

11988

EVACUATION SECTION

Rec'd MAR 25 1943

File No.

Ans.

Referred

FILE NO.

11788

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: KAME TARO MATSUO
HOME ADDRESS: 70 CY PENNOYER RR. NO. 1 GRAND FORKS
REGISTRATION NUMBER 04894 SEX: MALE AGE: 34
OCCUPATION: FARMER (CARPENTER)

(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: 70 CY PENNOYER RR. NO. 1 GRAND FORKS

MARRIED? YES

NAME OF WIFE OR HUSBAND: WIFE SHIZUE

ADDRESS OF WIFE OR HUSBAND: 70 CY PENNOYER GRAND FORKS

NAMES OF ANY LIVING CHILDREN: YOSHIKO, SEIJI Kiyoshi
MASAKO, Kiyomi

ADDRESS OF CHILDREN: SAME

AGE OF CHILDREN: 8, 7, 5, 3, 1

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

1. LOCATION AND DESCRIPTION: LOT FOUR "A" (4A) Block
FIFTEEN (15) SECTION TEN (10) Block
THREE (3) NORTH LANCE SEVEN (7) WEST
MAP TWO HUNDRED FORTY NINE 249. N.W. 136.

2. BUILDINGS AND OTHER IMPROVEMENTS:

LIVING HOUSE WOOD SHACK

3. INSURANCE (Give particulars; state where policies are)

No

4. TAXES (Amount and where payable) 10.10

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

6. OCCUPANCY AND LEASES (If vacant so state) DON'T KNOW WHO'S

OCCUPY OR MAYBE EMPTY

STATEMENT OF REAL PROPERTY OCCUPIED

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS:
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
- 9. IF FARM LAND STATE CROPS SOWN

- 1. LOCATION AND DESCRIPTION:
- 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)

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:

9 box / JAPANESE CERAMONIAL / doll
3 ROUND TABLE, 1 RECTANGULAR TABLE, 1 CHAIR
1 BUREAU, 4 DOUBLE BED 4 SPRINGS
1 BABY BED, 1 Buggy 3 yds. OAKPORT (NEW)
1 SHEDDUST BURNER, KITCHEN STOVE, 1 STOVE
1 GRANITE TOP, 1 2nd FLOOR WIREMESH, 1 BEDDING, 1 K
6 1/2 Saw of Mr. O'Shea
2 HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 RICE

- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

E. BATTER
LETTLE
BIWJ
HOMZ

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

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

Dated this 22nd day of March 1943

24 Tanaka
Ayob...
Witness

(Signature)

K. Matsuo

FOR DEPARTMENTAL USE

11988

INFORMATION FROM R.C.M.P.

DATE June 21/43

r File No. 11988

Full Name MATSUO, Kanetaro
(Surname in Block Letters)

Registration No. 04894 Male - Female
(Check) Age Sept. 29, 1909

Former Address Box 157, Steveston, B. C.

Date Evacuated about Mar. 5/42 Naturalized - Canadian-Born - National
(Check)

Present Address Grand Forks, B. C.

Married - Single
(Check)

Name of Wife (MATSHO) Shizue #09356

Name of Husband _____

Name of Mother _____ Name of Father _____

Names of Children under 16 Yoshiko (F) 31/1/35 Seiji (M) 7/10/36

Kiyoshi (M) 19/7/38 Masako (F) 19/2/40 Kujomi (F) 31/1/42

Requested by Miss Carrol Registered with Custodian No.
(Yes or No)

Additional Information Carpenter. (S.Kishi Co.) owns house and land at Moncton St.,
Steveston. Owns camera #487

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

22nd April, 1944.

RP
5

Catalogue #865

File #11988

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

EXHIBIT NO. 274-2
DATE 26/5/48
FILLED BY Crown

Dear Sir:-

Re Lot 4A, Block 15, Sec. 10, B5n/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.

11908

RP 8

April 18th, 1945.

Mr. Isometaro MATSUO,
Reg. No. 04894,
C/o Cy Pennoyer,
Grand Forks, B. C.

Dear Sir:

Re: Catalogue No. 865
7th Avenue, Steveston, B. C.
AA/25/20/232/RTM/249.

Please be informed that the above property has been sold as of February 3rd, 1945 for the sum of \$475.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, together with adjustments of unearned water charges and any insurance premiums have been credited to your account, and 1945 taxes to date of sale have been debited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.
cc to B.C. Security Commission.

No.

F. 112

Royal Canadian Mounted Police

J.R. 16
\$ 04894

Van. B.C. Mar 10th 1942

Received from

Kametaro Matsuo

S.O. Box 157

Steveston

1 Kodak Folding Camera 130.

Ser. # 6941

Dollars,

100

Signature

Ch. Davidson

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE - MONTREAL

COPY for Custodian.

EVACUATION SECTION
Rec'd AUG 23 1946
File No. 11228
Referred <i>Peters</i>

August 22, 1946

Mr. Maurice Matton,
c/o Mr. G.A. Penney,
R.R.#1, Grand Forks, N.D.

Dear Mr. Matton:

Re: Policy No. 2,220,511

With reference to your recent request, the Cash Surrender Value cheque in the sum of \$407.10 which you returned to us has been cancelled by our Head Office and the reinstatement of your policy has been approved. The policy itself is returned herewith and you will, no doubt, in due course receive our usual notice regarding the September 1946 premium.

Yours faithfully,

G.E. Day,
Branch Secretary.

Per:

SL/W
Enc. policy

11988 & 5123

July 17th, 1946.

REGISTERED

Mr. & Mrs. Kametaro MATSUO,
Registration No. 04894,
R.R. #1, Grand Forks, B.C.

Dear Sir & Madam:

Enclosed you will find the Sun Life
Assurance Company of Canada cheque in the amount of \$409.10, being
full settlement of policy # 2, 298,511 made out in your favour and
your wife, Shizue.

Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters
Administration Department

GP/ic

Encl. - cheque

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE - MONTREAL

COPY

ENEMY SECTION

Rec'd JUL 16 1946

File No. 11988

Ans'd

Refer'd

July 15, 1946

Mr. Kenneth McNeil,
c/o Mr. C.A. Penney,
R.N.P., Grand Falls,

Dear Mr. McNeil:

Re: Policy No. 2,292,511

We have today received from our Head Office their cheque
in the amount of \$407.30 in full settlement of the above numbered
policy. In accordance with Government regulations, we have now re-
leased the cheque to the Custodian who will deliver same to you at
his earliest convenience.

Yours faithfully,

C.A. McNeil,
Branch Secretary.

Per:

ROYAL CANADIAN MOUNTED POLICE

"E" DIVISION

C.I.B.

IN REPLY PLEASE QUOTE

JR/04694

DIV. FILE No.

H. Q. FILE No.

Vancouver, B. C.,
February 22nd, 1946.

Mr. Kametaro MATSUO,
R. R. #1,
GRAND FORKS, B. C.

Dear Sir:

With reference to your letter dated February 14th, we wish to advise that we have not received receipt and letter which you state were forwarded to this office some time ago.

However, we wish to advise that all cameras were handed over to the Custodian of Alien Property, Royal Bank Building, Vancouver, B. C.

Any further correspondence in this regard should be done directly with the Custodian Office.

Yours truly,

A. T. Belcher
(A.T. Belcher)
Officer Commanding, "E" Division

EVACUATION SECTION	
Rec'd	APR 23 1946
File No.	11928
Ans.	
Referred	<i>Peters</i>

*sent to
you*

11988

April 2, 1946

Mr. Kanetaro MATSUO
Registration No. 04894
Grand Forks, B. C.

Dear Sir:

From time to time you have been advised in regard to the administration of your affairs and as this is now being completed, it is in order to supply you with a brief summary.

When you left the protected area, you did not make a declaration to the Custodian, but at the request of the Custodian, you forwarded a signed declaration to this office dated March 23, 1943. It was found that you were the owner of real property on Seventh Avenue in Steveston, B. C. This property was rented by the Custodian at \$10.00, per month, as of July 7, 1942, which was to include water rates. During this period, we were obliged to repair taps, to install a galvanized sink and to repair the roof. The cost of these improvements amounted to \$50.95. The property was sold for the amount of \$475.00 and a complete statement of the transaction was forwarded to you on April 16, 1945.

Previous to your evacuation you did not carry fire insurance on the building. After receiving a letter from this office, you requested a \$1,000.00 policy placed on the building, but owing to the condition of the premises the insurance company would only insure the building in the amount of \$400.00. When sold, the unexpired balance of this policy was transferred to the new purchaser and the rebate credited to your account.

Although you did not declare a camera, our file reveals that you handed one to the Royal Canadian Mounted Police. This camera is still being held in storage by the Custodian and is available to you if you will send in the original receipt given to you by the Royal Canadian Mounted Police.

The Custodian received a refund of thirty cents being an electric light deposit from the B. C. Electric Railway Company which was credited to your account.

A fish scale which you left at the Imperial Cannery was sold for \$30.00 and credited to your account. The price received for the scale was confirmed by you.

April 2, 1946

Page 2.

Although you did not declare any chattels, until later when requested by the Custodian, all goods of any value found at your house were removed by the Custodian and auctioned and the funds credited to your account. The auctioned items included the Japanese festival dolls you inquired about in your letter of December 2, 1945. As your wife, Shizue MATSUO, declared the same chattels which you have declared, we have credited the full funds to you.

It would appear that we have accounted for all the property of every kind left by you in the protected area which was vested in the Custodian. In order that you may confirm this and acknowledge the enclosed statement and cheque in the amount of \$51.53, which is your total remaining credit, we are also enclosing a stamped, self-addressed envelope for your convenience in replying.

Yours truly,

George Peters,
Administration Department.

GP:hc

Encl. (3)
cheque (\$51.53)
statement
stamped, self-addressed
envelope

11988

January 17, 1945.

Mrs. P. Erickson,
681-7th Avenue,
Steveston, B.C.

Dear Madam:

Re: Catalogue No. 865
7th Ave., Steveston, B.C.
11/15/10/11/178/249.

Your letter of January 4th enclosing your cheque for \$47.50 and offer to purchase the above property for the sum of \$475.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$427.50.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British subject, using the enclosed form for your reply.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

The Certificate of Encumbrance covering the above described property discloses registered charge No. 77434C being a covenant re building encroachment contained in Deed deposited No. 122910 E. For your information we enclose particulars of this covenant which may be verified upon search at the Land Registry Office New Westminster. The sale of the property to you is subject to this charge.

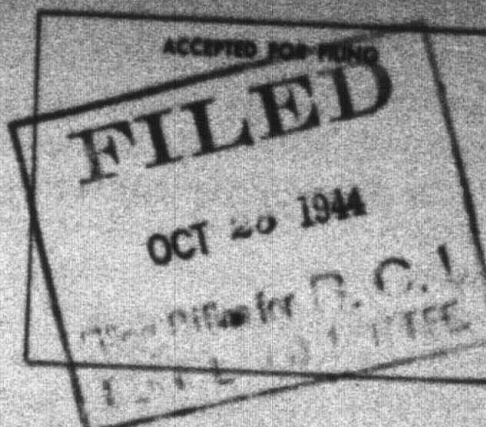
Yours truly,

F. G. Shears,
Director.

GP:AS
encl.2.

**Tenant to file two copies of this form at
The War-time Prices and Trade Board Office.**

Number *BC1-11-11494*



**RENTALS ADMINISTRATION
WARTIME PRICES AND TRADE BOARD**

TENANT'S

APPLICATION FOR A REDUCTION OF A MAXIMUM RENTAL

1. Address of Accommodation 7 Avenue Richmond
(street number) (street) (municipality)
2. Type of Accommodation house
(house, apartment, flat, room(s) etc.)
3. Number of rooms in Accommodation (not including bathroom) 4
4. Name of Landlord Custodian of Alien Property
5. Address of Landlord Royal Bank Building
6. Name of Tenant Mrs A W Clarke
7. Address of Tenant 7 Avenue Steveston # 9
8. Rental now being charged \$ 10.00 month unfurnished
per week, month; furnished, unfurnished (state which)
9. Maximum Rental applied for \$ 4.00 month unfurnished
per week, month; furnished, unfurnished (state which)
10. This application is made by reason of one or more of the following special circumstances indicated below. (Tenant must mark an "X" in each box opposite the clause on which the application is based, and give full particulars in the space provided in Item 11.)
- ☒ (a) the rental lawfully payable under the first lease made between October 11, 1941, and December 10, 1942, for this housing accommodation for which no maximum rental had been fixed on or before October 11, 1941, is higher than the rental generally prevailing on October 11, 1941, for similar accommodation in the neighbourhood. (If this clause is checked applicant must complete and attach Form R.C. 210A.)
- ☐ (b) since the date on which the maximum rental was last fixed there has been a lessening of the amount of the accommodation or of any appurtenances, furniture, furnishings, equipment, fixtures, services or facilities that were supplied or to be supplied for the maximum rental.
11. NOTE: Use this space to give further particulars of the circumstance upon which this application is based. (Attach extra page if necessary).

No foundation, improperly finished
causing house to be very cold in
winter, thus excessive fuel needed
no sanitary conveniences in house
October 1947
(Date)

J. P. Clarke
(Tenant's Signature)

The Wartime Leasehold Regulations provide severe penalties for any false statement or representation.

ROYAL CANADIAN MOUNTED POLICE

Form 244

EXHIBIT REPORT

No. 487

HEADQUARTERS File No.

SUB-DIV'N & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. CID

J.R. 04894

DATE Aug. 17, 1944.

Re: Kametaro MATSUO P.O. Box 157, Steveston, B.C.

On Mar. 10/48

D.E. McLaren Cst.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by owner

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Cap. or Size	DESCRIPTION OF EXHIBITS
	1		Kodak folding camera 130 #6941
			<i>11988</i>

REMARKS: Handed over to Custodian Alien Property

DATE Aug. 16, 1944.

(State briefly disposition)

Ed B. Smith for Custodian
(Signature of Recipient or Witness)

CERTIFIED CORRECT
P.J. Jefferson Cst. #10559
(Signature of Member)

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address:

4/4 Perryway
Grand Fork, B.C.

Date:

March 18/42

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, Kametarō Matsuo, Police Registration No. 04894

hereby request you to release to me the under-noted articles stored at

Burrard Cannery, Steveston, B.C.in possession of Kametarō Matsuoand I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

1. Baby go-cart (old fashion) made of rattan (cane)

color is light grey

2 sets of double bed that is two spring too

(There are four double bed so send any two set)

1 bureau color dark brown has three drawer.

Original Address:

Kametarō Matsuo, Box 157, Steveston, B.C.

Date Evacuated to Present Address:

March 7, 1942

Total number in Family:

8

CHARGES:

I agree to pay all charges as required by the British
Columbia Security Commission.

Deposit received: 3

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per:

K Matsuo
(Claimant Signs Here)

Catalogue No. 865
File No. 11988
7th Avenue, Richmond
4A/15/10/B3N/R7W/249
Certificate of Title No. 184469-E

Control of property covered by Certificate of Title No. 184469-E is by us
hereby acknowledged and we agree that all adjustments and incidents connected
with the sale to us of this property have been settled.

Dated at Vancouver B. C., this day of March 26 1945.

Signed Peter Erickson

Signed Ella Erickson

Return to the Custodian

Catalogue No. 865
File No. 11988
7th Avenue, Richmond

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

Dear Sirs:-

Re: 7th Avenue, Richmond

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Peter Erickson Signed

Return to the Custodian

FILM
1962

WATSON, Kenneth

11980

Summary:- The above policy was transferred to the new purchasers, Peter and Ella Erickson March 14th, 1945.

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

George Peters
George Peters
Administration Department

February 22nd, 1946.

REG. NO.		NAME		FILE NO.	
04894		MATSU, Sanetaro		11988	
ASSURED					
THE SECRETARY OF STATE OF CANADA? acting in his capacity as Custodian.					
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM
London & Lancashire Guarantee & Accident Co.	3403306	\$400.00	\$7.92	2.48	one year Jan. 1/46
PROPERTY INSURED			LOCATION		
\$400.00 on the 1 story, frame, shingle-roof private dwelling.			Lt. 4A, 7th Ave. near Dye, Steveston, B.C.		
LOSS PAYABLE		INSURANCE AGENT		RENTAL AGENT	
Assured		Thomas C. King			
ENDORSEMENTS					
(Rate high on account of mercantile exposure) Transferred to New Owner - (Eubank) - 14/3/45					

MEMORANDUM

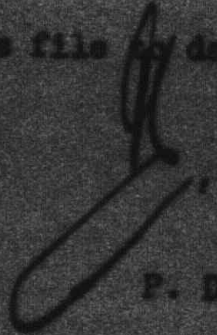
April 18th, 1945.

TO: File No. 11988

FROM: Administration Department

CLAIMS

There are no claims on this file to date.


P. Doust.

MEMORANDUM

SEPTEMBER 16, 1943.

TO: File No. 11938

FROM: Specified Articles Department.

RE: MATSUO Kametaro, Reg. No. 04894

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VA LUE</u>
CAMERA	Folding Kodak camera 130 Serial #6941 F7.7 Lens	\$10.00

*Mailed to Matsuo
Dec 10/46
G.I.*

HS

LIABILITY SUMMARY

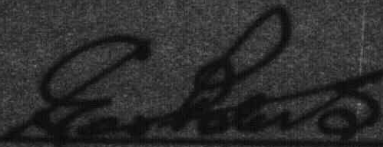
FILE NO. 11988

February 22, 1946.

RE: Kametaro MATSUO
Registration No. 04894

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

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



George Peters
Administration Department

NAME YATSUO, Kanetaro

PP 7

REGISTRATION NO. 04894

FILE NO. 13938

The following chattels were sold by public
auction at Stevenson, B. C. on June 8, 1945.

- 2 Cans	0.25
- 4 Cupboard door frames	0.10
- Childs sled	0.15
- Childs sled	0.25
- Suit case	1.00
- Chest drawers	4.50
- Baby carriage	0.90
- Kitchen chair	0.25
- Kitchen stove and sandust burner	1.00
- Table	0.50
- Kitchen table	0.90

Total	
(Auctioneer's Fee)	\$ 0.90
Less Expenses: (advertising)	0.43
(moving)	<u>1.04</u>

Net Proceeds Credited:

<u>7.00</u>
<u>2.37</u>
<u>6.63</u>

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 35.

Remarks.

NAME MATSUO, Kanetaro

REGISTRATION NO. 04894

FILE NO. 11988

The following chattels were sold by public
auction at Stevenson, B. C. on June 29, 1945.

Round table

\$ 0.50 ✓

Total (Auctioneer's Fees \$ 0.05
Less Expenses: (Advertising 0.02
(Moving) 0.07

Net Proceeds Credited:

\$	0.50
\$	0.14
\$	0.36

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 36.

Remarks.

NAME MATHEW, Lemuel

REGISTRATION NO. 04894

FILE NO. 11788

The following chattels were sold by public
auction at Steveston, B.C. on November 2, 1945.

Box of festival goods
Box of festival goods
Box of festival goods

\$ 0.50
2.25
1.00

Total

(Auctioneer's Fee: \$0.38

Less Expenses (Advertising:

(Moving:

0.27

0.45

\$ 3.75

\$ 1.10

2.65

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 39.

Remarks.

11988

11th February, 1948.

REAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT Kametaro MATSUO Regn No: 04894

PROP. SUBJECT OF CLAIM 7th Ave. and Dyke, Steveston, B.C. (Cat. 865)
being
Lot 4A, Block 15 of Sec 10, B3N/7W, Map 249
Mun. of Richmond, Dist. of New West'r., B.C.

CLAIM Est. value as per claim:

House	1000.
Lot	200.
	1200.
Custodian cr as per claim	461.
CLAIM	\$ 739.

REFERENCESHISTORY

JP Declared Form JP 22 Mar 43.

RP.1 Photographed 13 Apr 43.

RP.2 C of E #51775 d/11 May 43 notes vesting in Custodian and building encroachment.

RP.3 Covenant re encroachment regd as #77434C Deed 122910E

RP.4 Assessed value (1942):

Land	225.
Improvements	350.
Tax. value	400. taxes \$10.10 in dyking chge \$1.

RP.5 Appraised 22 Apr 44 Coulthard, Sutherland and Co. Ltd. \$470.

RP.6 SOLE tender to purchase Mrs. Erickson 4/1/45 \$475.

RP.7 Approved by Advisory Comm. 10 Jan 45 \$475. to Erickson.

RP.8 Matsuo advised of sale 18 Apr 45. Stmt of Acct and Stmt re Sale submitted.

RP.9 Real property Summary completed 22 Feb 46.

REAL PROPERTY SUMMARY

FILE NO. 11988

February 22nd, 1946.

Re: Kametaro MATSUO
Registration No. 04894

CATALOGUE NO. 865

PROPERTY ADDRESS: 7th Avenue and Dyke, Steveston, B.C.

LEGAL

DESCRIPTION: Lot 4 "A", Blk. 15, Sec. 10, Blk. 3 N, Rge. 7 W.,
Map 249, Municipality of Richmond, N.W.D.

CLASSIFICATION: Dwelling

ASSESSED VALUE: Land \$ 225.00
Improvements 550.00 Taxes \$14.72
Appraisal 470.00

TITLE: Registered in the name of Kametaro MATSUO

ENCUMBRANCES: Registered No. 77434C- Covenant re building encroach-
ment contained in Deed deposited No. 122910E vesting
order No. 25811, date, May 13, 1943

HISTORY OF

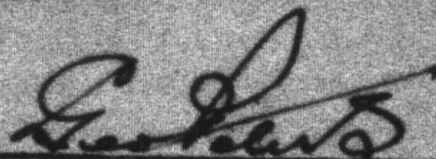
ADMINISTRATION: The Custodian's representative reported on June 3, 1942,
that this property is a one story frame shack in very
poor condition. Kametaro MATSUO did not declare this
property before evacuation but his wife Shisue MATSUO
did make a declaration. On request by the Custodian,
Kametaro MATSUO sent in a registered form on March 22,
1943. The Custodian's representative, Mr. King, rented
this property to a Mrs. A.W. Clarke from July 7, 1942,
at \$10.00 per month which was to include water rates.
This tenant remained in possession until the sale of
this property was effected. The tenant, Mrs. Clarke,
made application for reduction of rent to the W.T.P.T.B.
This was disputed by the Custodian and the tenant's
application dismissed on November 24, 1944. During this
period upkeep expenses were incurred in the amount of
\$2.75 for repairs to taps and also \$48.20 for installing
the galvanized sink and the cost of repairing and
shingles. This property was sold to Peter Erickson and
Ella Erickson in the amount of \$475.00, adjustments were
calculated as at February 3, 1945. The funds were
credited to Kametaro MATSUO on March 23, 1945, Title No.
3403306 was sent by registered mail to the purchaser on
April 10, 1945.

HISTORY OF
ADMINISTRATION (continued)

A complete statement of the transaction was sent to Kametaro MATSUO on April 18, 1945.

Kametaro MATSUO carried no fire insurance on the building but he requested that \$1,000.00 be placed on the building on April 4, 1943, however, owing to the condition and value of the buildings only \$400.00 coverage was placed on the buildings (see insurance summary).

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



George Peters
Administration Department

11988

11th February, 1948.

PERSONAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT

Kametaro MATSUO

Regn No: 04894

REFERENCEHISTORY

JP

PP.1

Form JP not completed until 22 Mar 43. No inventory of chattels received until 17 Feb 43.

PP.2

J.D. Mather report 3 Jun 42:

"This woman (Mrs. Matsuo) is now evacuated and took with her on evacuation, beds and personal effects. Is said to have left in the house, 1 table, some chairs and sundry dishes. This information was obtained from neighbours"

"As the house is entirely boarded up"

PP.3

Tenant signed inventory for goods on premises 31 Mar 44. This property rented July 1942 -- no inventory taken until 31 Mar 44.

PP.4

Chattels removed to Storage 17 May 45.

PP.5

Various chattels abandoned.

PP.6

Matsuo writes 19 Apr 46 to object to price received for chattels sold at auction. States quote "And now look what you've done to at least \$100.00 worth of chattels"unquote. (Claim for chattels \$468.00)

PP.7

Auction sheets June 8th & 29th, and 2nd Nov 45. Gross \$13.25.

JC/..

File No. 11988

February 11th, 1948.

CLAIM RE FISHING VESSEL

CLAIMANT (Mr.) Kametaro MATSUO Reg. No. 04894.

CLAIM	Fishing Boat	
	Estimated fair market value	
	as per claim	\$1,000.00
	Japanese states he received	<u>750.00</u>
	TOTAL CLAIM	<u>\$ 250.00</u>

Kametaro MATSUO in JP of March 22nd, 1943, reported ownership of no vessel.

Custodian vessel records reveal no vessel belonging to this man.

Japanese Fishing Vessels Disposal Committee records reveal no vessel belonging to this man.

Information supplied by R.C.M.P. makes no reference to Kametaro MATSUO as a boat owner.

Kametaro MATSUO is a Japanese National.
Department of Transport regulations require registered or licensed owners of Canadian vessels to be British Subjects.

It is possible that Kametaro MATSUO might have had an interest in a vessel registered in the name of some other person. We have no record whatever of this vessel on our file.

MEMORANDUM

January 9, 1948

Re: Kametaro MATSUO, Reg. No. 04894, File 11988

This man has filed claim for loss of \$1,000.00 in connection with an unidentified vessel.

Kametaro MATSUO in JP of March 22, 1943, reported ownership of no vessel. Custodian vessel records reveal no vessel belonging to this man.

Japanese Fishing Vessels Disposal Committee records reveal no vessel belonging to this man.

Information supplied by R.C.M.P. makes no reference to Kametaro MATSUO as a boat owner.

{ Kametaro MATSUO is a Japanese National.

{ Department of Transport regulations require registered or licensed owners of Canadian vessels to be British Subjects.

It is possible that Kametaro MATSUO might have had an interest in a vessel registered in the name of some other person. As vessel dealt with in claim is not identified it is impossible to trace ~~her~~ if MATSUO did have such an interest.

/FM

Smathison

*As the vessel claimed on is unidentified
it is impossible to trace*

File No. 11988

July 17th, 1946.

Supplement to
PERSONAL PROPERTY SUMMARY

Re: Kametaro MATSUO
Registration No. 04894

INSURANCE:

Kametaro MATSUO did not declare this insurance policy on his declaration of March 22nd, 1943. He personally made application for the cash surrender value and a cheque for \$409.10, on the Sun Life Assurance Co. was made out in his favour and his wife, Shisue. This cheque was received by this office and forwarded July 17, 1946.

August 23, 1946.-

MATSUO has returned the above cheque to the Sun Life Assurance Co. and has had this policy reinstated. *GP*

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

George Peters
George Peters
Administration Department

GP/ic

PERSONAL PROPERTY SUMMARY

FILE NO. 11988

February 22, 1946.

Re: Kametaro MATSUO
Registration No. 04894

CHATELS:

See Summary

SPECIFIED
ARTICLES:

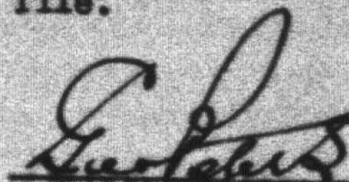
A Camera No. 6941 taken over by the R.C.M.P.
was handed over to the Custodian by the R.C.M.P.
on August 16th, 1944, and appears to be still in
storage.

ACCOUNTS
RECEIVABLE:

The Custodian received a refund of the electric
light deposit of .30¢ and credited same to Kametaro
MATSUO's account.

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

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



George Peters
Administration Department.

CHATTEL SUMMARY

FILE NO. 11988

February 22, 1946.

Re: Kametaro MATSUO
Registration No. 04894

On evacuation, Kametaro MATSUO did not make a declaration to the Custodian. His wife Shizue MATSUO did declare 1 table, 10 chairs and set dolls, to be left at the Burrard Cannery south Chatham Street, Steveston. The Custodian's agent, J.D. Mather, reported on June 3, 1942, as follows:

X "This woman took with her on evacuation beds and personal effects. Is said to have left in the house 1 table, some chairs and sundry dishes. This information was obtained from neighbors as the house was entirely boarded up and not rented. I would recommend that it be left as now is."

(dated Feb.17,1943)

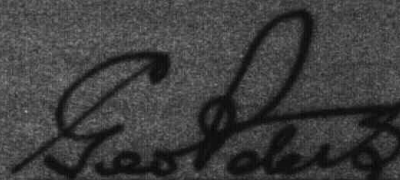
A letter was received from Kametaro MATSUO with a list of the chattels which he claimed were left in his house (see schedule). At the request of the Custodian, he forwarded a declaration on March 22, 1943, in which he listed chattels left in his house. This did not correspond with his list of February 17, 1943. Mr. Robinson, Custodian's agent at Steveston, was requested to have the tenant, Mrs. Clarke, sign the regular form for chattels on February 22, 1943. This list however was not signed until March 31, 1944 (see schedule). After the sale of the real property the chattels were removed on May 17, 1945, for storage by the Custodian (see schedule) and saleable articles were sold by us and credited to Kametaro MATSUO's account. On March 23, 1943, a letter from Kametaro MATSUO reports he left his fish scale at the Imperial Cannery. This was confirmed by the Custodian's agent, Mr. Robinson, on May 8, 1943, who sent in a request from the B.C. Packers that they wanted to buy this scale and

CHattel SUMMARY (continued).

Kanetaro was written to by the Custodian. In reply he offered to sell at \$60.00. B.C. Packers then offered \$30.00 which Kanetaro accepted on August 14, 1943. This was paid and credited to his account.

As his wife, Shizuo, declared the same chattels, we have credited all funds to Kanetaro MATSUO account.

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



George Peters,
Administration Department.

GP:ic

File No. 11988.
Catalogue No. 865.

April 6th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kametaro MATSUO
Hm. of Richmond
Lot 4A, Blk. 15 of Sec. 10,
Blk. 3 N., R. 7 W., Map 249,
District of New Westminster.

With reference to the above property which was recorded in the New Westminster Land Registry Office, March 13th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 184468-E, dated March 13th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 184469-E, dated March 13th, 1945, registering the property in the names of Peter Erickson and Ella Erickson - Joint Tenants (Deed).
3. Duplicate of Transmission dated March 1st, 1945.
4. Duplicate of Deed dated March 1st, 1945 - Secretary of State to Peter Erickson and Ella Erickson - Joint Tenants.
5. Certificate of Indefeasible Title number 184469-E, dated March 24th, 1945, covering the above property in the names of Peter Erickson and Ella Erickson - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

STATEMENT RE SALE OF:

Catalogue No: 865

Street Address: 7th Ave., Steveston, B.C.

Legal Description: 4A/15/10/33/R73/249.

Name: MATSUO, Kametaro

File No: 11968

Reg. No. 04894

Date of Sale and Adjustments February 3, 1945.

Sale Price

\$ 475.00

Real Estate Agents Commission

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Amount of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance

9.40

Taxes to Feb. 2, 1945

1.33

Water

10.00

15.33

\$ 494.40

Net Proceeds credited to your account
as of February 3, 1945.

479.07

Date: April 17, 1945.

Compiled by: George Peters.

Emetaro MATSUI

File No. 11968
Reg. No. 04694

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962 August 25	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
October 14	1962 Taxes	10.10		
	Water rates	15.00		
December 21	Rents collected Agent's commission	4.00	60.00	
1963 March 22	Water rates	12.00		
April 16	Cheque to you	20.00		
July 2	Cheque to you	20.00		
September 26	Cheque to you Sale of Fish Packers Scale	35.00	30.00	
October 22	Taxes	12.30		
December 15	Cheque to you Rents collected Agent's commission	50.00 2.45	110.00	
1964 March 20	Water rates	12.00		
July 14	Cheque to you	50.00		
September 14	Taxes	14.72		
	Water rates	12.00		
December 29	Cheque to you Rents collected (to Jan 7/65) Sink, roof, repairs	35.00 42.20	130.00	
1965 February 3	Fire Insurance premium Water rates Jan - June/65 Balance rents to date	9.92 12.00	6.21	
	Credit re Sale of Property		479.07	

\$ 369.69 \$ 617.26

CN \$ 647.59

Kameitaro MATSUO

File No. 11988
Reg. No. 04894

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
August 25	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
October 14	1942 Taxes	10.10		
	Water Rates	15.00		
	Rents collected		60.00	
December 21	Agent's commission	4.00		
	Water rates	12.00		
1943				
March 22	Cheque to you	20.00		
April 16	Cheque to you	20.00		
July 2	Cheque to you	35.00		
September 28	Sale of Fish Packers Scale		30.00	
	Taxes	12.30		
October 22	Cheque to you	50.00		
December 15	Rents collected		110.00	
	Agent's commission	2.45		
1944				
March 20	Water rates	12.00		
July 14	Cheque to you	50.00		
September 14	Taxes	14.72		
	Water rates	12.00		
December 29	Cheque to you	35.00		
	Rents collected (to Jan. 7/45)		130.00	
	Sink, roof repairs	42.20		
1945				
February 3	Fire Insurance premium	9.92		
	Water - Jan. - June/45	12.00		
	Bel. rents to date		8.21	
	Sale price of property		475.	
	Valuation	7.50		
	Advertising	4.		
	Transmission fee	2.50		
	Fire Insurance (refund)		9.40	
	Taxes to Feb 2/45	1.33		
	Water rates		10.	
	Cheque to you	400.		
	Proceeds auction sale		6.63	
	BCH refund of Security Deposit		.30	
	Proceeds Auction sale		.36	
	Payment for 6 bdles shingles to repair roof	6.		
	Proceeds Auction Sale		2.65	
	Cheque to you	51.53		
	BALANCE AS AT 11 Feb 48	842.55	842.55	nil

36/..

KANETARO MATSUO

File No. 11968
Reg. No. 04894

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962 August 25	Land Registry Office - Certificate of Discharge	\$ 1.00		
October 14	1962 Taxes	10.10		
	Water Rates	15.00		
December 21	Rents collected Agent's commission	4.00	60.00	
1963 March 22	Water rates	12.00		
April 15	Cheque to you	20.00		
July '2	Cheque to you	20.00		
September 28	Cheque to you Sale of Fish Packers Scale	35.00	30.00	
October 22	Taxes	12.30		
December 15	Cheque to you Rents collected Agent's commission	50.00 2.45	110.00	
1964 March 20	Water rates	12.00		
July 14	Cheque to you	50.00		
September 14	Taxes Water rates	14.72 12.00		
December 29	Cheque to you Rents collected (to Jan. 7/45) Sink, roof repairs	35.00 42.20	130.00	
1965 February 3	Fire Insurance premium Water - Jan. - June/45 Balance rents to date Sale price of property Valuation Advertising Transmission Fee	9.92 12.00 7.50 4.00 2.50	8.21 475.00	

81321

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 February 3	Fire Insurance Taxes to Feb. 2/45 Water rates	\$ 313.69 1.33	\$ 813.21 9.40	
			10.00	CR \$ 447.59
May 10	Cheque to you	400.00		
July 26	Proceeds Auction Sale		6.63	
August 6	B. C. Electric Railway - security deposit refunded		.30	
August 9	Proceeds Auction Sale		.36	
February 23	Payment for 6 bundles of shingles to repair roof	6.00		
April 2	Proceeds Auction Sale		2.65	
" 2	OK to give			
		51.53	842.85	<u>CR \$ 52.59</u>
		802.85		

Catalogue No. 865,
File No 11988,
7th Avenue Richmond,
Lot 4A, Block 15, of Section 10,
Block 3 North, Range 7 West, Map 249,
Wm. of Richmond, NWD.

March 21st, 1945.

PETER ERICKSON and ELLA ERICKSON

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at February 3rd, 1945)

	DEBIT	CREDIT
Purchase price	8475.00	
Cheques received		475.00
Seller's proportion of 1945 taxes 33/365 x 14.72		1.33
<u>Amount of rent collected</u>		
February 3rd to February 7th, 5/28 x 10.00 (February 8th to March 7th)		1.79
(Mar. 8th to April 7th) - 2 months @ 10.00		20.00
Registration fees on deed - 3475.00	4.95	
Insurance premium - 94.5% x 9.92	9.40	
Water paid to June 30th, 1945 5 months @ 2.00 a month	10.00	
Balance owing by purchaser		1.23
	8499.35	499.35

BALANCE OWING BY PURCHASER - \$1.23

Name of Claimant **MATSUO, Kenetaro**
 Custodian File **11988**

Case **274**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		475		00						
			47.50	12.50						60.00
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
124.00	13.25		10.69%	124.00						
		3.97			19.67					23.64
TOTAL RECOMMENDATION										83.64

11988

January 19th, 1951

Mr. Kanetaro MATSUD,
Port Edward, N. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 274

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 ... \$ 83.64.

Cheque in your favour is enclosed for \$ 83.64
and we have paid the Co-Operative Committee .. \$.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:EK
Encl.

Form B
Form C

DEFENCE BRIEF

Grand Forks, B.C.
May 26, 1948.

Kametaro MATSUO

File No. 11988

Case No. 274

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Real Property Claim

\$1000.00

Appraised at

\$470.00

Sold for

\$475.00

Witnesses: 1. F.H. Coulthard of Coulthard, Sutherland & Co.Ltd., Appraiser, Exhibit No. 2, dated 22 April 1944. 'The building is very cheaply constructed and in a poor location (off Chatham Street, Steveston) and is rented to Mrs. Clarke for \$8.00 per month.'

2. F.G. Shears - to prove advertisement, Cat. #865, and one (1) tender received, \$475.00.

PERSONAL PROPERTY CLAIMS

(All claims shown are Gross)

2. Chattel Claim

\$327.00

Sale Price

(a) Goods valued by claimant
at \$216.00.

(Auction)

\$13.25

Witnesses: 1. Mr. Harris and Wm. Wills - to prove sale by auction, Members of Custodian's Staff present. See also: Exhibit No. 6. Ref. Trans. p. 15, line 30.

(b) Goods valued by claimant
at \$61.00.

Declared not found.
No Record at any time,

of which \$50.00 worth (linoleum carpet) is a fixture.

Witnesses: 1. F. G. Shears - to verify letter dated received Feb. 17, 1943, from the claimant, Exhibit No. 5. 'Only \$230.50 worth of goods declared.'

(c) Goods valued by claimant
at \$50.00.

Abandoned, no value.

Witnesses: 1. G.M. Harris - to prove goods abandoned. Report dated May 17, 1945. PP 5. To be filed.

Kanetaro MATSUO
Case No. 274

-2-

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving Same</u>
F. H. Coulthard of Coulthard, Sutherland & Co.Ltd.	1		
F.G. Shears	1, 2 (b)		
G.M. Harris	2 (a) (c)	Report dated May 17, 1945. P.P.5.	
Wm. Wills	2 (a)		

HAC/mw

IN THE MATTER OF THE ENQUIRIES ACT
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE ERIC R. DAWSON, SUB-COMMISSIONER)

10

Grand Forks, B.C.

May 26, 1948

IN THE MATTER OF THE CLAIM OF

KAMEYARO MATSUO

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. HOLMES, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

O.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. COBUS: The claim, your honour, of Matsuo, Kame-
tare. 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.

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

MR. McKINNES: 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
20 and we should proceed.

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

MR. McKINNES: The man didn't appear, that is my under-
standing.

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

MR. McKINNES: 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
30 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.

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

10 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, which is 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 --

20 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.

30 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?

10 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. MANNERS: \$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.

20 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 per-
sonal property listed on the reverse side of
the claim form, Item No. 6 for lumber is de-
leted 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 re-
mains at \$50.00; two tables remain at \$15.00;
30 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: I haven'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.

10 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 \$313.75.

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

THE COMMISSIONER: Very well.

DIRECT EXAMINATION BY MR. COBUS:

20 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
30 ing real estate as the first exhibit, your honour.

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In Chief

(STATEMENT MARKED EXHIBIT NO. 1)

10 MR. CONUS: 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.

20 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. CONUS: I believe that covers both the labour and the materials.

30 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-

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

10 With respect to the appraiser'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.

20 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.

30 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?

10 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 itemised 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 20 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.

30 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?

10 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.

20 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
30 to the real estate in Exhibit 1, it will be sub-

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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 exorbitant. 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.

19 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.

20 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 --

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

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Was that the custom?

MR. McINNIS: It was in a catalogue. I think there was a catalogue 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, Catalogue No. 365," which was the property we are dealing with.

THE COMMISSIONER: Yes.

10

CROSS EXAMINATION BY MR. McINNIS:

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.

20 MR. McINNIS: I file that as Exhibit 4.

(PHOTOGRAPH MARKED EXHIBIT NO. 4)

MR. McINNIS: 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 encroachment.

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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.

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(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

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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.

10 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
20 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. COHNS: Your honour, we run into quite a number of them that were not submitted until 1943. Many
30 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.

10 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.

20 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"?

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

MR. COHEN: 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 Hamblen
G. Hamblen
Official Reporter

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

R.P. Dawson
Sub-Commissioner

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