

6624

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: MATSUMOTO Shotaro

HOME ADDRESS: Down Road, Clayburn, B. C.

REGISTRATION NUMBER 12932

SEX: male

AGE: 54

OCCUPATION: farmer

(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: Medore #

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Michiko (F) Tsuguo (M) Shezia (F)

Tatsuo (M) Tsutomu (M)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 11, 7, 4, 2; 1 yrs.

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

1. LOCATION AND DESCRIPTION: N. W. Sec. 28, Twp. 16, Map #5793, 9 acres.

In the District of New Westminster, B. C. (Down Rd., Clayburn, B.C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 roomed wooden frame bungalow.

1 wood shed, 1 shack, 1 packing house.

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

4. TAXES (Amount and where payable) \$16.90 1941 at Punc. Matsqui.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. "Agreement for Sale" in hands of Mrs. Shikaze, Mission, B.C.
9. IF FARM LAND STATE CROPS SOWN Strawberry, only.

(to be leased to Sherman D. Thompson, as per "Farm Lease"

Sold for \$375. Cash \$296; balance of \$79 by cheque b/c cashed 1st July 1942.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

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 table, 1 dresser, 1 cookstove, 1 heater stove,

6 chairs. (Key to be left: S. D. Thompson--lessee)

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

INFORMATION FROM R.C.M.P.

DATE Sept. 9/43.

Our File No. 6624

Full Name MATSUMOTO, Shotaro (Mr.)
(Surname in Block Letters)

Registration No. 12932

☒ Male - Female
(Check)

Age Feb. 21, 1888.

Former Address Down Road, Clayburn, B. C.

Date Evacuated Oct. 20/42 ?

Naturalized - Canadian-Born - National
(Check)

Present Address Tashme, B. C.

W. 1st Time

☒ Married - Single
(Check)

Name of Wife ^{née} (SHIMIU) Midori - Reg. #12933

Name of Husband

Name of Mother ^{née} (MATSUSAKA) Kana-In Japan of Father Shohei - In Japan

Names of Children under 16

Requested by Mary Campbell

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 10 acres and bldgs.

REAL PROPERTY SUMMARY

Copy for File 5436 - Yeda SHIKAZE

JAPANESE NAME: Shotaro MATSUMOTO Reg. No. 12932 File No. 6624.
CATALOGUE NO: Sold by Special Arrangement, The Director, Veterans' Land Act.
BC/736-P. First Offer.
PROPERTY ADDRESS: Downs Road, Clayburn, B. C.
LEGAL DESCRIPTION: Lot 3 of the North West $\frac{1}{4}$ of Section 28, Township 16, Map 5793,
Municipality of Matsqui, D. N. W.
TITLE: Registered in the name of Yeda SHIKAZE (File 5436).
ENCUMBRANCES: None registered.
Unregistered Agreement for Sale between Yeda SHIKAZE (Mrs. Kayemon,
Eda SHIKAZE) File No. 5436, and Shotaro MATSUMOTO, File No. 6624.
Vesting Order No. 25059 (inter alia) and No. 26632, dated
December 10th, 1942 and February 9th, 1944, respectively.
ASSESSED VALUE: Land - \$244.00
Improvements - \$400.00 - \$644.00 Taxes - \$16.90.
CLASSIFICATION: Small farm, dwelling and out-buildings.
Property consists of 10 acres. Crops planted, according to JP Form,
strawberries only.
1 - 3 room wooden frame bungalow, 1 woodshed, 1 shack, 1 packing house
HISTORY OF
ADMINISTRATION: This property was leased by Shotaro MATSUMOTO to Sherman D. Thompson,
14th April, 1942. Term being 10 months from 1st April, 1942, with
option to extend lease for 1943, arrangements to be made with the
Pacific Co-Operative Union. Consideration being \$375.00 paid.
Houses included, also buildings. Chattels not included.
Lease handed to The Director, Veterans' Land Act 24/7/43.
SOLD: To The Director, The Veterans' Land Act for \$334.00 as at January 1st,
1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Shotaro MATSUMOTO as at June 5th,
1944, against which were charges for Certificate of Encumbrance -
\$1.00, Registration Fees - .75cents, Legal Fees - \$15.00, also Tax
Arrears - \$19.80, leaving a net credit of \$297.45 from said trans-
action. This amount was transferred to Yeda SHIKAZE, File 5436, on
the 4th of May, 1945, having been accepted by the Custodian on

Custodian on

Page 2.

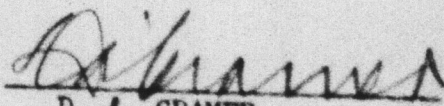
File No. 6624.

Yeda SHIKAZE'S behalf - in full settlement of Agreement for Sale
on the property sold to Shotaro MATSUMOTO.

Certificate of Title No. 171889-E, in the name of The Director,
The Veterans' Land Act.

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

January 28th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

File No. 6624

Re: MATSUMOTO, Shotaro - Reg.No.12932

The above Japanese declared no liabilities however the following were filed against him at this office:

		<u>Settlement</u>
Matsqui-Sumas-Abbotsford General Hospital	\$ 3.00	\$ 1.73
Valley Credits Limited (Jubilee Grocery)	7.59	4.37
Hyokura Kozai	26.55	15.29
M. Ebisuzaki Company	44.87	25.84
Dr. F. Turnbull	90.00	51.84

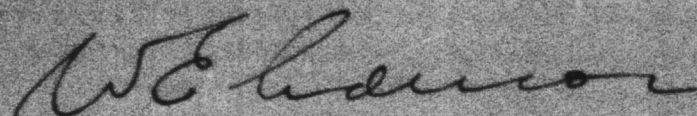
These accounts were submitted to MATSUMOTO for acknowledgment which was finally obtained through the Department of Labour on March 19, 1946. MATSUMOTO's wife declared owing the Royal Columbian Hospital \$100.00 however this hospital did not file a claim and MATSUMOTO claimed to have paid it before his evacuation.

This office negotiated with the five acknowledged creditors for a reduced settlement of their claims in view of the fact that sufficient funds were not on hand to pay them in full. They all agreed to accept 57.6% of their accounts in full settlement and the accounts were paid accordingly on April 26, 1946 as shown above. MATSUMOTO was fully advised on April 26, 1946.

This file reveals no other liabilities.

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

WEA:EH
May 4, 1946



PERSONAL PROPERTY SUMMARY

File No. 6624

Re: MATSUMOTO, Shotaro - Reg.No.12932

CHATELS: The above Japanese registered with this office on April 28, 1942 stating he was leaving the following chattels on his property at Matsqui: table, dresser, stove, heater and 6 chairs. He was evacuated on June 13, 1942 and according to our records no inventory of chattels was taken by our fieldmen.

The property was investigated by our fieldman on July 11, 1945 with a view of chattel liquidation. He found the property not tenanted and in an isolated position, however, the chattels were still there. Upon examining the chattels he decided that the cost of handling, trucking, etc. would exceed the sale price of the goods and therefore abandoned them on the property.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNTS RECEIVABLE: When leasing his property in 1942 MATSUMOTO received a Pacific C-operative Union post-dated cheque for \$79.00 as part of the consideration. This cheque was forwarded to this office for collection on March 29, 1945 and was collected and credited to his account on April 3, 1945.

BONDS & INVESTMENTS: MATSUMOTO declared \$220.00 in Pacific Co-operative Union Shares - \$80.00 in Redeemable Shares and \$140.00 in Non-Redeemable Shares. The former shares were as follows:

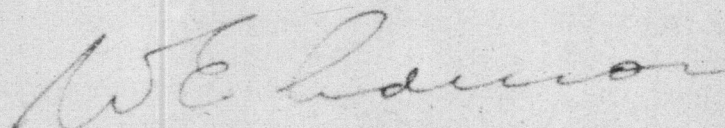
\$20.00	1937	}	Shares received and redeemed at par - \$50.00
\$20.00	1939		
\$10.00	1940		
\$30.00	1941		Should be redeemed early in 1947.

Interest totalling on these shares has been received and credited to MATSUMOTO's account to date.

This file reveals no other Personal Property assets.

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

WEA:EH
May 4, 1946



5184
5436
4619
6624

January 5, 1948.

Your File No. 3212

Messrs. Virtue & Russell,
Barristers and Solicitors,
McFarland Building,
Lethbridge, ALBERTA.

Dear Sirs:

Re: Lots 3, 4, 5, 9, 10 and 11 of the North
West quarter of Section 28, Township 16,
Map 5793, Municipality of Matsui in the
District of New Westminster.

We are in receipt of your letter of the 31st ultimo and in reply would advise you that we have taken the following information from our records:

On April 21, 1942, Mrs. Yeda SHIKAZE advised us that she had the following monies owing to her:

— Lot 3 - \$350.00 by Shotaro MATSUMOTO
Lots 4 and 5 - \$500.00 by Yoshio SHIKAZE
Lot 11 - \$950.00 by Susekichi KODAMA

Re: Lot 3.

On February 21, 1944, Mrs. Yeda Shikaze advised us that Mr. Matsumoto owed her \$420.57 at December 1943.

Lot 3 was sold by us for \$334.00 and after expenses had been paid, including tax arrears amounting to \$19.80, the net credit of \$297.45 was transferred from Mr. Matsumoto's account to the account of Mrs. Yeda Shikaze on May 4, 1945. In view of the fact that the amount realized from the sale was not sufficient to liquidate even the principal amount owing under Agreement for Sale, it was not necessary to calculate any interest.

Re: Lots 4 and 5.

Balance of principal owing at December 20, 1941, was \$500.00 and interest to January 21, 1944, amounted to \$43.69, making a total of \$543.69 at the last-mentioned date.

This property was sold for \$382.00 and expenses, including taxes amounting to \$25.40, left a net credit available of \$339.85. The last-mentioned amount was transferred on May 4, 1945, from Mr. Yoshio Shikaze's account to the account of Mrs. Yeda Shikaze. In view of the fact that the amount realized from the sale was not sufficient to liquidate even the principal amount owing under Agreement for Sale, it was not necessary to calculate any interest.

P.T.O.

4619
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5436
6624

(2)

January 5, 1948.

Re: Lot 11.

Balance owing under Agreement for Sale \$956.80, together with interest at 8% on this amount from March 18, 1942, to September 18, 1944, \$191.20, made a total of \$1,148.00 owing to Mrs. Yeda Shikaze. The last-mentioned amount was transferred from the account of Suekichi Kodama to the account of Yeda Shikaze on September 25, 1944.

Lot 11 was sold for \$2,076.00, which enabled us to credit Mrs. Shikaze's account with the full amount owing under the Agreement for Sale at September 18, 1944.

Re: Lots 9 and 10.

Lots 9 and 10 were sold for \$287.00 at January 1, 1943, and this sum less \$40.39 was credited to the account of Mrs. Shikaze. Lots 9 and 10 were registered in Mrs. Shikaze's name and no Agreement for Sale was involved in this instance.

The reference in your letter is to Lots 3 to 11 but as far as we are aware Lots 6, 7 and 8 were in no way connected with Mrs. Shikaze.

We trust the above information meet your requirements.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HIS

C
O
P
Y

VIRTUE & RUSSELL
Barristers & Solicitors

McFarland Building,

Lethbridge, Alberta.

31st December, 1947.

Office of the Custodian,
Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Yeda SHIKAZE #14461
Your Ref. 5436

Among other property owned by Mrs. Shikaze, and taken over by the Custodian were several Agreements for Sale covering parcels of property in Mission City, B. C., and consisting of all or parts of Lots 3 to 11, both inclusive, Subdivision of N.W. $\frac{1}{4}$ of Section 28, Township 16, Map 5793.

We do not say that there were Agreements for Sale covering all of the above property, but it is difficult for us to ascertain just what properties were sold, and doubtless you will have full particulars.

Now it appears that you collected certain moneys from time to time which respect to these various Agreements.

Would you be kind enough to furnish us with an exact statement respecting each of the Agreements, showing in each case:-

- (a) The amount collected by you;
- (b) The dates when the moneys were received;
- (c) The manner in which the payment was calculated, i.e. Principal, Interest, Rate of Interest, and date to which Interest was calculated.

It is necessary that we have this information fully and exactly so that Mrs. Shikaze may know exactly where she stands with respect to these various Agreements, and the amount which she must claim from the Government.

Thanking you, we are,

Yours truly

VIRTUE & RUSSELL,

Per "V"

V/L

8th February, 1947.

REGISTERED

Mr. Shotaro MATSUMOTO,
Registration No. 12932,
c/o Pingal Hostel,
Pingal, Ontario.

Dear Sir:

We wish to acknowledge receipt of your Certificate No. 1577 for three Pacific Co-operative Union shares issued in 1941, which have been redeemed at par.

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$63.95, which sum represents your full remaining credit balance at this office. We are also enclosing a statement of your account showing entries made since the one sent to you 29th May, 1945.

Chattels declared and left by you on your property were abandoned there as our fieldmen when inspecting your property with a view to removing same for sale by public auction, under instructions for liquidation from the Canadian Government at Ottawa, found that they would not warrant the expense of handling and moving.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls. (3)

STATEMENT OF ACCOUNT
Shotaro MATSUMOTO - Ref. No. 12932

Particulars

CreditBalance

8th February, 1947

Balance as per statement sent May 11/1945

8120.74

Interest on Pacific Co-operative Union Redeemable 4 1/2%

1.20

1946

irredesimble mis.

ii

Jan. 20

Redemption of one 1940 Pacific Co-operative share

10.00

Apr. 23

Full settlement of Dr. F. Turnbull's a/c \$30.00

51.84

Matsqui-Sumas/Abbotsford 4/27.59

Нюкура КОЗАИ account 326

M. Ebisuzaki Co. a/c 844.87

25-84

1947

Jan. 24

Redemption of three 1941 P.C.U. shares

30.00

Interest on P.C.U. redeemable shares	
"	
"	
"	
unredeemable shares	

08.

99.07

263.02

\$63.95

MEMORANDUM

File No. 6624

July 11th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Shotaro MATSUMOTO,
Down Road, Clayburn, B.C.
CHATELS

The dwelling of the above Japanese was examined by Mr. Anderson and myself today in connection with chattel recovery. The items listed as personal effects are still in the house but would not be worth removing, nor would there be any recoverable value in them.

The place is isolated, land overgrown with weeds and apparently there has been no tenant in the dwelling for some time.

It might be mentioned that the range is practically burned out.

WJI:LEM



6624

15th January, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:

Re: Shotaro MATSUMOTO - Reg. No. 12932

We wish to acknowledge receipt of Pacific Co-operative Union share No. 2771, which has now been redeemed at par, and the \$10.00 credited to the account of the above Japanese at this office.

The following claims were lodged with this office against him. Although he was written asking if they were correct, we have received no reply and we would therefore, solicit your co-operation in the matter.

<i>Abbotsford</i> Matsqui-Sumas-Abbotsford General Hospital	\$3.00
<i>mission</i> Valley Credits Ltd. (Jubilee Grocery)	7.59
3 Hyokura KOZAI	26.55
4 M. Ebisuzaki Co.	44.87
5 Dr. F. Turnbull, a/c K. Matsumoto	90.00
6 Royal Columbian Hospital	100.00

Woodward - Woodward Yours truly,

Randall Bley

Don 53 West Georgia

WRA:HA

W.E. Anderson,
Administration Department.

*17201 - disputes stated
paid. Sincerely
wife but not
claimed by
hospital. Ignore*

W.E.

C
O
P
Y

Original on File 5436.

Picture Butte, Alta.,
Feb. 21, 1944.

Received Feb 24/44

Dept. of Sec. of State,
Office of the Custodian,
VANCOUVER, B. C.

Dear Sir:

I am enclosing in this letter a agreement for sale of land from I (Yeda Shikaze Reg. No. 14461) to Mr. Suyskichi Kodama. Total amount he owes on the land at Feb. 18, 1944 is \$1109.93 (one thousand one hundred nine dollars and ninety-three cents.)

I looked everywhere for Mr. Shotaro Matsumoto's agreement but at present I cannot locate it so I am making a total amount he owe up to Dec. 1943 is \$420.57 (four hundred twenty dollars and fifty seven cents).

File 6624

Yours very truly,

"Yeda Shikaze"

Reg. No. 14461

6624

4th February, 1943.

Mr. Shotaro MATSUMOTO,
Registration No.12932,
Tashme, B.C.

Dear Sir:

We wrote you under date January 8th as follows:-

" The Pacific Co-Operative Union are now prepared
"to lift the "stop payment" of cheque No.431 issued
"in your favour for \$79.00.
" It is necessary that you send this cheque to our
"office, and we will then effect collection of same
"on your behalf. We enclose herewith return addressed
"envelope for your convenience."

Up to this writing we have not received this cheque, and as it is absolutely necessary that you send it to us in order for us to deal with it on your behalf, we ask that you give this your preferred attention and forward the cheque to this office by return mail without fail.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

REGISTERED.

COPY

Farm Appraisal ReportFile No. J.L.203Land Description Lot 3, N.W. 1/4 Sec. 28, Tp. 16 - MATSQUI
4010 Downs Road.Containing 9.75 AcresOwner's Name M. MatsumotoPost Office Address Abbotsford, B.C.Nearest Rail Point ClayburnDistance 2 1/2 milesMarket Town Abbotsford, B.C.

Distance " "

Church (give denomination) Various Denominations

Distance " "

Nearest School Abbotsford, B.C.

Distance " "

State how property was identified: By survey posts, map and roads.

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

4010 Downs Road at the intersection of Gladwin Road; gravel, fair.Is this district a good one? Fairly; only partly developed; a lot of light soil.Employment opportunity SeasonalPredominating Nationality and religion: British; Protestant.Describe Fencing and its condition: No fences Value \$Water supply: Well - 4' to water Value \$**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 28	Frame	8'	Shakes	10	Cedar posts	Fair	\$ 100.00
Leanto	8 x 16	"	7'	"	"	"	"	"
Packing Hse.	12 x 16	"	7'	"	10	Posts	Fair	25.00
SHED	x	"	"	"	"	"	"	"
Woodshed	14 x 20	"	7'	"	Old	"	Poor	No value
SHED	x	"	"	"	"	"	"	"
Bath house & shed	10 x 14	"	7'	"	5	On ground	Fair	25.00
GRANARY	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"

Total present day value \$ 150.00Total Value Buildings add to farm \$ 150.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Habitable, but a mere shack.

\$

Describe the basement and chimneys: No basement; stovepipe chimney.No. rooms downstairs? 3 Upstairs? - How finished BoardedAre buildings painted? No Condition of paint -Distance from nearest bush 30 yardsNote: 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
1.4	Sloping & level	Sdy. loam 8-12"	Sand	Strawberries - fair	\$40	56.00
.4	Steep sidehill	Sdy. 1.8-12"	"	" Fair to good	\$20	8.00
.5	Level	Sdy. gl. loam 8"	Sand & clay	Not cropped; sour land needs draining	\$30	15.00
About 35 stumps - in the area in strawberries. Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.45	Mostly Rolling	Sandy loam 6-10"	Sand	Clearing of bush	\$150	\$15
						111.75
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 190.75

Total added by buildings to value of farm \$ 150.00

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

Total value of farm \$ 340.75

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

Strawberries in fair to good condition. Apparently rented but tenant was not seen.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruits - mixed farming on larger acreages.

Noxious weeds:

Not serious

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Taxes - \$16.90
Matsqui Municipality.Date: June 2nd, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 1st day of June 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

Remarks: Property is located at 4010 Downs Road at the intersection of Gladwin Road, about 2½ miles north-west of Abbotsford.

The soil is mostly a sandy loam on sand, but some of the land in crop is very steep. Only a small part of lot is cleared, and there are about 35 stumps still on the cleared land. Balance of lot is still in bush, second growth, as it was logged off years ago. This is not a very desirable property. The dwelling is a mere shack, and there is no fencing on the property. Water is obtained from a well and there is a small stream running through property. There is no electricity available at present.

(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.)

Approximate acreage in small fruits - 1.8 acres strawberries

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

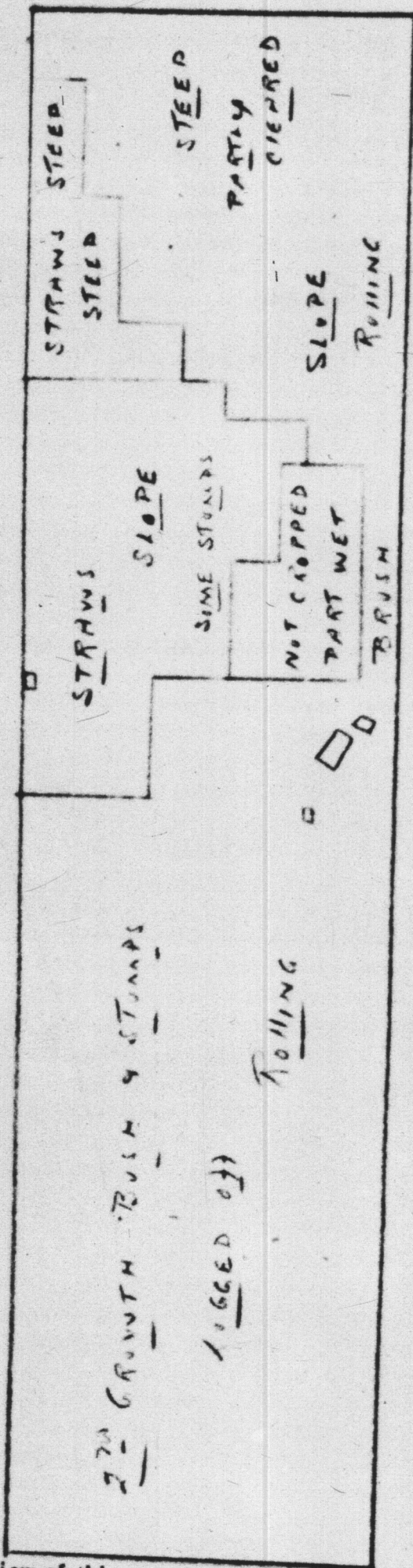
Amount fruit trees add to value of farm \$

Diagram of Property

MAINTS

RWBROWN

YSHIAZE-LITWIN



SCALE 1" = 100'

N

DOWNS ROAD

ROLLING

LOT 3 NW 1/4 Sec 28 T16N - R9W AC

Following careful review of this appraisal report, it is my opinion that the present value is \$ 400

GLADWIN

ROAD

Date 4th June 1942

"I.T.BARNET"

District Superintendent.

6624
12932

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/736-P
(JL-203) ✓

Vancouver, B.C.

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

MATSUMOTO, Shota

Dear Sir:-

Re: Lot 3, of the N.W. 1/4, Sec. 28,
Twp. 16, Map 5793, MUNICIPALITY
OF MATSQUI.

I beg to acknowledge receipt of Duplicate Certificate of Title No. 171889-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

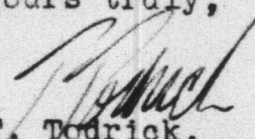
Included in the Veterans' Land Act cheque for \$ 14,372.91, in favour of The Secretary of State, forwarded to you and dated April 28, 1944 is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$	334.00 ✓
Loss arrears of taxes to January 1st, 1943,	- \$	19.80 ✓
Amount paid to Secretary of State	- \$	314.20 ✓

Reg. fees
p. 4

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

Yours truly,


T. Todrick,
DISTRICT SOLICITOR

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

MAY 27 1944

Date

Solicitor for
The Secretary of State

Canada

J.L. No. 203

MAY 29 1945

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 6624
Reg. No. 12932

506 Royal Bank Building,
Vancouver, B. C.

Mr. Shotaro MATSUMOTO,
Tashme, B. C.

Dear Sir:

Re: Municipality of Matsqui - Lot 3 of the North West Quarter
of Section 28, Township 16, Map 5793, District of New Westminster.
C.O. E. 50672.

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	- - - - -	\$ 334.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	334.00
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 19.80
Registration fee	- - - - -	.75
Encumbrance—Principal	- - - - -	20.55
—Interest	- - - - -	
Net proceeds of sale	- - - - -	313.45

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.

1943	Debit	Credit	Balance
Jan. 1 Cr. re Sale of Property			
Legal Fees			
Land Registry Office			
Certificate of Encumbrance			
Payment on Agreement of Sale			
Yeda SHIKAZE			
Mch. 19 Pacific Co-op Union			
Shares Redeemed			
1944			
Mch. 8 Pacific Co-op Union Interest on Shares			
1945			
Mch. 15			
Shares Redeemed			
Cheque Paid			
Apr. 3			
<u>313.45</u>			
<u>434.19</u>			
<u>79.00</u>			
20.00			
.14			
1.60			
<u><u>120.74 Cr.</u></u>			