, B. C.

Dear Sirs;

re; Catalogue 8806, Lots 12 & 13, Block 1
Section 10 Block 3, North range 7 West
Map 247.

I hereshy bid the sum of Two thousand, two hundred and sixty-two dollars,
(\$2262.00) on above mentioned property, including all goods on premises,
re. Inventory, excepting such goods which have been removed by the Custodians
of Alien property.

Lessee and tenant.

Yours truly,

W. Marshall

Office of Custodian,
808 Royal Bank Bldg.,
875 Hastings St. West.,
Vancouver, B. C.

5363	11973
<i>[Signature]</i>	

Steveston, B. C.,
April 27, 1944.

Dear Sirs:

re: Catalogue No. 4806, Lots 12 & 13, Block 1,
Section 10 Block 3, North Range 7 West Map 249.

I, John Markstrom, of Steveston, B. C., tenant of above property, do hereby
bid the sum of Two thousand, Six hundred and twenty-seven dollars, (\$2627)
for the above mentioned property, including all goods on premises.

Find enclosed certified cheque to the amount of Two hundred and sixty-two
dollars and seventy cents (\$262.70) this being 10% of amount bid.

If tender accepted, balance of 90% will be paid by certified cheque by
return mail.

I remain,

Yours truly,

J. Markstrom

806

EVACUATION SECTION
 Rec'd JUN 19 1943
 File No. _____
 Ans. _____
 Referred _____

Steveston, B. C.,
 June 14, 1943.

Custodian of Alien Property,
 Vancouver B. C.

Re: Property of K. Matsuba & S. Mukai.
File #5363 & #11973.

Sir:

We hereby bid the sum of Two Thousand Five Hundred Dollars (\$2500)
 cash, on the purchase of above mentioned property, to wit:

2 lots, 1 boat house building and sundry machinery, as described

Lot Thirteen (13) Block one (1) of Section Ten (10)
 Block Three (3) North Range Seven (7) West Map Two Hundred and Forty-
 nine (249) ~~have and except~~ the West Twenty-four Decimal Nine Hundred
 and Sixty-five (24.965) feet thereof having a frontage of Twenty-four
 Decimal Nine Hundred and Sixty-five (24.965) Feet on Bayview Street
 with a uniform width for the full depth of the Lot and adjoining Lot
 Fourteen (14) in the District of New Westminster.

Yours Truly,

J. E. Marshall
J. H. Markstrom

File No. 11973

October 31, 1945.

FIRE INSURANCE SUMMARY

No: Seishi MUKAI
Reg. No. 04669

There was no fire insurance carried on the Boat
Building Works on Bayview Street, Steveston, B. C., owned jointly by
Seishi Mukai and Kenichi Matsuba - File No. 5363.

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



George Peters,
Office of the Custodian.

GP/ML

File No. 11973

November 1, 1946.

LIABILITY SUMMARY

No. Seishi NUKAI
Reg. No. 04669

A claim was placed against S. Nukai and K. Matsuba, File No. 5363, by the Workmen Compensation Board by Affidavit dated April 13, 1942, in the amount of \$28.46. This was paid on April 20, 1945, out of the joint account of Nukai and Matsuba, as they were partners in a boat building works.

The U. S. Security Commission placed a claim against Seishi Nukai for maintenance in the amount of \$300.00 - \$240.00 of this amount was paid and the Department of Labour, Japanese Division, advised us that they are foregoing the balance as they are cancelling all claims of this nature. Confirmation in writing will follow from the Department of Labour.

Another claim, in the amount of \$390.69, was placed against Seishi Nukai by Jimpe Tasaka on February 1, 1946. This was acknowledged by Nukai in his letter of August 8, 1946, and paid to Tasaka's account on August 27, 1946.

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



George Peters,
Office of the Custodian.

GP/EL

1973

8th June, 1948.

PERSONAL PROPERTY CLAIM

CLAIMANT	Seishi MUKAI	Regn No: 04669
FORMER ADDRESS OF CLAIMANT	Steveston, B.C.	
CLAIM	Itemized list of Boathouse equipment valued at \$ 972.50 do Household do 298.50 ALLEGED LOSS \$ 1271.00	
	(Credits re sale of Equipment \$350. and Chattel auction \$31.97 not shown on Claim Form)	
<u>REFERENCES</u>	<u>HISTORY</u>	
JP	JP declarations of both Seishi MUKAI and his wife Sadako MUKAI are inscribed on Analysis of Claim Form.	
PP.1	Copy of Lease - Seishi MUKAI & Kanishi MATSUBA to N.C. Marshall dated 18 Apr 42 herewith. Ultimate para. of page 1 notes Chattel Inventory attached and being part of Agreement. Lease signed by Matsuba only.	
PP.2	Inter-office memo d/31 May 42 notes inventory never received, but that Cstdn Steveston representative had forwarded information. (Originator of this Summary attempting this date (8 Jun 48) to procure a/m chattel inventory from Marshall. If successful, same will be enclosed herewith)	
PP.3	N.C. Marshall and his partner John MARKSTROM sign for chattels 7 May 43	
PP.4	Appraisal of Boathouse equipment 13 Jun 44 by W. Glass (Suptd. of B.C. Packers Ltd.) \$330.	
PP.5	Markstrom offer to purchase Boathouse equipment 24 Jul 44 \$350. (This offer was accepted)	
PP.6	Household articles auctioned 10 Mar 44 NET \$31.97 Gross \$24.01 Sewing machine (not subject of Claim) shipped by BC Sec Comm to Mrs. Mukai.	

NOTE: The JP declaration of the Claimant was evidently completed some time after evacuation as his address is noted thereon as c/o BC Sec Comm Lethbridge, Alta. The declaration is signed under date of 22 Dec 42 and the RCMP form on file notes evacuation date as 10 Mar 43.

It is presumed that he was evacuated a short time after creation of the a/m Lease --- or due to his signature ~~mm~~ not appearing thereon, might have been prior to the lease. If the latter is correct, there is a great possibility that Matsuba disposed of the NAILS etc. No claim has been registered by Matsuba to date of this Summary.

JC/..

File No. 11973

November 1, 1946.

PERSONAL PROPERTY SUMMARY

Re: Seishi MUKAI
REG. No. 04669

Chattels:

See Chattel Summary

Specified
Articles:

Kodak 116 folding camera #147413. 1A Pocket - released to B. C. Security Commission on May 4, 1943. No further action required by the Custodian.
Phonola radio (Dom. Electraphone industries) Model #40U51P3, Serial No. 269593. - released to the B. C. Security Commission on January 19, 1944 for shipment to Japanese. No further action required by the Custodian.

Fishing
Vessels:

"Beatrice A" sold direct by Seishi Mukai to H. Bell-Irving for \$1,010.00. \$300.00 was paid direct to Mukai, and the balance of \$710.00, less expenses, making the net amount of \$699.90, paid direct to Mukai by the Japanese Fishing Vessels Disposal Committee on February 16, 1942.

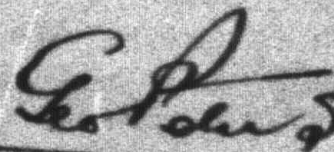
Accounts
Receivable:

In his registration, dated December 22, 1942, Seishi Mukai declared that Mr. E. Charbonneau of Ladner, B. C. was indebted to him for the sum of \$300.00. On November 6, 1942, Mr. Charbonneau forwarded to the Custodian the sum of \$100.00 to be applied against this debt. The balance owing, namely, \$200.00, was received on March 8, 1943, and credited to Mukai's account. This money was forwarded to Mukai in various amounts over the period of February 15, 1943 to December 22, 1943.

B. C. Electric railway Co. refund of Security Deposit for Light in the amount of \$15.00 has been credited to Seishi Mukai's account.

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

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



George Peters,
Office of the Custodian.

GP/EL

ROYAL CANADIAN MOUNTED POLICE

No. 177

EXHIBIT REPORT

HEADQUARTERS File No.

SUB. DIV'N. & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. C.I.B.

DATE April 27th, 1943.

Re:

MURAI Seishi, Barnwell, Alberta.

On March 10th, 1942.

(Date)

P. R. Jefferson

(Member's Name)

Came into possession of the following described goods by Handed over by Roy T. Otani.

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Caps. or Size	DESCRIPTION OF EXHIBITS
	1		116 Folding Kodak Camera #117413

J. R. #04669

J. R. #11973

REMARKS: Handed over to B. C. Security Commission, Vancouver, B. C.

(State briefly disposition)

DATE May 4th, 1943

CERTIFIED CORRECT

S.D.

(Signature of Receiver or Witness)

E. B. DePrisay

P. R. Jefferson

(Signature of Member)

(P. R. Jefferson) #10

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Form 100A

EVACUATION SECTION

Rec'd JAN 22 1944

File No. 11773

App. Vancouver

Referred C.I.R.

HEADQUARTERS File No.

SUB-DIV'N. & File No.

DIVISION & File No.

DETACHMENT & File No.

(J.C. 04569)

DATE Jan. 19th, 1944

Re: R. MURAT, - P.O. Box 17 Stevenson, B.C.

(Name of File)

On March 10th, 1942, 1 D.M. McLaren, Cst.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by Roy T. Otni

(State Authority from whom seized and place of seizure)

No. of Exhib.	No. of Packages	Case or Other	DESCRIPTION OF EXHIBITS
	1		Phonola Radio (Don. Electraphone Industries) Model # 40051P5 Serial # 25959
			Mr. F.W. Shears, Acting Director, Office of Custodian, Japanese Evacuation Section, 506 Royal Bank Bldg., Vancouver, B.C.
			FORWARDED. Copies for your information and records.
			SUD. Supt. (C. K. Gray) O.C. "H" Division.
			Vancouver 20-1-44. FRJ/L.

REMARKS: Handed over to the B.C. Security Commission.

DATE JAN 19 1944

(State briefly disposition)

CERTIFIED CORRECT

[Signature] P.M. Jefferson, Sec. 10559, Cst.
(Signature of Member)

Files No. 11973 & 5363

June 7th, 1944.

MEMORANDUM

TO: Mr. Harris

FROM: Mr. Green

Re: Seichi NUKAI & Seichi MATSUDA.

The next time Mr. Thompson is out your way, will you please have him appraise the equipment at the above Japanese's Boat Works now rented to Norman Marshall. The lease to Mr. Marshall is supposed to include an inventory, copy of which we obtained by Mr. Robinson, and appears as follows:

- 1. Boat carriage and ways
- 1. Electric motor 5 HP
- 1. Band saw 30"
- 1. Line shaft and assorted pulleys
- 1. Red single
- 1. Chest drawers
- 1. Range
- 1. Steel net
- 2. H.B. tables
- Assorted fisherman's gear, cove, hooks, etc.
- 1. Heater

From a note on our copy of the inventory it appears that the range may have been entrusted to Mrs. Howard, and may be sold to her at the appraised price if she wishes to buy it. One of the partners also declares a hand winch, snuff and 700 lbs. of balls which do not appear in the inventory, and you might make inquiries about these at the same time.

WV/AL

Files No. 5363 & 11973

June 20th, 1944.

MEMORANDUM

TO: Mr. Shears

FROM: Mr. Mackenzie

RE: Catalogue No. 806,
Bayview Street,
Stevenson, B. C.

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

1. Boat carriage & ways	\$ 80.00
2. 5 H.P. Electric Motor	75.00
3. One 30" Band Saw	100.00
4. One line-shaft	20.00
5. One Hand winch	50.00
6. One skiff	5.00
<u>TOTAL 330.00</u>	

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

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

- 1 Bed, single
- 1 Chest drawers
- 1 Range (Loaned to Mrs. Howard)
- 1 Steel cot
- 2 H.M. tables
- 1 Heater

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

RM:ML

RMH

Calculus 2806

Steneston 286P
July 24 1906

The Custodian of Enemy Property 5
Vancouver B.C.

Dear Sir,

I hereby submit the list of \$350.00
on account of M & M Bachman
Steneston B.C. viz.

- 1 Band saw
- 1 Shafter, belt and pulley
- 1 Electric motor
- ways and carriage
- 1 skiff boat
- 1 hand winch

Enclosed find my check for \$35.00
being 10% of the above list
your truly.

J Markstrom

Cheque to accounting Dept
L.H.R.

File 11973

File 11973

PP
4

Steveston, B. C.,
June 13, 1944.

TO: The Custodian.
FROM: W. Glass
SUBJECT: M.&M. BOAT BUILDING YARD APPRAISAL

EXHIBIT NO. 704-11
DATE Sept. 22/48
FILED BY G. R. A. Rice

Dear Sir:

In reply to your request that I appraise the machinery in the above premises the following is an account of the values:

1.	Boat carriage & Ways	\$ 80.00
2.	5 H.P. Electric Motor	75.00
3.	One 30" Band saw	100.00
4.	One line-shaft	20.00
5.	One Hand winch	50.00
6.	One skiff	5.00
Total		<u>\$330.00</u>

The Ways are old but still serviceable. The 5 H.P. motor is in good condition, but the line shaft, equipped with wooden pulleys, would be of no value except in its present application. The 30" Band saw is in use and in fairly good condition. Considerable work is required on the skiff and the hand winch.

Trusting this information is sufficient for your records,

I am,

Yours truly,

WG/MJ

W. Glass
do Be Packers Ltd

This Indenture,

made the _____ day of _____ in the year of our
 Lord one thousand nine hundred and forty-four.

In Pursuance of the "Bills of Sale Act"

Between

THE HONOURABLE THE SECRETARY OF STATE OF CANADA
 Acting in his capacity as Custodian under the
 Revised Regulations Respecting Trading with the
 Enemy (1943)

Insert full Name,
 Address and
 Occupations of
 Parties

(hereinafter called the Grantor) of the First Part
 AND

JOHN HANSTON, Boat Builder,
 of Stoverton, in the Province of British Columbia.

(hereinafter called the Grantee) of the Second Part.

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of Three Hundred and Fifty (\$350.00)

_____ Dollars
 of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor has bargained, sold, assigned, transferred and set over, and by these presents Doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

- 1 Bandaw, shafting belts and pulleys.
- 1 Electric Motor, wags and carriage.
- 1 Stiff boat.
- 1 Band winch.

*Was not used
 might have had it
 retyped
 mm*

All of which goods and personal chattels are now in the possession of the party of the first part upon or about 606 Bayview Street, Sheraton, in the Municipality of Richmond and all the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same, and every part thereof:

To have and to hold the said hereinafter assigned goods and personal chattels and right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use Forever:

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:

That the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof: And that the said Grantor now has in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents; And that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever; And that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

SIG. OF WITNESS:

ADDRESS

OCCUPATION

This is the paper-writing marked "A" referred to in the Affidavit of

sworn before me this

day of

A.D. 19

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

"BILLS OF SALE ACT"

JAMES HARRINGTON

Village of Sturgeon,

BRITISH COLUMBIA,

of the

TO WIT:

In the Province of British Columbia, the Grantee in the foregoing Bill of Sale named, make oath and say: That the sale therein made is bona fide and for valuable consideration, namely, the consideration of the sum of Three Hundred and Fifty (\$350.00) dollars; as set forth in the said Bill of Sale; and not for the purpose of enabling me this deponent to hold the goods and chattels mentioned therein as against the creditors of the said grantor; and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the grantor or of preventing such creditors from obtaining payment of any claim against the grantor.

Sworn before me at the

City

in the Province of

A.D. 19 44

A Notary Public in and for the Province of British Columbia

Bill of Sale

(ABSOLUTE)

THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.

JAMES HARRINGTON

Dated 1944

THE HONORABLE THE SECRETARY OF STATE
OF CANADA ACTING IN HIS CAPACITY AS
CUSTOMER UNDER THE REVISED REGULATIONS
RESPECTING TRADING WITH THE ENEMY (1943)

"BILLS OF SALE ACT"

3.

TO WIT:

Ottawa, Ontario

as follows:

make oath and say

1.—That the paper-writing hereunto annexed, and marked "A," is a true copy of a Bill of Sale and of every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by

2.—That the Bill of Sale was made and given by the said Lord one thousand nine hundred and Forty-four, on the day of

3.—That I was present and did see the said

Sale mentioned, and whose name is signed thereto, sign and execute the same on the said day of

4.—That the said said Bill of Sale, resided and still resides at

5.—That the name and then was and still is

6.—That the name of the person, is of the proper handwriting of me, this deponent, and that I reside

at Ottawa, Ontario, and am of the full age of twenty-one years.

A.D. 19 44

Ottawa,

at the City of

in the Province of British Columbia

A Notary Public in and for the Province of British Columbia

NAME MUKAI, Sadako (Mrs. Seichi)

REGISTRATION NO. 94565

FILE NO. 5470

The following chattels were sold by public

auction at Steveston, B.C. on March 10, 1944

Kitchen Enamel Ware
China ware
Heater
Round Dining Table
Dresser & Mirror
5 Kitchen chairs

\$ 2.60 K
2.50 K
9.00 /
1.50 -
12.00 /
4.37 -

Total

(Auctioneer's Fee: \$3.20
Less Expenses: Advertising: 1.12
Moving: 3.64

Net Proceeds Credited:

\$ 31.97
7.96
24.01

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 8.

Remarks.

November 1, 1946.

CHattel SUMMARY

Re: Seishi MUKAI
Reg. No. 04669
Evacuated March 10/43

In his declaration of December 22, 1942, Seishi Mukai declared chattels stored with Shinkichi Matsuba - File No. 4979. As the same items were declared by his wife, Sadako, they are being handled on her file - No. 5470. It is noted that 1 sewing machine was shipped direct to Mrs. Mukai on authorization of April 11, 1944. Charges were paid from Seishi's account.

Chattels declared as being left at the boat house, owned by Seishi Mukai and Kanichi Matsuba, are as follows:

1 Heater
Personal effects
Boat building equipment
Fixtures

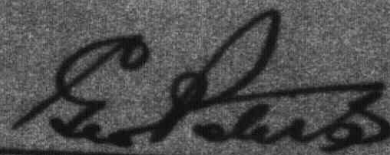
In a lease of the property to Norman Marshall, it covered an inventory supplied to this office by Marshall - see Schedule.

The equipment of the Boat Building works was appraised by W. Glass on June 13, 1944, and sold to John Markstrom, a partner of Norman Marshall, under a Bill of Sale Absolute, for the sum of \$350.00.

The balance of household fixtures was supposed to have been picked up by the Custodian and removed to auction - memo from Mr. G. M. Harris, Custodian's agent, of June 15, 1944.

As the file does not reveal these as being sold, nor an inventory covering these items as being taken to storage by the Custodian, Mr. Marshall was questioned by the writer and he states that these items were picked up by the Custodian's agent. It is noted, however, that one kitchen range was loaned to a Mrs. Howard by Mr. Robinson, and there is no evidence of this being returned. Mrs. Howard, at the present time, cannot be located.

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



George Peters,
Office of the Custodian.

GP/EL

File No. 11973

November 1, 1946.

CHATTEL SCHEDULE

Re: Seishi MUKAI
Reg. No. 04669

JAPANESE DECLARATION - DECEMBER 22, 1942.

Singer sewing machine	)	These items are
Silverware	)	being handled on
Dressing Table	)	his wife's file -
Cooking range	)	No. 5470.
Heater	)	These items were
Personal effects	)	included in lease
Boat building equipment	)	as listed below.
Fixtures	)	

GOODS LISTED IN LEASE WITH NORMAN MARSHALL

Boat carriage and ways	- sold
Electric motor	- sold
Band saw 30"	- sold
Line shaft & assorted pulleys	- sold
1 Single bed	- missing
Chest of drawers	- missing
1 range	- loaned to Mrs. Howard
1 Steel cot	- missing
2 H.M. tables	- missing
1 Heater	- missing
1 Skiff	- sold
1 Hand winch	- sold
Assorted fisherman's gear, oars, hooks, etc.	

GP/EL

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 11973 - Seishi WUKAI 5363 Kaniehi MATSURA

NAME:

DATE ADVERTISED: Catalogue 806
(or other information)

APPRAISER'S NAME:

VALUATION: \$330.00

PURCHASE PRICE: \$330.00

COMMITTEE'S APPROVAL: August 1st, 1944

PURCHASER'S FULL NAME: John Markstrom

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

OCCUPATION: Boatbuilder

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

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Listed on Bill of Sale

MEMORANDUM

December 6th, 1944.

To: Mr. Green,

FROM: Administration Department

- CHATTELS -

Re: Catalogue No. 505 - Bayview St., Stoveport, B. C.
Seichi HUKAI - Reg. No. 04509 - File 11973
Seichi HUKAI - Reg. No. 04509 - File 5363.

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

- 1 - Sawdust
- Shedding belts and pulleys
- 1 - Electric Motor
- Ways and carriage
- 1 - Skiff Boat
- 1 - Hand Winch

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

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

Presumably these have not yet been auctioned.

On the "JP" form on file 11973 the following items are declared as being at the home of Seikichi Hukai, file 54976:

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

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

MEMORANDUM

July 2nd, 1943.

To: File 11973

From: Specified Articles Department

Re: MUKAI, Seishi - Reg. 04669

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Phonola Radio (Dom. Electraphone Industries), Model # 40U51P3, Serial No. 269593.	\$ 10.00

CAMERA	x Kodak 116 folding camera # 147413. 1A Pocket.	9.50
--------	--	------

x Released to B. C. Security Commission May 4/43.

*Jan 17, 1944
Radio released for shipment
Gm*

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 28, 1944

Name: Seishi MUKAI

Reg. No. 04669 File: 11973

Boat File No.: JFVDC 7

Name of Vessel: "Beatrice A" 32'x8'x3'6", Easthope 20 New boat

Lic. or Reg. No.: New boat

Naval No.: " "

Owner's Valuation: \$1,010.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: February 11, 1942

Purchaser: H. Bell-Irving & Co.Ltd.

Signature on Sales Papers: Seishi MUKAI on typed copy

Selling Price: \$1,010.00

Paid to JFVDC or ~~XXXXXX~~: \$710.00 (\$300.00 paid previously to vendor)

Supervision Costs: \$10.00

Balance due Owner: \$699.90

Paid to: Seishi MUKAI, on Feb. 16, 42

Location of Boat at Sale: There is no record that this boat was taken into custody.

Claims Against Canadian Govt.:
None

Additional Information:

J. M. Maclean
Oct 18/46

Catalogue No. 806
File Nos. 11973 & 5363
Bayview Street, Richmond
12&13(S&E.W24.965')/1/10/B3N/RTW/249

Receipt is hereby acknowledged of Bill of Sale Absolute between the Honourable
the Secretary of State of Canada and John Markstrom covering chattels located
at the above described address.

Dated at Vancouver, B. C. this 9th day of March 1945.

Signed J. Markstrom

STATEMENT RE SALE OF:

Catalogue No: 806

Street Address: Steveston, B.C.

Legal Description: 12, 13 (S. & E. W. 24.965') 1/10/B3M/RTW/249

Name: MATSUDA, Kanichi

MUKAI, Seishi

File No: 5363 - 11973

Reg. #05258- 04669

Date of Sale and Adjustments Aug. 21/44

Sale Price

\$ 3300.00

Real Estate Agents Commission

\$

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance

Taxes

17.36

Water (arrears)

7.81

16.50

\$ 3325.17

Net Proceeds credited to your account

3308.67

Date: March 23rd, 1945

Compiled by: Mr. George Peters

Selent MUKAI
Kantoh MATSUBA

Reg. No. 04669

File No. 5363

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 May 27	W. Marshall - rental boatshed - May Commission	\$ 1.00	\$ 10.00	
July 14	W. Marshall - rental boatshed - June Commission	1.00	10.00	
August 6	W. Marshall - rental boatshed - July Commission	1.00	10.00	
August 20	Ck - 254 - Corp. of Richmond	2.00		
September 9	N. G. Marshall - Rent Commission	1.00	10.00	
September 16	N. G. Marshall - Sept. rent Commission	1.00	10.00	
October 15	N. G. Marshall - rent T. C. King - commission	1.00	10.00	
October 14	Ck 576 - Corp. of Richmond - 1942 taxes	41.39		
November 10	Rent - Nov. 1 - W. Marshall		10.00	
December 14	Rents collected		10.00	
1943 January 18	Rents collected		10.00	
February 16	Rents collected		10.00	
January 22	Ck 1593 - Certificate of Encumbrance - Victoria	1.00 1.00		
March 16	Rents collected		10.00	
April 20	Rents collected		10.00	
May 19	Rents collected		10.00	
June 16	Rents collected		10.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 27	Rents collected	\$	\$ 10.00	
August 17	Rents collected		10.00	
September 23	Rents collected		10.00	
October 8	Ck 5635 - Munic. Richmond - payment of taxes	8.74 32.65		
October 19	Ck 5635 - returned for redeposit		41.39	
October 21	Rents collected		10.00	
October 22	Ck 5632 - Corp. of Richmond - taxes	41.39		
December 21	Rents collected		10.00	
1944 February 7	Rents collected		10.00	
February 8	Rents collected		10.00	
February 12	Rents collected		10.00	
March 2	Rent of Dyke Rd. Boat House to March 31, 1944		10.00	
March 4	Ck 8519 - Maintenance to S. Mukel Ck 8520 - " " to K. Matsuba	50.00 50.00		
April 4	H. Marshall - rent of boathouse		10.00	
June 2	H. Marshall - rent to May 31, 1944		10.00	
May 4	H. Marshall - rent		10.00	
June 22	Ck 642 - Appraisal fee for boat building equipment	10.00		
July 6	Cheques to S. Mukel and K. Matsuba @ \$25.00 each	50.00		
July 14	Rent of boathouse to July 31		10.00	

-3-

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 August 21	Balance rents to date Taxes \$47.99, water \$7.81	\$ 55.80	\$ 6.77	
	Credit re sale of property		3308.67	
	Credit re sale of chattels		350.00	
1945 April 21	Settlement of Claims, Workmen's Compensation Board			
May 19	To K. Matsuba for adjoining property	28.46		
July 6	Remittance to S. Mukai	500.00		
November 20	" "	500.00		
1946 April 8	Reversing entry of March 4, 1944, re Transfer to Matsuba	500.00		
April 8	Reversing entry of July 6, 1944, re Transfer to Matsuba		50.00	
	Transfer to S. Mukai Account		25.00	
		<u>2173.40</u>		
		\$ 4051.83	\$ 4051.83	

Accounting Department,
March 3, 1948.

MIL

File No. 11973
Reg. No. 04669

Selshi MUKAI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 9	Labour on boat by Mr. Charloiseau	\$	\$ 100.00	
1943 March 23	Balance owing on boat account		200.00	
December 28	Cheques to you - 4 @ \$35.00, 1 @ \$100.00, 1 @ \$60.00	300.00		
1945 August 6	B. C. Electric Railway - security deposited refunded		15.00	
1946 April 10	Transfer share from joint account		2,173.40	
August 17	J. Tasaka - settlement of claim	390.69		
November 8	Canadian Bank of Commerce for your account	1,797.71		
		<u>\$2,488.40</u>	<u>\$2,488.40</u>	

MTL

Accounting Department
March 3rd, 1948

11973

November 4, 1946.

Mr. Seishi MUKAI,
Registration No. 04669,
Taber, Alberta.

Dear Sir:

As requested in your letter of October 3rd,
we are forwarding, to the credit of your account in the Canadian
Bank of Commerce at Taber, Alberta, our cheque in the amount of
\$1,777.71, being your entire balance with the Custodian.

Kindly acknowledge receipt of this amount when
paid into the bank to your account.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 11973

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

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

November 4, 1946.

The Manager,
Canadian Bank of Commerce,
Taber, Alberta.

Dear Sir:

Enclosed please find our cheque in the amount
of \$1,797.71, which is to be credited to the account of Mr. Seishi
MUKAI, Police registration No. 04669, of Taber, Alberta. Would you
kindly acknowledge receipt of this cheque.

Yours truly,



George Peters,
Office of the Custodian.

GP/EL

Enc. - Cheque for \$1,797.71.

NOV 13 1946

Receipt acknowledged.

THE CANADIAN BANK OF COMMERCE
640
TABER, ALTA.



Name of Claimant **MUKAI, Seishi**
 Custodian File **11973**

Case **704**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices	
						% of Total	Amount			
		3300.								
			330.00	.00 12.50						
										348.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply Deduct % ratio to Claim Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
116.50	31.97	9.59	27.38%	182.00	49.72	350.00	42.00	101.31		
TOTAL RECOMMENDATION										443.81

DEFENCE BRIEF

Seishi MUKAI

File No 11973

Case No 704

Rice/Russell

Lethbridge Sub/Comm.

22 Sep 48

REAL PROPERTY

NOTES: P.4 L.17 of Transcript notes Claimant claiming on Lot 12 alone. P.9 L.5-15 covers.

EST. CLAIM VALUE

Land \$2000.

Bldg 2675.

4675.

(Exh.1 notes Cstdn
or \$3300. and Claim
\$1375. Cstdn or
of \$3300. was for
Lot 12 plus bldg
and Lot 13 with no
improvements)

Ref: Exh.1

Ref: New Evidence

LRO Form "A"

DEED OF LAND

Ref: New evidence
Richmond Mun.
letter

Ref: Exh.10

Ref: RP.5

RP.6

RP.7

RP.8

APPRAISED VALUE

Lot 12 \$1000.)
Bldg Lot 12 1800.)
2800.)

[Lot 13 500.]

Appraisal \$ 3300.

SOLD FOR

----- \$2800. to Mukai

----- 500. to Matsuba
3300.

WITNESS: F.H. Coulthard [Appraiser]

EVIDENCE: Exhibit 9

Summary of Evidence notes Lot 12 as being 50' x 140'.
Mun. of Richmond map 249 (as per Cert. Encumbrance)
notes Lot 12 as being 50' x 109'.

Clerk provided above information over 'phone 7/12/48
and stated that as depth of lot extended over the
dyke into the Fraser River, the exact depth or length
would be hard to determine, however their Land Regn.
Map 249 notes property 50' x 109'.

Exh. 1 notes purchase price of Lot 12 as being \$2000.
Form "A" notes consideration as \$1667. for Lot 12 and
\$833. for Lot 13.

Para. 6(1) of Exh.1 notes "Boat house & dwelling com-
bined" and then gives separate measurements (30x60 ft
& 14x60 ft).

Inspection of premises 6/12/48 by the writer revealed
that the living quarters were merely a boarded off
portion of the boathouse approx. 6 14ft wide and ex-
tending to the length of the building. Worth only
the salvage cost of 2x4 and 1x6 used to construct.
Used by present owners as machine shop. Unpainted,
unfinished lumber, brick chimney supported on wooden
bracket to within 5 ft of floor. Full length and
breadth of complete structure supported on piling
over the Fraser River. Piles were the remains of an
old Cannery which burned down, presumably re-capped
and built on by Claimant.

Para. 6(1) of Exh. 1 notes total cost of structure
\$3528.00

Richmond Municipality building permit d/4 Dec 39
to cover a boathouse 60x30 and lean-to 60x8 issued
in amount of \$400.00

Appraised for Assessment by Richmond Municipality
31 July 40 \$1500. for improvements and \$675. for land.

TENDERS:

Markstrom & Marshall offer 14 Jun 43: Lots 12 & 13 &
MACHINERY \$2500.

Markstrom offer 27 Apr 44. Lots 12 & 13 & all goods
on premises \$2627.

Marshall offer 28 Apr 44. Lots 12 & 13 & all goods
on premises \$2262.

Marshall & Markstrom offer 24 Jul 44. Lots 12 & 13
(no goods included) \$3300. ACCEPTED.

(2)

PERSONAL PROPERTY

NOTES: Claimant was married, supported a wife and 4 children at date of evacuation, lived in a boarded-off portion of the boathouse on Lot 12. He was in partnership with Kanichi MATSUBA (file 5363). Date of Claimant's evacuation incorrectly stated on file, but P.12 L.25 of Transcript notes he was evacuated AT LEAST 12 days prior to Matsuba. Matsuba at the request of Claimant leased the boatworks to Norman MARSH-ALL together with certain equipment as per inventory included in lease. Cstdn copy of lease is sans inventory but C.C. Robinson procured a signed list of chattels purported to be a duplicate of the lease inventory. This list on Claim File d/7 May 43 but not used by Rice who apparently attempts to prove that ALL boathouse equipment leased to Marshall.

P.13 L.12-15

Quotations from Transcript as per the following appear to denote that the Claimant left everything in Matsuba's hands when evacuated, and it should be noted that Matsuba is not making a claim. ALL ITEMS MUKAI's.

A new Analysis of Claim was prepared 7 Dec 48 to cover additional items added to the claim since original submission by Mukai.

P.2 L.15

P.7 L.9-21

Personal Property claim raised from \$1271. to \$1685.75

Rice notes that "Page 7" of Exh. 1 (Summary of Evidence) was not received by him until a few minutes before the hearing and that the Cstdn had no previous knowledge of added items etc. (All listed as NO RECORD)

P.9 L.29

Claimant states re chattels "Yes, we turned the whole thing over to him (Marshall)"

P.10. L.24

Claimant states re fisherman's gear "Matsuba may have ~~xxxxx~~ handed them to him, but I don't know that"

P.11 L.1

Rice asks Claimant why it took him 6 years to remember chattels which he had not declared and which he had not claimed on until the day of his hearing. Claimant states he mislaid a list which had subsequently "turned up" in the "Spring" (of 1948).

P.12 L.17

P.12 L.26

Claimant states "I left everything with Matsuba"

Claimant states Matsuba was on the property for at least 12 days after his own evacuation.

P.13 L.1

Rice questions re items on Page 7 of Exh. 1 (all these being the items whose value accounts for the raise in claim for personal property) Transcript reveals that Matsuba was finishing a boat at the time that Claimant was evacuated, so Rice asks "Then you didn't lock up the nails and paint brushes on him, did you, if he had finished a boat?"

P.13 L.3

Claimant answers: "Matsuba informed me that he had put the paint brushes and everything else he was using in that room and had locked the place"

P.13 L.7

P.13 L.8

Rice asks if Matsuba used up all the paint finishing the boat.

Claimant answers: "We bought more than we needed, so that there SHOULD HAVE BEEN some left..."

P.13 L.16

Rice asks: "But he (Matsuba) stayed there and finished the boat and used your paint brushes, is that it?"

Claimant answers: "Yes"

P.13 L.18

Rice asks: "...all you know about it is what he told you, so far as

P.13 L.21

putting this property away and locking it up in the room was concerned?"

Claimant answers: "Yes, it was just as Matsuba told me"

P.13 L.12-15

Claimant admits being sole owner of "...the paint brush and other things" and that Matsuba had no connection with them at all.

N.B. Claimant was married and had 4 children at date of evacuation and the Summary of Evidence (Exh.1) notes that practically all the items claimed on WERE PURCHASED DURING 1942. He must have gone on a buying spree immediately after receiving the news that he was about to be evacuated.

56 items or groups of items claimed on	40 purchased during 1942
	7 do 1941
	9 do 1935-40

It might be interesting to know how he operated a boathouse and what his wife used to maintain a family of 6 people prior to his pre-evacuation buying spree.

(3)

HOUSEHOLD ITEMSa) GOODS TO VALUE OF

\$116.50

APPRAISED

No

SOLD FOR

\$31.97 by Auction

WITNESS : (Staff) Harris

EVIDENCE : Auction sheet 10/3/44

b) GOODS TO VALUE OF

\$120.

APPRAISED

No

DECLARED, NOT FOUND

WITNESS : C.C. Robinson

Silverware \$120.

Transcript quotes JP Form valuation of silver at date of evacuation \$100.

Claimant states raise of \$20. due to items which he had forgotten to list and which were found by him to be noted on the list which "turned up" in the Spring of 1948.

Claimant states a silver tea set and cake tray worth \$100.

Rice doesn't ask nature of items worth the other \$20.00 --- Claimant merely states "things I bought"

Ref: P.6 L.15

P.6 L.20

P.6 L.24

P.6 L.27

c) GOODS TO VALUE OF

\$ 62.

APPRAISED

No

NOT ACCOUNTED FOR

Stove \$55.

Matsuba rented his own house to a Mrs. Howard. Claimant's stove left in Matsuba's house.

Rice asks if Claimant turned K. Range over to Mrs. Howard. Claimant "No"

Rice asks if Claimant knew whether or not Matsuba had turned his stove over to Mrs. Howard. Claimant "No, I don't know"

Stove noted as purchased in 1941. What did his wife cook on prior to that date?

Table \$7.00

Ref: P.10 L.27

Ref: Exh.1

d) GOODS TO VALUE OF

\$153.90

APPRAISED

No

NO RECORD AT ANYTIME

WITNESS : C.C. Robinson

EVIDENCE : JP Decl.

Items totalling in value the above amount all included in the new list submitted at date of his hearing (see last group P2 of New Analysis of Claim)

None of them were declared, nor found, nor noted on his previous claim as submitted.

6 items involved: 4 purch 1942

1 purch 1941

1 purch 1935

Being such recent purchases, it is suggested that he would have remembered them, as the majority must have been purchased within a month or so of his evacuation.

(\$452.40 Total Claim for H'hold items)

(4)

PERSONAL PROPERTY (Continued)BOATWORKS EQUIPMENT

e) GOODS TO VALUE OF
\$698.50

Ref: Exh. 11

Ref: PP. 5

f) GOODS TO VALUE OF
\$ 40.

g) GOODS TO VALUE OF
\$ 494.85

153.90

648.75

APPRAISED

\$330.

SOLD FOR

\$350. by tender

WITNESS: W. Glass (BC Packers Ltd)

EVIDENCE: Exh. 11

Items marked "X" on Analysis were appraised by
Glass 13 Jun 44.
Tender 24 Jul 44 J. Markstrom \$350. accepted.
(Markstrom one of the purchasers of the Realty)

APPRAISED

No

UNSOLD as at 8/12/48

WITNESS: Marshall or Markstrom (M & M Boatworks,
Steveston)
10 pc Yellow Cedar bows \$15. and 3 Blocks \$25.
These items on the premises when visited by the
writer 6 Dec 48

APPRAISED

No

NO RECORD AT ANYTIME

WITNESS: Marshall or Markstrom (M & M Boatworks,
Steveston)

The above total is made up from ALL ITEMS which
Russell added to the Claim at date of hearing,
plus items which were the subject of Mukai's
claim as originally submitted.

The writer visited M&M Boatworks 6/12/48 and
questioned Marshall & Markstrom in re all items
now the subject of claim. Relevant remarks are
noted opposite the item concerned on the new
Analysis created 7 Dec 48.

Marshall or Markstrom will appear as witnesses
upon request.

(1233.35 total claim for Equipment)

452.40 H&H items

1685.75 Total claim as amended at hearing

SUMMARY OF WITNESSESREAL PROPERTY

F.H. Goulthard

PERSONAL PROPERTY

- a) G.M. Harris
- b) C.C. Robinson
- c)
- d) C.C. Robinson
- e) W. Glass (BC Packers Ltd)
- f) Marshall or Markstrom of
M & M Boatworks, Steveston
- g) do

SUMMARY OF EVIDENCE

Exh 9
LRO Form-24 DEED OF LAND
Richmond Municipality letter
Exh. 10
Tenders

Auction Sheet

JP Decl.
Exh. 11

JP Decl.

1.
CASE NO. 704.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
SEISHI MUKAI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICH, Esq., K.C.,

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

S. Mukai,
In Chief.

THE SECRETARY: Case No. 704, Seishi Mukai.

MR. RUSSELL: Your honour, it will be necessary to amend the proof of claim to coincide with the summary of evidence by raising the claim for real property from \$1488.85 to \$1875.00.

MR. RICE: Do you mean \$1875.00 or \$1375.00?

MR. RUSSELL: Pardon me, \$1375.00. And to amend the claim, proof of claim also from \$1271.00 to \$1683.75.

10 THE SUB-COMMISSIONER: I do not follow you.

MR. RUSSELL: I am sorry, sir. The proof of claim is to be amended with respect to real property from \$1488.85 to \$1375.00.

THE SUB-COMMISSIONER: Yes.

MR. RUSSELL: And personal property from \$1271.00 to \$1683.75.

MR. RICE: Just how is the \$1683.00 arrived at?

MR. RUSSELL: I think there is a new list prepared of personal property there.

20 MR. RICE: The list I have shows \$1270.80.

MR. RUSSELL: Have you not two pages there?

MR. RICE: Only one of personal property.

MR. RUSSELL: I am sorry. This is the list here; there is no page 7 on that one.

SEISHI MUKAI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

30 Q Mr. Mukai, this is the form of summary of evidence

S. Mukai,
In Chief.

in support of claim. Do you speak English?

A Not much.

Q. Not much. You are familiar with this form and the contents?

A: Yes.

Q That was prepared on your instructions and on your behalf?

A: Yes.

Q And this is your signature?

A: Yes.

Q And this contains a summary of the evidence upon which you are basing your claim?

10 A Yes.

Q This claim is true to the best of your knowledge, information and belief?

A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: I ask my learned friend to produce a picture of the shop from his file.

(Photograph to Mr. Russell)

Q I am showing you a picture, Mr. Mukai (indicating); do you recognize that object in the picture?

20 A Yes, that is my shop.

Q That is your shop?

A: My shop.

Q And that is the shop on the property for which you are claiming?

A: Yes.

MR. RUSSELL: I will put that in.

(PHOTOGRAPH MARKED EXHIBIT No. 2).

MR. RUSSELL: Q: I am showing you another picture of the same building?

A: Yes.

Q Do you recognize that building?

A: Yes.

Q And that is your building as well?

30 A Yes, this is the sideways.

4
S. Nakai,
In Chief.

Q And this building is the building which you are
claiming for?

A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q I am showing you a map of the Fraser River?

A Yes.

Q Marked in red is Lot 12?

A: Yes, that

is my own.

Q That is your lot?

A: Yes, and that

is my partner's (indicating).

10 Q The part marked in blue is your partner's?

A Yes.

Q You are not making any claim for the part marked in
blue, Lot 13?

A: No, just

mine marked in red. On Lot 12 my partner has an
interest in that, and I have an interest in Lot
13, which is my partner's lot.

Q But you are making your claim alone for Lot 12,
is that right?

A: Yes.

Q And your partner is making no claim?

20 A No.

Q Whereabouts is this building that we have the
picture of in Exhibits 2 and 3 on that map?

A Here.

Q He is indicating an area described "boat shed
built partly on piles and partly on posts."

That is the same building as is shown in Exhibits
2 and 3, these two pictures?

A Yes.

Q You owned that boat shop yourself?

30 A Yes.

S. Nakai,
In Chief.

Q No one else had any interest in the boat shed?

A No.

MR. RUSSELL: I will put that map in as well.

(MAP MARKED EXHIBIT NO. 4).

A When we purchased that Lot 12 my partner didn't tell me that he had an interest in the property.

MR. RUSSELL: Q: What property are you speaking of?

A He just asked me to add that, this Lot 12, the one marked in red.

10 Q Well, in any event, your partner is not making any claim for 12 and you are not making any claim for 13, is that right? A: No, that is correct.

Q You are claiming for some nails in your summary of evidence? You list some nails for which you are claiming? A: Yes.

Q The agent of the Custodian has said that these nails were disposed of prior to the evacuation?

A Could I have the name of the person who sold the nails?

Q Well...

MR. RICE: ...You did.

MR. RUSSELL: Q: According to Mr. Mather, he says that you sold these nails before you were evacuated; is that right or wrong?

A No, I was at Jasper camp at that time.

Q You did not sell these nails?

A No, I did not. When I left for Jasper camp the last boat under construction was not finished and never was put in order.

S. Mahai,
In Chief.

Q What about the skiff, was it sold before you were evacuated?

A: My wife informed me that the skiff and hardware had been placed in the southwest room and put under lock and key.

Q You never sold it?

A: No.

Q You never gave it away or turned it over to any person?

A: No, I didn't hear anything about that. My wife informs me that the boat clamp and the Nelson drill, the electric drill were sold to Nelson Brothers.

Q Well, you aren't claiming for them? A: No.

Q Well, all right, don't waste our time with these things then. Now, in your J.P. form, which you made out, you listed certain silverware at \$100.00?

A Yes.

Q You remember that, do you? A: Yes.

Q You are now claiming \$120.00 for silverware. What is the explanation of the raise of \$20.00?

20 A There were a few things we had forgotten and omitted from the previous list.

Q What did the \$100.00 worth of silver comprise that you claimed for in your J.P. form?

A It comprised a silver tea set and cake tray.

Q What were they, presents, gifts?

A Yes, they were wedding gifts.

Q And what about the additional \$20.00 worth of stuff; was that also wedding gifts or what was that?

A These were things I bought myself. I overlooked those.

30 Q All right, thanks.

7
S. Nakai,
In Chief.
Cross-Exam.

MR. RICE: I am submitting, your Honour, that the chattels were sold for their fair market value, and if there are any chattels that the Custodian is responsible for, the claim made for the same is exorbitant.

I wish to submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

10 MR. RICE: I wish to point out, your Honour, that on that analysis there is nothing concerning personal property that is now listed on page 7 of Exhibit 1, the reason being that the Custodian had no knowledge whatever of it, indeed, he has no knowledge of it at the present time. The first knowledge I had of these items was about fifteen or twenty minutes ago when my learned friend handed me an amended copy of the claim. I point out that these items aren't referred to in the J.P. form, nor are they referred to in any manner in the claim filed and sworn to by the claimant on the 14th of November, 1947.

20 CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 22nd of December, 1942 (indicating); is that your signature to that document?

that is my signature.

A: Yes,

MR. RICE: I submit the J.P. form as an exhibit, your Honour.

30 (J.P. FORM MARKED EXHIBIT NO. 6)

8
S. Murai,
Cross-Exam.

MR. RICE: I wish to submit as an exhibit, your Honour, a real property summary and personal property summary. Apparently the real property is owned by the claimant and one Matsuba.

(SUMMARIES MARKED EXHIBIT NO. 8).

MR. RICE: I also submit a report of the Custodian at the time it was taken possession of.

(REPORT MARKED EXHIBIT NO. 8).

10
MR. RICE: I tender as an exhibit an appraisal of Coulthard, Sutherland & Company, Limited, valuing the building at \$1800.00, the property \$1500.00, total \$3300.00, to which is appended a separate value to Lot 13, which is valued at \$500.00.

(DOCUMENTS MARKED EXHIBIT NO. 9).

MR. RICE: I tender as an exhibit an assessment notice of the Corporation of the Township of Richmond for the year 1943, showing that the land is appraised at for Lot 12, \$675.00, and improvements on it, \$1500.00.

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(NOTICE MARKED EXHIBIT NO. 10).

MR. RICE: I tender as an exhibit an appraisal made by W. Glass respecting the boat carriage and ways, \$80.00, 5 horsepower electric motor, \$75.00, a 30-inch band saw, \$100.00, a lineshaft, \$20.00, a hand winch, \$50.00, and one skiff, \$5.00, with a notation on the bottom.

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"The ways are old but still serviceable.
The 5 horsepower motor is in good condition,
but the lineshaft, equipped with wooden pulleys,
would be of no value except in its present

9
S. Nakai,
Cross-Exam.

application. The 30-inch band saw is in use and in fairly good condition. Considerable work is required on the skiff and the hand winch."

(APPRAISAL MARKED EXHIBIT NO. 11).

MR. RICE: Q: You owned Lot 12? A: Yes.

Q And your partner Matsuba owned Lot 13?

A Yes, he owned Lot 13.

Q The building is located on Lot 12?

A Yes.

10 Q And when the place was sold for \$3300.00 an arrangement was made whereby, that is, an arrangement was made with you and Matsuba whereby Matsuba took \$500.00 for Lot 13?

A: Yes.

Q And you took the balance of the purchase price on the property, \$2800.00?

A: Yes.

Q You and your partner Matsuba, K. Matsuba, leased the bathhouse and machinery and equipment therein to Norman Marshall before you were evacuated?

20 A When I evacuated I told my partner that he could ask Norman Marshall, that he could lease the place; I told my partner that he could lease the place at a cheap rental so that Mr. Marshall would look after the place.

Q I told your partner that he could lease the place to Norman Marshall at a cheap rental, \$10.00 to be exact, for the duration of the war?

A Yes, at \$10.00 a month.

Q And you turned over to Mr. Marshall a boat carriage and ways?

A: Yes,

30 we turned the whole thing over to him.

S. Nakai,
Cross-Exam.

Q The whole thing, everything in the boathouse or boat shed was turned over to Marshall?

A Everything except what was contained in the southwest room.

Q And what was contained in the southwest room?

A Hardware and some china; everything belonging to me was placed in that room.

Q Well, he still got a range; was that in that room?

A The stove and the Singer sewing machine were left at the home of Matsuba's father.

Q You didn't tell the Custodian about that, did you?

A Yes. Well, I told him about this and he later sent them on to me.

Q Well, I am informed that you turned over to Mr. Marshall an assorted fisherman's gear, cars, hooks, et cetera?

A: Could I

have that again?

BY THE REPORTER: "Well, I am informed that you turned over to Mr. Marshall an assorted fisherman's gear, cars, hooks, et cetera?"

A No, they were left in the one room I mentioned.

MR. RICE: Q: Marshall claims they were turned over to him; what do you say about that?

A Matsuba may have handed them to him, but I don't know that.

Q Oh, I see, your partner may have handed them to him. What did you do with your range, did you turn that over to Mrs. Howard to use it? A: No.

Q You don't know whether your partner did or not?

A No, I don't know.

S. Nakai,
Cross Exam.

Q Now, will you tell us why it has taken you six years to wake up to the fact that you had \$412.95 worth of chattels that you have not declared and have not claimed until today?

A When we evacuated we had mislaid the list I had made of my possessions, but since then it has turned up.

Q You swore to a claim on the 14th of November at Taber, Alberta? I take it there was no rush on you at that time. And you said at that time that your claim amounted to for hardware equipment, \$972.50, and for furniture \$298.50, making a total of \$1271.00?

A: Since making this estimate of \$1271.00 of personal property, my wife discovered a slip of paper which showed further articles that we hadn't included and as I thought that we could make a claim on some I raised the amount.

Q When did your wife find that slip of paper?

A In the Spring of this year.

Q In the Spring of this year?

A: Yes, in the Spring of this year.

Q And if you hadn't found that piece of paper you would have lost one-third of your entire claim for chattels then, is that right?

A: Well, I wouldn't have made a claim without evidence like that, but as the paper turned up I thought it could be included; there was no harm in doing it.

Q Was that \$28.00 extra of silverware on that paper too?

A Yes.

Q That was on the paper?

A: Yes.

Q Did you ever rent these premises before?

S. Nakai,
Cross Exam.

A So, I have never rented them before.

Q You never rented them before. Why did you swear that the rental value is \$540.00 a year, and then you go out and rent it for \$10.00 a month, including the machinery?

A: That is based on my idea what I could get if I had rented the place.

10 Q What foundation have you for making such a statement as that? You never rented it before; why do you think you could get \$540.00 a year?

A Well, that is a sort of market value for rentals in the neighbourhood.

Q Oh. Why didn't you rent to Marshall for \$45.00 a month if it was worth that? You let him have the use of the machinery; that ought to be worth something, so that it ought to be a little higher still.

A I left everything with Matsuba, so that I am afraid I can't explain that.

20 Q Oh, I see. A: I just told him that he should rent the place at a low rental.

Q And you don't know what Matsuba did with the paint brushes and nails and everything, do you?

A So that Marshall would look after it. These were also left in the southwest room.

Q But you say Matsuba was there when you left?

A The last boat was finished about twelve days after I left for Jasper camp, so that he was bound to have been there.

Q Matsuba was bound to have been there?

30 A Yes, he was bound to have been there.

Q Then you didn't lock up the nails and paint brushes on him, did you, if she had finished a boat?

A Matsuba informed me that he had put the paint brushes and everything else he was using in that room and had locked the place.

Q What about the nails? A: Everything.

Q Well, had he used all the paint in painting the last boat?

A: We bought more than we needed, so that there should have been some left, and it should have been left in the room with the other things.

Q Who owned the paint brushes and other things?

A They were my property.

Q All yours, or did Matsuba have a half interest?

A No, he had no occasion or connection with them at all.

Q But he stayed there and finished the boat and used your paint brushes, is that it? A: Yes.

Q And did you know, or all you know about ^{it} what he told you, so far as putting this property away and locking it up in the room was concerned?

A Yes, it was just as Matsuba told me.

Q All right.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q I believe both you and Mr. Matsuba knew Mr. Marshall previously to you being evacuated? A: Yes, we were good friends.

Q You trusted Mr. Marshall? A: Yes.

Q And you were fairly anxious to have him as a tenant in contrast to a complete stranger?

S. Mukai,
Re-Direct.

A Yes.

Q What age were you when you were evacuated?

A Thirty-one.

Q Thirty-one?

A: Yes.

Q Is it true that people in your age group, Japanese in your age group, were evacuated more quickly than say older or younger people?

A: The single men were evacuated first.

Q You were married at the time, were you?

10 A Yes, and we had four children at that time.

Q All right.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

[Signature]
"S.R. HOWARD" Official Reporter;

20 I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER: