

5285

RECEIVED CIVIL ENGINEER



**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 INFORMATION**

NAME: MATSUNE Inosuke  
HOME ADDRESS: 14th Ave., Haney, B. C.  
REGISTRATION NUMBER 14086 SEX: male AGE: 63  
OCCUPATION: Strawberry-grower.

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

EMPLOYER: self.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Emi 63

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: all over 16

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Roll #3042-3-4-5-6-7 Lots #.1,2,3,4,5,6,7  
of "c" S. W. 1/4 of Sec. 33 Twp. 12." 34 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 roomed wooden frame bungalow.  
2 sheds. wood shed packings sheds

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

4. TAXES (Amount and where payable) \$35.00 p.a. 1941 paid at Mun. Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) none, vacant



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Bank of Montreal, Haney  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none  
9. IF FARM LAND STATE CROPS SOWN <sup>2 acres</sup> strawberry, raspberry, rhubarb, and fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. see page 1. #1.

2. LANDLORD'S NAME AND ADDRESS. himself.

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. see page 2, #9.

STATEMENT OF PERSONAL PROPERTY OWNED.

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.  
IN HOUSE: 1 kitchen stove, 1 heater stove, 1 sofa, 5 beds, 1 desk, 1 cupboard, 6 chairs, 4 tables.

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



4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) One \$50.00 Victory Bond (1942) In owner's possession.
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: Mutual Benefit Ass. Vancouver Branch. \$1000.00  
wife  
Beneficiary. ~~mother~~ Emi MATSUNE. Policy at home.
10. INTEREST IN ANY ESTATES OR TRUSTS: none
11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

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

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

Dated this 23rd day of April 1942.

J. P. Williams  
Witness

(Signature)

J. Matsune  
J. Matsune  
JTW

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date August 16/43

Mr File No. 5285

Full Name MATSUNE, Tadasuke  
(Surname in Block Letters)

Registration No. 14086

Male - Female  
(check)

Age 20, 1872

Former Address 14<sup>th</sup> Ave., Naney, B.C.

Date Evacuated April 30/42 Naturalized - Canadian-Born - National  
(check)

Present Address 910 Smith Farm, Box 329  
Leithbridge, Alta. P.O. Box 408  
Coaldale, Alta.

Married - Single  
(check)

Name of Wife YAMA, Emi #14055

Name of Husband

Name of Mother 2nd (A201) Mitsu (And)

Name of Father Shinjiro (And)

Names of Children under 16

Requested by Marvel

Registered with Custodian  
(Yes or No)

Additional Information Strawberry Farmer

5285  
Bal 31.55  
75-10-43  
A



REAL PROPERTY SUMMARY

File No. 5285

**JAPANESE NAME:** Inosuke MATSUNE, Reg. No. 14086,  
Sale to Director Veterans Land Act,  
14th Ave., Haney, B. C.

**LEGAL DESCRIPTION:** Lots 1, 2, 3, 4, 5, and 6, of Block "C" of SW $\frac{1}{4}$  of Section 33,  
Township 12, Map 2409, Municipality of Maple Ridge in the  
District of New Westminster.

**TITLE:** In name of Inosuke MATSUNE, C.T. 90999E.

**ENCUMBRANCE:** None registered. No evidence on file of any unregistered.

**VESTING:** Of interest of Inosuke MATSUNE filed as 24211 on 29th June 1942.

**ASSESSED VALUE:** 1942 - Land \$500.00; Improvements <sup>\$900.00</sup> ~~\$900.00~~; total \$1,400.00.  
Taxes \$31.53, arrears \$31.84, total \$63.37.

**CLASSIFICATION:** Inspector reported on 15th February 1942 a farm of 34 acres,  
with 2 acres in strawberries,  $\frac{1}{2}$  acre in raspberries and 1 acre  
in rhubarb, and with a one storey frame shack, 16 x 32, 3 rooms,  
a woodshed, packing shed and two other sheds. Property at that  
date not occupied.


**ADMINISTRATION:** On 18th May 1942 the Custodian accepted an offer dated 13th  
May 1942 from H. R. Stabenfeldt to rent the property to end of  
the year on a basis of 50% of net returns. The Maple Ridge  
Co-operative Association reported a gross return of \$321.91  
and a net of \$201.97 of which net \$100.98 was received by the  
Custodian 23rd November 1942. Administered by Veterans Land  
Act in 1943.

**SOLD:** To Director Veterans Land Act for \$475.00 as at 1st January 1943  
and payment of consideration included in cheque dated 22nd March -  
1944.

**FUNDS:** To be released to Inosuke MATSUNE, sale price of property -  
\$475.00 plus crop rental net \$100.98, total \$575.98; less  
Certificate of Encumbrance \$1.00, taxes \$68.43, registration  
fee \$3.00, legal fee \$15.00, total - \$87.43.  
Net amount released - \$488.55.

**OLD TITLE:** C.T. 90999E whereabouts unknown.

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

  
Ian MacPherson

April 8, 1948.

IMac/CH



INSURANCE SUMMARY

File No. 5285.

Inosuke MATSUNE, Reg. 14086.  
Lots 1, 2, 3, 4, 5, and 6, Block "C" SW $\frac{1}{4}$  Sec. 33,  
Twp. 12 Nsp 2409, Municipality of Maple Ridge,  
District of New Westminster.

No record of any insurance on file.

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

  
Ian MacPherson

April 8, 1948.

IMac/CH



PERSONAL PROPERTY SUMMARY

File No. 5285

5th December, 1946.

Re: Inosuke MATSUNE - Reg. No. 14086

CHATELS:

The above Japanese when registering with this office on the 23rd April, 1942, declared leaving some household furniture on his property at 340 14th Avenue, Hanay. In May, 1942, the tenant on the property reported that the lock on one of the out buildings had been taken, and as he had no knowledge of what had been in the building before, could not say what had been stolen. Our fieldmen inventoried this property in August 1942, and goods found were of very low value. Matsune signed the inventory of chattels as being correct, but as the chattels were of such poor quality they were abandoned on the property.

SPECIFIED ARTICLES:

This file reveals no specified articles.

ACCOUNTS RECEIVABLE:

A cheque for \$100.98 was received from the Maple Ridge Co-op. Exchange, being 5% of crop returns.

BONDS & INVESTMENTS:

Matsune declared when registering with this office a \$50.00 Victory bond, but this was not brought under control by the Custodian.

LIFE INSURANCE:

He also declared a \$1000.00 Mutual Benefit Association policy but this was not brought under control by the Custodian.

This file reveals no other personal property.

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

/HA

*W E Larson*  
.....



5285

23rd May, 1942.

Mr. H. R. Stabenfeldt,  
Haney, B.C.

Dear Sir:

re: Inosuke Matsuna.

We are in receipt of your letter of the 19th instant, in which you agree to enter into a lease on the above property with the Custodian as outlined in our letter of the 18th idem.

We thank you for bringing to our attention that someone has taken the lock off one of the outbuildings on the property. From the information we have here there was nothing stored in this building.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDA:GF



5285

May 20, 1948.

Mr. Inosuke MATSUNE,  
Reg. No. 14086,  
Box 109,  
Coaldale, Alberta.

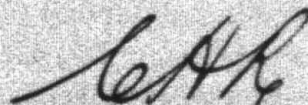
Dear Sir:

We beg to acknowledge receipt of certificates covering twenty-three shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque in the amount of \$517.93, which is the balance of your account, and includes the sum of \$29.38 from the redemption of the above shares at the rate of \$1.27755 per share.

A statement of your account is attached hereto.

Yours truly,



C. H. Reed,  
Office of the Custodian.

CHR/fa  
enc. (2)



5th December, 1946.

Mr. Inosuke MATSUNE,  
Registration No. 14086,  
P.O. Box 408,  
Coaldale, Alta.

Dear Sir:

A small claim of 97¢ has been filed against  
you by Shotaro HAKAMURA.

Please advise if this account is correct as  
if so, payment will be made from this office on your  
behalf.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

/HA

*Ignore this  
claim.  
not worth  
further  
action  
W.E.*



*please file*

5282  
5285

January 6th, 1944.

Mr. Tamotsu MATSUNE,  
Registration No. 13691,  
Lethbridge, Alta.

*Reply in  
File 5282  
authorizing payment  
of \$13.60 claim*

Dear Sir:

re: Claims  
\$13.60 - Hal Menzies

We advised you on the 15th November last that we would write again to Mr. Menzies about this claim lodged against you, and this we did, receiving reply that "We have no claim on our books against this party." Therefore, we are cancelling same on our records.

It is noted in our November letter that we mentioned a small claim of \$.97 against your father by Shotaro NAKAMURA. You have not forwarded any answer regarding this small item. Please do so.

It is also noted that we submitted a claim of \$25.00 by Dr. J. Smith against you on the 24th November last. We shall be obliged if you will authorize payment of this amount if you find that it is correct.

An early reply is requested.

Yours truly,

B. R. Dusenbury,  
Claims Department.

BRD: [Signature]

*Letter  
D  
File  
5282*



*5285*  
Your File No. 6926. — *Orig. in this file.*

November 26, 1943.

Office of the Custodian.  
Vancouver, B. C.

Gentlemen :-

Replying to your letter of the  
13th inst. re Account of Nisa Wochizuki; we  
beg to advise that same had been paid.

Our original list may have  
borne his name, but a subsequent list did not  
as same had been paid during the interim.

With reference to shares held  
by I. Matsune and others, we must say that we  
are as anxious as they to pay them off; but  
this will have to await final disposition of  
our plant.

Yours truly,

Maple Ridge Co-operative Produce Exchange.

Manager.

*Filing*

*Please file in appropriate file*

*11*  
*5/18/43*



*Please file*

5282  
5285 -

November 15th, 1943.

Maple Ridge Co-op. Produce Exchange,  
P. O. Box 317,  
Haney, B.C.

Dear Sirs:

re: \$2.08 - Tamotsu MATSUNE - Inosuke MATSUNE

We are enclosing herewith our cheque  
No. 6212 for \$2.08, in full settlement of the above  
claim.

Kindly acknowledge receipt.

Yours truly,

B. R. Dusenbury,  
Claims Department.

BHD:DE

Encl.



*Please file*

5282  
5285-

November 15th, 1943.

Mr. Tamotsu MATSUNE,  
Registration No. 13691,  
Lethbridge, Alta.

Dear Sir:

re: Claims

We are in receipt of your letter of the 7th inst.,  
and according to your request therein we have paid the fol-  
lowing claims:

Vancouver General Hospital .....	\$8.00
Maple Ridge Co-operative Produce Exchange ...	<u>2.08</u>
Total -	<u>\$10.08</u>

and have charged your account on our books with \$10.08.

re: H. Menzies - \$13.60

We wrote again in connection with this claim,  
urging an immediate answer, and shall advise you when we have  
a reply.

re: Shotaro NAKAMURA

There is a small claim of \$.97 on your father's  
file by NAKAMURA which we shall be obliged if you will let  
us know about, and if correct authorize settlement so that  
we can close the file as far as the Claims Department is  
concerned.

Yours truly,

*[Signature]*  
B. R. Dusenbury

B. R. Dusenbury,  
Claims Department.



5285  
5282

October 26th, 1943.

Mr. Inosuke MATSUNE,  
Registration No. 14086,  
c/o Smith Farms,  
Box 329,  
Lethbridge, Alta.

Dear Sir:

re: \$2.08 - Maple Ridge Co-operative Produce Exchange

The Maple Ridge Co-op. Produce Exchange filed this claim against "T. Matsune" in the first instance.

In recent investigation by us they have now stated that it is a claim against you, that is, "I Matsune". The explanation by the Maple Ridge Exchange is as follows:

"On Jan. 20, 1942 we issued a cheque for \$2.08 for some fruit delivered during the previous fall. Sometime later he requested payment and was told that a cheque had been mailed for same. He stated that he had not received it, and presumed it had been lost in the mail. On April 22nd he sent a Mr. I. Aomoto, who spoke in Japanese to Mr. Yamaga. Mr. Yamaga then told me to pay Mr. Aomoto Matsune's \$2.08 in cash as the cheque had been lost. At the end of April vouchers from the Bank of Montreal contained the cheque, same having been paid by the Bank on April 7th, 1942. It bore endorsements of I. Matsune, T. Matsune and Maple Ridge Bakery. We have I. Aomoto's receipt for \$2.08 "In payment for fruit cheque No. 4920, lost, a/c I. Matsune".

In short, they claim having paid you the amount twice, thereby making an overpayment of \$2.08.

Please let us know if this is correct, and if so we shall be obliged if you will authorize us to pay same and charge to your account on our books.

An early reply is requested.

Yours truly,

A. McAlister,  
Claims Department.

~~BRD:DE~~



File No. 5285.

CLAIMS DEPARTMENT

October 26th, 1943.

Inosuke MATSUNE - Registration No. 14086

CREDITORS:

Maple Ridge Co-op. Produce Exchange	..... \$2.08
Shotaro NAKAMURA .....	.97

/DE

*Bird per file  
1282  
(double)  
D*

*Note no claims on Matsune's wife's file # 6372  
Feb 18/44  
-06*



5285

July 15, 1943

Mr. James Langston,  
22nd Road,  
R. R. No. 1,  
Haney, B. C.

Dear Sir:

Re: MATSUNE, Inosuke

Rentals are payable in advance and you are in arrears for the month of June in the amount of \$6.00. The July rental is payable and we shall appreciate your prompt remittance in the amount of \$12.00 so that your lease agreement on the subject Japanese property may be brought up-to-date.

Yours truly,

R. D. Richardson  
Farm Department.

WJL/GH



The Custodian  
Vancouver  
Dear Sir

Feb. 18

EVACUATION SECTION
Rec'd FEB 20 1943
File No. 5285
Ans. 159
Referred <del>Anderson</del>

Re. Matsune Place

I have decided I can't handle  
this place at present so do not  
hold it for me any longer.  
My brother sent you a money  
order for \$22.00 on the 15<sup>th</sup> for  
the other place you were holding  
for me, Lot 5 M.C. 1/4 Sec 20 T. 12.  
I may be able to handle the  
Matsune place later if you  
still have it.

Thank you

R. Page

194-14

Art

Haney B.C.



5285

Dec. 16, 1942.

Corporation of the District of Maple Ridge,  
Honey, B. C.

Dear Sirs:

Re: Inosuke MATSUNE, #14086.

We enclose herewith our cheque in the  
amount of \$68.43 being payment of taxes on subject  
Japanese' properties, your Roll No. 3042-7 inclusive,  
as follows:

1941 taxes	\$31.84	
interest	<u>1.91</u>	\$33.75
1942 taxes	\$31.53	
penalty	<u>3.15</u>	<u>34.68</u>
TOTAL		<u>\$68.43.</u>

Kindly acknowledge receipt of this cheque.

Yours truly,

R. D. Richardson.  
Farm Department.

RDR:AS  
encl.



File No. 5285

December 12th, 1942.

MEMORANDUM

TO: THE SOLDIER SETTLEMENT OF CANADA  
FROM: MR. ANDERSON

Re: Inosuke MATSUNE  
Lots 1, 2, 3, 4, 5, 6, 7, of "C", SW 1/4,  
Section 33, Township 12, Map 2409,  
Municipality of Maple Ridge

Mr. H. R. Stabenfeldt, lessee on the above  
Japanese property, has written in stating that he does  
not wish to renew his lease for 1943.

WEA/EM



2839  
2843  
5255

Richardson  
Honey, B.C.  
Dec 9th, 1942.

Custodian Office  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
DEC 11 1942

Dear Sir,

In regards the farm of E. J.  
Odaguchi 14 ave. Honey and Inosuke Matsune  
14 ave. Honey, B.C. I wish to say that I do  
not care to lease the above property for next  
year.

Sincerely,

H. R. Stahfeldt

copies for file # 2839 + 2843



Farming Expenses.

J. Matsume

14 Ave. Honey. B. C.

Total Fruit sold -

\$321.91

Expenses.

Strawberries.

\$59.75

Raspberries.

\$50.94

Plums

\$7.40

Sinking fund.

\$1.85

Total

\$119.94

321.91

119.94

201.97

100.98



August 20, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
MATSUNE, Inosuke #14086.  
340-14th. Ave., Haney, B.C.

In house.

6 Kitchen chairs.  
3 Sml. tables. (homemade)  
Kitchen table. (with drawers)  
Sml. kitchen cabinet. (few dishes)  
Few dishes. (scattered)  
Cook stove. (old)  
Bucket, broom.  
Couch.  
Sml. writing desk.  
Bed. (wooden)

Storage shed.

Shovel.  
D.B. Axe.  
Sml. quantity tar paper.  
Bicycle wheel.  
Porcelain sink. (loose)  
Box. (cont. 18 vinegar bottles)  
Coal oil lamp. (no chimney)  
2-20' lengths  $\frac{1}{2}$ " pipe.

In packing shed.

Wheelbarrow.  
3 Ladders. (homemade)

Signed J. Morpison



5285

18th May, 1942.

Mr. H.R. Stabenfeldt,  
Haney, B.C.

Dear Sir:

re: Inosuke Matsune.

In reply to your application of the 13th instant to lease the farm of I. Matsune, 14th Ave., Haney, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and household furniture, and that you will be held responsible for same.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

H. P. Alexander,  
Assistant Manager.

RDR:GF

*Copy handed over  
195/24  
4*



**PEACE RIVER LAND & COLONIZATION CO. LIMITED**

*"Lands from the Pacific to the Peace"*

~~XXXXXXXXXXXXXXXXXXXX~~

VANCOUVER, B. C.

604 Hall Building.

July 29th, 1943.

The Custodian of Alien Property,  
675 West Hastings Street,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd.	JUL 30 1943
File No.	
Ans.	
Referred	Richardson

Dear Sirs:

The enclosed letter is self explanatory.

In a personal interview with the Reeve of Maple Ridge Municipality, he suggested that a sketch of the proposed road would facilitate a decision in Ottawa. Acting on that suggestion we have instructed the B. C. L. S. in Maple Ridge, Mr. Vernon Edge, to prepare a sketch. Upon receipt of same we will forward it to you.

Yours sincerely,

PEACE RIVER LAND & COLONIZATION CO. LIMITED

Per:

*W. H. Peterson*

Encl. 1  
AMB/TV



S. MUSSALLEM  
DEPUTY  
MAYOR, B.C.

H. M. DAVENPORT  
CLERK AND COLLECTOR  
HANEY, B.C.

Corporation of the District of  
Maple Ridge

TELEPHONES:

HANEY 6 : HAMMOND 3661

EVACUATION SECTION	
Rec'd	JUL 30 1943
File No.	
Referred	

July 28th.1943.

To, The Custodian of Enemy Property,  
675 West Hastings St.,  
Vancouver, B.C.

Dear sirs:

The Council for the Municipality of Maple Ridge wishes to endorse the proposal made to you regarding a road thro' certain portions of land owned by Japanese in the SW $\frac{1}{4}$  Sec.33 Tp. 12. and more particularly outlined in the letter from the Peace River Land & Colonization Co.Ltd. dated May 12/43.

The present road beyond this property is regarded as impractical being too steep for traffic, whereas if an easement for road purposes were granted thro' the properties mentioned, it would serve a dual purpose of opening certain of these lots for occupation, giving them an outlet and provide the Municipality with a road which could be maintained for public use.

Yours truly,

*H. M. Davenport*  
C.M.C.



PEACE RIVER LAND & COLONIZATION CO. LIMITED

"Lands from the Pacific to the Peace"

XXXXXXXXXXXXXXXXXXXX

VANCOUVER, B. C.

604 Hall Building,  
789 W. Pender St.

May 12th, 1943.

Alien Property Custodian,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	
Ans.	
Referred	<i>Anderson</i>

We are subdividing for settlement and cultivation the N.W.  $\frac{1}{4}$ , Sec. 33, Twp. 12, E. C. M. To facilitate development of this land it will be necessary to make a road through it running north and south. Examination of it brings to light an old skid road used in logging it many years ago; so well cleared and packed was this skid road that to make it usable today all that is needed is to brush it out.

This skid road leaves 14th Avenue at what is now Lot B, Plan 2409, runs north-easterly across Lots 4, 5 and 6, Plan 2409, and then continues through the N. W.  $\frac{1}{4}$  of Sec. 33. With a little improving it can be made perfectly practical for our purposes. By using this road, a much better grade can be attained and also the necessity of cutting and grading No. 37 road - which has not been opened - obviated. In view of the war and labor situation we believe it very desirable to utilize the road already there instead of making a new one.

The lots traversed by the skid road are owned by Japanese and Lot B is the only one cultivated at all, and it, very little. The road would not injure these properties but would provide Lots 4, 5 and 6 with an outlet which they now lack. We find the Municipal Officials of Maple Ridge Municipality in favor of our plan because they realize it is not only more practical but the location of the road the most desirable for the reason given, and the further reason that by using the skid road we would avoid going down a hill, bridging a creek, then up the hill again.

We petition that an easement be granted for a 66 foot strip centred by the skid road through the lots mentioned. Should our petition be granted, we will dedicate the same through the N. W.  $\frac{1}{4}$  Sec. 33.

Yours truly,

PEACE RIVER LAND & COLONIZATION CO. LIMITED

Per:

*W. H. Bezanon*  
Supervisor.

AMB:VV

6978  
J. TATISAKI  
E. MATSUNE  
5/13



Richards

Haney. B. C.  
May 19<sup>th</sup> 1942

Office of the Custodian.

Vancouver. B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
MAY 22 1942

Dear Sir.

re: Inosuke Matsune.

In reply to your of the 18<sup>th</sup> instant, I wish to say that I will enter into a lease with the Custodian. I started cultivating on the property to-day and I found that someone had taken off the lock from one of the out buildings used as a packing house. There is nothing of much value in this building now, that I have no knowledge as to what was in the building before the lock was taken off.

Yours truly.

H. R. Stabenfeldt



5285

18th May, 1942.

Mr. H.R. Stabenfeldt,  
Haney, B.C.

*See letter  
received 27/5/42  
B  
P.C.U.*

Dear Sir:

re: Inosuke Matsune.

In reply to your application of the 13th instant to lease the farm of I. Matsune, 14th Ave., Haney, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and household furniture, and that you will be held responsible for same.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDR:GF



MEMORANDUM.

File #5285.

16th May, 1942.

To Mr. Alexander.

From Mr. Richardson.

re: Inosuke Matsune.

Mr. H. R. Stabenfeldt, of Haney, B.C., has made application to lease I. Matsune's berry farm, situated at 14th Ave., Haney, B.C., on a basis of 50% of the net crop. I am informed by Mr. Beach, of the P.C.U., that Mr. Stabenfeldt is a first class man.

We have had no other offer on this property. Taking all things into consideration, it would appear that this offer should be accepted.

Kindly instruct.

*accept*

*To have use of house & contents.*

*RF*  
ROR:GF



Haney, B. C.

May 13, 1942.

*File # 5285*

*Examined 6/5/42.*

*KEYS  
Bridwell.*

The Manager.  
Office of the Custodian.  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir :-

*#14086*

I beg to make application for a lease  
on the property owned by Mr. I Matsune, situated on  
14th Ave., Haney, B. C.

Lease to be on a 50/50 basis. *through P.C.U.*

Yours truly,

*H. R. Stabenfeldt*

*#14086*



5235  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
OCT 6 1942

*Bill*  
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  $\frac{1}{2}$ " pipe.

In packing shed.

- Wheelbarrow.
- 3 ladders (homemade)

EXHIBIT No. 624-5

DATE August 27/48

FILED BY G. R. Rice

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

Confirmed:

DATE: Sep 29/42

SIGNED: I Matsune

*MS*  
Please sign and return one copy to the Custodian.



Extract from Lease.

Lease No. 293

File No. 5285

Lessor: The Secretary of State. (Matsune INOSUKE)

Lessee: James Langston

Date: March 4, 1943.

Term: Ten months - March 1, 1943 to December 31, 1943.

Consideration: \$60.00 - \$6.00 monthly commencing the first day of March, 1943.

Property:

Lands: Lots 1,2,3,4,5,6, of Block "C" of S.W.  $\frac{1}{4}$  of Section 33, Township 12, Map 2409. Certificate of Title No. 90999 E - (22nd Road, R. R. #1, Haney, B. C.)

Buildings: All buildings except space reserved for storage.

Chattels: No chattels

Lease handed S.S.B. August 9, 1943.



BC/80-P  
**Farm Appraisal Report**

Page 1

S.S. Form No. 43  
 (Sheet 1) ✓

File No. JI-261

Land Description Lots 1,2,3,4"C",5,& 6 of S.W.1/4,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 3 1/2 miles

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

Church (give denomination) All denominations-Haney, B.C. Distance 3 1/2 "

Nearest School Haney, B.C. Distance 3 1/2 "

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.

EXHIBIT No. 624-6

DATE Aug. 27/48

Predominating Nationality and religion: Mixed - Japanese predominating.

BY L. A. Rice

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	X							
Shed	16 x 21	Frame	12'	Shgl.	15	"	Fair	60.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

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 nearest 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 4	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.						
Approx. 3	Undulating 3	Lt.sdy. loam - 4"-12"	Gravel to Bedrock	Clearing, stump- ing, levelling	150.00 to 200.00	10.00
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. 26.969			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.)



JL-861 - I. MATSUNIE

BC/80-p

Page 3

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

# Farm Appraisal Report

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.

EXHIBIT No.

DATE

FILED BY

(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

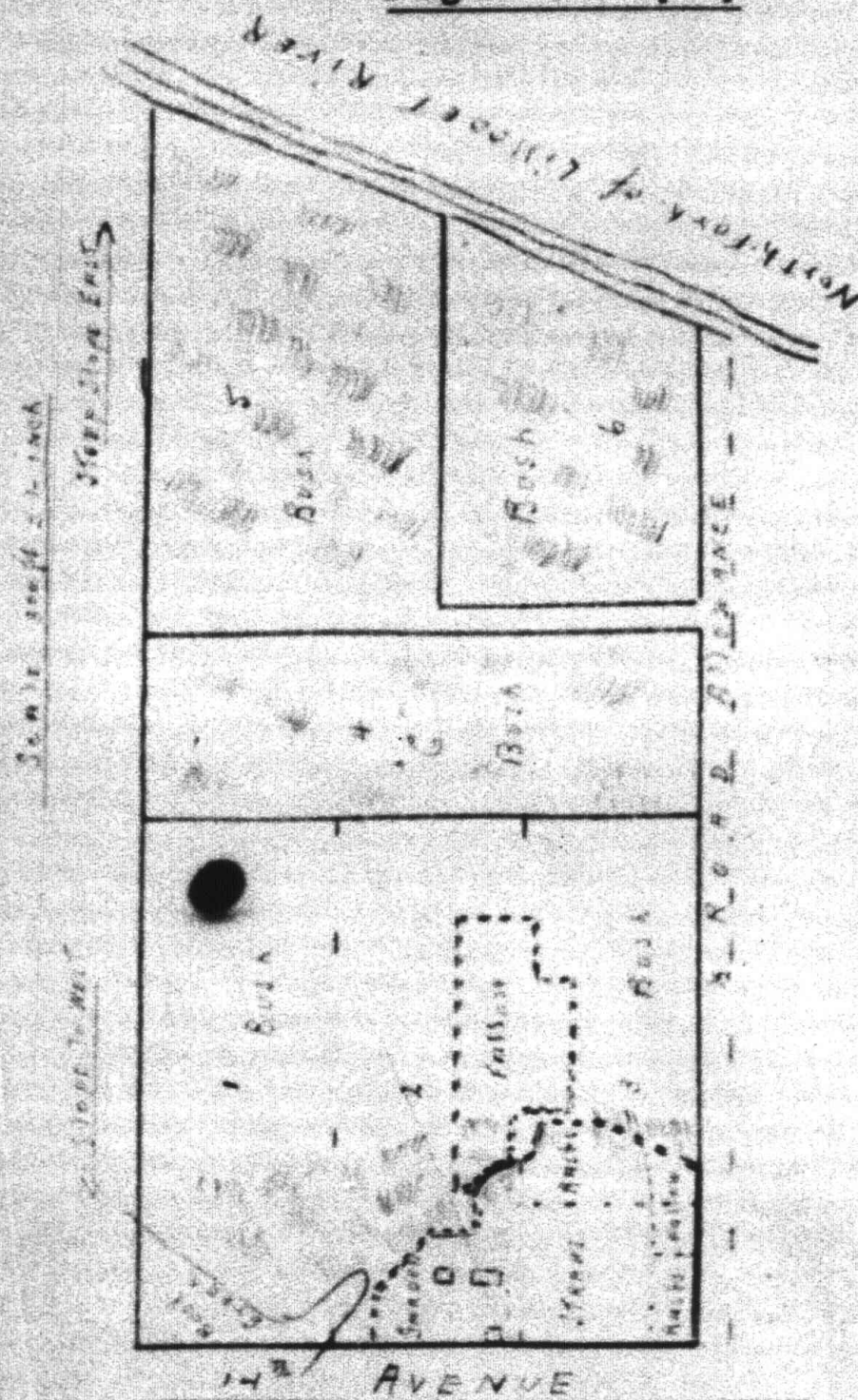
Fruit Trees & Strawberries	- 1.16 acs.-fair.	\$
Garden	- .80 " -weedy.	\$
Raspberries	- .74 " -very poor to fair.	\$
Fallow	- 1.30 " -weedy.	\$
Approx. acreage to be cleared	- 3.00	\$
Waste land-fire wood value	- 22.969	\$
	<u>33.969</u>	\$

Total \$

Amount fruit trees add to value of farm \$



### Diagram of Property



DATE With 624

LOTS 1-2-3-4-5-6-7 of S.W. 1/4 Sect. 35 T. 12 N. R. 20 W.

33 969-965

INOS-AC-MATSUME

$\frac{2400}{10000}$   
 $\frac{2400}{10000}$

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.**



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

File No. 5285

Reg. No. 14086

506 Royal Bank Building,  
Vancouver, B. C.

**MAY 22 1944**

Mr. Inosuke MATSUNE,  
c/o Smith Farms,  
Box 329,  
Lethbridge, Alta.

Dear Sir:

Re: Lots 1, 2, 3, 4, 5 and 6 of Block "C" of South west  
quarter of Section 33, Township 12, Map 2409, Dis.  
of New Westminster, C. of E. 49848

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 475.00
<b>Add:</b>	
Unexpired insurance premium as at January 1st, 1943	\$ 475.00
<b>Less:</b>	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 472.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.

R



1963  
Jan. 1

Balance brought forward

Credit re Sale of Property

Land Registry Office G. of E.

Debit

Credit

Balance

1.00  
\$1.00

\$504.55

472.00

\$ 32.55

\$ 32.55 Cr.

CR \$504.55



V.L.A.

NOV 24 1947

## 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.

2261  
RC 80.P. 5785  
Enc 11

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

- (1) NAME Matsune, Inosuke (RCMP) Reg. No. 14086  
(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 18, Map 2408, District of New Westminster, B.C., C. of E. 49848.
- (c) Type of Real Property (cross out words which do not apply):  
(i) Farm ~~XXXXXXXXXX~~  
(ii) ~~XXXXXXXXXX~~ Type of business ~~XXXXXXXXXX~~  
(iii) ~~XXXXXXXXXX~~  
(iv) ~~XXXXXXXXXX~~ Type of property (describe) ~~XXXXXXXXXX~~
- (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>1,500.00</u> |
| (ii) Buildings  | - - - - - | \$ | <u>500.00</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>2,000.00</u> |
| (v) Amount at which Custodian sold property and credited your account   | - - - - - | \$ | <u>472.00</u>   |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv))   | - - - - - | \$ | <u>1,528.00</u> |
- (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)



34 5215 NOV 21

(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

Lethbridge

of the District

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 Village

of Coal Dale

in the Province

this 19th. day of

of Alberta  
November

A.D. 1947.

*Inosuke Matsune*  
A 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.

My commission expires December 31st, 1947.



5285

Matsuna, Inosuke---Reg. No. 14086

(a) 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. 186 Plum trees.....	100.00
5. 2 Pear trees.....	10.00
6. 30 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.....	5.00
14. 4 Tables.....	5.00
Total.....	885.00
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.....	852.45

*Sublet property  
- see page 5286*

*8.25*

*61 1/2 dollar*



5235  
CASE NO: 624.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 27th, 1946.

IN THE MATTER OF THE CLAIM OF

IMOSUKE MATSUNE.

PROCEEDINGS AT HEARING.

P.G. Shears, Esq.



"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, 1946.

IN THE MATTER OF THE CLAIM OF  
YOSHIE MATSUE.

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.L. HOWARD, Esq., Official Reporter.

20



2  
H. Matsuno,  
In Chief.

THE SECRETARY: Case No. 604, Inosuke Matsuno.

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

DIRECT EXAMINATION BY MR. TURCOTTE:

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

10 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).

20 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?

30 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 How 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. RICH: \$500.00 and how much?

MR. TURCOTTE: And \$800.00.

30 THE 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.

(NOTE: 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 rasp-  
berry 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



5  
I. Matsune,  
In Chief.  
Discussion.

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  
10 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  
20 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?

30 A Yes.



6  
H. Matsume,  
In Chief.

Q Your wife?  
and daughter, three of us.

A Yes, my wife

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 did you 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.

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?



7  
I. Matsuno,  
Discussion.

MR. RICE: That is 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*  
"S.R. HOWARD"  
Official Reporter.

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

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SUB-COMMISSIONER.

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Defence Brief

LETHBRIDGE

27 Aug. 48

V.L.A.

Inosuke MATSUNE

File No. 5285

Case No. 624

REAL PROPERTY CLAIM

1. Real Property Claim

\$2,000.00

Appraised at

\$484.84

Sold for

\$475.00

Witness: H.L. Sinclair, Appraiser.

Ex. 1 - Real Estate Statement

Ex. 2 - Tax Notice

Ex. 6 - S.S.B. Appraisal

Ex. 7 - Real Estate Summary

Sold for fair market value.

PERSONAL PROPERTY CLAIM

1. Chattel Claim

\$61.00

All goods abandoned. Not worth the expense of moving to auction.

Witness: W. E. Anderson ✓

Ex. 3 - Chattel Statement

Ex. 4 - Analysis of P.P. Claim

Ex. 5 - Inventory of chattels left on property.

Submission: Chattels not worth expense of moving to auction and abandoned as worthless and the claim for same is exorbitant.

RNN/mw

212.5



Name of Claimant

NATSUNE, Inosuke

Case

684

Custodian File

5885

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% 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		
					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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			48%	61.00	28.05	100.00	12.11	40.17		
TOTAL RECOMMENDATION										500.91



November 3rd, 1950.

Mr. Inosuke MATSUNE,  
444 - 20th Street N.,  
Lethbridge, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 624

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$600.91.

Cheque in your favour is enclosed for \$566.15  
and we have paid the Co-Operative Committee .. \$ 34.76  
for legal fees as authorized by you.

Yours truly,

FCS/js  
1 encl.

F.G. Shears  
Director