Name of Claimant HOSAKA, Chokichi Case 862

Custodian File 10465

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					967.00		446.44				446.44

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
35.00	8.25	2.47	23.57%	100.00	23.57	22.00	2.64	28.68

TOTAL RECOMMENDATION 475.12

CASE NO. 862

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba

September 2nd, 1948

IN THE MATTER OF THE CLAIM OF

CHOKICHI HOSAKA

PROCEEDINGS AT HEARING

Original.

CASE NO: 862

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

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

Winnipeg, Manitoba.

September 2nd, 1948

IN THE MATTER OF THE CLAIM OF

CHOKICHI HOSAKA

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq., Appearing for the Dominion Government

S.M. CHERNIAK, Esq., Appearing for the Claimant

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

MARK H. PEARCE, Esq., Official Reporter.

CHOKICHI HOSAKA, the Claimant herein, being first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

MR. CHERNIAK: The real property claim stands as it was Your Honour, and I ask leave to amend the personal property claim to show a total valuation of $867.50, the sale by the custodian is $362.20 showing a loss of $505.30. This is fully set out in the statement which will be filed as an Exhibit. The total claim, therefore, for land and chattels is as set out.

Q Mr. Hosaka, I show you two typewritten statements, can you identify these signatures?

A Yes.

Q Do you swear the contents of these statements to be true to the best of your knowledge, information and belief? A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respectively the claimant's statement as to real estate and as to personal chattels.

(REAL ESTATE STATEMENT EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file his appraisal of the real Estate as Exhibit 3 and on behalf of my learned friend I will file his analysis as Exhibit 4.

(APPRAISAL EXHIBIT 3.)

(ANALYSIS EXHIBIT 4.)

Q Mr. Hosaka, I show you a document entitled 'Deed of

Land", can you identify this document?

A Yes, I can identify it.

Q What is it? A That is land title.

Q For the purpose of the land for which you are now claiming? A Yes.

MR. CHERNIAK: I don't see any need of filing this Your Honour and cluttering up the file. I could show it to my learned friend and state that it is from Paul Murray to the Claimant, dated August 1941, and the signature of Mr. Murray is witnessed by Halbert Menzies. Your Honour will note from Exhibit 3 that the property is located a quarter of a mile from Pitt Meadows, B.C. and has direct access to a narrow side road joining the Fords Road about 600 feet, gravel and in good condition. The claimant sets out in Exhibit 1 that he purchased the property - well - he confirms the information in this deed, for $600.00 at which time the property was cleared and he cultivated this land consisting of 3.14 acres, dug a well 12 feet deep. By the date your Honour will note that he did not occupy this land for a very long period of time. He commenced the building of a home but was not able to finish the outside. He describes the house that he built and shows that the material alone cost him $500.00, the labour, hired labour, cost him $200.00 and he estimates his own labour and that of his neighbors at $300.00, showing an estimated value in this house of $1,000.00. In the six months that he lived in this property it cost him $1,300.00

in cash plus heavy labour on the land and in the house. The appraiser values the land at $75.00 per acre whereas he paid $200.00 an acre less than a year prior to the appraisal and he says that that was the current price for that type of land at that time. He believes that the fair market value for his property at the date of sale was at least $1,625.00

Q Was Mr. Menzies the agent involved in this purchase by you? A Yes.

Q And do you know if he was the one that sold it?

A I bought this direct from Mr. Murray but the documents were prepared by Mr. Menzies.

MR. CHERNIAK: That is in regard to the real estate Your honour, it is purely a question of value. As to the personal chattels Your Honour will note that Exhibit 2 sets out the full claim, showing the purchase price of the articles, the date of purchase and his estimate of their value and in the final column it shows the custodian's sale price or his comment taken from the analysis sheet. In other words either these items were sold or else they were not accounted for because of theft and so on and there is some suggestion that they were abandoned.

THE COMMISSIONER: Where does that appear?

MR. CHERNIAK: In the Analysis Sheet, Exhibit 4. The practice is to show what happened to these goods and they are showing them in the not accounted for and theft column. Now the final item on this personal chattel claim, Exhibit 2, sets out a trunk containing

all my personal clothing estimated very low at $50.00. The comment following that sets out that he had 24 hours to leave his home in Pitt Meadows and thus had no time to take his clothes nor to list his personal items left in the trunk. He says he is satisfied that the contents were worth a great deal more than $50.00. I would ask my learned friend to produce from his file an Royal Canadian Mounted Police receipt for the truck as I imagine he would like me to file his appraisal on his behalf. Produced from the Custodian's file, Your Honour, is a Royal Canadian Mounted Police exhibit report on this truck, a 1935 Ford 2 ton truck. The date is March 19th, 1942 - - -

THE COMMISSIONER: He says 1936 here somewhere.

MR. CHERNIAK:

Q Mr. Hosaka, what was the model of your truck?

A 1936.

Q Do you know your license number in 1941?

A I have it at my house but I didn't bring it here.

Q Do you know who brought it into the Royal Canadian Mounted Police for you?

A I had to go to the road camp and I left it with Mr. Chinnick.

MR. CHERNIAK: I don't think there is any question about it being the same truck.

Q You only had one truck? A Yes.

(ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT MARKED EXHIBIT 5.)

MR. CHERNIAK: I would like to bring to Your Honour's

attention to the statement in Exhibit 2 in relation to the truck, he says ' Mr. Shimek, Manager, of the Pacific Co-Op. arranged to buy the truck from me for $650.00 but the custodian took it over. I do not believe that the repairs shewn in the appraisal were necessary, and disagree with the appraisal.' The practice has been for the Government Counsel to file the appraisal subject to him undertaking to bring the appraiser at the hearing at Vancouver. However, the appraisal is not on the file, there is just a memo on the file and I am suggesting that my learned friend read it into the record undertaking to prove it at Vancouver.

MR. FERG: It is submitted Your Honour that the real estate was sold for its fair market value. That the chattels were sold for their fair market value and that all the chattels have been accounted for except those which were abandoned as valueless and it is submitted that the claim for these articles is excessive and the values unreasonable. Now I can only put in the memo regarding the appraisal of the motor truck of the claimant by McDermott Motors and it is as follows: T.226, Value: $447.50, less repairs $121.00, net, $326.50. Now the appraisal itself is not in the master file or the case file but that will be produced Your Honour at the further hearing at the Coast when we will undertake to produce the appraiser for cross-examination if necessary.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce

(MARK H. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

I, the undersigned Sub Commissioner hereby certify that the foregoing 6 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.

J. G. Buckingham

(SUB COMMISSIONER)

Case # 862 NOV 28 1947

Case # 862.

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

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

10465 ACKNOWLEDGED

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

(1) NAME HOSAKA (Print) Surname CHOKICHI Given Name (RCMP) Reg. No. 14255

(2) Pre-Evacuation Address McMyn Road, Pitt Meadows, B.C.

(3) Present Address 68 Kate S treet, Winnipeg, Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) McMyn Road, Pitt Meadows, B.C.
City or Municipality, Province

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

Municipality of Pitt Meadows, Lot 5, Block 13 of Section 36, Block 6, North Range 1 East, Map 1532 save and except part conveyed to the Canadian Pacific Railway Company as shown coloured red on sketch deposited No. 618, District of New Westminster, C. of E. 50232.

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

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

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

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

(i) Land ~~and improvements~~ - - - - - - - - - $ 825.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 800.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1,625.00
(v) Amount at which Custodian sold property and credited your account - - $ 967.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 658.00

(5) PERSONAL PROPERTY

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

McMyn Road, Pitt Meadows, B.C.

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

House

(c) How stored or packed at time of evacuation

~~left in my house in care of George Pappers, Pitt Meadows, B.C. who leased~~ my property from me and chattels were sold later by Custodian.

(over)

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

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

1.	1936 Ford V8 2 Ton Truck $650.00 - $331.95	Estimated Value $ 318.05
2.	Chattels per attached list	Estimated Value $ 234.23
3.		Estimated Value $
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 552.28

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $1,210.28

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

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, Chokichi Hosaka of the City
of Winnipeg in the Province of Manitoba.

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Winnipeg)
in the Province of Manitoba)
this 24 day of November)
A.D. 1947.)

C. Hosaka
A Commissioner &c.

A COMMISSIONER FOR OATHS
My Commission Expires Dec. 16th, 1947

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CHOKICHI HOSAKA REG. NO. 14255

LIST OF CHATTELS

1	Only	Small Vanity Dresser	5.00
1	"	Bed Complete with spring & mattress	25.00
1	"	Clothes closet	7.50
1	"	Kitchen Stove	20.00
1	"	Kitchen Table	3.00
1	"	China Cupboard	5.00
5	"	Chairs	3.00
1	"	Ice Box	5.00
1	"	Gramaphone	15.00
1	"	Singer Sewing Machine	75.00
1	"	Dining Table	10.00
1	"	Writing Desk	10.00
1	"	Davenport	15.00
1	"	Space Heater	10.00
1	"	Linoleum	5.00
1	"	Bed with spring and two mattresses	10.00
9	Boxes	Dishes	20.00
6	Only	Aluminum Pots	1.50
4	"	Hoes	2.00
1	"	Washtub (Galvanized)	.25
1	"	Crock	1.00
1	Box	Carpenter Tools in Chest	10.00
1	Only	Table	.50
10	lbs.	Nails	.50
2	Only	Shovels	2.00
2	"	Hay Forks	1.50
1	"	Axe	.50
1	"	Garden Rake	.50
1	"	Spade	.75
1	"	Hand Saw	.50
1	"	Trunk containing men's clothings and other valuables	50.00
2	"	Comforters - silk covering	30.00

TOTAL	$ 345.00
Sold by Custodian and Credited	$ 110.77
Total Loss - Personal Property	$ 234.23

HOSAKA CHOKICHI

(Claimant's Name)

REAL ESTATE
(Farm Land)

14255

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	None						
Cultivated not planted	About 1½ acres.	August 1941	Paul Murray	$600.00			
Cultivated and ~~not~~ in crop							
List Crops							
Strawberries	1¾ acres				Cleared	Nome	Land & Bldg. $1,625.

Total 3.14 acres.

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Cultivated and put in crop.		
Dug well 12 feet deep.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour and	Allowance for Depreciation	Estimated Value
House inside finished Outside unfinished	22 x 26	Frame on concrete full cement basement fir floors and walls, shingle roof electricity installed.	Started Nov.1941, Never finished.	$500. approx.	$200.	neighbors labour $300.00	None	$1,000.00

Comments re Appraiser's report not covered by above information: In the six months that I lived on this property, it cost me $1,300 in Cash, plus, heavy labour on the land and in the house. The appraiser valuew the land at $75.00 per acre whereas I paid $200.00 per acre ~~and~~ less than a year prior to the appraisal. That was the current price for that type of land at that time. I believe that the fair market value of this property as at date of sale was at least $1,625.00.

EXHIBIT NO. 862-1
DATE Sept. 2/46
FILLED BY Claimant

C. Hosaka

Signature

862

HOSAKA CHOKICHI
(Claimant's Name)

PERSONAL CHATTELS

14255
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation	Sold for
1936 Ford V.S. 2 Ton Truck	1936	New	Over $1,200.	Replaced engine in 1940 for $150.00 pretty fair.	$650.00	$331.95
1 Small Vanity Dresser	1937	New	$15.00	Good	$5.00	Not acct.fo
Bed & Spring & Mattress	1937	New	#45.00	Good	$25.00	Not acct.fo
Clothes Closet	1937	New	$10.00	Good	$-7.50	2.00
Kitchen Stove	1934	Used	$35.00	Good	$20.00	Not acct.fo
Gramaphone	1930	Used	$30.00	Fairly Good	$15.00	3.00
Singer Sewing Machine	1930	New	$115.00	Good	$75.00	20.00
Dining Table	1932	New	$-20.00	Good	$10.00	3.25
Space Heater	1937	New	$-20.00	Fairly Good	$10.00	2.00
Trunk containing all my personal clothing estimated very low at					$50.00	Not acct.fo
					$867.50	$362.20
					362.20	
				Loss	$505.30	

Description of Storage of Goods:

Left at home in Pitt Meadows, I had 24 hours notice to leave my home and thus had no time to take my Clothes nor to list my personal items left in Trunk. I am satisfied that the contents were worth a great deal more than $50.00.

Re Truck

General Statement as to Chattels not Described above: Mr. Shimek, Manager, of the P acific Co-Op. arranged to buy the truck from me for $650.00 but the Custodian took it over. I do not believe that the repairs shewn in the appraisal were necessary, and disagree with the Appraisal.

Additional Comments, if any: All Chattels for which claim is made are set out above. I have depreciated the values in accordance with age and use.

EXHIBIT No. 862-2
DATE Sept. 2/78
FILLED BY Claimant

C. Hosaka
Signature

BC-491-P
BC-2553-B

BC/491-P
BC/2553-B

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

EXHIBIT No. 862-3
DATE Sept-2/48
FILLED BY Claimant

Farm Appraisal Report

File No. JL 428

Land Description Lot 5, Blk. 13, Sec.36, Blk.6 N., R.1 E., Map 1532, except Pt. to C.P.Rly. shown red on Plan 618.

Containing 3.14 **Acres**

Owner's Name HOSAKA, Chokichi **Post Office Address** Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. **Distance** ½ mile

Market Town New Westminster, B.C. **Distance** 13 miles

Church (give denomination) Protestant, Pitt Meadows. **Distance** ½ mile

Nearest School Pitt Meadows **Distance** ½ mile

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 narrow side road joining the Fords Road about 600 ft., gravel, good condition.

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

Employment opportunity Fair, 2 sawmills, brick yard and peat plant.

Predominating Nationality and religion: British, mixed.

Describe Fencing and its condition: Fenced, h.w. west and east - poor **Value $**

Water supply: Domestic water from well. **Value $**

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22x 26	frame	1½ st.	shgl	1 yr.	conc.	fair	750.00
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 750.00

Total Value Buildings add to farm $ 750.00

Is dwelling habitable without repairs? Yes. **If not what is your approximate estimate of cost to make it habitable?** Dwelling habitable but unfinished. Cost approximately $500.00 to complete. $

Describe the basement and chimneys: Cement basement, brick chimney to ground.

No. rooms downstairs? 4 **Upstairs?** unfin. **How finished** Wood lined first floor.

Are buildings painted? No. **Condition of paint** -

Distance from nearst bush No bush near.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.14	level 3.14	sdy.loam 12"-18"	sand to gravel	strawberries, fallow and weeds.	75.00	235.50

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

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 $ 235.50

Total added by buildings to value of farm $ 750.00

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

Total value of farm $ 985.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property in fair condition. Dwelling occupied by Mrs. T. Barros.
Land rented to Mr. Gray.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for homesite, with small acreage for berries and vegetables.

Noxious weeds: None of consequence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
1942 Tax $14.70
District of Pitt Meadows, B.C.

Date: July 3, 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 1st day of July, 19 42.

Inspector's Signature
"H.L. SINCLAIR"

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

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

Farm Appraisal Report

J.L.C.28

Remarks: This is a small holding adjacent to the village of Pitt Meadows. The soil is a light sandy loam over sand, and judging by crop growth the fertility is poor.

The dwelling is a comparatively new structure, not finished on outside, with concrete basement. Dwelling was locked so I made inquiries from a neighbour and was advised that house was rented by Japanese owner to Mrs. T. Barros, rental of $4.00 per month. Further that dwelling was not finished upstairs. To protect the investment the house should be finished outside, otherwise depreciation will be rapid.

I was advised that the land is rented to a Mr. Gray but was unable to contact this party.

I do not consider this property can be considered from an agricultural standpoint as development is limited owing to small acreage. There is no house number. Electric light is installed in house.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUIITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
Strawberries - 1.30 ac. - poor condition	$
Fallow, weeds - 1.84 ac.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

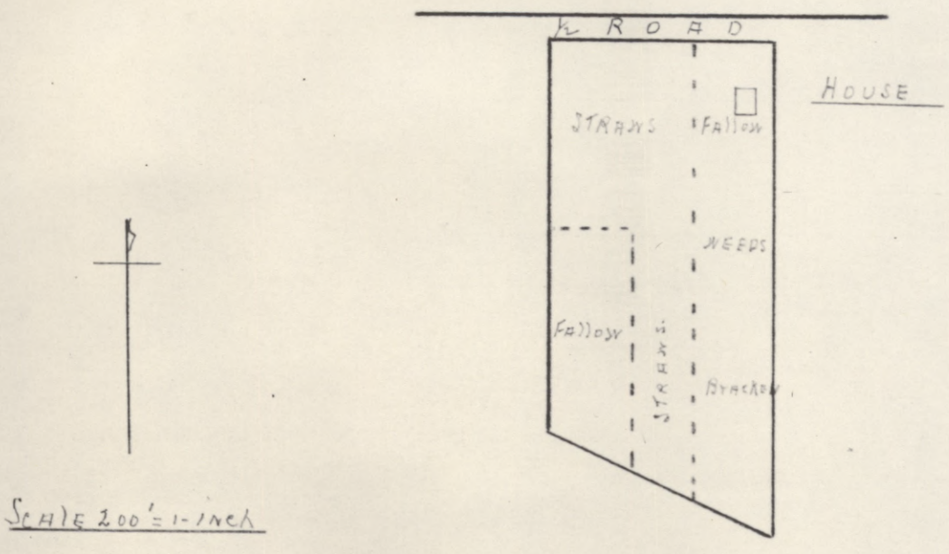
Amount fruit trees add to value of farm $

Diagram of Property

LOT 5- BLK 13- SECT. 36 BLK-6.N. MAP 1532- EXCEPT. PT. TO G.P.R.Y. PLAN 618

3.14 Acs

CHOKICHI - HOSAKA



Following careful review of this appraisal report, it is my opinion that the present value is $ 900.00

Date 6th July, 1942.

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10465 EXHIBIT No. ____

NAME Chokichi HOSAKA REG. No. 14255

DATE
DECLARATION Jan. 14/43
EVACUATION Feb. 24/42

INVENTORY
TAKEN BY R.M. Anderson
DATE Sept. 18/42

	DETAILS OF CLAIM			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
House equipment	1. 1 sml. Vanity Dresser	5 00					
1 dresser	2. Bed complete with spring & mattress	25 00					
2 beds	3. Clothes closet	7 50			2 00		
2 tables	4. Kitchen stove	20 00					
Stove	5. Kitchen table	3 00		2 00			
Gramaphone	6. China cupboard	5 00		12 50			
Sewing machine	7. 5 chairs	3 00		3 00			
1 davenport	8. Ice box	5 00		1 50			
1 trunk	9. Gramaphone	15 00		3 00			
1 heater	10. Singer sewing machine	75 00			20 00		
1 china closet	11. Dining table	10 00		3 25			
1 writing desk	12. Writing desk	10 00			5 00		
3 mattresses	13. Davenport	15 00			10 00		
Clothes closet	14. Space heater	10 00		2 00			
Machinery - carpenter's closet	15. Linoleum	5 00		4 00			
Tools	16. Bed with spring & 2 mattresses	10 00					
1000 shiplap	17. 9 boxes dishes	20 00	K				
500 2" x 4"	18. 6 Alumin.pots	1 50	K				
Others were reported from T. Mizuno to Custodian.	19. 4 hoes	2 00	T				
	20. 1 washtub	25	K				
	21. 1 crock	1 00	K				
Reported on behalf of Hosaka by T. Mizuno	22. Carpenter's tools in chest	10 00	T				
	23. Table	50			1 00		
	24. 10 lbs. nails	50					
Kitchen stove	25. 2 shovels	2 00	T		1 00		
1 bed	26. 2 hay forks	1 50	T				
Dining room table	27. 1 axe	50	T				
Chairs	28. 1 garden rake	50	T				
Cupboards	29. 1 spade	75	T				
1 trunk	30. Hand saw	50	T				
Ice box	31. Trunk cont. men's clothings and other valuables	50 00					
Dresser	32. Comforters - silk covering	30 00					
Bookcase							
Gramaphone & records							
Kitchen utensils		$345 00			39 00		
Farm tools							

Tools sold at auction 21 00
Kitchenware etc 57 85

$110 10

Lumber & shingles sold at auction 25 25
Other goods 3 15

$138.50

Sundry 3 50

Sold to tenant 42 50

EXHIBIT NO. 862-4
DATE Sept. 2/46
FILLED BY Claimant

No. 10465 EXHIBIT No. _____ CASE No. _____

No. 14255 VENUE WINNIPEG

SALES ON	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
						5 00		Probably abandoned
						25 00		" "
	2 00					20 00		" "
2 00								
2 50								
3 00								
1 50								
9 00								
	20 00							
3 25								
	5 00							
	10 00							
2 00								
4 00								
						10 00		" "
	1 00							
	1 00					50		" "
						50 00		3 prs. boots sold amongst "other goods" sold at auction.
	39 00			30 00				
00								
85								
10								
25								
15								
.50								
undry	3 50			30 00		110 50		Amount in process of recovery.
	42 50							

Goods valued by Claimant at $94.50 sold by auction for $110.10
" " " " " 110.00 " to tenant " 39.00
" " " " " 30.00 no record at any time
" " " " " 110.50 not accounted for, theft etc.

$345.00

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. T 226
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. E269-G-13-3
Headquarters File No.

Detachment
Sub-Division
Division "E"
Date March 19th 1942

RE:- HOSAKA C. Pitt Meadows, B.C.
NAME OF FILE

On March 19th 1942, I H.F.Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.C.P.C. 1486

CHOKICHI HOSAKA

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

Harris Rd. Box 39

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) BX C 5248 TIRE NUMBERS 6
		MAKE & MODEL 35 Ford 2 ton truck Truck
		SERIAL NO.
		ENGINE NO.
		SPEEDOMETER READING 75116
		CONDITION appears fair
		EXTRA EQUIPMENT none

EXHIBIT No. 862-5
DATE Sept. 2/46
FILLED BY Claimant

DESCRIPTION & CONDITION VERIFIED

Ralph Oakes # brought in by:
Signature of ~~Owner~~
Japanese Registration No.

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

Jas Jeakins

DATE: March 19/42

H.F. Price

SIGNATURE OF MEMBER SUBMITTING REPORT

Ford DBS1 C18BBB10707 156003
Truck 4980 24.2.36