

4970

R.R. #1 Route 417,

Moncton, ~~N.B.~~ Shaws ton

Property: Lot 1 of Lot 1, Block "A", Section Kaslo
12, Block 3 N.R. 7 W., Map
3086, D. N. W.

Agent: MATHER, J. D. File A/ 62

Tenant: RINAS, Gus

Brothers:

Kanishi File 5363

Shizuo " 11847

FILE CLOSED

FILE CLOSED

4976

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATIONNAME: **MATSUBA, Shinkichi**HOME ADDRESS: **R. R. #1, House #153, Moncton, B. C.**REGISTRATION NUMBER **05262** SEX: **M** AGE: **63**OCCUPATION: **Fisherman**

(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: **None**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Koyo**ADDRESS OF WIFE OR HUSBAND: **R.R.#1, House #153, Moncton, B.C.**NAMES OF ANY LIVING CHILDREN: **Florence Yasue (F) Michio (M)****Haruo (M)**ADDRESS OF CHILDREN: **Same address**AGE OF CHILDREN: **14, 12, 9 years.****STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: **R.R.#1, House #153, Moncton, B.C.,**
About three acres. Official definition of this land is unknown
as the papers are at the Declarant's home.

2. BUILDINGS AND OTHER IMPROVEMENTS: **Wooden frame five room house**
with one room attic. 1 wooden shed, 1 garage, 1 chicken house,
1 small barn.

3. INSURANCE (Give particulars; state where policies are) **None at present**
but declarant is taking out fire protection in the near future.

4. TAXES (Amount and where payable) **About \$50.00 per annum, 1941 paid,**
payable Richmond Town Hall, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) **None at present but negotiations**
are being conducted to lease the house to a white man, name unknown.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At ~~the~~ the owner's home.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Fruit trees and small fruit.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
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) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: The furniture and household effects and kitchen utensils contained at declarant's home R.R.#1, House #153, Moncton, 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

XXXXXX

4. INSURANCE CARRIED ON ABOVE PROPERTY:

None at present but negotiations are being made by declarant for
~~fire protection in the near future.~~

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

None

OTHERS:

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)

None

8. BANK ACCOUNTS:

None

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS.

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

REMARKS:

None

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 20th day of April 1942.

(Signature)

S. Matenka

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date July 12, 1943

Our File No. 4976

Full Name MATSUBA, Shinkichi
(Surname in Block Letters)

Registration No. 05262

Male - Female
(check)

Age Jan. 24, 1878

Former Address R. R. #1, House #153, Moncton Street, Steveston, B. C.

Date Evacuated 5/6/42 Naturalized - Canadian-Born - National
(check)

Present Address

Kaslo, B. C.

11515-94 St.
#74 - 60 Street, Edmonton, Alberta (info)

Married - Single
(check)

Name of Wife (Nee Hashimoto) Kayo - 05260

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Sugumee (M) 24/2/26; Florence Yasue (F) 8/1/28;

Roy Haruo (M) 22/4/22; Donald Michio (M) 7/9/29.

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman.

September 11, 1946.

RP
8

REAL PROPERTY SUMMARY

JAPANESE NAME: Shinkichi MATSUBA, Registration No. 05262, File No. 4976

CATALOGUE NO: Part of Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: 153 Moncton Street, Steveston, B.C.

LEGAL DESCRIPTION: Lot 1 of Lot 1 of Block "A" of Section 12, Block 3 North, Range 7 West, Map 3086 Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Small farm and dwelling.

ASSESSED VALUE: Land \$ 742.00 Taxes (annual) \$39.43
Improvements \$1950.00

TITLE: Registered in the name of Shinkichi MATSUBA

ENCUMBRANCES: None registered and no indication of any unregistered. Vesting Order No. 24988 - November 22, 1942.

HISTORY OF ADMINISTRATION: The Custodian's representative reported on June 23, 1942, "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. The land consists of 3 $\frac{1}{4}$ acres, of which 1 $\frac{1}{4}$ acres are planted in loganberries, $\frac{1}{2}$ acre in raspberries and about 40 fruit trees, assorted.

There is a policy for \$1000.00 in the London and Lancashire Insurance Co., expiring on May 20, 1945."

MATSUBA entered in a rental agreement with Gus Rinus at \$9.00 per month, including water, for the duration of the war with Japan. This tenancy was not disturbed by the Custodian.

The only expenditure during this time was the repair of lights in the amount of \$4.50.

SOLD: The Director, The Veterans' Land Act for \$1085.00 Adjustments were calculated as of January 1, 1943. Funds were released to the credit of MATSUBA Jan. 12, 1944.

Title #165788E delivered to The Director January 13, 1944. A complete statement of the transaction was forwarded to MATSUBA on April 19, 1944.

PROTEST: See letter from MATSUBA dated July 22, 1944.

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

George Peters

George Peters
Administration Department

05242

廣告刊例

MATSUMA, Shinkichi

114

1976

[illegible]

September 11, 1946.

The above policy #3400784 was cancelled October 17, 1944 and a rebate of \$1.80 credited to MATSUBA's account.

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

Gen. Schuyler

George Peters
Administration Department

GP/1c

File No. 4976

September 12, 1945.

LIABILITY SUMMARY

Re: Shinkichi MATSUDA
Registration No. 05262

There are no claims against the above Evacuee revealed
on the file.

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



George Peters
Administration Department

GP/1c

File No. 4976

September 12, 1946.

PERSONAL PROPERTY SUMMARY

Re: Shinkichi MATSUBA
Registration No. 05262

CHATELS:

See Chattel Summary.

SPECIFIED
ARTICLES:

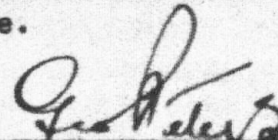
There are no cameras, radios, fire arms or motor
vehicles revealed in the registration or the file.

VESSELS:

The fishing vessel "Lily Beth #2" or "S.M." was
sold through the Japanese Fishing Vessel Disposal
Committee and the net proceeds of \$913.25 were paid
direct to MATSUBA on April 9, 1942.

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

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



George Peters
Administration Department

GP/ic

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 21, 1944
Name: Shinkichi MATSUBA Reg. No. 05262 File: 4975
Boat File No.: JFVDC 366
Name of Vessel: "Lily Beth #2" or "S.M." 30'x7'x3'2 "(1937) Vivian 10-12 HP
Lic. or Reg. No.: New Westminster 2303 (See below)
Naval No.: NW.038/E
Owner's Valuation: \$1,200.00
JFVDC Valuation: No appraisal
Custodian Valuation: No appraisal
Date of Sale: April 6, 1942.
Purchaser: Nelson Bros. Fisheries Ltd.
Signature on Sales Papers: No copy
Selling Price: \$925.00
Paid to JFVDC of ~~EXHIBITION~~: \$925.00
Supervision Costs: \$11.75
Balance due Owner: \$913.25
Paid to: S. Matsuba on April 9, 1942.
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.: None

Additional Information: Boat licensed in names of the following:

Kanichi MATSUBA
Shizuro " (Shizuo File 11847)
Satoni "
Shinkichi "

The boat was declared to JFVDC by Shinkichi, who appears to have received the proceeds of sale. SIGNATURE SIMILAR TO THAT ON FILE 4975

FM

Farm Appraisal Report

File No. J. L. 587

Land Description Lot 1 of Lot 1 of Blk. "A", Sec. 12, Blk. 3 N. Rge. 7 W., Map 3088, N.W.D.Containing 2.75 more or less AcresOwner's Name S. MatsubaPost Office Address R.R. 1, Steveston, B. C.Nearest Rail Point Y Station on B. C. Electric RailwayDistance 1/2 mileMarket Town Steveston - 1 mile; Vancouver - 10 miles.

Distance

Church (give denomination) All denominations - 1 to 7 miles.Distance 623-3Nearest School Steveston Public - 1 mile. Bridgeport High - 7 miles.DATE Aug 27/48
FILED BY J. L. RiceState 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

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #153	24 x 32	Lumber	14	Shingle	25yrs	concrete	only fair	\$60.00
Shed addn.	14 x 16	"	6	"	25 "	post	")
Woodshed	16 x 18	Rough Lumber	8	"	25 "	"	poor	10.00
Trunk 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							
	X							

Electric light installed in dwelling.

House Number 153.

Total present day value \$ 670.00

Total Value Buildings add to farm

\$ 500.00Is dwelling habitable without repair? Yes. If not what is your approximate estimate of cost to make ithabitable? Dwelling habitable, but makeshift, dilapidated with age and not worth putting more money into.

\$

Describe the basement and chimneys: Cellar 26' 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 shingle shingled.Are buildings painted? No. Condition of paintDistance 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 <i>2.75 ac</i>	Silty clay loam 12" - 18"	Clay	Fully 1 acre Rasps. and Logans. Somewhat weedy and only fair condition.	220.00	605.00
Area which can be cultivated without cost other than for breaking.						
					VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
				NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unavailable for Cultivation.						
CHARACTER OF LAND E. G. BRKY. SWAMPY. ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

2.75 acres Total value of Land \$ 605.00

Total added by buildings to value of farm \$ 600.00

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.

Notable 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 rates and drainage total \$30.45.

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 1942.

Inspector's Signature

Note: (See Form 6 (Part 2) in connection with this form.)

Farm Appraisal Report

J.L. 527 - S. Matsuba

Remarks: Well situated small holding cornering on Menomon Street and Railway Avenue, about 1 mile from Steveston and 10 miles from Vancouver. Since it has frontage on both roads I have valued the land at \$20.00 an acre more than similar lots adjoining.

I am informed that the Japanese owner has lived on the property for about the last 40 years until being evacuated with his family a short time ago. Also that he was a fisherman whose family operated the small holding in his absence.

The property has been rented from June 1st 1942 to Mr. Gus Rinas at \$9.00 a month for the duration of the war. Lessee to install toilet facilities in the house and to be re-imburshed by part share of crops which might become due to him.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Level land lying about $\frac{1}{2}$ mile north of the Fraser River at Steveston. Fertile
alluvial loam soil, subject to Lulu Island dyking and drainage charges.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

See taxes on page 1. Diking and drainage charges are combined with all taxes in statement furnished by the Municipality of Richmond and total \$39.43.

ORCHARDS, SMALL FRUITS, ETC.

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

[illegible]

Amount fruit trees add to value of farm \$

Scale 100' = 1 inch

Diagram of Property - in Red.

S. Masuba property

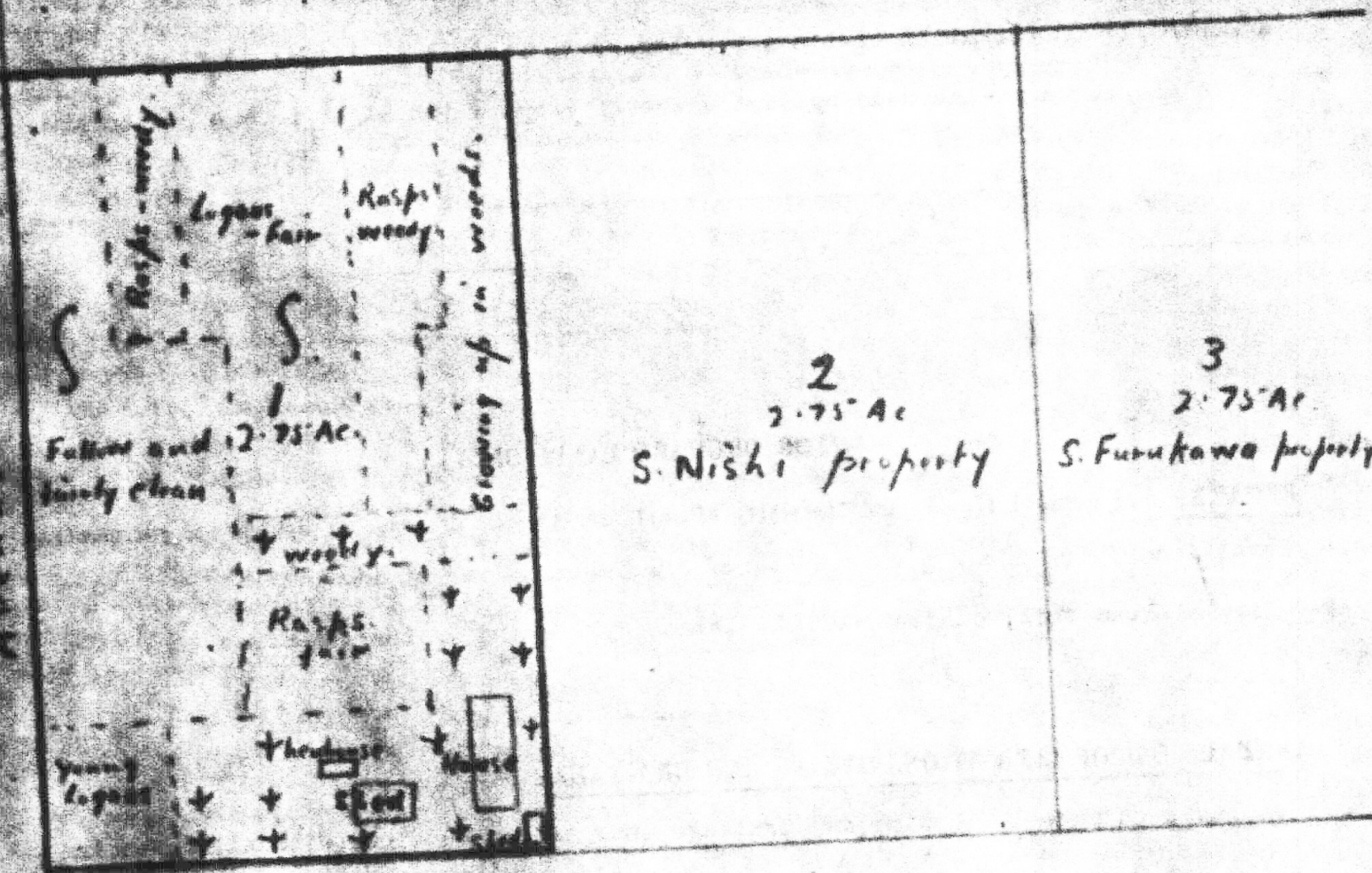
Lot 1 of Sub 1, Blk A, Sec 12, Blk 3, N. Rge. 7 W. Map 3086 N.W.D.

POINT NO.

DATE

REMARKS

Will 622-3



Moulton

St.

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.

File 4976

Registration Number 05262

MATSUBA Shinkichi

1 R. R. #1, House #153, Moncton Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lot 1 of Lot 1 of Block "A", Sec. 12,
Block 3 North, Range 7 West, Map 3036,
Municipality of Richmond, in the District
of New Westminster. C of T #26113 E.

OWNERSHIP

The Title is in the name of Shinkichi Matsuba.

LAND AND BUILDINGS

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.

The land consists of $3\frac{1}{2}$ acres, of which $1\frac{1}{2}$ acres
are planted in loganberries, $\frac{1}{2}$ acre in raspberries and
about 40 fruit trees, assorted.

INSURANCE

There is a Policy for \$1000 in the London and
Lancashire Insurance Co., expiring on May 20th, 1945.

TAXES

The taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of
effects stored in the attic of the above house, is attached
hereto.

REMARKS

This property has been leased to Gus Rinus,
Marine Engineer, who is paying therefor, a rental of \$9.00
per month for the duration of the war.

The effects, as per inventory, have been insured,
the policy, however, being in the name of Shisuo Matsuba, who
represents his brother, the above Shinkichi Matsuba, under a
Power of Attorney.

RECOMMENDATION

I would recommend that this property be handed
to Mr. T. C. King for management, on behalf of the Custodian.

June 23, 1942.

A. Mather

Registration Number 05262

MATSUBA Shinkichi

INVENTORY

18 Chairs
1 Book Case
1 Round Table
3 Bedsteads
3 Bed Springs
1-12 H. P. Outboard Motor
1 Pool Table complete with 13 Cues and 16 Pool Balls
1 Cue Rack
1 Bureau
2 Stone Pots
1 Iron Pot
2 Boxes Glass Jars
1 Baby Wash tub
1 Box Sundry Kitchen Ware
1 Roll Carpet
1 Slicing Machine
1 Band Saw Blade
1 Barnes-Quality Scale
1 Box Ping Pong and Pool Table Equipment
1 Set Double Blocks
4 Shears for loganberries
3 Mattresses
2 Gas Stoves
1 Bundle Cushions
2 Sledge Hammers
1 Heater Stove
1 Package Porcelain plates for kerosene Burner
1 can Kitchen Ware
1 Double Ink Well
2 Ladies Coats
1 Gents coat
1 Girls Coat
1 3 Phase Higgs Motor, A. C. No. 151808
8 Boxes Crockeryware
Sundry wrapping paper, twines and paper bags, \$50.00
2 Wrapping Paper racks
1 Double Bitted Axe
6 Boxes Japanese dolls
1 Lantern
Sundry kitchen ware, est. value \$120.00
1 Sewing Machine, Treadle.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/600P
(JL-527)

Vancouver, B.C.
January 13th, 1944.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

MATSUBA, Shinkichi 4976.

Dear Sir:-

Re: Lot 1 of Lot 1 of Blk. "A" of Sec.
12, Blk. 3, N., Rge. 7, W., Map 3086.
MUNICIPALITY OF RICHMOND

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 165788E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 25,302.14, in favour of The Secretary of State,
forwarded to you and dated January 12th, 1944. is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1,085.00
Less arrears of taxes to January 1st, 1943,	- \$ 45.91
Amount paid to Secretary of State	- \$ <u>1,039.09.</u>

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

JAN 19 1944

Date

[Signature]
Solicitor for
The Secretary of State

Copy

This Indenture

AP
4

Made in duplicate the ~~twenty-sixth~~ day of ~~May~~ in the year of Our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Shizuo Matsuba
Shizuo Matsuba, of the Townsite of Steveston, in the Province of British Columbia, Fisherman,

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

Osas Rimas, of the Municipality of Richmond, in the Province of British Columbia, Marine Engineer,

hereinafter called the "Lessee" of the Second Part:

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

Lot 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 in the District of New
Westminster, B.C.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the date of the evacuation of the Lessor from Steveston one
thousand nine hundred and forty-two. for the
term of the duration of the war with Japan ~~there ending~~

Yielding during the said term therefor the rent of -----Nine (\$9.00)----- Dollars,
per month-----

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

The sum of Nine Dollars (\$9.00) on the delivery of this
agreement, the receipt of which is hereby acknowledged,
and the further sum of Nine Dollars (\$9.00) on the first
day of each and every month commencing on the first day
of July in the year 1942 and continuing therefrom on the
first day of each and every month during the term of this
agreement.

It is also agreed and understood that the Lessee
is to do certain work by installing toilet facilities
inside the house, he the Lessee to be reimbursed by the
part share of the crops which might become due to the
Lessor.

Permission is hereby granted to the Lessor to
store in the attic and the loft of the barn, certain
furniture and effects which cannot be removed at the
present time.

the first payment to be made on the day of , 194

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

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

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

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

And that he will leave premises in good repair;

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

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

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

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

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

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

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

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

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

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

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness

Street Address 78 Georgia Street.

City or Town Steveston, B.C.

Occupation Accountant Etc.

MEMORANDUM

December 6th, 1944.

TO: Mr. Green,

FROM: Administration Department

- CHATTELS -

Re: Catalogue No. 806 - Bayview St., Steveston, B. C.
Seishi MUKAI - Reg. No. 04669 - File 11973
Kanichi MATSURA - Reg. No. 05258 - File 5363.

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

- 1 - Bandsaw
- Shafting belts and pulleys
- 1 - Electric Motor
- Ways and carriage
- 1 - Skiff Boat
- 1 - Hand Winch

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

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

Presumably these have not yet been auctioned.

On the "JP" form on file 11973 the following items are declared as being at the home of Shinkichi Matsura, file #4976:

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

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

INFORMATION FOR REAL ESTATE AGENTS
TO WHOM PROPERTY IS HANDED FOR ADMINISTRATION

Name: Shinkichi MATSUDA

Address: R.R. #1, House #153, Moncton St., Steveston, B. C.

File No.: 4976

Location and Description of Property:

Lot 1 of Lot 1 of Block "A", Section 12, Block 3 North, Range 7 West,
Map 3036, District of New Westminster, R.R. #1, House #153, Moncton St.,
Steveston, B. C.

1 storey frame dwelling of 5 rooms. 1 wood shed, 1 garage, 1 chicken
house and 1 small barn.

3 3/4 acres. 1 1/4 acres loganberries, 1 acre raspberries
40 fruit trees.

Fire Insurance:

London & Lancashire Ins. Co. Expires May 2/45 - \$1000.00

Taxes: About \$50.00 yearly. Paid for 1941.

Tenant's Name: Gus Rinus.

Rental Arrangements: \$9.00 monthly for duration of war.

Please have tenant acknowledge personal property
left in his care.

Name of Agent:

T. C. King, Esq.,

GHP:ND
Form #2.

Steveston, B. C.

30th June, 1942.

Memorandum

File # 4976

APR 16 1943
FILE NO.
ANS.
Referred <i>Robinson</i>

P.O. Box 635,
Steveston, B.C.,
15th April 1943.

Mrs P. H. Russell

From: C. C. Robinson

Re: MATSURA, Shigeo

Referring to your memo of the
7th inst., according to our records, Mrs. Ruby Rinas
(Rinas is deceased) pays a monthly rental of \$7.00
and Water Rates \$2.00 - \$9.00

The above information was supplied to
us by Mr. T. C. King and we have no record of the lease.
Please be good enough to furnish us with particulars
so that we may complete our records.

C. C. Robinson

EJS.

*Send copy of letter
on file to Robinson
Point out that Shigeo is other
for Shinkichi Matsumoto*

MEMORANDUM

File No. 4976

July 21, 1943.

To: Soldiers Settlement Board

From: Geo. Peters

LESSOR: MATSUBA, Shizuo, attorney for
MATSUBA, Shinkichi.

LESSEE: Gus Rinas

DATE: May 26, 1942.

TERMS: Duration of the war with Japan.

CONSIDERATION: Nine Dollars (\$9.00) per month on the First of each and every month commencing the First day of July, in the year 1942, continuing thereon the first of each and every month during the term of this agreement. It is also agreed and understood that the Lessee is to do certain work by installing toilet facilities inside the house. He, the Lessee, to be reimbursed by the part share of the crops which might become due to the Lessor. Permission is hereby granted to the Lessor to store in the attic and the loft of the barn, certain furniture and effects which cannot be removed at the present time.

PROPERTY: Lot One (1) of Lot One (1) of Block "A" of Section Twelve (12), Block Three (3) North, Range Seven (7) West, Map 3086, Municipality of Richmond, District of New Westminster.

CHATTLS: Yes. Storage included in the terms of the Lease.

REMARKS: None

MEMORANDUM

File No. 4976

July 27th, 1944

TO: Accounting Department
FROM: Administration Department

Re: MATSUDA, Shinkichi
Registration No. 05262

A request has been received from the above Japanese that proceeds of the auction sale of chattels from 153 Monoton St., Steveston, be credited to his son's account and we shall be glad, therefore, if you will kindly give this your attention.

The son's references:

Name: Shisuo MATSUDA

Reg. No.: 10745

File No.: 11847

PD/MHC

P. Douet.

September 11, 1946.

GENERAL SUMMARYRe: Chattels - Shinkichi MATSUBA
Registration No. 05262

This office was instructed by Shinkichi MATSUBA (file #4976) to transfer the proceeds of personal property on his file to his son's account, Shisuo MATSUBA. Through an oversight, a transfer of the gross amount of \$304.65 was made. The auction charges which were not taken into consideration amounted to \$76.77. Then, a transfer was put through transferring wrongfully credited chattels in the amount of \$24.01, this being charged against MATSUBA, senior. This made an overpayment of the father's account to the son's of \$100.78. These funds were paid out to the son, however additional chattels were sold after the transfer, in the net amount of \$24.80 and this was credited to the father's account. The former amount owing that is \$100.78 less the \$24.80 credited to the father would leave a balance owing by the son to the father of \$75.98.

For the above reasons, it is deemed advisable not to send final statement the above.

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


George Peters
Administration Department

GP/ic

MEMORANDUM

File Nos. 4976
5470

December 20th, 1945.

TO: Miss C. Girard

FROM: Mr. H. B. Mackenzie

RE: Shinkichi MATSURA #05262
Sadako (Mrs. Seishi) HUKAI #04065

Will you please transfer from File 4976, Shinkichi MATSURA, to File 5470, Sadako (Mrs. Seishi) HUKAI, from Steveston Auction No. 8, the following chattels:

Kitchen enamel ware	\$ 2.60
China ware	2.50
1 Heater	9.00
1 Dresser	12.00
1 Round dining table	1.50
3 Kitchen chairs	4.37
	<u>\$31.97</u>

NBA:LEH

transferred

2/1/46.

C.G.

976, Stevenson Bldg.
Sept 17, 42

Office of Custodian
SEP 18 1942
S. Matsuba #10745

• Sir,
It is true that I have
only 3 phase 1440
Motor permission for
the use of which I re-
ceived from S. Matsuba
acting for his brother K
Matsuba the owner. With
more Mr. K. the
local Custodian, did
in person allow me to
take and use the motor
at the request of S. Matsuba
the same being entered
upon the inventory of

These goods used and
Cared for by myself.
I trust that this in-
formation will suffice

H. M. Mawla

London

P.S. X 7th 5363

Please return to me
at your earliest an
indenture re S. Maki-
and K. Matsuka property
sent to Mr. McPherson
on or about Aug. 7th 42
Strangely to date
this form has not been
found nor returned

H. M. Mawla

4976.

January 16, 1943.

Mr. Shinkichi MATSUBA,
Registration No. 05262,
Kaslo, B. C.

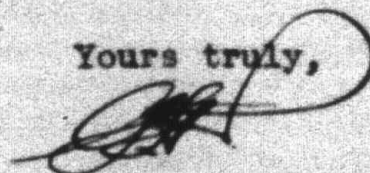
Dear Sir:

We have on our files a claim against
S. Matsuba of the Japanese Club made by the B. C.
Packers Ltd. amounting to \$64.81. Will you kindly
advise us whether this claim is against you or some
other person with a similar name.

If the claim is not for your account, we
would be pleased to have you advise us who S. Matsuba
of the Japanese Club is if you are able to do so.

Thanking you in anticipation of your
reply, we remain,

Yours truly,

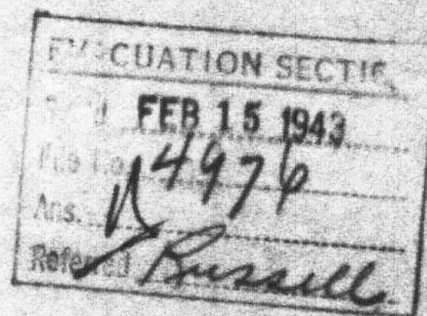


G. H. Peers,
Administration Department.

GHP/P.

P.O. Box 521,
Kaslo, B.C.
Feb. 9/43

G.H. Kerr, Esq.,
Administration Dept.,
506 Royal Bank Bldg.,
Vancouver, B.C.



Dear Sir:-

Re: File No. 4976.

In answer to yours of the 16th instant,
I regret to state that I do not
know anything about the Japanese
Club. I have never belonged to such
a club.

Yours truly,
Shinkichi Matsumoto.
S. Matsumoto

Does he owe the
apc?

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

4976

Stereston P.O.

21 May 1943

VACUATION SECTION	
Rec'd	MAY 25 1943
File No.	K. H. P. 111 - 119
BANK OF MONTREAL	
HASTINGS AND GRANVILLE	
VANCOUVER, B.C.	

To P.H. Russell
From C.B. Robinson MATSUBA Shigiro

I write to you memo of April 7th - on May 1
Mrs Rinas paid me \$15.00 (Receipt 1727) and
I credited this as 9.00 on a/c May rent and 6.00 on
account June rent. Mrs Rinas intended this
payment to be for 9.00 May rent and 6.00 for
one half the water rates.

On June 1 next she will again pay \$15.00
which will pay her June rent and the balance
of the water rates.

Will you kindly make your records correspond
with the above

C.B.R.

11847 & 4976

August 7, 1943

Mr. Shisao MATSURA,
Registration No. 10745,
Kaslo, B. C.

Dear Sir:

We have received an offer to purchase a boat hull, which is lying on the north bank of the Fraser River between the Colonial Cannery and the National Fisheries Ltd.

Information supplied by the cannery managers is that this boat is owned by you, that it was hauled up, some five years ago, by you and your brother, dismantled and abandoned.

Would you kindly let us know if this information is correct? If you do own such a hull, would you give us a description and an approximate value?

If you know anything about the boat in question, but do not own her, could you give us any information that would enable us to find the owner?

Any assistance you can give us in regard to this will be appreciated.

Yours very truly,

F. Matheson,
Specified Articles Department.

P.O. BOX 5-1,
Kaslo, B.C.,
July 22, 1944.

Dept. Of The Secretary Of State,
Office Of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C..

EVACUATION SECTION	
Rec'd	JUL 26 1944
File No.	4976
Ans.	
Reviewed	<i>[Signature]</i>

DEAR SIR:

Re: File No. 4976
Reg. No. 08252
Property at 155 Moncton St., Steveston, B.C.
Lot 1 of Block "A" of Section 12
Block 3 North Range 7 West Map 3086, District of
New Westminster, Mun. of Richmond, C. of B. 50554.

I have on hand the statement on the sale of the above mentioned property. The sale price of the property quoted is so low it's almost or less than one-third the actual value. It was only a few years ago that we spent one thousand five hundred dollars (\$1500.00) improvement on the house.

Was not the Custodian supposed to dispose of our property now simply because the market price of Real Estate is high? At the price my property was sold I cannot see any advantage.

I want to take this opportunity to protest the sale of my property without my approval.

✓ Will you kindly credit the proceeds of the auction sale to my son Shizuo Matsuba, Reg. No. 10745 as he was the owner of all the personal property stored at the premise.

Yours truly,

[Signature]

Shinkichi Matsuba

4976

July 27th, 1944

Mr. Shinkichi MATSURA,
Registration No. 05262,
Kaslo, B.C.

Re: 153 Moncton St., Steveston

Dear Sir:

We are in receipt of your letter of the 22nd instant regarding the above.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

We note that you wish the proceeds of the chattels sold at auction to be credited to your son's account and this we have requested our Accounting Department to do.

Yours truly,

P. Douet,
Administration Department.

PD/MHG

4976 - 11847

October 17th, 1944.

URGENT

Mr. Shinkichi MATSUBA,
Reg. No. 05262,
Kaslo, B. C.

Dear Sir:

We have just received a telegram reading as follows:

PLEASE SEND US \$100 RIGHT AWAY. S. MATSUBA.

We presume that this should be "Matsuba" but as no registration number was given in the telegram we do not know whether the money is required by yourself or by your son, Shisuo Matsuba, Registration No. 10745, as you both reside at Kaslo, B. C.

As you protested against the sale of your property it may be that the money is not requested by you, and in these circumstances we regret we have been unable to take any action in this matter. However, if the matter is sufficiently urgent we suggest a further telegram is sent us by either yourself or your son immediately on receipt of this letter, a copy of which is being forwarded to Shisuo Matsuba by the same mail.

Yours truly,

P. Douet,
Administration Department

PD/ER
CC to Shisuo Matsuba,
Reg. No. 10745,
Kaslo, B. C.

Box 321
Lusk, Bl.

EVACUATION SECTION	
Rec'd	OCT 19 1944
File No.	4976
Reference	

Dear Sirs - Dager

We have been trying our best to not to bother you but as our two sons are both unemployed for the last 6 months we cannot get along any longer.

My one son has left for east, my wife went with him to see her son out east. This gave my wife to east and given to her from her son that went with her. So you can see our point that we are here without any supporter.

Please send me \$100 each month from now on without delay.

We have to also send our sons to school yet here in Lusk.

Please send us the money

Yours truly
Mr. S. Mitchell

4976

November 22nd, 1944.

Mr. Shinkichi MATSUDA,
Reg. No. 05262,
Box 121,
Kaslo, B. C.

Dear Sir:

With reference to your undated letter which we received on the 19th of October requesting that you be forwarded \$100.00 per month from funds standing to your credit, it was necessary for us to refer this to the B. C. Security Commission here who have requested us to forward to you a monthly remittance of \$60.00, a cheque for the first remittance covering the month of December being enclosed.

We would further inform you that this monthly remittance will be sent to you until your credit balance is reduced to \$620.00, this being the rehabilitation figure for you and your family as advised us by the above Commission.

After allowing for the enclosed cheque please note your credit balance is \$852.67.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

December 6th, 1944.

Mr. Shiro MATSUDA,
Reg. No. 10745,
57 Queen Avenue,
Toronto, Ontario.

Dear Sir:

With reference to your letter of November 27th we would inform you that according to our files the B. C. Security Commission informed us on May 2nd, 1944 that a sewing machine was shipped to Mr. Seishi HUKAI on behalf of his wife Mrs. Sadako HUKAI on April 1st, 1944, and in view of the fact that the sewing machine was the only item missing when the goods were removed from Mr. Shinichi Matsuda's house at 153 Houston Street we can only assume that this is the machine in question and we shall be glad therefore if you will confirm this point.

As regard the price obtained at auction for the pool table, namely \$30.00, our Protection Department informs us that this was the best price obtained and very low prices indeed have been procured at the sales we have made of pool tables. They confirm that the price fetched at this particular auction was in line with other auction sales of similar equipment.

A copy of this letter is being sent to Mr. Shinichi Matsuda for his information.

Yours truly,

P. Drost,
Administration Department

PD/RS

EVACUATION SECTION	
Rec'd	MAR 5 1945
File No.	4976
Ans.	

Box 321,
Keele, B.C.
March 2/45.

Dear Sirs:-

David

I would like to know definitely, the date on which you forward the money to us every month. Last month we got it on 26 or 27th. This month, I've been to the Q Commission office 4 times and it isn't there yet. We do not have any income besides that and we do depend on it, so I hope you'll send them in promptly. Is there any way of getting the check from you directly? I depend on it so much, as in matter fact I have to pay all my grocery bills and my son's schooling, I wish you would give them to us more promptly.

It is pleasant to know how much more we could draw from you yet and the remainder what it is used for.

Thanking you.

Yours truly

(full name Shinkichi)

Matsuda

Mrs. S. Matsuda.

March 6th, 1945.

Mr. Shinkichi MATSURA,
Reg. No. 05262,
Box 521,
Kaslo, B.C.

Dear Sir:

We are in receipt of your letter of the 2nd instant and regret that your March remittance has not yet been forwarded to you but we now enclose cheque for \$60.00 which leaves you with a credit balance of \$672.67.

We would point out that in the past your remittances have been prepared on or about the middle of each month so that your cheque would be received on or about the first of each month--all remittances are by arrangement forwarded through the B. C. Security Commission.

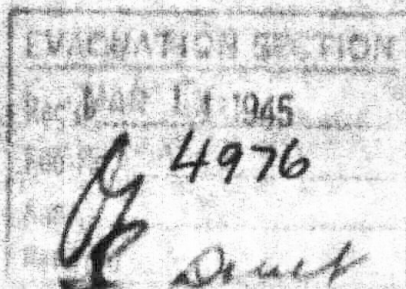
We would take this opportunity of reminding you that we have been advised by the above Commission that your rehabilitation reserve is \$620.00 and after you have received your April remittance you will have reached this figure and it may not be possible for us to forward you any further remittance unless a change is made in your rehabilitation figure by the B. C. Security Commission. If you wish to take up this matter doubtless you will do so through your local B. C. Security Commission Supervisor.

Yours truly,

P. Duquet,
Administration Department

PD/ER
Enc.

Box 521,
Kents, O.
March 11/45.



Dear Sir: -

We have received the cheque for \$60.00.
to cover for the month of March.

I would like to inform you that we
did not receive anything for the month of
February. As I have to pay all my February
monthbills. I do like to get them as soon as
possible. This cheque which I got to day, we
have to eat on it till end of this month and
I possibly cannot pay my February bills.

● Please check it again and send me the
month of February cheque.

On March 5th I went to get the
maintenance as the cheque did not arrive
in time. I got \$10.15 (ten dollars fifteen cents)
to eat till March 10th.

I would like to ask you to forward
the above mentioned amount to B. G. B.
Commission.

Please send us the receipt for it.
Hoping you'll send me the February
amount soon.

Thank you.

Yours truly,
Mr. S. Matuller.
Reg. No. 05262

4976

March 16th, 1945.

Mr. Shinkichi MATSUDA,
Reg. No. 05262,
Box 541,
Kaslo, B. C.

Dear Sir:

We are in receipt of your letter of March 12th and do not understand your remark that you did not receive any funds for the month of February. In line with the arrangement made with the B. C. Security Commission the following cheques have been forwarded to you:

Our letter of Nov. 22/44 covering December remittance-	\$60.00
" " Dec. 14/44 " Jan. 1945 "	60.00
" " Jan. 15/45 " Feb. " "	60.00
" " Mar. 6/45 " Mar. " "	60.00

Your present credit balance is \$672.67 and of this amount \$620.00 is being held as remittance reserve in accordance with advices we have received from the B. C. Security Commission. This thus leaves \$52.67 but of this amount \$50.00 has to be held by us until a decision is reached regarding the amount to be charged for legal fees in connection with the sale of properties to the Director, Veterans' Land Act (Soldier Settlement Board). You will recall that in the statement dated April 19, 1944 sent to you giving details of the sale of your property at 153 Moncton Street, Steveston, B. C., the last paragraph on the first page refers to an amount that will be charged later for legal fees.

As there is therefore only \$2.67 available in your account, no further remittance will be forwarded to you by this office.

Yours truly,

P. Douet,
Administration Department

PD/ER
cc B.C. Security Commission.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
August 27th, 1948.

IN THE MATTER OF THE CLAIM OF
SHINKICHI MATSUDA.

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. HANFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

20

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
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
Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q How 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
on this property".

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 \$1500.00.

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.

20 MR. TURCOTTE: Your Honour, I think I will have to 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?

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

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 MITSUO 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.

30 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?
30 A Yes, all the partitions and the walls and the

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? A: Yes, V-joint.

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

20

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.

wall?

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?

A: Shingle
shakes.

Q Shingle shakes?

A: Yes.

Q And the roof was shingled, was it?

A Yes.

Q Where was the barn?

A: To the left
in this picture.

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

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 How 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
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.

G.N. Matsuba,
Re-Direct Exam.

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 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 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 house faces.

G.M. Matsuba,
Re-Direct Exam.

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.

G.M. Matsuba,
Re-Direct Exam.

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. RICH: 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.

Defence Brief
Shinkichi MATSUBA
File No. 4976
Case No. 622

LETHBRIDGE
27 Aug. 1948
V.L.A.
Sheet A 34-14

REAL PROPERTY CLAIM

(All claims shown are Gross)

Lot 1 of Lot 1 of Block A Sec. 12 Map 3086

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4380.	\$1105.	\$1085.

Witness: Appraiser, J.D. Patterson.

Custodian's representative, Mr. J.D. Mather, reports that there is a one storey frame shingle roof building with basement together with other buildings all of which are in very poor shape.

Appraiser (Patterson) reports - Dwelling 25 years old but makeshift, dilapidated with age and not worth putting more money into. Land in good fertility.

Appraiser (~~Shinkichi~~) reports - Well situated, small holding, orchard and land somewhat weedy and only fair condition. As this house has a frontage on both roads, I have valued the land at \$20. an acre more than similar lots adjoining.

It is submitted that this real estate was sold for its fair market value.

BMP/mw

Name of Claimant

MATSUBA, Shinkichi

Case 622

Custodian File

4976

REAL PROPERTY									
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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					1085	549.29			549.29
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS 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		
TOTAL RECOMMENDATION									549.29

4976

October 3rd, 1950.

Mr. Shinkichi MATSUDA,
11515 - 94th Street,
Edmonton, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 622

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$549.29.

Cheque for \$477.57 is enclosed herein, and the sum of \$71.72 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.