

2001

INFORMATION FROM R.C.M.P.

DATE Dec. 11/42

Our File No. 2001

Full Name MATSUO, Kozaburo
(Surname in Block Letters)

Registration No. 07199

☒ V
Male - Female
(Check)

Age Aug. 1/1884

Former Address R.R.#1, Port Haney, B.C.

Date Evacuated April 11/42

Naturalized - Canadian-Born - National
(Check) ☒ V

Present Address *Belmont, Manitoba*
c/o George Jones, Portage la Prairie, Manitoba

☒ V
Married - Single
(Check)

Name of Wife Shigeru #13613 *Dec'd 8/9/46*

Name of Husband _____

Name of Mother Kato (Japan)

Name of Father Sotaro (Dec'd)

Names of Children under 16 Toshiko 16/8/27

Fusiko 18/5/29

Requested by P. Hunter

Registered with Custodian yes
(Yes or No)

Additional Information Logger.

Owner of house & property at above address.

46 103 8

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: KOZABURO *Katsuo* *See name* **MATSUO, Kozaburo**
 HOME ADDRESS: Haney, B. C. (R. R. #1) 197-14th Ave Haney
 REGISTRATION NUMBER 07199 SEX: M AGE: 57
 OCCUPATION: Farmer & Logger

(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: Shigeru

ADDRESS OF WIFE OR HUSBAND: R. R. #1 Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Toshiko (F) Fugiko (F)

ADDRESS OF CHILDREN: R. R. #1 Haney, B. C.

AGE OF CHILDREN: 14 & 12 yrs.

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

1. LOCATION AND DESCRIPTION: 197-14th Ave., Haney, B. C. Lot 8

NE 1/4 Sec 20 T. 12 Map 5467. (8 acres)

Land 520.00 Imp. 625.00

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 roomed 2 storeyed wooden frame house. 1 Wood shed. 1 Back house. 1 spring Well.

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

4. TAXES (Amount and where payable) \$22.02 paid up to 1941. Paid to Mr. H. M. Davenport, Haney, B. C. *(1941 assessed 24.22) (1942 levied 24.06)*

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Family of 7--KOZABURO family.

Occupied by owner

Matsuo

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal--Haney, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none wife
9. IF FARM LAND STATE CROPS SOWN Berries, Fruits, & Vegetables.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 197-14th Ave., Haney, B. C. 7 roomed,
2 storeyed wood frame house.
2. LANDLORD'S NAME AND ADDRESS: Mr. Matsuo KOZABURO, owner, 197-14th
Ave., Haney, B. C.
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: Berries, Fruits, & Vegetables

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: At 197-14th Ave., Haney, B. C. -1 wood-coal range, furniture and household effects for 7 roomed house.

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) \$48.00 worth War Savings Certificates in father's possession.
(Some belong to son—some to father.)
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

REMARKS:

Will lock home with household goods within & deliver key to the custodian.

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 8th day of April, 1942.

A. J. McArthur

Witness

(Signature)

R. Martino

FOR DEPARTMENTAL USE

✓

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 20th, 1942

NAME: MATSUG. Kozaburo,

REGISTRATION NO. 07199.

ADDRESS: 197 14th. Ave. Haney, B.C.

PROPERTY: Joint ownership with Wife Shigeru.

ACREAGE: 8.

KIND OF CROPS:

Strawberries

Rasberries.

APPROXIMATE ACREAGE OF EACH: $\frac{1}{4}$.

$\frac{1}{4}$.

HOUSE:

VACANT: Yes.

OCCUPIED

DESCRIPTION 2 Story wooden frame house

ROOF: Shingle.

SIZE: 20 x 26.

NO. OF ROOMS 7.

CONDITION: Just fair. Unfinished both on the outside & inside.

OTHER BUILDINGS: Woodshed.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: "Well"

ON:

OFF:

LIGHT:

ON:

OFF: Yes.

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the house.

Kitchen stove.

3 Old beds, no good.

Hand cultivator.

Bureau.

Signed:

I. C. Bardwell.

File No. 2001

LIABILITY SUMMARY

14th December, 1946.

Re: Kinsaburo MATSUO - Reg. No. 07190

The above Japanese declared no liabilities. The following however were lodged against him at this office:-

		Pro Rata settlement
1. Dr. G. Morse	\$6.50	3.90
2. M. Furuya Co.	330.49	198.29
3. Maple Ridge Co-op.	71.97	43.18
4. Isamu UJIMOTO	48.42	29.05
5. Union Fish Co.	61.38	36.63
6. K. WAKAYAMA	15.55	21.33
7. M. Furuya Co.	253.59	Kinsaburo MATSUO

The first six claims were acknowledged correct in MATSUO's letters of the 12th September, 1942, and 5th July, 1946. Claim No. 7 could not be identified and as M. Furuya Co. could supply no details, no action was taken with it.

The creditors whose claims were confirmed agreed to take a pro-rata distribution of 60% in full settlement and payments were therefore made on the 29th July, 1946.

This file reveals no other liabilities.

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

WEA:HA

W.E. Curran

FIRE INSURANCE SUMMARY

File No. 2001

14th December, 1946.

Re: Koseburo MATSUG - Reg. No. 07190

The above Japanese declared having no Fire Insurance and according to Insurance Agent, G.A. Shufelt, May 26, 1943, he advised that the buildings were not insurable.

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

WBA:HA

W.C. Cannon

File No. 2001

January 10th, 1944.

CLAIMS DEPARTMENT

Kozaburo MATSUO - Reg. No. 07199

CREDITORS:-

1. Dr. G. Morse..... *OK 1/10/44* 6.50

2. M. Furuya Co. *OK 1/10/44* 330.49

3. M. Furuya Co. 253.59
(Kensaburo MATSUO)

4. Maple Ridge Co-op..... *OK 1/10/44* 71.97

5. Isamu UJIMOTO..... *OK 1/10/44* 48.42

Union Fish Co

OK 1/10/44
K-K Wakayama

OK 1/10/44 61.38

OK 1/10/44 35.55

\$553.1

Pa July 29/46
Pa R
3.90

Confirmed *OK 1/10/44*

? *no reply to ams 10.1.44*
that claim may be ignored

Confirmed - *also in wife's file*
43.18 2633

29.01

36.83

21.33

AMC:ND

Just above mentioned claim in
wife's file 2633, at this date
21.1.44
H. J.

CLAIM

File No. 2001 ,

DATE

2/3/45

CREDITOR

Union Fish Co. Ltd.

DEBTOR

MATSUO, K.

R. R. #1, Haney, B. C.

AMOUNT OWING

61.38

AGENT

P. S. Ross

ORIGINAL FILE

G-68

CLAIM

File No.

2001

DATE

April 9, 1942

CREDITOR

Isamu UJIMOTO

DEBTOR

K. Matsuo
Haney, B. C.

K. Matsuo

AMOUNT OWING

\$48.42

AGENT

N11

ORIGINAL FILE

11404

Jan. 5, 1943

M. A. D.

E. Budson

CLAIM

File No. 2001

DATE

April 30th, 1942

CREDITOR

Dr. G. Morse

DEBTOR

K. Matsuo
R. R. 1,
Haney, B. C.

AMOUNT OWING

\$6.50

AGENT

ORIGINAL FILE

G/68

January, 1943

I.F.

E. Bidson

BC 77-1
BC 2147-B

BC/77-P
C/2147-B

Page 1

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

Farm Appraisal Report

File No. JL-199

Land Description Lot 8 of NE $\frac{1}{4}$ of Sec. 20, Tp. 12, Plan 5467.

Containing 8 Acres
Owner's Name MATSUO, K. & S. Post Office Address Haney, B.C.
Nearest Rail Point Haney, B.C. Distance 1 $\frac{1}{2}$ miles
Market Town New Westminster (also local facilities) Distance 24 "
Church (give denomination) Haney - all denominations Distance 1 $\frac{1}{2}$ "
Nearest School Haney, B.C. Distance 1 $\frac{1}{2}$ "

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

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

Has direct access to 14th Avenue - paved road.

Is this district a good one? Fairly good locality - co-operative marketing.

Employment opportunity Limited in this locality.

Predominating Nationality and religion: British, with Japanese owners predominating.

Describe Fencing and its condition: Fenced with wire on North & South Value \$

Water supply: Good supply from shallow well. Value \$

Electricity - power available - light installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 36	Frame	1 $\frac{1}{2}$ st.	Shgl.	12	wood posts	Fair	600.00
	X							
Old shed of no value.								
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 600.00

\$ 600.00

Total Value Buildings add to farm

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

habitable? Fair type of house.

\$

Describe the basement and chimneys: No basement; stove pipe chimney.

No. rooms downstairs? Upstairs? How finished Wood finish.

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.

Cultivated Land

BC/77-P
BC/2147-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	Level	Sandy to gravelly loam - 8-12"	Gravelly	Small fruits in moderate condition.	50.	50.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7	Level	Sandy to gravelly loam - 8-14"	Grav- elly	Clearing, stump- ing and break- ing.	175.00 to 200.00	15.00
						105.00
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	

Total value of Land \$ 155.00

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 755.00

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

Property not occupied. Is comparatively new land but growth does not indicate a high state of fertility.

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

At present little more than a home.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipal Assessment -

Assessed - Improvements	\$625.00	1942 Taxes	\$24.06
Land	\$520.00	1941 "	\$24.22

Date: June 3rd, 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 2 day of June 1942.

Inspector's Signature

"D. DODDING"

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

JL-199 - K. & S. MATSUO

Farm Appraisal Report

Remarks:

This is a poor type of holding with very little development; it is capable of considerable extension, but this would be an expensive undertaking owing to the growth. There is considerable alder and fir suitable for cordwood, and this has been taken into consideration in the value.

The soil is light and in a low state of fertility and weeds are gradually over-running the land.

(FOR ORCHARD LANDS ONLY)

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

N11

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

N11

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

Strawberries	-	.37	acs.
Raspberries	-	.46	"
Grass & bldgs.	-	.16	"
		.99	"
Bush		7.01	
		8.00	

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Also 30 mixed fruit trees planted around the cleared land.

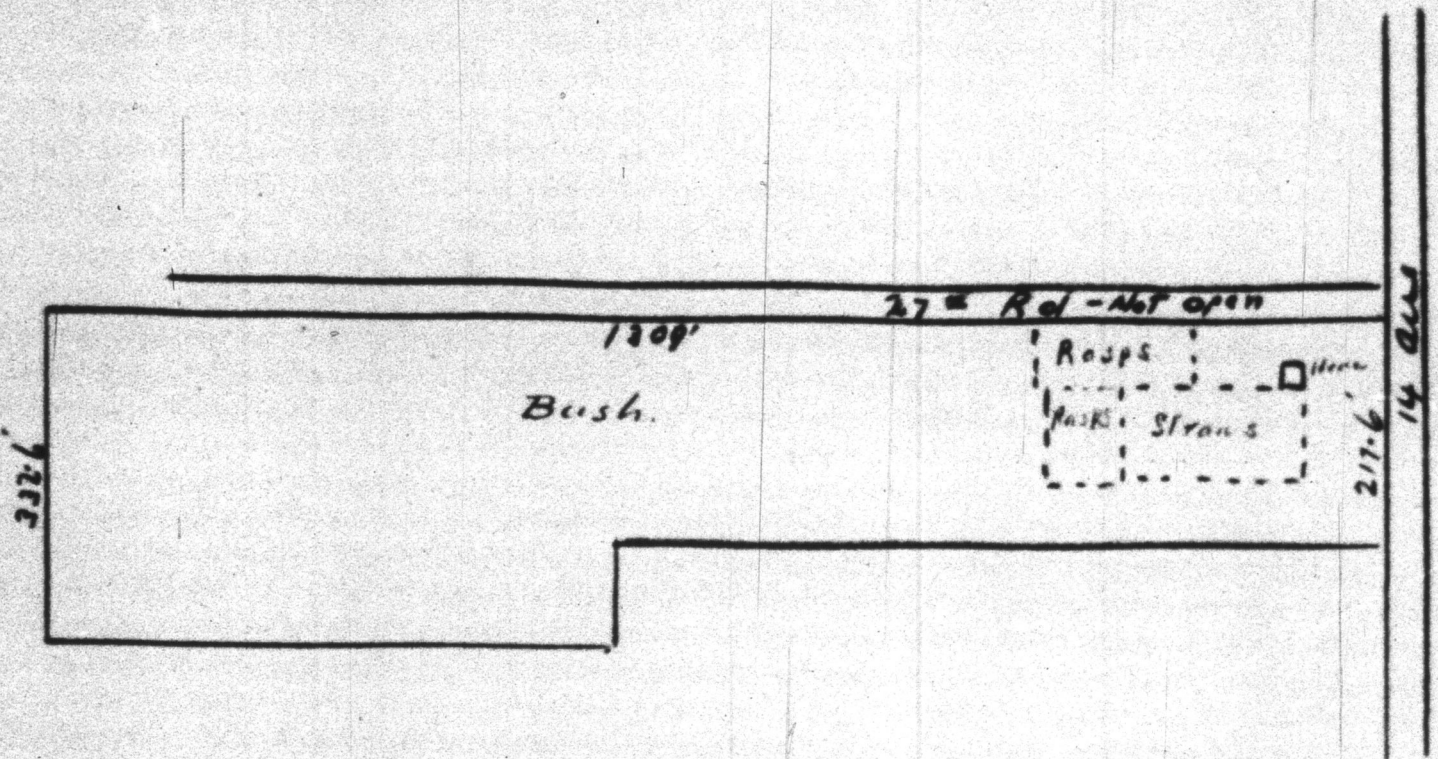
Amount fruit trees add to value of farm \$

Diagram of Property



lot 3 of 10 of Section 12, Township 14 N - 8 W
R & S. Madsen.

Section 12



Following careful review of this appraisal report, it is my opinion that the present
value is \$ 750.00

Date 4th June 19 42.

"I.T. BARNET"
District Superintendent.

REAL PROPERTY SUMMARY

File 2001

V.L.A. B.C. 77-P

JAPANESE NAME: Kozaburo MATSUO - - Reg. No. 07190

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

PROPERTY ADDRESS: 197 - 14th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 8 of the N.E. $\frac{1}{4}$ of Sec. 20, Twp. 12, Map 5467, Save and Except part 2 acres more or less as shown outlined Red on Sketch deposited No. 8148 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In names of Kozaburo MATSUO and Shigeru MATSUO (Joint Tenants)

ENCUMBRANCE: Vesting in Custodian No. 25240, 19th December 1942.

ASSESSED VALUE: 1943 - 8 acres.
Land \$520.00
Improvements \$625.00 Total \$1145.00 Taxes 1942, \$24.06.

CLASSIFICATION: Berry farm with small area under cultivation. Custodian's representative reported 20th May 1942 - House, 2 storey frame 20 x 26, 7 rooms in "Just fair" condition. Vacant at time of inspection. In crop were $\frac{1}{2}$ acre strawberries and $\frac{1}{2}$ acre raspberries. There was also a woodshed. House unfinished within and without. Some chattels were stored in house.

HISTORY OF ADMINISTRATION: Administered by Custodian who rented the land for the crop season to Mrs. F. Blackstock on a 50 - 50 share of returns. The gross returns were \$69.04 with expenses of \$30.23. Of the net return of \$38.81 the Custodian received \$19.40, which amount was credited to Mrs. Matsuo's account with the Maple Ridge Co-Operative Produce Exchange.

A lease of the property from 1st December 1942 for 1 year at a rental of \$60.00 was given by the Custodian to L. F. Walton. The rental was paid to the Custodian and allowed to the Director, The Veterans' Land Act.

An effort was made to procure insurance on the house. Application was ~~reported~~ made, the house being considered uninsurable by reason of faulty stove pipe flues and the general unfinished condition of the structure.

SOLD: To The Director, The Veterans' Land Act for \$741.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the Joint account of Kozaburo and Shigeru Matsuo - Sale price \$741.00 plus rental \$19.40 and \$60.00, total \$820.40, less rental paid to Mrs. Matsuo's account with the

FUNDS:

Maple Ridge Co-operative \$19.40 and \$60.00 allowed
The Director, The Veterans' Land Act, Certificate of
Encumbrance \$1.00, taxes \$54.23, registration fee \$3.00
and legal fee \$15.00, total debits \$152.60. Net amount
released \$667.77.

TITLE:

Included in C. of T. 169439-E, and payment made to
Custodian by cheque dated 14th March 1944.

The above summary is certified to be in accordance with the
information on file and on record by accounting department.

DATED October 30th, 1945.

J. A. Macpherson

File No. 2001

SUMMARY RELATIVE TO CLAIM OF
Kosaburo MATSUO - Regn. No. 07199
on behalf of self and Estate of Shigeru MATSUO.

17th June, 1948.

REAL PROPERTY:

Lot 8 of NE $\frac{1}{4}$ of Sec. 20, Twp. 12, Map 5467, save and except part 2 acres more or less as shown outlined Red on Sketch Deposited No. 8148, Municipality of Maple Ridge, D.N.W. Registered in the names of Kosaburo and Shigeru MATSUO.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land:	\$ 520.00	\$155.00		\$1025.00	8 acres
Improvements:	<u>625.00</u>	<u>600.00</u>		<u>700.00</u>	
	\$1145.00	\$755.00	\$741.00	\$1725.00	
		Less sale Price		<u>741.00</u>	
		Amount of claim		<u>\$ 984.00</u>	

Claimant values land at \$128.00 per acre.

Fire insurance refused on house - See letter G.A. Shewfelt, May 26/43.

PERSONAL PROPERTY SUMMARY

File No. 2001

14th April, 1947.

Re: Kosaburo MATSUO - Reg. No. 07190

CHATELS: The above Japanese registered with the Custodian on the 8th April, 1942, declaring at that time a range, furniture and effects for a seven room house. Shortly after their evacuation our fieldmen inspected the property and inventoried the chattels there on the 20th May, 1942. The only effects found were a range, 3 old beds, a hand cultivator, and a bureau.

We wrote the Japanese regarding the above situation on the 24th July, 1942, and also about his claims. The Japanese replied regarding the claims but made no mention of chattels. We again wrote him drawing this to his attention but no reply was received relative to the chattels.

It is assumed therefore that his chattels of consequence were disposed of prior to their evacuation.

When liquidating chattels in that district, it was found that the above effects were very poor and not worth the expense of handling and they were therefore abandoned.

BONDS & INVESTMENTS: The above Japanese declared he had a number of War Savings Certificates in his possession. These were not brought under control by the Custodian.

This file reveals no other Personal Property assets.

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

WEA:HA

W.E. Lamer
.....

2001

July 24, 1942.

Mr. Kosaburo MATSUO, #07199,
c/o George Jones,
Portage la Prairie, Manitoba.

Dear Sir:

Re: Chattels, 197-14th Ave., Haney, B.C.

When our agent visited your property on the 20th of May
he found stored in the house:

1 kitchen stove,
3 beds (old condition)
1 bureau, and
1 hand cultivator.

We note further, that on the 8th of April you declared
to the Custodian that you had at this address furniture and household
effects for a seven room house. Please advise us what you did with
the other articles of furniture.

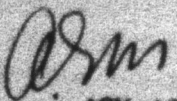
We have received claims against you from the following:

M. Furuya Co., Vancouver	\$330.49.
Maple Ridge Co-Op. Haney, B. C.	91.37
G. Morse, Haney,	6.50

When writing to us please advise us if these claims are
correct and if so what plans you are making for their settlement.

Yours truly,

H. F. Green,
Manager, Protection Department.


AGM:AS
encl.

R. R. 1, Haney, B. C.

..... June 4, 1942.

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

Gentlemen:

I hereby make application to lease the farm of
*07199

Mrs. S. K. Matsuo situated at 14th Ave.

Haney, B. C. on a crop sharing basis

agreeable to you.

If my application is accepted I agree to enter into
an agreement with you whereby the cash proceeds of present
fruit crop is equally divided between the owner of the
farm and myself less necessary expenses for cultivation,
picking etc.

Yours very truly,

O.C.V. (*Mr. Frank*) *Blonde Blackstock*
Blonde S

crop only.

Phone: Haney 80

P.O. Box 317, Haney, B.C.

Mrs. F. Blackstock.

Office of the Custodian
October 1943

A/c #30 - Mrs. S. K. Matsuo

RECEIVED
OCT 23 1943

In Account With

Maple Ridge Co-operative Produce Exchange

STATEMENT

TERMS: Net Cash—No Discount

To Supplies	\$ 18.12	
" Sinking Fund Loan	.42	
" Cash	15.90	
By Fruit		\$ 69.04 -
Held for Custodian	34.52	
	\$ 69.04	\$ 69.04

c/o C. S. Main
Balmoral, Manitoba
July 5th, 1946

Department of Labour, Japanese Division
Vancouver, B.C.

This will be authority for the Office
of the Custodian to deduct from my Assets in their
hands the sum of One Hundred and Fifty-one Dollars
and Sixty-seven Cents (\$151.67), same to be applied
in payment of amounts owing by me to the parties
mentioned in letter from the Custodian dated June
3rd, 1946.

Signed,

Kazuhiko Matsuo

GEO. A. SHEWFELT

Real Estate

Insurance

Notary Public

HANEY, B.C. May 26th. 1943

VACATION SECTION

MAY 27 1943

File No.

Ans.

Referred

Gibson

Secretary of State

Mr. S.M. Gibson

Vancouver, B.C.

File No 2001 and 2633

Dear Sir

Re: Kozaburo and Shigeru (Mrs. Kozaburo)
MATSUO

After inspecting this property to-day I came to the conclusion it is not eligible for Fire Insurance as it is poorly constructed being only a shell with a stove pipe through the roof and no protection around it. In fact they had a pipe fire the other day which came within an ace of burning it up. And unless a Brick chimney was erected the house is not eligible for Insurance.

The other buildings are not worth \$15.00 being only a scimpy roof set on some poles taken out of the bush, with all open sides.

So therefore we cannot give this property any protection for which I am sorry.

Yours truly

Geo. A. Shewfelt

GAS/LDS

Geo. A. Shewfelt

Canada

J.L. No. 179

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

JAPANESE EVACUATION SECTION

File No. 2001 & 2633

Reg. No. 9799 & 13613

506 Royal Bank Building,
Vancouver, B. C.

Mr. Koshuro MATSUO & Mrs. Shigoro MATSUO,
c/o Mr. George Jones,
Portage la Prairie, Manitoba.

MAY 16 1944

Dear Sir:

Re: 197 - 14th Avenue, Honey, B. C.
Lot 8 of the N.E. quarter of Section 20, Township 12,
Map 5667, save and except part 2 acres more or less as
shown outlined red on sketch deposited No. 8148, Dis-
trict of New Westminster, C. of B. 50884.

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	\$ 741.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 741.00
Less:	
Tax arrears to December 31st, 1942	\$ 94.23
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 97.23
Net proceeds of sale	\$ 683.77

Joint

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.

1942

Jan. 1

Credit re Sale of Property
Land Registry Office C. of E.

Debit

Credit

Balance

\$

\$ 683.77

\$

1.00

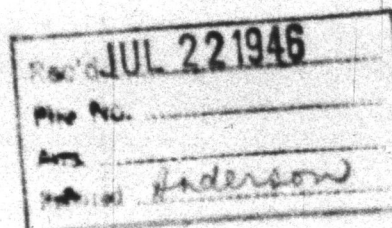
\$1.00

\$ 683.77

CL 683.77

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVERRoyal Bank Building,
Vancouver, B. C.
22nd July, 1946.Our File 295-111Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.Attention: Mr. W. E. Anderson

Dear Sirs:

Re: Union Fish Company Limited and Kosaburo Matsuo
Your Files 2001 & G/68

In reply to your letter of the 16th instant re the above, we wish to advise that we are willing to accept 60% of the claim, in the amount of \$61.38, of Union Fish Company Limited against Kosaburo Matsuo in full settlement.

Yours faithfully,

P. S. Ross & Sons
per E.M.

CANADA

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

PACIFIC 6181
NO. 2001

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

16th July, 1946.

EVACUATION SECTION	
Rec'd	JUL 23 1946
File No.	2001
Ans.	
Referred	Anderson

Dr. G. Morse,
Haney, B.C.

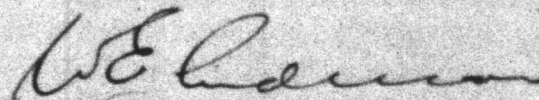
Dear Sir:

Re: Kozaburo MATSUO - Reg. No. 07190

Some time ago you filed with this office a claim for \$6.50 against the above Japanese. This account has been acknowledged by the debtor as being correct. The Custodian is desirous of making settlement of Matsuo's liabilities, but find that funds available for distribution to his creditors are not sufficient to pay the account in full.

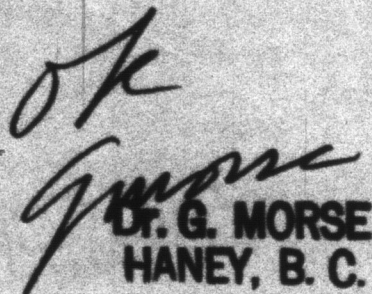
Please advise if you are willing to accept 60% of your claim in full settlement.

Yours truly,



W.E. Anderson,
Administration Department.

WEA:HA

OK

DR. G. MORSE
HANEY, B. C.

EVACUATION SECTION
 JUL 24 1946
 Rec'd
 File No. 11404-200
 Ans.
 Referred *Anderson*

July 22 1946

Wagyu-Bay, B.C.

Dear Sir.

Answer to your letter dated 16th July 46.

Re: Kozaburo Matsuo Reg. No 07190 owing
 \$48.24 to me.

I am willing to accept 65% value as
 you notified to me

Thanking you.

I. UJIMOTO

Reg No 13750.

File No 11404-200/.

Q/68 & 2001

29th July, 1946.

Messrs. P.S. Ross & Sons,
Chartered Accountants,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Kozaburo MATSUO - Reg. No. 07199

We enclose herewith Custodian cheque in the amount of \$36.83 in full settlement of your claim on behalf of the Union Fish Company against the above Japanese, on a pro rata basis of 60%, as accepted by you.

Kindly acknowledge receipt in due course.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encl.

2001

29th July, 1946.

Dr. G. Morse,
Honey, B.C.

Dear Sir:

Re: Kozaburo MATSUO - Reg. No. 07199

We enclose herewith Custodian cheque in the amount of \$3.90, in full settlement of your claim against the above Japanese, on a pro rata basis of 60% as accepted by you.

Kindly acknowledge receipt in due course.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encl.

11404 & 2001

29th July, 1946.

Mr. Isamu UJIMOTO,
Reg. No. 13750,
Magna Bay, B.C.

Dear Sir:

Re: Kosaburo MATSUO - Reg. No. 07199

We wish to advise that we have today transferred to your account here, the sum of \$29.05, in full settlement of your claim against the above Japanese, on a pro rata basis of 60% as accepted by you.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encl.

2633

December 2, 1946.

J.M. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate of Shigeru MATSUO, #13613,
Deceased. Our File 2633.

We have to acknowledge your letter of November 18th enclosing certified copy of Letters of Administration of the above estate. We return herewith Custodian cheque in the sum of \$333.89 being the entire credit in this account in this office.

With reference to the notice to creditors, we would suggest that the Manitoba Free Press, having the largest circulation in Manitoba, might be the most advantageous newspaper in which to place the advertisement.

Before the funds are disbursed, would you please send us a list of the beneficiaries in order that we may recommend whether the Custodian is interested in having the funds sent to this office. You will note that according to the Department of Labour records it appears that two of the next-of-kin are infants.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGH:AS
encl. Cheque \$333.89

2001, 2633

June 5, 1947.

Mr. Kosaburo MATSUO,
Reg. No. 07199,
Balmoral, Manitoba.

Dear Sir:

Re: Estate of Shigeru MATSUO, #13613, Deceased.

We have received a cheque from the Government of the Province of British Columbia requisitioned by Mr. J.M. Streight, Official Administrator, for the sum of \$91.12 being your share of the estate of your wife Shigeru Matsuo. Attached is a copy of a statement submitted by Mr. Streight which shows the distribution.

Cheques payable to the children who are twenty-one years of age are being dealt with on their respective accounts, but the Administrator has asked us to advise you that when the remaining two children reach the age of twenty-one years they should apply to him for their shares.

Please acknowledge receipt of the enclosed cheque using the attached envelope supplied for your convenience.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

encl. Cheque \$91.12 Govt. of B.C.
Copy of statement by Mr. Streight.
Envelope.

14th April, 1947.

REGISTERED.

Mr. Kosaburo MATSUO,
Registration No. 07190,
c/o C.S. Main,
Balmoral, Manitoba.

Dear Sir:

We received your request for funds through the Department of Labour, and we are therefore attaching hereto Custodian cheque in the amount of \$1.75, representing your full remaining credit at this office. We are also attaching a detailed statement of your account showing the distribution of your funds. You will note the considerable number of creditors which we paid on your behalf, and for your information wish to state that your creditors have accepted payment of these reduced amounts in full settlement of their accounts, thereby saving you the sum of \$221.73.

As the real property was registered in the names of yourself and your wife jointly, the proceeds of the sale of the property, were distributed equally between you, each account being credited with \$333.88. Administration of your wife's Estate is being handled by Mr. J.M. Streight of New Westminster, Official Administrator.

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) cheque.

14th May, 1947.

Mr. Kozaburo MATSUO,
Registration No. 07190,
Balmoral, Manitoba.

Dear Sir:

We received your letter of the 28th April, and note your enquiry regarding the \$333.88 transferred to your account.

Your property was registered jointly in the names of yourself and your wife, and upon its sale, the funds were credited to a joint account in both your names, and would ordinarily have been sent to you in this manner. However in view of your wife's death, the funds were divided equally between yourself and your wife's Estate. Your share being the amount referred to. Your wife's share was sent to the Official Administrator, who is in charge of the administration of your wife's Estate. You will be receiving your proportion of these funds in due course.

When our fieldmen inventoried the chattels left by you on the property shortly after your evacuation, only a few items were found there. We wrote to you several times regarding these effects in 1942, but received no reply. When our fieldmen were liquidating chattels in the neighbourhood of your old home, they were unable to find anything of value remaining there, and no funds therefore, accrued to your benefit at this office by way of your personal effects.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

CASE NO. 870

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB - COMMISSION)

10

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. HUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 3rd, 1948.

IN THE MATTER OF THE CLAIM OFKOSAIURO MATSUO

20

PROCEEDINGS AT HEARINGAPPEARANCES:

F.M. FERG, Esq., Appearing for the
 Dominion Government.
S.M. CHERNIAK, Esq., Appearing for the
 Claimant.

G.N.R. UPTON, Esq., Official Interpreter.

30

MARK H. PEARCE, Esq., Official Reporter

K. Matsuo,
In Chief.

KOSABURO MATSUO, the claimant herein, being
first duly sworn, testified as follows:

MR. CHERNIACK: Your Honour, in this case you
pointed out to me that the claim had not been
sworn. It seems to be a slip, I don't know
whether my learned friend's copy is sworn, but
this copy I have is sworn.

THE COMMISSIONER: Well, this copy isn't sworn.

MR. FERG: This is not sworn.

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MR. CHERNIACK: That is peculiar because mine is
sworn. I would like to ask permission to have it
sworn but I don't know whether it is essential
because he is going to give evidence, but I can
swear him now.

THE COMMISSIONER: Very well.

MR. CHERNIACK: It might save time if I file my
copy, there are just some pencil marks on it
and the amendments I propose to make.

THE COMMISSIONER: Very well.

20

MR. CHERNIACK: If we may record the amendment I
would like to show the actual property at
\$1600.00, the Custodian's sale price at \$741.00
and the loss at \$859.00. The personal property
is not amended, therefore the total loss claimed
is \$859.50. I would also like to bring Your
Honour's attention to the fact that paragraph
4 (d) of the claim sets out that this property
was owned jointly by his wife Shigera and he
is making claim on behalf of her estate. The
Official Administrator of the Estate was J.M.

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K. Matsuo
In Chief.

Straight, who is a barrister in New Westminster and the beneficiaries of the Estate are the claimant and his three children. This is information I obtained from the Custodian's file.

DIRECT EXAMINATION BY MR. CHERNIAK:

MR. CHERNIAK:

Q Mr. Matsuo, I show you two typewritten statements, were these prepared in accordance with your instructions? A Yes.

10

And are these your signatures?

A Yes.

Q And these are the documents I prepared after interviewing you? A Yes.

Q Do you swear the contents to be true to the best of your knowledge, information and belief?

A Yes.

MR. CHERNIAK: I will file as Exhibits 1 and 2 respectively, Your Honour, the real estate statement and the personal chattel statement.

20

(REAL ESTATE STATEMENT EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file as Exhibit 3 the S.S.B. Appraisal Form and as Exhibit 4 the Analysis as prepared by the Custodian.

(S.S.B. APPRAISAL FORM, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: Referring first, Your Honour to the real Property statement, Exhibit 1, the claimant sets out that he had two cleared acres out of

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K. Matsuo,
In Chief.

eight, six acres being uncleared. He sets out that he purchased this property in 1934 for \$400.00 at which time it was all bush. He himself cleared two acres of land and comments that it was very heavy clearing. Exhibit 3 shows the appraiser's estimate of the cost of clearing at between \$175.00 to \$200.00 per acre. The claimant then sets out that after that he planted 40 mixed fruit trees and not thirty as stated and that he dug a well about 20 feet. Exhibit 3 the S.S.R. Appraisal gives the location of this property as one and a half miles from Hancey R.O. with direct access to 14th avenue which is a paved road. The S.S.R. Appraisal goes on to set out that the property was fenced with wire on the North and South, a good supply of water from a shallow well. Electricity and power available and lights are installed. The Claimant sets out further in Exhibit 1 that he built his house in 1936 and he fully describes the house and estimates the cost at that time at \$1,000.00. He points out that the appraiser did not see that half acre of land was cleared at the back in the bush. This half acre had a mixed crop of raspberries and strawberries. Of the front portion about one and a half acres was cleared and not one acre. He further sets out that the house was only six years old and not twelve as stated. He disagrees that the land is in a low state of fertility. He worked it for several years and found

8.
K. Matsuo
In Chief.

it quite good. He states that the building was in fairly good condition and he believed that the appraiser greatly undervalued the land and he says the fair market value at date of sale was at least \$1,600.00.

10
Q Witness, I show you a diagram of your property on Exhibit 3. This diagram indicates that the portion that is cleared in your property is close to 14th Avenue and neighboring on 27th Road. In your statement in Exhibit 1 you set out that there was a big portion cleared at the back in the bush, can you indicate on the Exhibit where this cleared portion was; can you indicate it with a pencil please? A Yes, here.

20
MR. CHERNIACK: The witness, Your Honour has pencilled on the Exhibit where it is, it is at the rear of the lot, the portion which he says is the approximate place where he says this half an acre was cleared. I would like to bring Your Honour's attention to Exhibit 3, at the bottom of page 2 which gives the assessment for this property as land, \$520.00 and improvements \$625.00, making a total of \$1,145.00. Turning now to the personal property, Your Honour, the personal chattel statement, Exhibit 2, sets out all those items for which claim is made. Your Honour may note that on Exhibit 4 there is a remark "Not of sufficient value to warrant removal to auction." I presume this is also filed subject to the Custodian's office offering some form of proof for this remark

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K. Matsuo.
In Chief.

and in that connection I would like to point out in Exhibit 2 the claimant's statement that he notes from the Custodian's file that he rented the land including the hand cultivator, so that it certainly must have had some value. I don't think it is necessary to clutter up the file but I think my learned friend will admit that there is a lease from the Custodian to some person affecting this land and showing that the lease included this hand cultivator.

MR. FERG: There is a letter dated the 22nd December, 1942 from the Department of the Secretary of State to Lancelot Frederick Walton, stating that included in the lease is a hand cultivator.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: It is submitted on behalf of the Government that the real property sold for its fair market value and that the claim made for chattels as listed is excessive and unreasonable.

Q Mr. Matsuo, these valuations on your chattels, namely the kitchen stove, hand cultivator, and bureau and a cabinet, are your own valuations?

A Yes.

Q Did you sell any of your chattels prior to evacuation? A I sold a lot.

Q Why didn't you sell these articles then?

A They were second hand so I didn't sell them.

Q Well, you sold the contents of your house previous to being evacuated? A I sold the radio, the

electrical pump, chairs, heater, stove and things like that.

Did you try to sell these articles that you are now claiming for? A No.

Q You didn't try to sell them? A No. At the time I was being evacuated somebody came in and wanted to buy the hand cultivator but I didn't sell it.

Q Why not, you sold the other articles?

10 Q There was a man who came from the Custodian once and didn't say any price or anything like that so I didn't sell it.

Q Wasn't it a case that these articles were of so little value that you left them there and didn't sell them? A No, if there had been a person who wanted to buy them I would have sold them.

Q Now with regard to your house and your own property, that is the real property, your house and land, the valuation you place here is your own?

20 A They are my own prices based on the cost of building and the work done on them and the materials.

Q You at no time had an independent valuation made of your land and buildings? A No, I did it myself.

Q And at no time did you measure up the cultivated land on your premises? A No.

MR. FERG: That is all.

MR. CHERNIACK:

Q These articles in your house which you sold before evacuation, to whom did you sell them?

K. Matsuo.
Re/EXHIB.

A They were people in the neighborhood, near
neighborhood but I can't tell you their names.

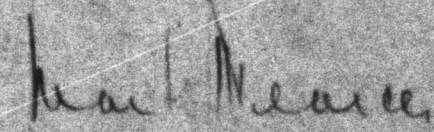
MR. CHERNIAK: That is all Your Honour.

THE COMMISSIONER: All right.

(PROCEEDINGS ADJOURNED SINE DIE)

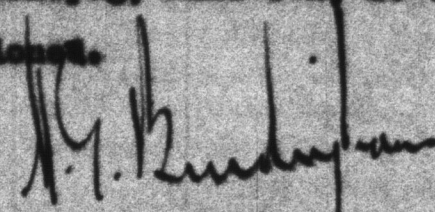
Certified to be a true and accurate transcript.

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(MARK H. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

20 I, the undersigned Sub-Commissioner hereby certify
that the foregoing 8 pages of typewritten matter contain
a true and accurate record of the sub-commission held in
the law Courts Building, Winnipeg, Manitoba, at the time
and date first above mentioned.


(SUB COMMISSIONER)

Name of Claimant MATSUO, Kosaburo

Case 870

Custodian File

8001

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		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					741.00		451.59				451.59	
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 CHATELS												
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					
			40%	24.50		11.27				11.27		
TOTAL RECOMMENDATION										462.86		

October 11th, 1950.

Mr. Kosaburo MATSUO,
486 Newton Ave.,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 870

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 ... \$462.86.

Cheque in your favour is enclosed for \$436.09
and we have paid the Co-Operative Committee .. \$ 26.77
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

Defence Brief

Kosaburo MATSUO

File No. 2001

Case No. 870 ✓

WINNIPEG
3 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

28
\$1,600.00

Appraised at

\$755.00

Sold for

\$741.00

Witness: / D. Dodding, Appraiser.

See letter d/26 May 43 from Geo.
A. Shewfelt stating that all buildings
were uninsurable owing to defective
construction.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

h
\$24.50

All abandoned as not of sufficient
value to warrant removal to auction.

Witness: J. Moryson. /

J.P. form lists furniture and effects
for 7 room house, therefore from
inventory taken by I.C. Bardwell
20 May 42 at back of file, it must
be assumed that claimant removed all
goods of any value before evacuation.
The three beds are described as "old"
and "no good" and presumably the same
remarks would apply to the other
articles which no doubt the claimant
would have removed too if they had
been worth the cartage. The hand
cultivator was not declared on J.P.
form but was found on the premises by
our field man. Trans. 6 lines 1-14
claimant says it had value as Custodian
leased it with land. Although claimant
was written to on the 24 July 42 and
21 Aug. 42 enquiring what had become
of the furniture and effects, No
answer was received.
See Trans. 6 and 7 cross-examination
regarding above.

Submission: That real property sold for its fair market value and
that the claim made for chattels as listed in excessive
and unreasonable.