Name of Claimant MATSUNE, Inosuke Case 624

Custodian File 5285

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					475.00		496.74				496.74 64.00

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS					
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	61.00	28.06	100.98	12.11	40.17

TOTAL RECOMMENDATION	600.91

CASE NO: 624.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 27th, 1948.

IN THE MATTER OF THE CLAIM OF
INOSUKE MATSUNE.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 624.

"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

INOSUKE MATSUNE.

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

THE SECRETARY: Case No. 604, Inosuke Matsune.

INOSUKE MATSUNE, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Matsune, you are claiming for the loss that you suffered as the result of the Custodian selling your farm? A: Yes.

Q And I am showing you a statement showing the size of your farm, when you bought it, how much you paid for it, and what you did with it after you bought it? A: Yes.

Q And I am showing you what you valued the strawberry plants, raspberry plants, and all that sort of thing. Is that statement true to the best of your knowledge, information and memory?

A Yes, there is no mistake.

MR. TURCOTTE: I will file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q: How many acres of strawberries did you have on the farm? A: Two acres.

Q Two acres? A: Yes.

Q And raspberries? A: An acre and a half.

Q And rhubarb? A: About half an acre.

Q And everberries? A: An acre and a half.

Q An acre and a half?

A Yes.

Q Now you are quite sure that all those crops were there when you left the place?

A Yes.

Q Now when you bought the farm was any of it cleared?

A No, none of it was cleared.

Q None of it was cleared? A: No.

Q You cleared about six acres?

A I have never measured it but approximately six acres.

10 Q Well that is the total of the strawberry plants and all those things that you have just told us about? A: Yes.

Q Now did you have any fruit trees?

A Altogether there were about 150 trees amongst them and some of them that were planted about two years prior to evacuation and some that were planted about a year or so prior to evacuation.

Q I see. About 150 trees?

A Yes.

20 Q Well, in your statement you show 126 plum trees, two cherry trees, two pear trees, 20 apple trees, and that would be about $150.00 worth of trees? No, I am sorry, that makes a total of 150 trees.

A Yes.

MR. TURCOTTE: Will my learned friend admit that the assessed value on the land was $800.00, the improvements $500.00, totalling $1300.00?

MR. RICE: $500.00 and how much?

MR. TURCOTTE: And $800.00.

30 TTHE SUB-COMMISSIONER: Well have you an assessment notice,

that you can file, Mr. Turcotte?

MR. TURCOTTE: Yes, your Honour.

THE SUB-COMMISSIONER: Perhaps you had better do that.

MR. TURCOTTE: All right, I will file that, your Honour.

(NOTICE MARKED EXHIBIT NO. 2).

MR. RICE: It looks like $900.00; no, $500.00 and $800.00, that is right, I see.

MR. TURCOTTE: Yes.

Q Now you are also claiming for some chattels?

10 A Yes.

Q I am showing you a statement (indicating). Is that a statement of your chattels to the best of your memory? A: Yes.

MR. TURCOTTE: I submit that as an exhibit, your Honour.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. TURCOTTE: You will notice, your Honour, that in the claim as filed, the original claim, in his chattel claim, he had a strawberry crop, a raspberry crop, a rhubarb crop, plum trees, pear

20 trees, and all the other trees , which, of course, go with the land.

THE SUB-COMMISSIONER: And that should be deducted from the personal property claim?

MR. TURCOTTE: Yes, that should be deducted from the personal property claim, your Honour, and that brings the personal property claim down really to only $61.00. And I note that in his claim he gives a credit for $32.55 in which he says that it is assumed that the credits were for the sale

30 of chattels, and apparently the Custodian did not

sell any chattels at all.

THE SUB-COMMISSIONER: Yes.

MR. TURCOTTE: If my learned friend will file the analysis of personal property claim now.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. TURCOTTE: It would appear that that $32.55 possibly came from the lease of the land for the year. I wonder if my learned friend has the inventory which is shown on the analysis of personal property form, dated August 20th, 1942.

MR. RICE: Is that it?

MR. TURCOTTE: Yes, I think so. That is apparently an inventory of chattels left on the property and it was forwarded by the Custodian to Mr. Matsune and he signed it, and I would like to put that in.

(INVENTORY MARKED EXHIBIT NO. 5).

MR. TURCOTTE: It would appear, your Honour, that the claim in the inventory is the same with the exception of what was left in the storage shed and the packing shed. He has made no claim for those things. The wheelbarrow and the shovel and the axe, and so forth.

Q Are these values, Mr. Matsune, which you have placed on these chattels amounting in all to $61.00, is that a fair value according to your idea of values? A: Yes, they are rather old and I have estimated the prices very low.

Q Did you have a family living in this house?

A Yes.

Q Your wife? A: Yes, my wife and daughter, three of us.

Q Three of you? A: Yes.

Q And you had a household --- you had furniture in the house?

A Yes.

Q What I am getting at is, all you are asking for for your complete household furniture is $61.00?

A Yes, and there were some things that I brought with me.

10

Q Pardon? A: Yes, and there were some things that I brought with me.

Q What didyou bring with you? I just want to know if it was a lot of items?

A Just pots and pans and a trunk, and such things.

Q I see. All right.

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

I am submitting that the chattels were not worth the expense of taking them to auction and they were abandoned by the Custodian as worthless, and the claim made for the same is exorbitant.

20

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

(APPRAISAL REPORT MARKED EXHIBIT NO. 6).

MR. RICE: I also wish to tender a summary respecting the value and sale of the property, the real estate.

(SUMMARY MARKED EXHIBIT NO. 7).

30

THE SUB-COMMISSIONER: Is that all, Mr. Rice?

MR. RICE: Thatis all, your Honour.

THE SUB-COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

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

10

SUB-COMMISSIONER.

20

30

Case No. 624

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 5285

Lethbridge

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

(1) NAME Matsune, Inosuke (RCMP) Reg. No. 14006
(Print) Surname — Given Name

(2) Pre-Evacuation Address 14th Avenue, North, Haney B.C.

(3) Present Address c/o Smith Farms, Lethbridge, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Maple Ridge, B.C.
City or Municipality, — Province

(b) Legal description (lot number, block number, section number, etc.) Lots 1, 2, 3, 4, 5 and 6 of Block 6 of South west quarter Section 33, Township 12, Map 2409, District of New Westminster, B.C., C. of T. 49848.

(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 ~~xxxx~~ owner.

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

(i) Land - - - - - - - - - - - - - - - $ 1,500.00

(ii) Buildings - - - - - - - - - - - - - - - $ 500.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,000.00

(v) Amount at which Custodian sold property and credited your account - - $ 472.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,528.00

(5) PERSONAL PROPERTY

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

(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
Just left in the house.

(over)

(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")

"in no one's care"

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. Please see the attached sheet. 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 $_____

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) - $ 2381.45

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

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes.

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, Matsune Inosuke of the
of Lethbridge in the District 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 Village)
of Coaldale)
in the Province of Alberta)
this 19th. day of November)
A.D. 1947. R. Baldry) A Commissioner &c.

Inosuke Matsune

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.

My commission expires December 31st, 1947.

5285

Matsune, Inosuke---Reg.No. 14086

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

1.	Strawberry crop-2 acres	$ 300.00
2.	Raspberry crop-1½ acres	250.00
3.	Rhubarb crop-½ acre	25.00
4.	126 Plum trees	100.00
5.	2 Pear trees	10.00
6.	20 Apple trees	120.00
7.	2 Cherry trees	20.00
8.	1 Kitchen stove	10.00
9.	1 Sofa	5.00
10.	1 Complete Bed	20.00
11.	1 Desk	10.00
12.	1 Cupboard	5.00
13.	6 Chairs	6.00
14.	4 Tables	5.00
	Total	$ 886.00 61.00
	Credits from the Custodian (No details were given for the amount of Credits, therefore, it is assumed the Credits were for the Sale of Chattels)	32.55
	TOTAL CLAIM FOR PROPERTY LOSS	$ 853.45

Matsune, Inosuke
(Claimant's Name)

REAL ESTATE
(Farm Land)

14086
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	28	1928	don't remember	$350.00	uncleared	old house shed	$350.00
Cultivated not planted							
Cultivated and not in crop							
List Crops							
strawberries	2.00						
raspberries	1.50						
rhubarb	.50						
everberries	1.50						
building site and garden	.50						
Total	34.00						

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

Description	When Made	Cost	
Clearing and brushing 6 acres	yearly	$150.00 per acre	$900.00
Strawberry plants 2 acres $300.00; 126 plum trees $100.00; 2 cherry trees $20.00			
Raspberry plants 1½ acres $250.00; 2 pear trees $10.00; Rhubarb ½ acre $25.00			
20 apple trees $120.00			825.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Shed	16x21	lumber	1933	$60.00		$60.00		100.00
Improvements to house including electricity				75.00				50.00
								$2225.00

~~Stove old $15.00~~
~~Table old~~
~~Desk new 18.00 1940~~
~~Beds old 20.00~~
~~Chairs table old~~
~~6 chairs 6.00~~

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

Assessed value	Land	$800.00
	Improvements	500.00
		$1300.00

Annual income from sales of berries and fruits $1000.00.

EXHIBIT No. 624-1
DATE August 27/48
FILLED BY R. J. Lucotte

I Matsune
Signature

Notice of Assessment, 1942. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Total Value of Land Exclusive of Improvements: Improved	Total Value of Land Exclusive of Improvements: Wild	Value of Improvements
3042	1 of "C"	SW.	33	12	2409	5.62	$ 125	$	$ 50
3043	2 of "C"	SW.	33	12	2409	5.	200		350
3044	3 of "C"	SW.	33	12	2409	5.	200		100
3045	4 of "C"	SW.	33	12	2409	5.209	100		
3046	5 of "C"	SW.	33	12	2409	7.78	100		
3047	6 of "C"	SW.	33	12	2409	5.36	75		
						33.969			

EXHIBIT No. 62 Item 2.
DATE Aug. 27/48
FILED BY L.S. Lucotte

TAKE NOTICE that the above property is assessed as above for the year 1942. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 9th day of February, 1942, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

~~R. W. G. Franklin~~, Assessor, Haney, B C.

Suoruke Matsume,

R. R. 1 Haney

Matsune, Inosuke
(Claimant's Name)

PERSONAL CHATTELS

14086
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Kitchen Stove	Old	Used	$15.00	Fair	$10.00
Sofa	Old		10.00	Fair	5.00
Bed	Old		20.00	Fair	20.00
Desk	1940	New	18.00	Good	10.00
Cupboard	Old			Good	5.00
6 chairs	Old		6.00	Fair	6.00
4 tables	Old		5.00	Fair	5.00
					$61.00

Description of Storage of Goods:

Left in house.

EXHIBIT No. 674-3
DATE August 27/48
FILLED BY L. S. Turcotte

General Statement as to Chattels not Described above: These are all chattels I can remember. It is noted that an inventory was made by the Custodian on August 20th, 1942. Why has he not produced this inventory?

Additional Comments, if any:

I Matsune
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5285 EXHIBIT No.

NAME Inosuke MATSUNE REG. No 14086

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 23/42 EVACUATION Apr. 30/42	TAKEN BY J. Moryson DATE Aug. 20/42						
1 kitchen stove 1 heater stove 1 sofa 3 beds 1 desk 1 cupboard 6 chairs 4 tables		1. 1 kitchen stove	10 00				
		2. 1 sofa	5 00				
		3. 1 complete bed	20 00				
		4. 1 desk	10 00				
		5. 1 cupboard	5 00				
		6. 6 chairs	6 00				
		7. 4 tables	5 00				
			$61 00				
		1942 crop & fruit trees	825 00				
			$886 00				
		Included in personal property claim are items for berry crop and fruit trees totalling $825.00. Custodian leased the farm for 1942 to H.R. Stabenfeldt for 50% of nett crop returns, and $100.98 was obtained and credited to claimant. (See letters May 13, 16 & 18, 1942) Fruit trees were included in value of lands.					

LE No 5285 EXHIBIT No. CASE No.

EG. No 14086 VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
					10 00			
					5 00			
					20 00			
					10 00			Not worth the expense of moving to auction.
					5 00			
					6 00			3 Small Home made tables.
					5 00			
					$61 00			

e

EXHIBIT No. 624-4
DATE August 27/48
FILED BY G. Rabie

EXHIBIT No. 624 - 5

DATE August 27/48

FILED BY G.E.A. Rice

Aug.27,1942

Name: MATSUNE, Inosuke,

Reg. No. 14086.

INVENTORY OF CHATTELS LEFT ON PROPERTY.

In House.

6 kitchen chairs.
3 small tables (homemade)
1 kitchen table.(with drawers)
1 small kitchen cabinet. (few dishes)
few dishes (scattered)
1 cook stove (old)
bucket, broom.
couch.
1 small writing desk.
1 bed (wooden)

In storage shed.

Shovel.
D.B. Axe.
Small quantity tar paper.
Bicycle wheel.
Porcelain sink (loose)
Box (cont. 18 vinegar bottles)
Coal oil lamp (no chimney)
2-20' lengths ½" pipe.

In packing shed.

Wheelbarrow.
3 ladders (homemade)

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

Confirmed;

DATE: Sep.29/42 SIGNED: I. Matsune

"D.S.B." Please sign and return one copy to the Custodian.

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

Sept. 30/48 M W Anstee

BC 80 P

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

Farm Appraisal Report

File No. JL-261

Land Description Lots 1,2,3,4"C",5,& 6 of S.W.¼,Sec.33,Tp.12, Map 2409.

Containing 33.969 Acres

Owner's Name MATSUNIE, Inosuke Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 3½ miles

Market Town New Westminster, B.C. Distance 26 "

Church (give denomination) All denominations-Haney, B.C. Distance 3½ "

Nearest School Haney, B.C. Distance 3½ "

State how property was identified: Map location and corner post.

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

Direct access on 14th Road, gravel, poor condition in this section.

Is this district a good one? Yes, generally, but not in immediate locality.

Employment opportunity Limited - very limited in this vicinity.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: Nil Value $

Water supply: Domestic water supply from well and creek. Value $

BUILDINGS ON FARM

5285

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 30	Frame & Shake	10'	Shke.	10	Wood	Poor	70.00
Shed	16 x 24	Log & Frame	9'	"	15	"	"	30.00
BARN Shed	16 x 21	Frame	12'	Shgl.	15	"	Fair	60.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 624-6
DATE August 27/48
FILED BY Grapice

Total present day value $ 160.00

Total Value Buildings add to farm $ 160.00

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

$

Describe the basement and chimneys: No basement - metal chimney.

No. rooms downstairs? 3 Upstairs? - How finished Wood.

Are buildings painted? No. Condition of paint -

Distance from nearst bush Adjacent to bush.

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
4	Undulating & Hilly	Lt.sdy.loam, 6" to 12"	Gravel & Bed-rock.	Mixed small fruits & plum trees	40.00	160.00

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	
Approx. 3	Undulating	Lt.sdy. loam - 4"-12"	Gravel to Bedrock	Clearing, stumping, levelling	150.00 to 200.00	10.00	30.00

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	
26.969	Steep banks; rock hills; creek bed.	Limited amount of firewood.	5.00	134.84

Total value of Land $ 324.84

Total added by buildings to value of farm $ 160.00

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

Total value of farm $ 484.84

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

The buildings on this property are vacant. Property leased by H. Stabenfeldt from Custodian for 50% of 1942 crop.

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

Suitable for production of small fruits in limited way.

Noxious weeds:

Couch grass and thistle making inroads on arable land.

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

District of Maple Ridge. - Tax, 1942 - $31.54
" 1941 - $31.84

Date: June 8th, 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 7 day of June 19 42.

Inspector's Signature "H.L. SINCLAIR"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

JL 261 - I. MATSUNIE

Remarks: This is a very poor property. The soil is of a light sandy nature, shallow depth and in many places outcropping of bed rock appears. The cleared area starts with a gradual rise from 14th Avenue for approximately 210 feet, then steep banks approximately 75 feet with a steep slope to East for a further 400 feet to end of cleared area. From this point the land slopes east for a distance and breaks sharply to East and Lillooet River and is covered with dense scrub and second growth. Bedrock is noticeable in many places, adjacent to cleared area. It was roughly estimated that a further 3 acres might possibly be cleared and brought under cultivation. Buildings have been constructed about 10 years, but lumber was apparently second hand at time of purchase. The dwelling is shack-like and would not be considered a residence by other than Japanese.

On other than the acreage in crop, I consider, judging by growth, that a poor state of fertility exists. Electric light is installed in house.

Property leased by H. Stabenfeldt; from Custodian about May 20th for 50% of 1942 crop.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

		Present Value
Fruit Trees & Strawberries	- 1.16 acs.-fair.	$
Garden	- .80 " -weedy.	
Raspberries	- .74 " -very poor to fair.	$
Fallow	- 1.30 " -weedy.	
Approx.acreage to be cleared	-3.00	$
Waste land-fire wood value	-22.969	
	33.969	$
		$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 450

Date 15th June 19 42.

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 624 - 7
DATE August 27/48
FILED BY G.E.A.Rice

File No. 5285 SUMMARY OF CLAIM RELATIVE TO 18th May, 1948.

Mr. Inosuke MATSUNE - Regn. No. 14086

REAL PROPERTY: Lots 1,2,3,4,5 & 6 of Block "C" of SW¼ of Sec. 33, Tp. 12, Map 2409, D.N.W.

	Assessed Value	S.S.Bd. Appraisal	V.L.A. Purchase	Claimant's Valuation	
Land	$800.00	$324.84		$1500.00	33.97 acres
Improvements	500.00	160.00		500.00	
	$1300.00	$484.84	$475.00	$2000.00	
		Less sale price		472.00	($475.00)
		Amount claimed		$1528.00	($1525.00)

Claimant values the land at $44.00 per acre.

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

Sept. 30/48 M. Dawson

Sold.