

Name of Claimant

MATSUBA, Shinkichi

Case 622

Custodian File

4976

<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:	
						% of Total	Amount		% of Total	Amount
					1085		549.29			549.29
<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		
						% of Total	Amount	% of Total	Amount	% of Total
<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 CHATELS</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			
							% of Total	Amount	% of Total	Amount
TOTAL RECOMMENDATION										549.29

CASE NO: 622.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 27th, 1948.

IN THE MATTER OF THE CLAIM OF
SHINKICHI MATSUBA.

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

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

10

Lethbridge, Alberta,
 August 27th, 1948.

IN THE MATTER OF THE CLAIM OF
SHINKICHI MATSUBA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

L.S. TURCOTTE, Esq., appearing for the
 Claimant.

MISS LILLIE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

S. Matsuba,
In Chief.

THE SECRETARY: Case No. 622, Shinkichi Matsuba.

SHINKICHI MATSUBA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Will you just ask him to sign this form, please?

A (Witness complies).

Q Mr. Matsuba, you are making a claim for loss
arising out of the sale of your home and small
10 acreage at the Coast?

A Yes.

Q And yesterday you gave me a lot of particulars
about that property which I put down here
(indicating)?

A: Yes.

Q Is what you told me yesterday and what I believe
I put down here, is that true and correct to
the best of your information and belief?

A Yes.

MR. TURCOTTE: I will submit that to be marked as
20 Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now you have lived on this property for about
forty years, something over thirty years, anyway?

A About fifty years.

Q About fifty years?

A: Yes.

Q From now or from when you were evacuated?

THE SUB-COMMISSIONER: Now, Mr. Interpreter, there
must be something wrong with the answer. That
is a simple question; "How long have you lived
30 on this property".

S. Matsuba,
In Chief.

A Over thirty years, about thirty-five or six years.

MR. TURCOTTE: Q: How much did you pay for the property when you bought it?

A \$1800.00.

Q Was there anything on the property when you bought it, any buildings or any crops?

A No, there was nothing there.

Q And did you build a house on it?

A Yes.

10 Q Did you build the house all at one time?

A No.

Q When did you build the last part of the house?

THE SUB-COMMISSIONER: Now, Mr. Interpreter, what does he say?

A 1945, he says, my lord.

MR. TURCOTTE: Q: Do you know what year this is?

This is 1948.

MR. RICE: That is a leading question, I think.

MR. TURCOTTE: Your Honour, I think I will have to
20 call the son, for some of this evidence, as he was living in the same house with the claimant and he was there.

THE SUB-COMMISSIONER: Well if this witness cannot answer any questions, I do not see what use he is as a witness.

MR. RICE: He hasn't answered one yet.

THE SUB-COMMISSIONER: Can't he answer these questions, or what is the matter, Mr. Interpreter?

MR. TURCOTTE: I had the same difficulty with him
30 yesterday. I think I will stop right here and

G.M. Matsuba,
In Chief.

call the son.

THE SUB-COMMISSIONER: I think we are stopped anyway.

MR. TURCOTTE: Will my learned friend admit that the assessed value of the land and improvements is as follows: Land, \$742.00, and improvements, \$1950.00, total \$2692.00.

MR. RICE: Yes, I will.

THE SUB-COMMISSIONER: How old is the witness?

A Seventy-two.

10 THE SUB-COMMISSIONER: Well if his son is here, it would be well to call his son.

MR. TURCOTTE: Yes, sir.

(Witness aside)

GEORGE MUTSUO MATSUBA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Matsuba, you are the son of the claimant, Shinkichi Matsuba?

20 A That is right, sir.

Q And did you live on the property or in the home for which your father is now making a claim?

A That is right.

Q How old are you now? A: 25.

Q Twenty-five? A: Yes.

Q So that how far back does your memory go?

A Oh, about, I can remember as far back as when we started school, when I was about 6 or 7 years old.

20 Q About 6 or 7? A: Yes.

- Q Do you remember an addition being built onto the house?
A: Yes, just after I started school.
- Q Just after you started school?
A Yes.
- Q Now I am showing you a floor plan of the home in which you lived (indicating).. Where was the addition built; in the front or at the back?
A At the back, sir.
- 10 Q At the back?
A: Yes.
- Q That is the kitchen and two bedrooms and the storage room?
A: That is right, sir.
- Q What about that living room in the middle? Your Honour, there is a copy of this plan and it is on the back there. Was that new or old?
A That is included in the new part.
- Q Included in the new part?
A Yes.
- 20 Q That is the living room and the sewing room?
A That is right, sir.
- Q Do you remember what year that was built?
A About '35 or '36, I believe.
- Q Somewhere around there?
A: Yes.
- Q I see. And of course the old part of the house was there a long time before you can remember?
A Yes, that is right.
- Q Now when the new part of the house was built, was there anything done to the old part?
A Yes, all the partitions and the walls and the
- 30

G.M. Matsuba,
In Chief.

ceilings were torn off and new doors put on, and all the windows and the frames.

Q The frames put in new? A: Put in new frames and new windows and all the partitions were new.

Q Yes, I see. A: And the walls were re-shaped, the same with the ceilings.

Q The ceilings were re-shaped?

A Yes.

10 Q What were the walls inside of the house made of?

A Fir V-joint.

Q Fir V-joint? A: Yes.

Q In addition to this floor plan, was there a room upstairs? A: Yes, there

was in the new part. The whole second floor was all one room. It was all finished.

Q Finished in V-joint? AA: Yes, V-joint.

MR. TURCOTTE: Now I wonder if my learned friend will let me file a picture. I presume you are going
20 to file it, Mr. Rice.

MR. RICE: Yes.

MR. TURCOTTE: Q: I am showing you a photograph of the house (indicating). Is that the house?

A That is right, sir.

Q Is that about the condition it was in when you left? A: I believe so.

MR. TURCOTTE: I will file that as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

A The old part was re-shingled as well.

30 MR. TURCOTTE: Q: The old part was re-shingled as

G.M. Matsuba,
In Chief.

well?

A: Yes, the roof

was re-shingled.

Q That is when the new part was built?

A Yes, that is right.

Q Now what is the building to the right of the house?

A That is the garage.

Q And what size of a garage was that; I don't mean
in feet?

A: It was a double
garage. It held two trucks, so that it was
quite a size.

10

Q And was that finished with shingles?

A Yes, that is right, sir.

Q Shingles outside?
shakes.

A: Shingle

Q Shingle shakes?

A: Yes.

Q And the roof was shingled, was it?

A Yes.

Q Where was the barn?
in this picture.

A: To the left

20 Q It isn't shown in the picture?

A No, it isn't.

Q I see. Was the house equipped with electricity?

A Yes, that is right, sir.

Q Any water?

A: Yes, running
water.

Q Running water?

A: Yes.

Q Now what was the acreage used for?

A For berry farming, vegetables and fruit.

Q You had fruit trees?

A: Yes, that is
right, sir.

30

G.M. Matsuba,
In Chief.

Q How many? Do you remember how many fruit trees?

A Approximately 40. I think about 40.

Q And what berries? A: Raspberries
and loganberries, I believe, at the time we left.

Q Did your father make his living off of that?

A No, it was just to help the family along. We had
a large family.

Q But you did have some income?

A Yes, that is right, sir.

10 Q Have you any personal knowledge of the income?

A No, I do not.

Q You do not? A: No.

Q Now was there a cellar in the house?

A Yes, that is right, the whole length of the
building.

Q How was the floor in the cellar?

A The old part was concrete floor.

Q Yes. A: The new part
was just ground.

20 Q Just ground? A: Yes.

Q Part of it had a concrete floor?

A That is right, sir.

Q That is all.

MR. RICE: I am submitting, your Honour, that the
real estate was sold for its fair market value.

I wish to tender as an exhibit the farm
appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. RICE: I also wish to submit as an exhibit a
30 summary respecting the real property claim to

which I will attach a 1943 assessment notice
from the Corporation of the Township of Richmond.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. RICE: That is Exhibit No. 4, is it?

THE SECRETARY: Yes.

CROSS-EXAMINATION BY MR. RICE:

Q You say that the house, the addition to the house,
cost you \$2300.00?

10 A That is the material alone.

MR. TURCOTTE: I am sorry, not the addition, the total
house cost \$2300.00.

MR. RICE: Is that right?

MR. TURCOTTE: The total house cost that.

MR. RICE: Q: Well there was a house on the property
when you bought it, was there not?

MR. TURCOTTE: No, there wasn't.

MR. RICE: Q: The whole house cost \$2300.00?

A Yes.

20 Q Have you got a record of that?

A I don't believe so.

Q Your father is just guessing at the figures?

A Yes, approximately.

Q Approximately? A: Yes.

Q And the same with the other buildings. That is
just an approximate valuation?

A That is right, sir. He did not keep any record as
it wasn't his intention to sell or anything, you
see. He was just living there so that he didn't
keep any records.

Q All right.

MR. TURCOTTE: I would just like to have a glance at that appraisal, if I may.

(Exhibit 3 to Mr. Turcotte).

MR. RICE: You had a copy of it.

MR. TURCOTTE: No, these people live in Edmonton and I just saw them yesterday.

MR. RICE: They must have one.

MR. TURCOTTE: They probably had. May I see Exhibit 1
10 now?

(Exhibit 1 to Mr. Turcotte).

No, I meant Exhibit No. 2. May I see Exhibit 2, the photograph?

(Exhibit 2 to Mr. Turcotte).

RE-DIRECT EXAMINATION BY MR. TURCOTTE:

Q Referring to Exhibit 3, which is the farm appraisal report, and Exhibit 2, which is the photograph, I notice that in the appraisal there is a small
20 building marked "shed" in the extreme south-east corner; is that the garage?

A Yes, that is right.

Q That is shown in Exhibit 2?

A That is right, sir.

MR. RICE: It is just in the south; it isn't in the south-east corner.

MR. TURCOTTE: No, I mean this one here (indicating).

MR. RICE: Oh yes, in the extreme south-east. Perhaps you could get it by asking him which way the
30 house faces.

MR. TURCOTTE: Q: Does the house face south?

MR. RICE: Or does it face on Moncton Street?

A It faces on Moncton Street.

MR. TURCOTTE: And the garage is on the corner of the lot, is it?

A That is right, sir.

Q To the east of the house?

A That is right, sir.

Q And that is shown in photograph Exhibit No. 2?

10 A That is right.

Q Well in comparison which is the larger, the barn or the garage? A: The barn was approximately $2\frac{1}{2}$ times as large as the garage, I believe it was.

Q Oh, the barn was $2\frac{1}{2}$ times larger than the garage?

A Yes, $2\frac{1}{2}$ times the size of the garage.

Q It is rather difficult to say, but in the appraisal report, Exhibit 3, they show one shed, 20 x 36, as worth \$100.00, and a wood shed, 16 x 18, as worth \$10.00. Now did you have a woodshed besides the barn?

20 A: Yes, at the back of the house.

Q Now then, did you have a shed addition on the back of the house as well, 14 x 16; that looks to me as if the shed addition is attached to the house?

A Yes, I believe that is it.

Q Now did you have a woodshed besides that?

A No.

30 Q You had a henhouse? A: That is right.

Q Well is there anything in the appraisal report, Exhibit 3, to show that they had in any way valued the garage or included it in their valuation that you can see? I confess I can't make that out; maybe you can.

MR. RICE: Ask him what the size of the garage was.

A This woodshed, that might be referring to the garage.

MR. TURCOTTE: Which they value at \$10.00?

10 A Yes.

Q That is the only thing that you can see in there that has reference to the garage?

A Yes.

Q And that is at the corner of that building (indicating)?

A: Yes.

Q Which shows a shingled roof and shingled sides?

A Yes.

Q And is that the only thing that you can see that refers to that building; that would be something that they value at \$10.00?

20

A Yes, that is right.

Q That is the point I was getting at, your Honour.

THE SUB-COMMISSIONER: Very well. Is there a claim for personal property, Mr. Turcotte?

MR. TURCOTTE: No.

Q That is all, thanks, Mr. Matsuba.

(Witness aside)

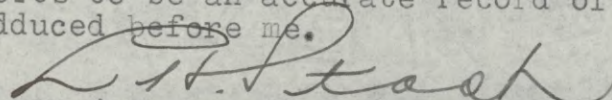
(PROCEEDINGS ADJOURNED SINE DIE)

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

30

"S.R. HOWARD"; Official Reporter.

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


SUB-COMMISSIONER.

Case No. 677

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

File 4976

Letbridge

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

(1) NAME MATSUBA SHINKICHI (RCMP) Reg. No. 05262
(Print) Surname Given Name

(2) Pre-Evacuation Address 153 MONCTON ST., STEVESTON, B.C.

(3) Present Address 11515 - 94 St., EDMONTON, ALBERTA

(4) REAL ESTATE

(a) Street Address (if any) 153 MONCTON ST., MUN. OF RICHMOND, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

LOT ONE (1) OF LOT ONE (1) OF BLOCK "A" OF SECTION
TWELVE (12) BLOCK THREE (3) NORTH RANGE SEVEN (7)
WEST MAP 3036
MUNICIPALITY OF RICHMOND, DISTRICT OF NEW WESTMINSTER,
B.C.

(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) _____

(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	- - - - -	\$ <u>1,800</u>
(ii) Buildings	- - - - -	\$ <u>2,580</u>
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ <u>4,380</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$ <u>1,085</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$ <u>3,295</u>

(5) PERSONAL PROPERTY

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

153 MONCTON ST., STEVESTON, B.C.

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

(c) How stored or packed at time of evacuation

(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")

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

1.	FRUIT TREES (42)	Estimated Value \$	150
2.	RASPBERRIES (1/2 ACRE)	Estimated Value \$	250
3.	LOGAN BERRIES (1 1/4 ACRES)	Estimated Value \$	300
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 700

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)) - - - - - \$ 3,995

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no. NO

LETHBRIDGE

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, Shinichi Matsuba
of Edmonton in the Province of Alberta

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 Edmonton)
in the Province of Alberta)

Shinichi Matsuba

this 21st day of November

A.D. 1947 the same having been first translated from the original language into English and the same fully understood and the same At Commissioner &c.

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.

Matsuba, Shinkichi
(Claimant's Name)

REAL ESTATE
(Farm Land)

05862

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops		before 1910	Mr. Bridge	1800.00	uncleared	nil	\$1800.00
Raspberries	.50						
Loganberries	1.25						
Fruit trees and vegetables and house area	2.00						
Total	3.75						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost	Estimated Value
Clearing and cultivating land. Planting raspberries .5 acre \$250.00, Loganberries 1.25 acres \$300.00, 42 fruit trees \$150.00			\$ 700.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		24x32	Lumber $\frac{1}{2}$ "	1912 1933	\$2300.00				\$2000.00
Double garage				1935		75.00			60.00
Chicken coop		10x20		1935		50.00			20.00
Barn				1937		750.00			500.00
Sheds									
									\$5080.00
							Sold to V.L.A.		1085.00
							Claim		\$3995.00

Comments re Appraiser's report not covered by above information:

Assessed value	Land	\$742.00
	Improvements	1950.00
		2692.00

EXHIBIT No. 672-1
DATE August 27/48
FILED BY R. J. Turcotte

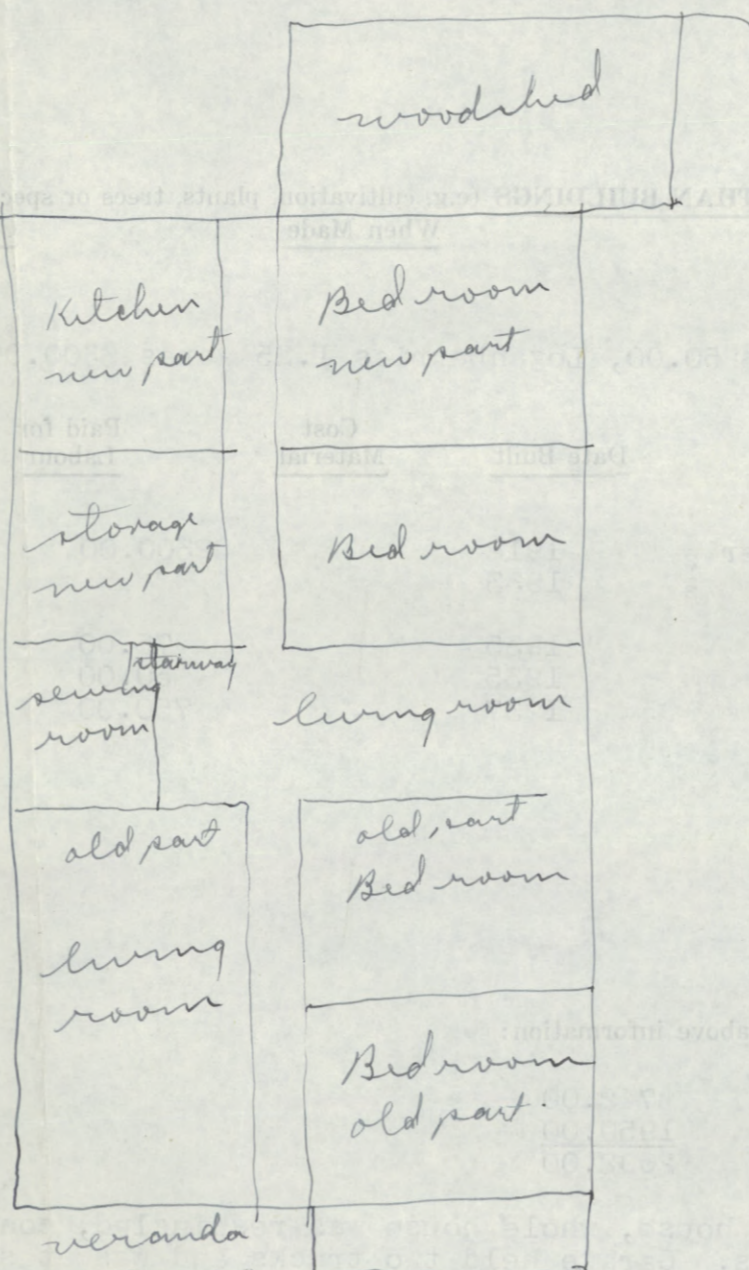
In 1933 in addition to adding to house, whole house was resingled, concrete floors redone, new walls were put in as well as ceilings and floors. Garage held two trucks and was at side of house. House was equipped with water and electricity.

Shinkichi Matsuba
Signature

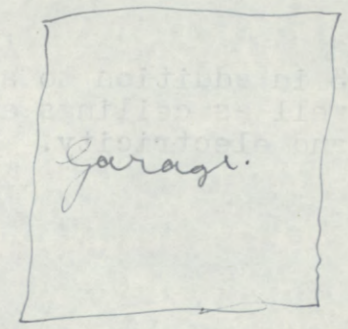
REAL ESTATE
(Farm Land)

(Owner's Name)

Date of Purchase: _____
 From Whom: _____
 Cost Price: _____
 Date of Cultivation or cleared: _____
 Improvements at date of purchase: _____
 Estimated value at date of sale: _____
 Reg. No. _____



plus large room on second floor



Estimated Value: _____
 Allowance for Depreciation: _____
 Value of Own Labour: _____
 Paid for: _____
 When Made: _____
 Cost: _____
 Date Built: _____
 Finish: _____
 Size: _____
 Type: _____
 Description: _____

EXHIBIT NO. _____
 DATE _____
 FILED BY _____
 Signature: _____

RP
5

MATSUBA, Shinkichi
153 Moncton St., Steveston, B.C.
Evac. File 4976



EXHIBIT No. 622-2
DATE August 27/48
FILED BY G. S. A. Rice

Picture Taken April 13, 1943

BC-600-P

Farm Appraisal Report

File No. J. L. 527

Land Description Lot 1 of Lot 1 of Blk. "A", Sec. 12, Blk. 3 N. Rge. 7 W., Map 3086, N.W.D.

Containing 2.75 more or less Acres

Owner's Name S. Matsuba Post Office Address R.R. 1, Steveston, B. C.

Nearest Rail Point Y Station on B. C. Electric Railway Distance 1/4 mile

Market Town Steveston - 1 mile; Vancouver - 10 miles. Distance _____

Church (give denomination) All denominations - 1 to 7 miles. Distance _____

Nearest School Steveston Public - 1 mile. Bridgeport High - 7 miles. Distance _____

State how property was identified: Registered plan, road and boundary check.

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

Has 440' frontage on Railway Avenue at West and 272' on Moncton Street at south. Both good hard surfaced roads.

Is this district a good one? Yes, closely settled and about 10 miles from Vancouver.

Employment opportunity Fairly good at seasonal local fishing and farming or industrial in Vancouver.

Predominating Nationality and religion: British, Protestant religion.

Describe Fencing and its condition: Unfenced or negligible. Value \$ _____

Water supply: City water. On tap in dwelling. No other plumbing. Value \$ _____

BUILDINGS ON FARM

4976

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #153	24 x 32	Lumber	14	Shingle	25yrs	cement	only fair) 550.00
Shed addn.	14 x 16	"	6	"	25 "	post	"	
Woodshed	16 x 18	Rough Lumber	8	"	25 "	"	poor	10.00
xxx shed	20 x 36	Lumber	12	"	25 "	Sills	Fair	100.00
Henhouse	10 x 20	"	6	"	25 "	post	poor	10.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXH BIT NO. 622-3
DATE Aug. 27/48
FILED BY Gra Rice

Electric light installed in dwelling.

House Number 153.

Total present day value \$ 670.00

Total Value Buildings add to farm \$ 500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it

habitable? Dwelling habitable, but makeshift, dilapidated with age and not worth putting more money into.

Describe the basement and chimneys: Cellar 24' x 30 x 7, cement floor and sills but thin mixture and poor, 2 brick chimneys to ground.

No. rooms downstairs? 7 Upstairs? Attic How finished Interior - V joint, exterior shiplap shingled.

Are buildings painted? No. Condition of paint _____

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.75	Level	Silty clay loam 12" - 18"	Clay	Fully 1 acre Rasp. and Logans. Somewhat weedy and only fair condition.	220.00	605.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 605.00

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 1105.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Buildings old and dilapidated. Land in good fertility, but tillage only fair. Understand the property has been occupied by the Japanese owner for about 40 years and a tenant is now in residence.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Small fruit and truck farming in conjunction with some local employment.

Noxious weeds: Thistle and couch grass in spots besides annuals which have grown up pretty badly in the last month or two.

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

Municipality of Richmond, 1942 taxes including dyke and drainage total \$39.43.

Date: July 14, 1942.

Place: New Westminster, B. C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of July 19 42.

Inspector's Signature

"J. D. Patterson"

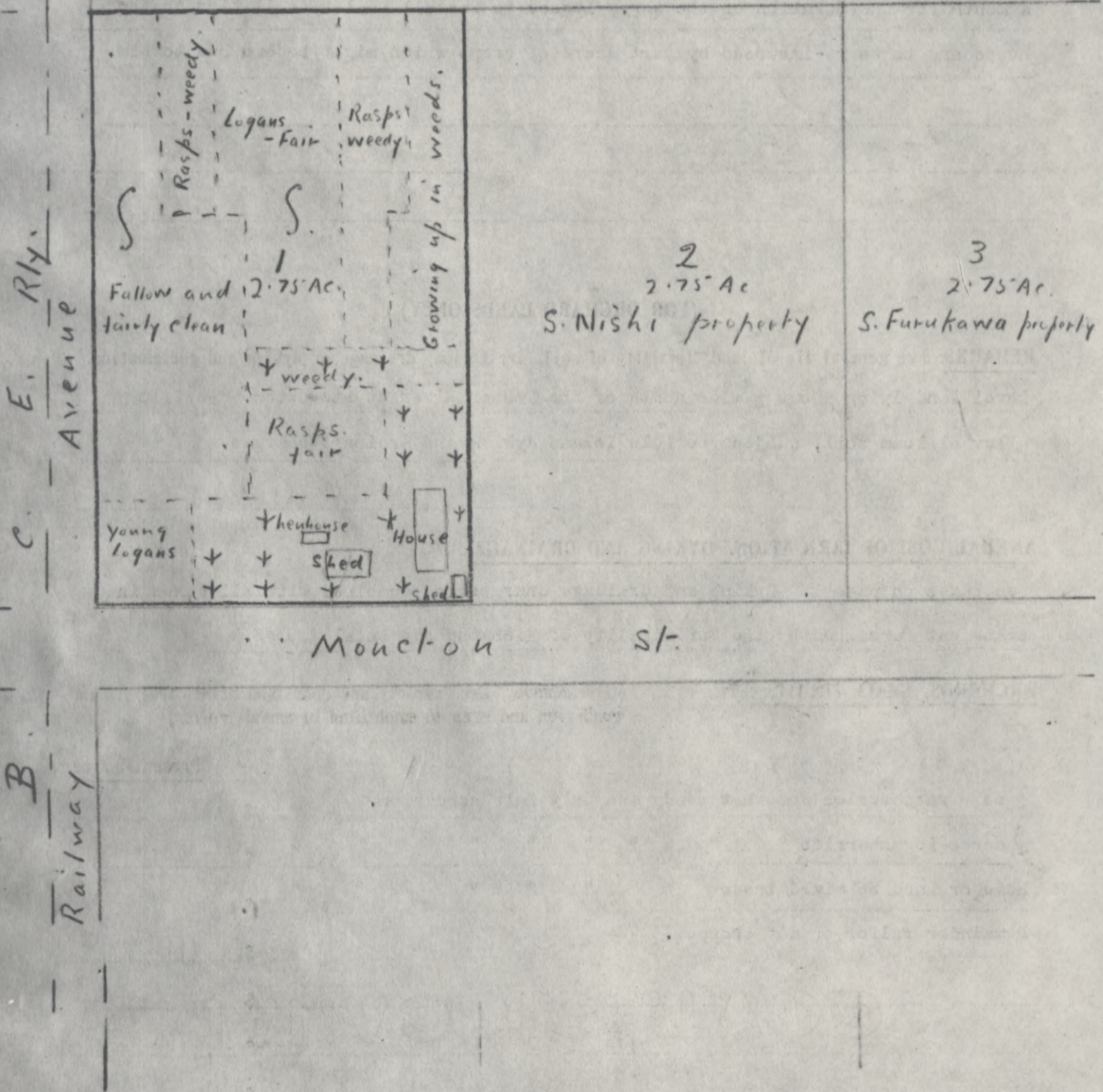
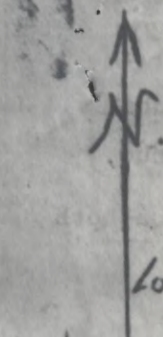
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Scale 100' = 1 inch

Diagram of Property - In Red:

S. Masuba property

Lot 1 of lot 1, Blk 'A', Sec. 12, Blk 3, N. Rge. 7. W. Map 3086 N.W.D.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1100.00

Date 16th July 19 42

"I. T. Barnet"

District Superintendent.

REAL PROPERTY CLAIM

CLAIMANT Shinkichi MATSUBA *Regn. No. 05262*
 PROP. SUBJECT Lot 1 of Lot 1 of Block "A" of Sec 12
 OF CLAIM B3N/7W, Map 3086, Mun. of Richmond, D.N.W.

EXHIBIT No. 622-4

DATE
FILED BY August 27/48

known as

"G.E.A.Rice"

153 Moncton St., Steveston, B.C.

CLASSIFICATION Small farm (2.75 ac) and dwelling.

CLAIM	Est. Value:	Land	\$1800.	
		Buildings	2580.	\$4380.
		Custodian credit		<u>1085.</u> (Correct Gross)
				3295.
		Add est. value fruit trees etc		<u>700.</u>
		CLAIM		<u>\$3995.</u>

REFERENCESHISTORY

- JP** Described on Form JP 20 Apr 42 as: "Wooden frame five room house with one room attic. 1 wooden shed, 1 garage, 1 chicken house, 1 small barn."
- RP.1** J.D.Mather's report of 23 Jun 42:
"There is on this property, a one-storey frame, shingle roof building, with basement, together with other buildings as described in Form "JP", all of which are in very poor shape."
- RP.2** C of E #50554 d/26 Nov 42 notes:
Vesting in the Custodian
Registered Dyking Charge
Title in name of Claimant
- RP.3** Assessed 1943:

Land	\$742.	
Improvements	1950.	\$2692.
TAXES: General	37.78	
Dyking chge	1.65	\$ 39.43
- RP.4** Property leased by Claimant to Gus RINUS 26 May 42 for duration of war with Japan. Consideration \$9.00 per month. Lessee to install Toilet facilities inside the house and to be reimbursed by a part share of crop.
- RP.5** House photographed 13 Apr 43.
- RP.6** Appraised by VLA 16 Jul 42 \$1100
- RP.7** Sold to VLA as at 1 Jan 43 \$1085
- RP.8** Administration Summary completed 11 Sep 46.

NOTE: No appraisals nor offers to purchase other than VLA received

Cash Register Figures Below Constitute Official Receipt.

Taxpayers' Copy

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

Richmond Town Hall, Brighthouse, B.C.

TAX NOTICE, 1943

TO "S. Matsuba"

file 4976"

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1943 as follows: "4976"

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value	
5519	1	1	A	12	3	7	3086	742	1950	1717

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighthouse, B. C.

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

"@ 4 1/2%"

PAYMENTS

1943 Rates Bylaw.....		
DRAINING and DYKING BYLAWS	37	78
Sea Island Dyke		
Sea Island Drainage		
Lulu Island Dyke		
Amalgamated D.&D. Dist.	1	65
Steveston Local	1	65
Local Improvement District No.....		
TOTAL for 1943	39	43
Penalty.....		
Arrears of Taxes for 1942	43	21
" Water for 1942		
Interest.....	1	94
Delinquent Taxes for 1941	45	15
" Water for 1941		
Interest.....		
TOTAL		

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R.C.PALMER, Collector

"34"

"S"

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

Oct. 1/48

M. Abbott