Name of Claimant MATSUO, Kametaro Case 274

Custodian File 11988

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		475		00							
			47.50	12.50							60.00

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
124.00	13.25		10.69%	184.00				
		3.97			19.67			23.64

TOTAL RECOMMENDATION	83.64

1540

~~964~~

NOV 25 1947

274

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

ACKNOWLEDGED

Reported 11988

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

(1) NAME MATSUO KAMETARO (RCMP) Reg. No. 048994
(Print) Surname: ~~Kametaro~~ Given Name: ~~Matsuo~~

(2) Pre-Evacuation Address Steveston BC

(3) Present Address R.R. # Grand Fork B.C

(4) REAL ESTATE

(a) Street Address (if any) ..... City or Municipality, ... Province

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

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) ~~Residence~~ Type of ~~business~~ Fishing Gears & Vessel
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe) .....

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

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

(i) ~~Land~~ Fishing Boat - - - - - - - - $ 1000.00
(ii) ~~Buildings~~ - - - - - - - - - - - - - - - - $
(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) - $
(v) Amount at which Custodian sold property and credited your account - - $ 750.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ $250.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation .....

6 cases

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") CARE of CUSTODIAN OR DISPOSAL COMMITTEE of W FISHING VESSEL

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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) - $ 250.00

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

(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, Kametaro Matsuo of the City
of Grand Forks in the Prov. of British Columbia

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~~
of Grand Forks)
in the Province of BC)
this 15th day of November)
A.D. 1947. William Everett) K. Matsuo

Stipendiary Magistrate in and for the County of Yale, Province of British Columbia.

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.

_____

_____

_____

_____

Rejected

January 28th 1948.

Mr. Kametaro Matsuo, Reg.No.04894,
Grand Forks, B.C.

Dear Sir,

With reference to your claim filed with this Commission,- We note that you state that your fishing boat was in care of "The Custodian or the Disposal Committee of Fishing Vessels". The Custodian advises that he has no record of this fishing vessel. We therefore presume that it was disposed of by the Japanese Disposal Committee. If our information is correct, we regret that this Commission has no power to consider your claim, as the Commissioner is not authorized to investigate sales which were not made by the Custodian.

However, if our information is not correct, and you wish to appear to give evidence in regard to your claim, kindly let us know, and you will be advised of the time and place when your claim may be heard.

Yours truly,

SECRETARY

W.

CASE NO: 274

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

May 26, 1948

IN THE MATTER OF THE CLAIM OF

KAMETARO MATSUO

PROCEEDINGS AT HEARING

Original

CASE NO: 274

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 ERIC P. DAWSON, SUB-COMMISSIONER)

Grand Forks, B.C.

May 26, 1948

IN THE MATTER OF THE CLAIM OF

KAMETARO MATSUO

PROCEEDINGS AT HEARING

APPEARANCES:

HAROLD W. McINNES, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.
L.A. DODD, Esq.,	Secretary to Grand Forks Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. COBUS: The claim, your honour, of Matsuo, Kametaro. This claim appears under the "Rejected Claims" heading on the Secretary's list, and is case No. 274.

THE COMMISSIONER: It has no number?

MR. COBUS: It has no original number, your honour, but I am assuming it will be No. 274.

THE COMMISSIONER: 274 will be the number of this case.

MR. COBUS: Yes, your honour, 274.

THE COMMISSIONER: Do you know what the situation is in regard to this, Mr. McInnes; although it is marked "rejected," it is coming up for hearing just the same?

MR. McINNES: The note I have on that, your honour, is that it was to be spoken to at Grand Forks at the sittings of this sub-commission, otherwise to be rejected. That is a memorandum in Mr. Hunter's handwriting on this file. Mr. Matsuo is here, and I take it that condition has been complied with and we should proceed.

THE COMMISSIONER: You have no knowledge of why it was rejected in the first place?

MR. McINNES: The man didn't appear, that is my understanding.

THE COMMISSIONER: It wasn't rejected due to the fact that it wasn't within the Terms of Reference?

MR. McINNES: It was rejected because of his failure to appear. As I say, the memorandum is to the effect that if he appears now, before you, that we should hear it, and I am certainly not objecting to

it being heard.

THE COMMISSIONER: Yes. That was the only ground, then, it was through non-appearance and without prejudice to the claimant to make an appearance now. All right.

KAMETARO MATSUO, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: Your honour, two claim forms were filed by the witness, one respecting a fishing boat, dated the 15th of November, 1947, at Grand Forks, whichis being abandoned without prejudice, of course, to the possibility of his having a claim if the Terms of Reference are broadened; the other claim form, dated the same day, is the claim for realty, the value of which is being amended now from $1200.00 for land and buildings --

THE COMMISSIONER: Well, I think I only have one here. This is in regard to the boat. There is another claim form, you say? The one I have now is $1000.00 with $750.00 credit.

MR. COBUS: Yes, that is the one that is being withdrawn.

THE COMMISSIONER: Yes, that is abandoned.

MR. McINNES: Your honour, I have two in my file here. Whether your honour would like to have that before you or not --

THE COMMISSIONER: You can file that if you have two.

MR. McINNES: I haven't two of this claim we are dealing with; I have one of each, one of the boat

and then one of the real estate and chattels.

THE SECRETARY: Here is the other one. The names were reversed.

(Handed to the Commissioner)

THE COMMISSIONER: All right, fine. You are making some amendments to this, are you, Mr. Cobus?

MR. COBUS: Yes, your honour. The value for land and buildings now becomes $1000.00 rather than $1200.00 as shown. The Custodian is credited with $475.00 rather than $461.00.

MR. McINNES: $475.00, Mr. Cobus?

MR. COBUS: That is correct. Leaving a net claim for realty of $525.00.

I might explain, your honour, that quite frequently the credit which the claimant has shown for what he received from the Custodian is the net amount, that is, with a reduction for the cost of expenses.

THE COMMISSIONER: The first was made up on the basis of some charges for administration and commissions for the sale.

MR. COBUS: That is right. With respect to the personal property listed on the reverse side of the claim form, Item No. 6 for lumber is deleted and the values are amended as follows: Item 1, the stove, remains at $35.00; the two beds, Item 2, become $40.00; the bureau becomes $10.00; the festival toys become $100.00; twelve chairs, $12.00; 37 yards of carpet remains at $50.00; two tables remain at $15.00; a baby buggy becomes $15.00; baby beds become

$10.00; and Item No. 11, miscellaneous, becomes $40.00. The total of the items just read is $327.00, credit the Custodian with $13.25, leaving a net personalty claim of $313.75.

THE COMMISSIONER: Ihaven't got that other number at all. The credit of the Custodian doesn't show on this.

MR. COBUS: I believe the claimant omitted that. We have put it in the margin.

THE COMMISSIONER: Yes. That is $327.00 less credit of --

MR. COBUS: $13.25.

THE COMMISSIONER: $13.25, leaving a balance of $313.75, the total claim, for all, is now $838.75.

MR. COBUS: Yes, your honour, that is real and personal property.

THE COMMISSIONER: Very well.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are submitting a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file this statement concerning real estate as the first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The statement, your honour, concerns the dwelling house of the claimant in Steveston, B.C. It was a one and a half storey house of four rooms with an outside toilet, sink and city water and light services in the house. It was a frame dwelling on posts with no basement. It had a shingle roof. It was V-jointed up to three feet and plywood finished above that. All of the walls inside were varnished. The floors were of fir.

It was purchased by the claimant in 1937 for $75.00 at which time it had an old shack on it which the claimant demolished. The claimant built a house 24 feet by 40 feet which he started in 1937 and finished in the spring of 1942. It was built by his own labour and materials which were bought at an estimated cost of $1000.00, which includes electric wiring and connecting up with water services. In 1939 he erected a woodshed twelve feet by 22 feet at a cost of about $25.00 for labour and materials.

THE COMMISSIONER: Well, does his $1000.00 include the labour in that or is that the material that went into it?

MR. COBUS: I believe that covers both the labour and the materials.

He estimates the value at the date of sale at $1000.00 for the land and improvements thereon. It was located in what he describes as a Japan-

ese residential locality, and he notes that it was left in very good condition when he was evacuated.

With respect to the appraisor's report on the premises, he submits that the house was well-finished and he disagrees that it was cheaply constructed. He himself is a carpenter and he did the work himself. He describes it as a nice comfortable small house, and believes the valuation of $470.00 to be much below a fair value. He then points out that he had just finished the house in 1942 before evacuation. He built it, starting in 1937, and had moved in in 1938 when he had one room ready. Then he completed the house in the following years. He believes the property would be worth at least $1000.00 when sold by the Custodian in February, 1945, for $475.00.

I would ask my learned friend to produce the appraisal on this property.

(Handed to Mr. Cobus)

I have from the Custodian's file what purports to be an appraisal on the property being claimed for made by Coulthard Sutherland and Company, Limited, New Westminster. It is dated the 22nd of April, 1944 and addressed to the Custodian. The valuation made on the premises was $470.00, being made up of house, $420.00, lot, $50.00.

I would ask to file the appraisal as the

next exhibit on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, I produce to you a statement respecting the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement of personal chattels as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: An itemized list, your honour, appears in the statement, following, I think, exactly the amended claim form. I would point out that the item described as miscellaneous on the claim form is elaborated to a certain degree on the statement. He describes "miscellaneous" as being kitchen utensils and tools, kitchen utensils being pots and pans, kettle, boiler, etc.; tools being one pipe wrench, peavey, cross-cut saw, generator and storage battery. The value estimated on the items listed is $327.00 in the statement.

The goods, the claimant says, were left in his home in Steveston. He says that he has allowed for depreciation on all items for which a claim is being made.

THE COMMISSIONER: They all appear to have been pur-

chased new.

MR. COBUS: Yes, your honour.

THE COMMISSIONER: I presume he hasn't got the date of the purchase of those, has he?

MR. COBUS: The approximate date of purchase is the second column, your honour.

THE COMMISSIONER: Yes, that is right.

MR. COBUS: Would my learned friend produce the assessment notice of 1942 on the real property?

MR. McINNES: Back to the real estate.

MR. COBUS: Yes, back to the real estate.

MR. McINNES: That is for 1942.

MR. COBUS: Instead of filing the notice, will my learned friend admit that the assessed value of the property in 1942 was, land, $225.00 and improvements $350.00, a total of $575.00?

MR. McINNES: I will admit the value of land was $225.00 and the value of the improvements, $350.00, with a taxable value of $400.00.

THE COMMISSIONER: $225.00 and $350.00 -- how do you get the $400.00?

MR. McINNES: Well, they only tax a certain part of the improvements.

THE COMMISSIONER: I see. They don't tax the full amount of the improvements.

MR. McINNES: No.

MR. COBUS: Your witness.

MR. McINNES: If it please your honour, with respect to the real estate in Exhibit 1, it will be sub-

mitted that this real estate was sold for its fair market value. With reference to the personal property, it will be submitted that as much thereof as was found was sold for its fair market value. With respect to that which was not found or not accounted for, the claim of the claimant is exhorbitant. It will be further submitted that no J.P. form was filed by this claimant until the 22nd of March, 1943, when he had been evacuated, apparently, on March 5, 1942.

THE COMMISSIONER: That was the date of evacuation?

MR. McINNES: That was the date of the J.P. declaration.

THE COMMISSIONER: The date of the declaration was March 22nd, 1943?

MR. McINNES: That was the date of evacuation. It will be submitted, your honour, the first intimation the Custodian had of these goods was in a letter received from the claimant which was received in the Custodian's office on February 17, 1943.

The real estate was appraised at $470.00. There was an offer received of $475.00, and that was the amount it was sold for. It was sold to a Mrs. Erickson, Mrs. P. Erickson, I think it is, on January 4, 1944, which was the date of her offer, the only offer received.

With respect to the real estate --

THE COMMISSIONER: Do you know, in connection with that, Mr. McInnes, if it was advertised by tender?

Was that the custom?

MR. McINNES: It was in a catologue. I think there was a catologue prepared of all real estate, and if your honour wants the number of that, I can give it to you. Apparently, reading Mrs. Erickson's letter, "I would like to buy the place in Steveston, Catologue No. 865," which was the property we are dealing with.

THE COMMISSIONER: Yes.

CORSS EXAMINATION BY MR. McINNES:

Q: Mr. Matsuo, I am producing to you a picture, which purports to be taken on the 13th of April, 1943. Will you look at that picture and see if that is the house that you are claiming for?

A: Yes, it is. Wasn't it taken in 1942?

Q: That is the date that is on here. Is that your house?

A: Yes.

MR. McINNES: I file that as Exhibit 4.

(PHOTOGRAPH MARKED EXHIBIT NO. 4)

MR. McINNES: Your honour, while I am dealing with the house, I wish to call the attention of my learned friend to a document I find in the file which may be used by Mr. Hunter in defence; it may not, but it is here and I wish to call attention to it.

Apparently in the deed under which Mr. Matsuo received this property there was a reservation against any claim for damage for encroach-

ment, that is, that if this building should encroach on any other lot, the grantee, that is Matsuo, released the grantor from any claim for damage in that respect. I wish to simply call your attention to that fact.

Q: Mr. Matsuo, I am producing to you a letter addressed to the Custodian which he received on February 17, 1943 and which purports to have your signature and number at the bottom of it. Is that your letter?

A: This is not my signature, but it is my letter.

MR. McINNES: Very well. I would like to file it as an exhibit. I would like to read it first, your honour.

THE COMMISSIONER: Very well.

MR. McINNES: It is written from Grand Forks, received by the Custodian's Evacuation Section February 17, 1943: "Dear Sir: The following article isn't registered in Custodian before so I'll just write to you. 1. Carpet 37 yards value $50.00 spread along the floor. 2. Kitchen stove and burner value $50.00. 3. 1 baby bed and 1 double bed, $40.00. 4. 1 double bed spring, $8.00. 5. Chiffonier, $7.50. 6. Wooden sink, $15.00. 7. Kitchen utensils, $50.00. 8. 1 double bed spring, $10.00. These articles should be in my house unless they are stolen. These articles is in my house at Steveston, Burrard Cannery. Can you give me the reply? Do you know who is living in our home? Yours truly, K. Matsuo,

Registration No. 04894."

(LETTER MARKED EXHIBIT NO. 5)

Q: I produce to you another letter, Mr. Matsuo, dated at Grand Forks, April 9, 1946, addressed to the Custodian, bearing file No. 11988, which, I might say, is your file number, and it purports to be signed "Kametaro Matsuo." Is that your letter? A: It is my letter.

MR. McINNES: It is a rather lengthy letter, your honour. I am going to ask to have it filed as an exhibit, but I want to direct to the attention of your honour and my friend to this statement -- he is referring to the chattels: "I have asked you many number of times to send the chattels to me but you refused and now look what you have done to at least $100.00 worth of chattels." That is the pertinent part that I wish to call the attention of the Commissioner to.

(LETTER MARKED EXHIBIT NO. 6)

MR. McINNES: I think that is all, thank you.

THE COMMISSIONER: Is there any particular reason that should be brought out as to why there was no J.P. form filed by this man, whether he was asked to file one, or the reason for there not being a J.P. form?

MR. McINNES: There was one filed, but it was quite late.

THE COMMISSIONER: But, I mean, at the time, wasn't he asked to file one? I think probably you should

go into that.

MR. McINNES: Yes, your honour.

Q: Mr. Matsuo, I think we agreed that in March, 1942 -- perhaps I had better ask him this question: Is this your J.P. form? A: Yes.

Q: This J.P. form appears to have been completed by you on the 22nd of March, 1943, which would be somewhat over a year after you were evacuated.

A: Yes.

Q: Can you offer any explanation of why this form was so late in being completed? A: I came to Grand Forks when I was evacuated first, and I knew nothing about these arrangements of the Custodian, and I heard subsequently with regard to same from my wife.

Q: You were not advised, I take it, then, at the time of your evacuation that you should sign one of these? A: No, I heard nothing about it.

Q: And as soon as you heard, through your wife, that you were supposed to file one, you did so?

A: Yes.

MR. McINNES: Is that the point your honour wanted?

THE COMMISSIONER: I don't know whether you are in a position to say whether there was any particular practice at the time when they evacuated them to present these forms to be signed; why it should be missed in this particular case?

MR. COBUS: Your honour, we run into quite a number of them that were not submitted until 1943. Many of them were picked up early and had no oppor-

tunity to make the J.P. form.

THE COMMISSIONER: I didn't know whether it was a matter of routine that they all went through, that it was part of the routine to get them all to sign this form.

MR. COBUS: I am instructed that normally that was so, and I am also instructed that large numbers of them were sent out on road camps. They may have left wives behind who might have filed a J.P. form, in other instances perhaps it wouldn't be filed until the individual learned about the necessity for such a form.

THE COMMISSIONER: Yes. Well, this is not an isolated instance, then.

MR. COBUS: No, it is not isolated, your honour.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, are you capable of reading English?

A: No.

MR. COBUS: I wonder, Mr. Interpreter, if you would interpret from the words, "The chattels I left," up to and including, "And now look what you have done to at least $100.00 worth of chattels," which appear in Exhibit 6.

(Interpreter to Witness)

THE INTERPRETER: I have read it to him.

MR. COBUS: Q: What did you mean by the words "And now look what you have done to at least $100.00 worth of chattels"?

A: Goods worth $100.00 you sold for a very low price.

MR. COBUS: That is all, your honour.

MR. McINNES: That is all.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

10

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

Eric P. Dawson

E.P. Dawson
Sub-Commissioner

20

30

NOV 25 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.

ACKNOWLEDGED

11988 Grand Forks & Nelson

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

(1) NAME Kametaro Matsuo (RCMP) Reg. No. 04894
(Print) Surname Given Name

(2) Pre-Evacuation Address Steveston B.C.

(3) Present Address R.R. #1 Grand Forks B.C.

(4) REAL ESTATE

(a) Street Address (if any) Steveston Municipality of Richmond B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) LOT 4A Block 15 of SECTION 10, Block 3, North RANGE 7, West MAP TWO HUNDRED AND FOURTY NINE

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole OWNER

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

(i) Land - - - - - - - - - - - - - - - - $ ~~200~~ } 1000
(ii) Buildings - - - - - - - - - - - - - - - - $ 1000

(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) - $ ~~1200~~ 1000.00

(v) Amount at which Custodian sold property and credited your account - - $ ~~461.00~~ 475.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~739.00~~ 525.00

Amended

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation LOT 4A Block 15 SECTION 10 Block 3 NORTH RANGE 7 WEST MAP 249 STEVESTON, BC

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
~~15 Sec~~ IN THE HOUSE

(c) How stored or packed at time of evacuation LEFT INSIDE HOUSE NOT PACKED OR STORED

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") LEFT IN CARE OF CUSTODIAN

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

1.	stove	Estimated Value $ 35.00	V
2.	2 beds	Estimated Value $ ~~45.00~~	10
3.	bureau	Estimated Value $ ~~15.00~~	10
4.	festival toys	Estimated Value $ 150.00	100
5.	12 chairs	Estimated Value $ ~~18.00~~	12
6.	lumber	Estimated Value $ ~~50.00~~	
7.	37 yds carpet	Estimated Value $ 50.00	V
8.	2 tables	Estimated Value $ 15.00	V
9.	baby buggy	Estimated Value $ ~~25.00~~	15
10.	baby bed	Estimated Value $ 15.00 50.00	10
	Miscellaneous	TOTAL CLAIM FOR PROPERTY LOSS $	~~468.00~~

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) - $ ~~447.36~~

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

(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, Kametaro Matsuo of the City
of Grand Forks in the Province of British Columbia

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~~)
~~of~~ Grand Forks)
in the Province of BC)
this 15th day of November)
A.D. 1947 William Eberly) K. Matsuo
Stipendiary Magistrate in and for the County of Yale, Province of British Columbia.) 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.

K Matsuo
(Claimant's Name)

REAL ESTATE
(Other than farm)

-044894-
Reg. No.

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Unnumbered house (on Chatham Street), Steveston - near Burrard Canning - on Lot 4A, Bl 15, Sec 10, Bl 3 North, Range 7 W, Map 249, City water & light &c	1½ story house - 4 rooms - outside - toilet - sink	Frame (shingles) on posts - no basement - shingle roof - inside - V joint 3' - plywood dado - all varnished interiors	dwelling	25 x 132' ±	1937	—

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
- Japanese residential locality	$75.00 (with old shed which I demolished)	Erected house 24 x 40' - started in 1937 and finished in spring 1942 - did own labour and bought materials - estimated cost - 1000.00 (including electric wiring + connecting up with water services Erected - 12 x 22 - woodshed in 1939 cost about 25.00 (Labour and materials)	$1000.00 land + improvements

Comments re upkeep of premises:
Erected house as noted and it was left in very good condition when I was evacuated

EXHIBIT No. 274-1
DATE 26/5/48
FILED BY Claimant

Comments re Appraiser's report not covered above: -
The house was well finished and I disagree that it was cheaply constructed I am a carpenter and did the work myself. It was a nice, comfortable 4 room house. I believe the valuation at $470.00 to be much below a fair value.
Comment - I had just finished the house in 1942, before evacuation. I had built it, starting in 1937, and moved in in 1938 when I had one room ready. I completed the house in the following years. I believe that the property would be worth at least 1000.00 when sold by the Custodian in July 1943 - for $475.00

K. Matsuo
SIGNATURE

EXHIBIT No. 26/5/48
DATE
FILED BY Crown

COULTHARD SUTHERLAND & CO.LTD.

609 Columbia Street,
New Westminster, B.C.

22nd. April, 1944.

Catalogue #865

File #11988

Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re Lot 4A, Block 15, Sec.10, B3n/7W,
Map 249, Steveston Townsite

This property consists of a four room house, exterior shingles, unpainted. The building is 24 x 40' with a fair roof and poor open post foundation.

The inside is nicely finished with wall board, fir floors, cupboards, everything varnished and clean, sink, outside toilet, City light and water, stove heated.

The lot is 25 x 132' outside dyke and on sand fill.

The building is very cheaply constructed and in a poor location and is rented to Mrs. Clarke for $8. per month.

VALUATION: House $420.
Lot 50.
$470.

Yours very truly,

Coulthard,Sutherland & Co.Ltd.

"F.H. Coulthard"
F.H. Coulthard.

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

Aug. 18/48

K Matsuo
(Claimant's Name)

PERSONAL CHATTELS

014694
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Kitchen stove	1939	new - stove	37 00	good	35 00
(and ravdunt burner)		burner	14 00	"	40 00
2 double beds (steel) - complete	1939	new —	57 00	"	10 00
1 bureau —	1940	new —	15 — 00	like new	100 00
4 doz Japanese dolls (4a) (different sizes)	from 1937-42	new —	200 00	good	12 00
12 kitchen chairs —	(6) 1936 (6) 1941	new —	21 00	used a few mos.	50 00
37 yds linio —	Spring 1942	new —	68 45	very good	15 00
2 tables - ① kitchen ② parlor —	1941 —	new —	20 00	good	15 00
1 baby buggy —	1937 —	new —	30 00	"	10 00
2 baby beds (steel)	1937 —	new —	20 00		
miscellaneous - kitchen utensils and tools	diff times				
Description of Storage of Goods: (a) kitchen utensils - pots and pans, kettle, boiler, etc (b) tools - 1 pipe wrench, heavy 1 cross cut saw (6'), generator 1 storage battery, etc		new -	75 00	good -	40 00
					327.00

Storage - The goods claimed were left in my home in Steveston

General Statement as to Chattels not Described above:

all goods claimed are noted above

EXHIBIT No. 274-3
DATE 26/2/48
FILLED BY Claimant

274-3

Additional Comments, if any: I have allowed for depreciation on all items.

K Matsuo
SIGNATURE

RP I

MATSUO, Mrs. Shizue Kametaro
MATSUO, Kametaro
Dyke Road, Steveston, B. C.
Evac. File 5123
11988 ✓



Picture Taken April 13, 1943

EXHIBIT No. 24-4
DATE 26/5/48
FILLED BY Crowe

EVACUATION SECTION
Rec'd FEB 17 1943
File No.11988
Ans. RBM
Referred Green

274 - 5

EXHIBIT No. 26/5/48

DATE

FILED BY Crown

c/o C.A. Pennoyer,
R.R. No. 1,
Grand Forks, B.C.

Dear Sir:

The following articlesisn't registed in Custodian before so I'll just write to you.

1.	Carpet 37 yd. value		$50. spread along the floor
2.	Kitchen stove & burner value		$50.
3.1	Baby Bed & 1 double bed	"	$40.
4.	1 Double bed spring	"	$ 8.
5.	Chiffonier	"	$7.50
6.	Wooden sink	"	$15.00
7.	Kitchen utensil	"	$50.00
8.	1 double bed spring	"	$10.00

These article should be in my house unless they are stolen.

These article is in my house at Steveston, Burrard Cannery.

Can you give me the reply. Do you know who is living in our house?

Yours truly,

"K. Matsuo"

Reg. No. 04894

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

Aug. 18/48

M Matsuo
16/8.

EXHIBIT No. 26/5/48
DATE
FILED BY Crown

R. R. # 1,
Grand Forks, B.C.,
April 19/46.

Office of Custodian,
Vancouver, B.C.

File # 11988

Dear Sirs:

Thank you very much for the letter and the cheque. Everything seems to be okay but there are few things I want to ask you. That is the chattel you sold at the auction sale only amounted to only nine dollars or so. The chattel I left includes, one baby carriage, one bureau, three double bed & mattress, one baby bed, Japanese festival doll, carpet 37 yds. (approx value $50.00) one kitchen stove, tables, one doz. chairs. Was all this value only to $9. or so? Even if I sold to junk I could have gotten a better price than what you've sold at the auction. And I've asked you many number of times to send the chattels to me but you refused. And now look what you've done to at least $100. worth of chattels. There might still be some of these chattel left, if so, please forward to me.

On the letter you mention if I produced the receipt of my camera, I could have my camera. But I'm enclosing a letter which I received from the R.C.M.P. telling me that they didn't receive the letter which had the receipt. That means the letter with receipt enclosed was lost on way to R.C.M.P. So I think this letter is enough to convince you that so will you please send me the camera.

Thank you very much for your immediate reply.

Yours truly,

"Kametaro Matsuo"

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

Aug.18/48 [signature]