

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
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:		
		1150		00		% of Total		% of Total		
		75	115.00	12.50					147.50	
			7.50	12.50						
<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 & Recorded Now Missing	45% of amount in next preceding column			
		1700		484.50					484.50	
<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 % ratio to Claim	Deduct 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			
			46%	93.00		75.00				
					42.78		9.00		51.78 <del>9x00</del>	
TOTAL RECOMMENDATION									683.78	

CASE NO: 362.

JAPANESE PROPERTY CLAIMS COMMISSION

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

IN THE MATTER OF THE CLAIM OF  
SHIGERU MATSUNAGA.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

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

IN THE MATTER OF THE CLAIM OF  
SHIGERU MATSUNAGA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
Dominion Government.

A. W. FISHER, Esq., appearing for the  
Claimant.

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A. WATSON, Esq., Secretary.

G.N.R. UPTON, Esq., Official Interpreter.

T.P. HORROBIN, Esq., Official Reporter.

30

S. Matsunaga,  
In Chief.  
Discussion.

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

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

THE COMMISSIONER: \$1200.00 credit, is it?

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

THE COMMISSIONER: All right.

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

THE COMMISSIONER: Household chattels?

30 MR. FISHER: \$186.00, Custodian credits in respect of these \$45.50, and that carries out the net chattel claim to the far right to go under the \$300.00 figure, \$140.50. Adding this \$340.50 as far as personalty is concerned, and then with the real estate claim when it is brought forward

S. Matsunaga,  
In Chief.  
Discussion.

you have a net claim of \$2715.50.

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

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

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

10 MR. FISHER: \$186.00 for the household chattels less \$44.50. That leaves the personal chattel total at \$441.50 and added to the real estate claim from the other side it gives a total net claim of \$2715.50. I think that is correct.

I ask for those amendments accordingly.

DIRECT EXAMINATION BY MR. FISHER:

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

A Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1).

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

A Yes.

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

30 (STATEMENT MARKED EXHIBIT NO. 2).

S. Matsunaga,  
In Chief.

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

A Yes.

(STATEMENT MARKED EXHIBIT NO. 3).

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

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

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 4).

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

MR. HUNTER: \$2250.00.

MR. FISHER: The total corresponds with his assessment,

S. Matsunaga,  
In Chief.

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

MR. HUNTER: Yes, that is correct.

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

THE COMMISSIONER: What date again?

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

I ask my learned friend to file that.

(APPRAISAL MARKED EXHIBIT NO. 5).

10

(APPRAISAL MARKED EXHIBIT NO. 6).

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

MR. HUNTER: Correct.

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

20

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

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

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

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

30

They had a way of putting two figures on appraisals, one was the sort of general market value and another

S. Matsunaga,  
In Chief.

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

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

THE COMMISSIONER: I see.

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

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

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



S. Matsunaga,  
In Chief.

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

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(CLAIMS ANALYSIS MARKED EXHIBIT NO. 7).

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

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

THE COMMISSIONER: I see. All right.

20

MR. FISHER: Now that your Lordship has the analysis, it might be convenient for your Lordship to make a correction at the top there. The \$2600.00 is now \$2000.00 on the fishboat, and for the equipment that follows, all that is eliminated. No claim is being made until you get down to where "two beds" appear. In other words, all those items are struck out.

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

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

S. Matsunaga,  
In Chief.

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

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

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

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

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

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

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

MR. HUNTER: It should be \$44.50.

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

THE COMMISSIONER: Yes. You gave credit for \$45.50.  
30 That is too much -- \$44.50.

S. Matsunaga,  
In Chief.

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

A Yes.

MR. FISHER: The only other items I draw your Lordship's attention to are the items ticked off on the analysis of personal property claim, Exhibit 7. There are a large number of items ticked off there that we have no record of at any time on the list.

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

MR. FISHER: That is correct, my lord.

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

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

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

20

MR. FISHER: No, my lord.

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

MR. FISHER: Q: Where did you leave the goods? In whose care?

A: With Jimmie Legos. Legos looked after them for ten days after he left.

Q What instructions had you given him, if any?

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

30

S. Matsunaga,  
In Chief.  
Discussion.

THE COMMISSIONER: Q: Where were they kept?

A In the top floor of my house.

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

A Four hundred to five hundred feet.

MR. FISHER: Your witness, Mr. Hunter.

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

10

THE COMMISSIONER: And for that reason you repudiate liability?

MR. HUNTER: Yes, my lord, save for those few chattels which came into the Custodian's hands and were sold by him which, it is submitted, were sold for their fair market value. On the real property it is a straight question of value. The fishing vessel was appraised by the owner at \$2000.00, by the Japanese Fishing Vessels Disposal Committee at \$1955.00, and appraised by Mr. Gould for \$500.00 and <sup>4550.</sup> \$250.00 respectively. I can't at this point give you any reason for the marked difference, though I have no doubt there was some reason, and the selling price was \$1700.00, as your Lordship has been advised by my learned friend.

20

H.S.P.

THE COMMISSIONER: Now you concede that the sale in

30

this instance of the vessel was made by the

S. Matsunaga,  
Cross-Exam.

Custodian and not by the Committee.

MR. HUNTER: Quite.

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

MR. HUNTER: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

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

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

A Hastings Park.

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

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

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

A He said I gave them the information.

Q And is that information correct?

20 A Yes.

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

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

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

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

S. Matsunaga,  
Cross-Exam.

was at Hastings Park and made the arrangement.

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

MR. HUNTER: That is all, thank you.

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

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

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

(Witness aside)

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

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

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

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

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

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

MR. FISHER: I think I can do that.

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

H. I. Fukushima,  
In Chief.

Cross-Exam.

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

DIRECT EXAMINATION BY MR. FISHER:

- Q Speak up so his Lordship can hear you. I understand you were a fish buyer, is that correct?
- A Yes, sir.
- Q And in the course of your work on the Coast, did you have occasion to see the boat that has been referred to in this case, the "Camrose II"?
- 10 A Quite often.
- Q How recently had you seen it prior to the summer of 1942? A: It would be about in the fall of 1941.
- Q The fall of 1941 was the last you saw of the boat? What experience have you had with fishboats?
- A That was a packer.
- Q This one, the "Camrose II"?
- A Yes, a small packer.
- Q Have you ever done any fishing on your own?
- 20 A No.
- Q What can you say as to the condition of this boat when you saw it in the fall of 1941?
- A It was in good condition.

CROSS-EXAMINATION BY MR. HUNTER:

- Q Have you ever been in the business of a marine surveyor? A: I had boats of my own.
- Q Just answer the question, please. Just answer that.
- A No, sir.
- 30 Q And have you ever been a marine appraiser?

A No, sir.

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

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

A No, sir.

Q And you have never engaged in that business?

A No, sir.

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

A No, sir.

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

Q You just saw it there? A: Yes

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

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

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

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

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

THE COMMISSIONER: All right, thank you.

(Witness aside)

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

30

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

*T. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.



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

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

ACKNOWLEDGED

1668  
Nelson

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME MATSUNAGA SHIGERU (RCMP) Reg. No. 06716  
(Print) Surname Given Name

(2) Pre-Evacuation Address QUATHIASKI COVE, B.C.

(3) Present Address SLOCAN CITY, B.C.

(4) REAL ESTATE

(a) Street Address (if any) QUATHIASKI COVE, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 6 of Parcel A B1K 27, of Sec 3, B1K 3 North Range 7.  
West Map 4760 Municipality of Richmond

Lot 20 of Lot 8 Valdey Island Sayward District Plan 2122  
except Parcel A (D.D. 82205-1) thereof.

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business \_\_\_\_\_
- (iii) ~~Business~~
- (iv) Any other type of property (describe) FISHING

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)... SOLE OWNER.

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land	- - - - -	\$ 800.00	} 3500.00
(ii) Buildings	- - - - -	\$ 2700.00	
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$ 5500.00	← 3500.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ 11225	← 5500.00
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$ 1650.00	← 1650.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$ 2295.00	← 2295.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

QUATHIASKI COVE B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

HOUSE

(c) How stored or packed at time of evacuation

STORED IT ALL UP IN UPSTAIR.

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

JAMES LEGAS.

(e) Itemized description of personal property which is the subject of the claim:

1.		Estimated Value \$	
2.	<u>see list attached</u>	Estimated Value \$	<u>2416.00</u>
3.		Estimated Value \$	
4.	<u>Fishing boat Caswell</u>	Estimated Value \$	<u>2000</u>
5.		Estimated Value \$	
6.	<u>credit</u>	Estimated Value \$	<u>17000</u> <u>300</u>
7.		Estimated Value \$	<u>17000</u>
8.	<u>Household chattels</u>	Estimated Value \$	<u>186</u>
9.		Estimated Value \$	<u>48.50</u>
10.		Estimated Value \$	<u>19050</u> <u>14050</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 2000.00 44050

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 7350 5841.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)  
New Denver.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes.  
2275 + 44050 = 27150

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )  
of )  
TO WIT: )

I, Shigeru MATSUNAGA  
of Slocan

of the City  
in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City )  
of Slocan )  
in the Province of British Columbia )  
this 14 day of November )  
A.D. 1947. Howard Parker )

Shigeru Matsunaga

A Commissioner &c. of British Columbia

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

List of Personal property

Shigeru Matsunaga

Gas Boat and engine	2600.00
2 Seine Fishing Nets	500.00
3 Drag Nets	600.00
trolling mast for boat (not attached to boat)	50.00
Rope	50.00
Spare anchor with chain not on boat	20.00
2 beds	15.00
1 Table	5.00
5 chairs	5.00
Linoleum (of rooms)	20.00
Violins	25.00
Radio 6 tube Philips	80.00
" 3 tube	20.00
5 gasoline lamps (with shades)	35.00
3 Coal oil Lamps	3.00
Cook stove	10.00
Heater stove	5.00
"	3.00
1 Clock	20.00
Kitchen utensils	

\$ 4066.00

amended see

back of claim  
form.

Shigeru Matsunaga

Shigoru Matsunaga  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 362-1  
DATE 9 mar 1948  
FILED BY a. Fisher

06716-  
Reg. No.

Parcel I

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Land and premises at Quath. Carvel Cove. Quadra Island BC, comprising about 3 ac of land and a house (24 x 26) and a <del>small</del> bungalow ←	House 1 1/2 stories - 4 rooms ground floor - attic above Built in 1939 by my father	frame siding on posts set on concrete blocks - V joint (varnished) 1/2 way up; paper on ship lap above - bir floors	Residence	about 500' of waterfront frontage	1940	June
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale		
mixed fisherman's locality	\$2500 (including the bungalow which I built on it and 2 yrs before my father sold to me)	- Erected bungalow. 14 x 28+ - frame siding on posts - V joint varnished to ceiling - bir floors - shingle roof. - built myself and bought materials - app <sup>o</sup> cost 1000	\$2700.00			(land & buildings)

Comments re upkeep of premises:  
Necessary repairs were done as required

Comments re Appraiser's report not covered above: I disagree with the appraisal which has been shown to me. The area of this property was app<sup>o</sup> 3 ac - and not 1.8 ac as stated by the appraiser. I also disagree that the houses were in poor condition. They were in quite fair condition in mar 1942 when I vacated the property. In my opinion the appraisal at 1150 is much below a fair market price for this property.

Comment - when I left the property I arranged with a friend of mine, Mr. Haque to occupy it. He was to pay the taxes and care for my chattels and effects. I believe that the fair market value of the property at the time of sale by the landowner would be at least 2700.00. The cost to me in 1940 was almost this amount and I improved the property by erecting the bungalow. S Matsunaga  
In 1938 (which was excluded from the purchase price of 2500 paid to my father (as noted above))  
SIGNATURE

Shigeru Matsunaga  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 362-2

06716-

DATE 8 mar 1948

Reg. No.

FILED BY  
a. Fisher

Parcel II

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Vacant land on 4th Ave Steveston, BC being Lot 5, Sec 3, Bl 3, N Range 7W map 4760, NWM	n/a	n/a	Vacant land	32'6" x 110' +	1940 from father	June
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale			
well built up mixed residential district - good location	\$ 800 <sup>00</sup> -	n/a	\$ 800 <sup>00</sup> -			

Comments re upkeep of premises:

n/a

Comments re Appraiser's report not covered above:

I consider that the value of 75<sup>00</sup> placed by the  
custodian appraiser is out of all proportion to a fair market value  
for this lot.

Comment this is a very good building lot, level and nicely located in  
Steveston. It was the only vacant lot in the neighborhood when I  
bought it from my father. The houses erected on the adjoining lots  
were a very good class of frame houses. The local manager of  
the Royal Bank lived just 3 doors away from my lot.

I believe that the fair market value when sold by the  
custodian in Sept 1944 <sup>for \$75.00</sup> would be at least the  
800<sup>00</sup> amount I am claiming —

S. Matsunaga  
SIGNATURE

Shigeo Matsuoka  
(Claimant's Name)

PERSONAL PROPERTY  
(Fishing vessels, gear and equipment)

06716  
Reg. No.

NETS: Type Size Mesh Fathoms Age at Evacuation Original Value Estimated value at Evacuation

- n/a -

EXHIBIT No. 362-3  
DATE 8 Mar 1948  
FILED BY A. Fisher

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom left	Estimated Value
Lamrose II	NANAIMO 668	Codfish	June 1940 from my father	used (built in 1929)	\$ 1900 <sup>00</sup>	Painted 4 times a year - scraped once a year	good	Navy	\$ 2000 <sup>00</sup>
Improvements to Vessel since date of purchase:		Type	Date	Cost					
Had hull & cabin rebuilt		n/a	Fall 1940	- Paid Kishi Boat Works, Steveston	\$ 800 <sup>00</sup>				
Overhauled engine		n/a	" 1940	- " Vivian Engine Works, Vancouver	100 <sup>00</sup>				

OTHER GEAR: Description

Date Purchased New or Used Price Paid Condition when Evacuated Estimated value at date of evacuation

- n/a -

Arrangements made for storage when evacuated: Turned over to navy in New Westminster, BC about ~~December~~ January 1942

Additional Comments, if any: When this vessel was turned over to the navy, it had only been rebuilt for about one (1) year and was in very good shape. All of the usual equipment for this type of boat was on it when delivered to the navy. I believe the fair value of this vessel would be at least 2000<sup>00</sup> when ~~delivered~~ sold by the custodian in Oct 1942 for \$ 1,700<sup>00</sup>

S. Matsuoka  
SIGNATURE

Shigeo Matsunaga  
(Claimant's Name)

EXHIBIT No. 362-4  
DATE 8 mar 1948  
FILED BY a. Fisher

PERSONAL CHATTELS

- 06716 -  
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	approx Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
2 steel beds	1930	new	50.00	good	15.00
1 table (round)	"	"	12.00	"	5.00
4 chairs	"	"	10.00	"	5.00
kindergarten (4 rooms)	"	"	60.00	"	20.00
1 violin	quite old	used	25.00	"	15.00
6 tube Philips radio (console)	1936	new	60.00	"	50.00
3 " mantle radio	1941	"	40.00	"	20.00
5 gas lamps (3 w/ shades)	1935	"	50.00	"	25.00
3 coal oil lamps	diff times	"	don't recall	fair	3.00
1 cast steel	old	new	15.00	fair	5.00
1 heater stove	"	"	25.00	just fair	3.00
Kitchen utensils					
(plates, cups, saucers, cutlery, rice bowls, koto + pans etc)	time to time	"	50.00	good	20.00

Storage the above goods were all left in my house at 196.00

Quathiasiri came in charge of Mr. Lagos. I am advised that the Custodian attended at my property in Oct/44 when a list of goods was made up. I am advised that the Custodian made up my goods then found but that the inventory was taken by him previously.

General Statement as to Chattels not Described above:

made up my goods then found but that the inventory was taken by him previously.

Additional Comments, if any:

I declared "household furniture and effects" in my SP form dated March 1942. The Custodian sold some of the goods for which I am claiming and other goods in respect of which I am not claiming, making any additional claim. Depreciation has been allowed on all goods claimed (as noted above)

S. Matsunaga  
SIGNATURE

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

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

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

*W.B.*

File 1668.

EXHIBIT No. 362-5

DATE 9 mar 1948

FILED BY a. Fisher.



EXHIBIT No. 367-6  
DATE 9 mar 1948  
FILED BY a. Fisher

COPY

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

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

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

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO. 1668

EXHIBIT No. \_\_\_\_\_

NAME Shigeru MATSUNAGA

REG. No. 06716

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND																																									
			AUCTION	TENDER &c																																											
DECLARATION <u>24/3/42</u>	TAKEN BY <u>None</u>																																														
EVACUATION <u>13/7/42</u>	DATE <u>---</u>																																														
Furniture and Household Effects 1 Motor boat "Camrose #2"	No Inventory.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>Gas Boat &amp; Engine</td> <td style="text-align: right;">\$2,000.00</td> </tr> <tr> <td><del>2 Sein Fishing Nets</del></td> <td style="text-align: right;"><del>500.00</del></td> </tr> <tr> <td>3 Drag Nets</td> <td style="text-align: right;">600.00</td> </tr> <tr> <td>Trolling Mast for boat (not attached to boat)</td> <td style="text-align: right;">50.00</td> </tr> <tr> <td>Rope</td> <td style="text-align: right;">50.00</td> </tr> <tr> <td>Spare Anchor with Chain (not on boat)</td> <td style="text-align: right;">20.00</td> </tr> <tr> <td>2 Beds</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td>1 Table</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>5 Chairs</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>Linoleum (4 rooms)</td> <td style="text-align: right;">20.00</td> </tr> <tr> <td>Violin</td> <td style="text-align: right;">25.00</td> </tr> <tr> <td>Radio (6 tube Philco)</td> <td style="text-align: right;">80.00</td> </tr> <tr> <td>Radio (3 tubes)</td> <td style="text-align: right;">20.00</td> </tr> <tr> <td>5 Gasoline Lamps (3 with shades)</td> <td style="text-align: right;">35.00</td> </tr> <tr> <td>3 Coal Oil Lamps</td> <td style="text-align: right;">3.00</td> </tr> <tr> <td>Cook Stove</td> <td style="text-align: right;">10.00</td> </tr> <tr> <td>Heater Stove</td> <td style="text-align: right;">5.00</td> </tr> <tr> <td>1 Clock</td> <td style="text-align: right;">3.00</td> </tr> <tr> <td>Kitchen Utensils</td> <td style="text-align: right;">20.00</td> </tr> <tr> <td><b>Total listed but not claimed</b></td> <td style="text-align: right;"><b><u>\$4,066.00</u></b></td> </tr> <tr> <td><b>Personal Property claim</b></td> <td style="text-align: right;"><b><u>\$2,416.00</u></b></td> </tr> </table>	Gas Boat & Engine	\$2,000.00	<del>2 Sein Fishing Nets</del>	<del>500.00</del>	3 Drag Nets	600.00	Trolling Mast for boat (not attached to boat)	50.00	Rope	50.00	Spare Anchor with Chain (not on boat)	20.00	2 Beds	15.00	1 Table	5.00	5 Chairs	5.00	Linoleum (4 rooms)	20.00	Violin	25.00	Radio (6 tube Philco)	80.00	Radio (3 tubes)	20.00	5 Gasoline Lamps (3 with shades)	35.00	3 Coal Oil Lamps	3.00	Cook Stove	10.00	Heater Stove	5.00	1 Clock	3.00	Kitchen Utensils	20.00	<b>Total listed but not claimed</b>	<b><u>\$4,066.00</u></b>	<b>Personal Property claim</b>	<b><u>\$2,416.00</u></b>	\$1,700.00		
Gas Boat & Engine	\$2,000.00																																														
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Vancouver, B. C., Feb. 11th, 1948.

RGB/P.

CHATTEL SALES:

	Appr. Value	
1 Dresser	\$ 15.00	)
2 Child's high chairs	5.00	)
Bed complete	20.00 - 2.00	)
Picture frames	2.00	)
Coal oil 2 burner stove	7.50 - 1.50	)
Bedding, etc.	15.00	)
3 worn Lino rugs	7.00 - 1.00	)
Sundries	10.00 - 1.00	)
	<u>44.50</u>	)
	<u>\$ 81.50</u>	)

*MWS*

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
TENDER &c								
\$1,700.00				✓	✓			JP valuation \$2,000. <sup>00</sup> Nets appraised (11/10/44) @ \$75. <sup>00</sup> had to be abandoned as having "perished."
				✓	✓			Claimant left his real & personal property under the care of his friend, James Lagos, "for the duration." All personal property on the premises of his Quathiaski home was appraised in October, 1944, @ \$156.50, which was later reduced by \$75.00. The appraised value of nets, which had "perished" and were useless.
				✓				
				✓				
				✓				
				✓				
				✓				
				✓				
				✓				
				✓				
				✓				

EXHIBIT No. 362-7  
 DATE 9 mar 1948  
 FILED BY a. Fisher.

~~\$75.00~~

*[Handwritten signature]*

ANALYSIS OF PERSONAL PROPERTY CLAIM

8/1668  
 REG 1  
 8/1668

EXHIBIT NO.  
 FILE NO.  
 100

NAME: ALBERT WINTER

INVENTORY DATE

TAKEN BY: H.M.

DATE: 12/1/54

DETAILS OF CLAIM

DESCRIPTION	AMOUNT
1. Kitchen Furniture	20.00
2. Bed	10.00
3. Bedspread	5.00
4. Bed Pillows	5.00
5. Bed Blanket	5.00
6. Bed Linen	5.00
7. Bed Case	5.00
8. Bed Case	5.00
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96. Bed Case	5.00
97. Bed Case	5.00
98. Bed Case	5.00
99. Bed Case	5.00
100. Bed Case	5.00
Total	100.00

Inventory taken on 12/1/54

DESCRIPTION	AMOUNT
1. Kitchen Furniture	20.00
2. Bed	10.00
3. Bedspread	5.00
4. Bed Pillows	5.00
5. Bed Blanket	5.00
6. Bed Linen	5.00
7. Bed Case	5.00
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93. Bed Case	5.00
94. Bed Case	5.00
95. Bed Case	5.00
96. Bed Case	5.00
97. Bed Case	5.00
98. Bed Case	5.00
99. Bed Case	5.00
100. Bed Case	5.00
Total	100.00

OFFICE OF THE CUSTODIAN

9 Mar 1948

JAPANESE SECTION

J. W. G. Hunter

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MATSUNAGA Shigeru

HOME ADDRESS: Quathiasi Cove, B. C.

REGISTRATION NUMBER 06716 SEX: Male AGE: 25

OCCUPATION:

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

EMPLOYER: Self

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 5 of Parcel "A" of Block 27 of Section

3 Block 3 North Range 7 West Map 4760 in the district of New Westminster.

Lot 20, of Lot 8, Valdez Islands, Sayward District Plan 2122, Except Parcel

"A" (D.D. 83285-1) thereof.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 four room house, 1 three room house,

frame buildings on lot 20, of Lot 8 on Valdez Islands .

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

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

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

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

Municipality of Richmond certificate of title #13850E in own possession. Valdez Islands, certificate of title #119882 in own possession.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: .....

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling Houses

2. LANDLORD'S NAME AND ADDRESS: Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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

Owner has given permission to Walter Brossasu and James Lagos to have possession in return for their payment of taxes

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture and household effects left in the four room house in care of James Lagos. 1 Motor boat "Camrose #2" valued at \$2,000.00 in custody at New Westminster, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

FORM "JP"

FILE No. ....

4. INSURANCE CARRIED ON ABOVE PROPERTY: ..... None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: ..... None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) ..... None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 1 \$50 Victory Bond applied for to the Royal Bank of Canada, East End Branch, Vancouver, B. C. and now in their possession for safe keeping.

8. BANK ACCOUNTS: \$200.00 at Royal Bank of Canada, East End Branch, Vancouver, B.C.

9. LIFE INSURANCE: Sun Life Ass. Co., Vancouver branch, policy No. 2231672 for \$1000.00 beneficiary father, TOICHI MATSUNAGA, in Japan.

10. INTEREST IN ANY ESTATES OR TRUSTS ..... Has interest in policy of B. C. Mutual Benefit Association #A-8930 on death of his father.

11. SAFETY DEPOSIT BOX: ..... None.

LIABILITIES:

1. PERSONAL DEBTS: ..... None

2. TRADE DEBTS: ..... None

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

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

Dated this 24th day of Marhh 1942

(Signature) "Shigeru Matsunaga"

"R.A. Munns  
Witness

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

Date: April 17th 1948

*m w* M. Sealy

EXHIBIT No. 9

DATE Sept 18, 1949  
FILED BY

P.LEO ANDERTON  
REAL ESTATE

M. J. A. Macdonald

Courtney, B. C. March 29th 1945

Japanese Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

re Catalogue #545, Lot 20 of Lot 8, Valdeiz Island

Gentlemen:

I note what you say; that you have an offer of \$900.00 for the above property in Quathiaski Cove. When I made the valuation on this property I realized it would be hard to sell. There is no road into it. I think the offer of \$900.00 is very good and if it was mine I would accept it. As I mentioned in my report the houses are in very bad shape. There is must a walking trail to the property and at low tide it is hard to get a boat near it.

Yours truly,

"P.Leo Anderton"

P.LEO ANDERTON

PLA/rh

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

October 17th 1949

M. Sealy