Name of Claimant KOSUGI, Uzo Case 1069

Custodian File 3845

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	
					1041.		858.31				858.31

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	
650.00	162.50							50.00 162.50

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	
170.45	96.50	28.95	56.61	361.45	204.62			233.57

TOTAL RECOMMENDATION 1304.38

CASE NO: 1069.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 20, 1948.

IN THE MATTER OF THE CLAIM OF

UZO KOSUGI.

PROCEEDINGS AT HEARING

Original

CASE NO: 1069.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 20, 1948.

IN THE MATTER OF THE CLAIM OF

UZO KOSUGI

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

UZO KOSUGI, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. And was that form prepared upon your instructions?

A. Yes.

MR. BEST: This is another case where the claimant's son is quite familiar with the matter and speaks good English. We may save some further time if we put him in the box.

THE COMMISSIONER: Very well.

(PARTICULARS OF REAL ESTATE, FARM LAND, MARKED EXHIBIT NO. 1)

MR. HUNTER: I would file the Soldiers Settlement Board appraisal as Exhibit No. 2.

(SOLDIERS SETTLEMENT BOARD APPRAISAL, MARKED EXHIBIT NO. 2)

AZA KOSUGI, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. I understand you are the son of the previous witness? A. Yes.

Q. And you are familiar with your father's claim?

A. Yes.

Q. First of all, he is claiming for a small farm near New Westminster? A. Yes.

Q. Is that correct? A. Yes.

Q. I understand it is quite close to a place called Sullivan? A. Yes.

Q. Now, at the time of evacuation you were carrying on this property, as I understand it, a mixed

farming operation, poultry and small fruits and vegetables? A. Yes.

Q. Had you carried on that type of business there for any length of time?

A. Up until 1941.

Q. Yes; for how long had you had both poultry and fruits and vegetables? How many years you been in both businesses?

A. 1913 to 1941.

Q. I see. According to the appraisal report on your farm, Mr. Kosugi, the remark is made:

"The old house is a pretty poor affair not "worth spending money for repairs,"

Now, as I understand it, according to your claim there actually was just one house with an addition. It had been enlarged in more recent years. Is that correct? A. Yes.

Q. And what do you say about the general condition of the house? What do you say about this remark, that it was not worth spending money on?

A. Well, it was pretty well run down.

Q. It was pretty well run down? A. Yes.

Q. Would you have spent money repairing it or not, yourself?

A. Well, we would have, yes.

Q. I see. Now, there is a further statement on the appraisal report, Mr. Kosugi:

"-- it would appear that this place has been "operated, first as a poultry proposition, "then fruit and vegetables, were tried and

"there is now the hope of getting back to "the poultry business. To my mind that is "the most hopeful of the three enterprises,--"

I understand from your evidence that you carried on a poultry business and a fruit and vegetable business at the same time?

A. Yes.

Q. Were you ever exclusively in the poultry business, that is, so far as this venture is concerned?

A. No. We were in mixed.

Q. You never were? A. We were in mixed.

Q. You have stated in your claim that the reason that some of the land at your place was not cultivated in 1942 was that the evacuation was imminent. You know you were going. Was there any land left in fallow in 1942 which had been cultivated in 1941? A. Yes.

Q. How much, approximately, of the nine acres? According to your claim most of it was under cultivation at one time or another. How many acres would you say you did not bother to cultivate in 1942 which you were cultivating in 1941?

A. That is kind of hard for me as I was not there. I just got back in the early part of 1942 and then I was shipped down east.

Q. You just do not know, then? A. Yes.

Q. One further question about the general condition of the place. There is a remark made:

"The whole of the nine acres is otherwise "nothing but a solid mass of grass and weeds,

"where nothing will grow at all. Part of "the land is pure sand over a sub-soil of "sandy silt down to a hard pan, that is not "sufficiently drained, though there is a "fairly deep drainage ditch along four sides "and running through the parcel."

Just so far as drainage is concerned you have claimed that you put in 6,000 feet of wood drainage. Obviously that is more than the circumference of this lot. Are there several drains running through the property, then?

A. Yes. They are running parallel underground, not visible from the surface.

Q. How many of those drains are there?

A. In certain sections we have them every 20 feet the length of the property.

Q. Can you tell us whether there were five, or ten, or three?

A. You mean in the whole property?

Q. Yes. A. Would that be an average, or---

Q. It is probably rather difficult, but there are several drains running through the property. Is that the situation? A. Yes.

Q. One further question. About this appraisal, do you know the man who owns the property across the road to the northwest from your place?

A. No. Was that a ten-acre farm?

Q. Apparently so. He is the owner of ten acres across the road to the northwest. He stated to the appraiser that he bought those ten acres seven

years ago, which would be in 1935, for $110, when it was bush. Is that the same type of land that yours was before yours was cleared? Do you or do you not know that?

A. It was pretty similar, yes, except for the soil.

Q. Pardon? A. Except for the soil.

HIS LORDSHIP: Perhaps you had better clarify that, Mr. Kosugi. What do you mean by that statement?

A. Well, sir, in certain sections there is better soil than others. Therefore, the price varied with the type of soil.

Q. Was your soil better than that on the ten-acre parcel on the other side? A. Yes.

Q. You think it was? A. Yes.

Q. All right.

MR. BEST: I think that is all, so far as the farm is concerned.

There is also a personal chattels claim. Perhaps we could have Mr. Kosugi identify his signature.

THE COMMISSIONER: The son will probably identify it.

MR. BEST: Q. Is that your father's signature?

A. Yes, sir.

Q. And was that personal chattels claim prepared upon your father's instructions in your presence?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 3)

Q. Now, Mr. Kosugi, you are claiming here for a list of chattels which purports to be the same as the list which was given to the Custodian originally

upon evacuation. Where were these chattels left?

A. They were stored right on the premises.

Q. Were they left with any particular person or were they turned over to the Custodian?

A. Yes.

Q. I see. There is a remark on your claim, the Dodge truck for which you are claiming was used for some time by Government officials in Hastings Park as a garbage truck before it was sold. How do you know that?

A. I saw that for my own self.

Q. You could positively identify your own truck there?

A. Yes.

THE COMMISSIONER: He says it was. That is enough.

MR. BEST: All right; that is all.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that the personal property sold was sold for its fair market value.

It is submitted that the claims made for property not sold by the Custodian are very exhorbitant.

I would tender the analysis of personal property claim as Exhibit No. 4.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 4)

MR. HUNTER: It will be observed that in Exhibit 3, the personal chattels statement, the Dodge truck claimed for is shown as a 1940 Dodge truck. In the R.C.M.P. vehicle receipt which I tender now

as Exhibit No. 5 it will be shown that it is called a 1939 Dodge truck. The mileage is shown as 37,697 miles. It says, "The condition appears good."

(R.C.M.P. VEHICLE REPORT, MARKED EXHIBIT NO. 5)

I tender the appraisal of McDermott Motors, Limited, which, incidentally, also says it was a 1939 Dodge truck and shows the mileage the same, practically, at $700.

(APPRAISAL, McDERMOTT MOTORS, LIMITED, MARKED EXHIBIT NO. 6.)

This vehicle was sold to the B.C.Security Commission in August, 1942. It was one of the latter vehicles sold. It was sold for $650 after appraisal by the B. C. Security Commission. Whether they have an independent appraiser or whether they appraise the vehicle which they are about to buy, I do not know. Their appraisal was $50 lower than McDermott Motors, which may be indicative that actually the purchaser was appraising. I do not know.

THE COMMISSIONER: Yes.

In this instance I think the Government should adduce some evidence to meet the statement of the claimant's son that this truck had been used some time presumably by the Security Commission before they bought it.

You have not the date of sale?

MR. HUNTER: In August.

THE COMMISSIONER: In August, 1942.

MR. HUNTER: Yes.

THE COMMISSIONER: Q. When were you evacuated from Hastings Park?

A. I was not in Hastings Park but I have visited there several times and I was there. I was evacuated on June 1st.

Q. On June 1st? A. Yes, sir.

MR. HUNTER: What was the date of the R.C.M.P. vehicle receipt, again, my lord?

THE COMMISSIONER: March 10, 1942.

MR. HUNTER: It obviously was out of the claimant's hands from March until August.

THE COMMISSIONER: It would have six months use and if it were subjected to the kind of use to which the witness refers it might well diminish the value in that six months.

MR. HUNTER: There is a possibility of that, my lord.

THE COMMISSIONER: I direct attention to that question just so that evidence can be adduced on it.

MR. HUNTER: Very good.

Your lordship will notice in the analysis that the things are shown in general terms, whereas in Exhibit 3, the inventory, the particulars are shown.

These particulars I have not had time to make a new analysis of them; however, I can give your lordship some assistance insofar as the inventory attached to Exhibit 3 is concerned.

It will be noticed the total claim is $585. Of that articles for which claim of $150.15 is made were abandoned as valueless; and articles for

which $40.80 is claimed, there is no account. That is, they were lost, destroyed or stolen, making of $191.05, which means that goods for which claim of $393.95 is made ---

THE COMMISSIONER: That figure again, with respect to goods?

MR. HUNTER: $393.95, is made, were sold at public auction for $107.50. That claim, as made on the inventory on Exhibit 3, is just a copy of the inventory made by the Custodian and after making of said inventory there were no shortages. It was just a question of some being abandoned, some having been lost as I mentioned, because they had a record of them.

At the time of sale a further inventory was made and those items were found to be gone at the time of the previous inventory. There was really no other loss than the one I mentioned. I think it can be safely said that those goods valued at $393.95 sold for $107.50 at public auction.

THE COMMISSIONER: Yes.

MR. HUNTER: It appears to be a question of value. There are no questions.

THE COMMISSIONER: Any re-examination?

MR. BEST: No, my lord.

THE COMMISSIONER: All right, thank you, Mr. Kosugi; that is all we require.

THE WITNESS: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

"A.G. VEITCH"
Official Reporter.

Case 1069

DEC - 2 1947

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

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

ACKNOWLEDGED

By

3845 Toronto

80

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

(1) NAME KOSUGI (Print) Surname UZO Given Name (RCMP) Reg. No. 12657

(2) Pre-Evacuation Address R.R. No. 4 New Westminster B.C.

(3) Present Address 51 Kinrade Ave. Hamilton Ont.

(4) REAL ESTATE

(a) Street Address (if any) 1668 Bose Road Surrey B.C.
~~City or~~ Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Ward 3 Roll No. 7751 Block 9 and 12
Map 2163 Re. Sub. Div. N ½
Quarter. N.E.

(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 - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4,750.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,041.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3,609.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
1668 Bose Road Surrey B.C.

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

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

(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's Care

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

1.	Furniture, Fixtures, Etc	Estimated Value $	585.00
2.	Dodge 1 Ton Truck.	Estimated Value $	825.00
3.		Estimated Value $	
4.	Received payments.	Estimated Value $	
5.	Furniture, Fixtures, Etc. 101.70	Estimated Value $	
6.	Truck 650.00	Estimated Value $	
7.	Loss $1,410.00 $751.70	Estimated Value $	
8.	751.70	Estimated Value $	
9.	$658.30	Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ $658.30

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) - $4,267.30

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Vyo Kobugi of the

of in the

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 Hamilton)
in the County of Wentworth)
this 22nd day of November)
A.D. 1947.)

Not declared

A Commissioner &c.

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

KOSUGI, Uzo
(Claimant's Name)

REAL ESTATE
(Farm Land)

12657
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							
Cultivated not planted							
Cultivated and not in crop	3¾	July 23rd, 1913	S. Akaye Y. Yeto L. Noda	$1750.00 plus timber	uncleared	None	$2500.00
List Crops							
Strawberries	1¾						
Lettuce and potatoes	½						
Everbearing strawberries	½						
Mangles	1						
Total	9						

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

Description	When Made	Cost
Cleared	1913-1935	$1500.00 plus own labour and sons.
Artesian well	1936	35 plus labour.
Ditching around whole property and through property. 6000 ft. wood	1913-1941	1000.00 approximately - own labour
25 Apple trees and 10 pear trees enclosed.	1914-1938	50.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	18 x 20	Shingle	1913	200.00		300.00	300.00	300.00
House	18 x 20	Shingle	1918	300.00		300.00	300.00	300.00
Barn	20 x 40	Siding	1937	400.00	250.00	100.00	200.00	550.00
Hen house	20 x 60	Siding	1942	400.00	150.00	100.00		650.00
Hen House	20 x 60	Siding	1925	200.00		200.00	250.00	150.00
Hen House	20 x 60	Siding	1928	200.00		200.00	250.00	150.00
Hen House	20 x 80	Siding	1930	250.00		250.00	300.00	200.00

All buildings wired for electricity and hen houses had electric incubators.

EXHIBIT No. 1069-1
DATE 20 may 1948
FILED BY R. A. Bisch

Comments re Appraiser's report not covered by above information: This land was purposely not cultivated in 1942 at the time of the Appraisal, since evacuation was imminent at that time. We were the last family in the community to leave. The hard baked land must be cultivated and we had cultivated it up to 1941. Weeds were not allowed to grow ordinarily as they had in 1942.

Uzo Kosugi
Signature

BC-458-P
BC-3088-A

BC/458-P
BC/3088-A

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

Farm Appraisal Report

File No. JL-442

Land Description Lots 9-12- of N½ of N.E. 9- Tp.2 Surrey.
House No. 1668. Boss Road.
Containing 2.1 Acres

Owner's Name Uso Kosugi. Post Office Address R.R.4. New Westminster.

Nearest Rail Point Sullivan on B.C.E.R. Distance 1½ miles.

Market Town New Westminster Distance 11 miles

Church (give denomination) Presbyterian on Scott road Distance 3 miles

Nearest School (Public) Johnston Rd. 1½ mile High Queen El Dist. 4½ miles

State how property was identified: School information given me by the Japanese who are still on the place. map and enquiry.

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

It is on a gravel road just 1½ miles from a hard surface road

Is this district a good one? No, it is spoken of as a very poor one.

Employment opportunity immediately handy, seasonal only. Otherwise there may be possibilities in Westminsterm, my information is that a number of people living along the Boundary road do work in town. mixed.

Describe Fencing and its condition: none except on two sides and that poor Value $

Water supply: Ever running well, said to be sixty feet deep. Value $

3845

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 20	frame	12	shing.	old	none	poor	200.00
addition	18 x 20	frame	8	shing	old	none	poor	
	x							
BARN	x							
Shed	20 x 40	frame	13'	shing	5 yrs	wood	good	400.00
BARN	x							
Hen House	20 x 60	frame	6	shing	new	blocks	good	300.00
GRANARY	x							
Hen House	20 x 60	frame	6	shing	very old "		v.Poor	50.00
	x							
Hen house	20 x 60	frame	6	shing	very old "		v.poor	50.00
	x							
Hen House	20 x 80	frame	6	shing	very old "		v.poor	50.00
2 colony houses	15x18	frame	old	dirty	no value.			

Total present day value $ 1060.00

Total Value Buildings add to farm $ 700.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? The old house is a prettypoor affair not worth spending money for repairs, a white man could put up with it for a time until a new one is built. $

Describe the basement and chimneys: Metal chimneys.

No. rooms downstairs? Upstairs? How finished

Are buildings painted? no Condition of paint N.A.

Distance from nearst bush Just acros the road fifty feet is thick bush

EXHIBIT No. 1069-2
DATE 20 may 1948
FILED BY J. W. J. Kennedy

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9	comparatively level with a slight rise darksandy loam	6to 10 in	10 silt loam with a lot of sand to the south	1.25 ac Strawberries 7.75 ac weeds and grass	$40.00	360.00

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

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 $ 360.00

Total added by buildings to value of farm $ 700.00

Total fruit trees add to value of farm (for use in orchard districts only) $ ~~1054.00~~

Total value of farm $ 1060.00

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

It has been occupied for more than thirty years by the Japanese who is still in occupation.

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

Poultry.

Noxious weeds:

Some thistle, and a lot of shepherds purse.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Surrey Taxes $ 39.51

Date: July 4th 1942

Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of July 1942 19

Inspector's Signature G Buckley

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

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

JL-442 - U. KOSUGI

Farm Appraisal Report

Remarks: From the available evidence, it would appear that this place has been operated, first as a poultry proposition, then fruit and vegestables, were tried and there is now the hope of getting back to the poulrty business. To my mind that is the most hopeful of the three enterprises, but to carry it to a successful conclusion more horses are needed. The three old ones now on the ground are of little value other than for salvage material.

What strawberry crop there is, is badly weed infested and the plants appear to be in their last year of production. The whole of the nine acres is otherwise nothing but a solid mass of grass and weeds, where anything will grow at all. Part of the land is pure sand over a sub-soil of sandy silt down to a hard pan, that is not sufficiently drained, though there is a fairly deep drainage ditch along four sides and running through the parcel. Back to the south of Bose road which runs along the north side, there are spots that to-day are baked hard, difficult to get a shovel into, and there is a deceiving growth of coarse grasses. There is a crying need for organic fertiliser, and it will be some time before the soil can be built up and made friable.

One redeeming feature of the layout is the water supply, there is an artesian well, said to be sixty feet deep. The water good.

The owner of the ten acres across the road to the north west informed me that seven years ago he bought his holding, then all bush for the sum of $110.00, just eleven dollars per acre.

(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.)

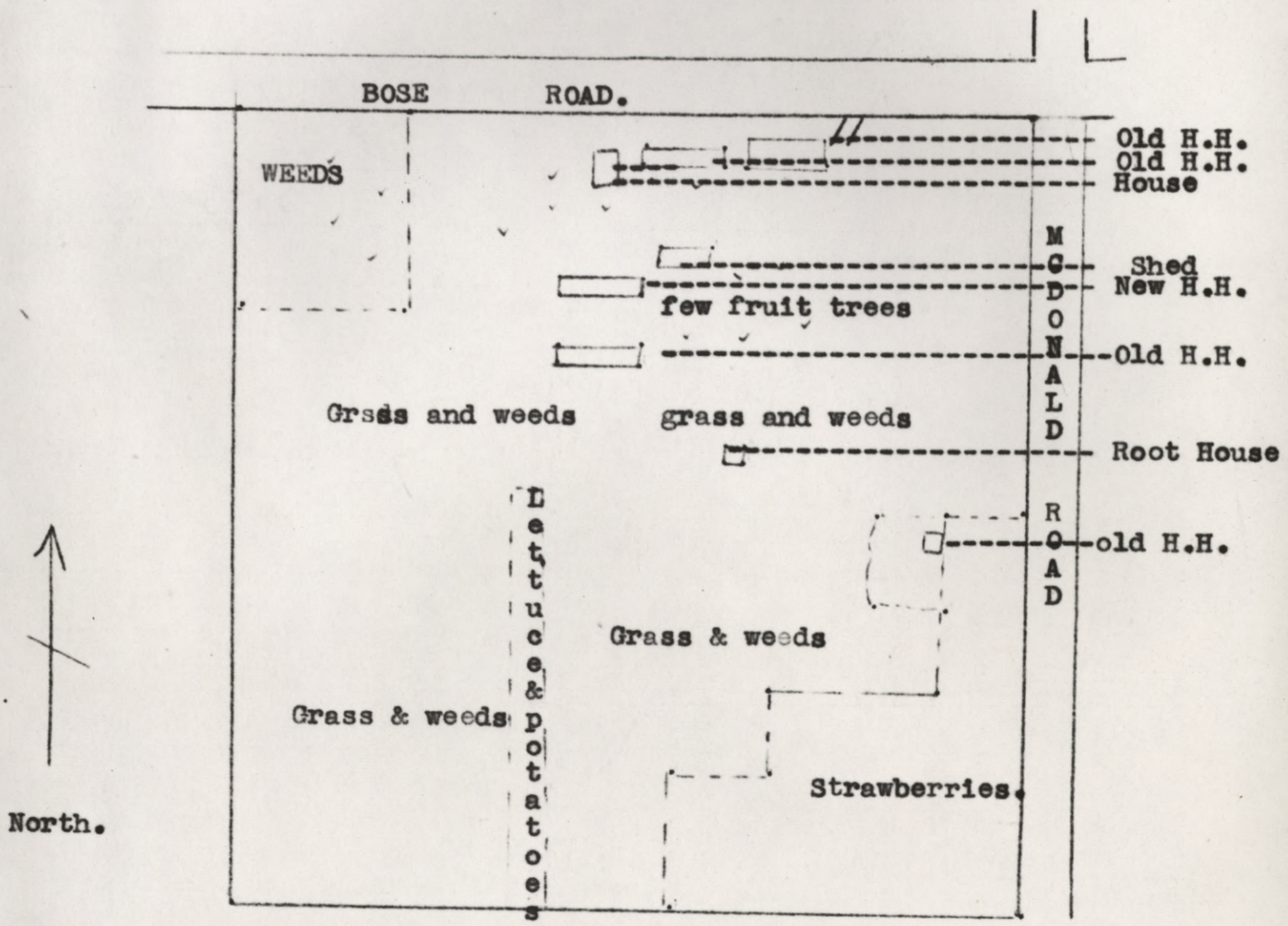
	Present Value
There are twenty five apple and ten pear trees, with little or no fruit on them this season, & they do not appear to have been pruned or otherwise look after for a long time.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Uzob Kusogi. Lots 9- & 12- N½ N.E. Sec.9. Tp. 2. Surrey.

2. Chains to 1 inch.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 7th July 1942.

"I.T. BARNET"

District Superintendent.

KOSUGI, Uzo
(Claimant's Name)

PERSONAL CHATTELS

12657
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
2 Electric Brooders	1938 & 1939	New	120.00	Good	70.00
1 Kitchen Range (wood)	1937	Used	65.00	Good	25.00
2000 ft. lumber (mixed)	1941	New	50.00		50.00
1 Dodge truck 1940	Dec. 1941	Used	875.00	Good	825.00

See attached list -- same as given to Custodian on evacuation.

Description of Storage of Goods: Smaller items boxed. Goods left in house and buildings on farm.

EXHIBIT No. 1069 - 3
DATE 20 May 1948
FILED BY
R a B est.

General Statement as to Chattels not Described above:

Additional Comments, if any: Dodge truck was used for some time by Government officials in Hastings Park as a

Uzo Kosugi

Signature

File No. 3845 October 16, 1942

Name: Uzo KOSUGI

Reg. No: 12657

Address: 1668 Bose Rd., R. R. 4 Sullivan, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house upstairs

3 glass bowls and carton .50
3 beds complete (1 brass) 15.00
1 writing desk, homemade 3.00
1 old cupboard (shoes) 2.00
1 trunk (some clothes) 3.00
1 kitchen chair 1.00
1 homemade wardrobe small quantity books 5.00

In house downstairs

4 kitchen chairs 4.00
2 benches 1.00
1 davenport 15.00
1 gram. cab. and 19 records 5.00
2 homemade tables 1.50
1 heater 2.00
1 table 1.00
1 cupboard 2.50
1 wall cab. 4.00
1 book shelf 1.00
1 kitchen table homemade 2.00
2 sad irons .50
2 kitchen cab. 3.00
3 ironing boards 2.50
1 medicine chest .75
1 range 25.00
few dishes and utensils
quantity school books etc.
2 egg scales 4.00
1 wicker basket 1.00
1 large funnel .50
1 picture frame .50
3 small stools 1.00
2 gas lanterns 8.50
1 hand saw .50
1 small basket
7 egg crater comp. 2.50
1 book rack .50
2 school cases .50
3 prs. gum boots 2.00
8 qut. sealers 3.00
2 pails 1.50
1 oil lamp .50
30 sake bottles .60
1 rain cape 1.00
7 shallow boxes 1.00

Woodshed and Bathhouse

2 sledge hammers 1.50
5 cross cut saws 7.50
1 wash tub 1.50
1 wet mop .25
2 old scythe blades .75

Feed House

19 old Jap. tubs 7.00

Old Root House

16 old Jap. tubs 6.00

New Chicken House

3 tables (1 dropleaf) 3.00

Old Chicken House by House

1 old horse cultivator 10.00
1 homemade cult. 2.00
1 dog kennel 2.00
1 old chair .50

Store shed

1 D B axe 1.00
4 cult. attachments 1.50
part bundle shingles
1 grub fork .75
1 old shovel .75
1 grub ho e 1.00
1 galv. creoline jug .50
1 mattock head .50
1 oil lantern .75
1 metal feed trough .75
1 hook .50
1 iron pot 2.00
small quant. chains

In barn

2000 ft. lumber 60.00
25 window panes 2.50
1 mail box 1.50
1 step ladder 2.50
2 straw suit cases .50
1 scythe handle .50
1 wheel barrow 2.00
1 manure fork .75
1 2" by 8' galv. pipe .50
1 carton books 4.00
1 50 gl. galv. tank 25.00
2 DB axes 1.50
2 grass clippers (small) 1.50
28 berry trays 4.20
2 old mattresses 5.00
1 oil lantern 1.00

File No: 3845

Name: Uzo KOSUGI, #12657

Inventory of chattels continued

1 wedge	.50	2 metal chick fountains	2.00
1 large sealed box	3.00	2 beds complete	16.00
1 glass cabinet	5.00	1 metal folding lounge	6.00
1 wardrobe	2.00	1 baby swan rocker	1.50
1 ice box	8.00	1 carton & sealed	4.00
1 chiffonier	5.00	4 screens 4' x 14'	5.00
1 buffet and mirror	16.00	14 kitchen chairs	15.00
1 basket shingles	1.00	2 tables (homemade)	3.00
1 pick	1.50	1 copper wash boiler	2.00
1 peavey	1.50	17 wooden feed troughs	8.50
1 pair large grass clippers	2.50	6 dining chairs	9.00
1 crow bar	.50	1 high chair	2.00
1 mattock	1.50	2 watering cans	.50
1 ten gal. crock	2.50	2 wash tubs	3.00
1 potato digger	.80	2 galv. oil cans (chicken)	2.00
200 lbs. sulphur	10.00	4 galv. water troughs	2.00
1 hydraulic ram	10.00	1 plant table	3.00
1 model aeroplane	1.00	1 clothes dryer	1.90
2 metal feed troughs	3.00	1 dry mop	1.90
2 electric brooders	75.00	6 table leaves	1.00
1 cover	2.00	1 car jack	4.00
120 lbs. lime	2.00	1 100 lbs. bean scale	2.00
10 lettuce crates	1.00	1 tack sprayer	5.00
6 cultivator attachments	2.00	1 bucket sprayer	8.90
1 cutter blade	.50	1 bundle shingles	1.50
2 window blinds	.50	30 ft. 1" hose	4.00
3 pr. curtain rods	.50	1 Daisy Bee Bee gun	3.00
1 homemade table	1.50	2 lawn mower wheels	2.00
8 1 gal. chick fountains	8.00	1 wheel barrow wheel	1.00
2 ½ gal. chick fountains	1.50	1 large laundry iron	2.00

GRAND TOTAL..... .....$585.00

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

SIGNED: ....Uzo..Kosugi..... DATE: ..Oct..22,.1942.....

Please sign and return one copy to the Custodian.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3845 EXHIBIT No.

NAME KOSUGI, Uzo REG. No. 12657

DATE
DECLARATION Apr. 15/42.
EVACUATION Sept. 19/42

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM

SALES
AUCTION | TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

Kitchenware
Furniture
Farm Implements
Berry Crates
Jam Crates

Reported Sept. 18/42
Left at 1668 Bose Rd.
R.R.#4.Sullivan, B.C.

In House:
1 Couch
3 Beds
1 Trunk
2 Stoves
3 Tables
6 Chairs
1 Desk Table
1 Cupboard
1 Bureau

In Barn:
2 Double Beds (complete)
1 Cot
1 Baby Bed
2 Hoes
Lumber
2 Potatoe Hoes (drag hoes)
2 Electric Brooders
Poultry Implements
14 Chairs
1 Ice Box
1 Clothes Closet
1 Bureau
2 Kitchen Cupboards
1 Buffet
1 Sprayer
1 Wheelbarrow
2 Poultry Water Heaters
1 2½ Gal. watering can
8 - 1 gal. poultry fountains.
1 - 10-ft. galvanized 2" pipe
1 Box books
1 10 gal. crock
1 round table
Strawberry Trays.

Keys to the house, barn and chicken house have been brought to the Custodian.

1 -1940 Dodge truck
(at Hastings Park)

Furniture, fixtures etc.	585.00	107. 50		
Dodge Truck	825.00		650.00	
LOSS	1410.00			
Received	751.70			
TOTAL LOSS	658.30			
TOTAL AMOUNT RECEIVED FROM CUSTODIAN			107.50	
			757.50	
Corrected Recap:				
Claim	1410.00			
Received	757.50			
TOTAL LOSS	652.50			

EXHIBIT No. 1069-4
DATE 20 may 1948
FILED BY J.W.J. Hunter

ILE No. 3845 EXHIBIT No. CASE No.

EG. No. 12657 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
107. 50								Uzo KOSUGI declared chattels left in his house at 1668 Bose Road in his JP Form. He sent a more detailed list to this office on Sept. 18/42. Both of these declarations are listed in the extreme left hand column.
	650.00							
								On File is the auction sheet of Feb. 9/44. covering the sale of household goods that were removed from 1668 Bose Rd. by the Custodian.
ODIAN	107.50							
	757.50							
								On Dec. 17/45 Uzo KASUGI asked for shipment of Japanese books left at R.R.#4, Sullivan, B.C. These books had been left in a shed and were mildewed and torn - these books were destroyed.
								Truck 94: - a 1939 Dodge, 1 ton, Serial No. 8921080, Engine No. T72C1183, License No. 1942 CX 725. On April 2, and 16, 1942 Uzo KOSUGI asked for the release of his truck so that he might take it with him on his evacuation.
								On May 2, 1942, this office notified him that it was not possible for him to take his truck with him to Alberta.
								On May 6, 1942, Aza KOSUGI (son of Uzo KOSUGI) asked that this truck be sold.
								May 15, 1942 this truck was valued by McDermott Motors at $700.00 - copy of appraisal on file. May 17/42 T.94 was valued by the B.C.Security Commission appraisers to be worth $650.00. Truck No. 94 was sold to the B.C. Security Commission in August 1942 for $650.00.

B MacAskill

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Seizure No. T 94

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19 .

RE: KOSUGI Ozo 1668 Bose Rd, New Westminster, B. C.

EXHIBIT No 1069 – 5
DATE 20 May 1948.
FILLED BY
J.W.G. Hunter.

On March 10th 1942, I H.F.Price RCMP

Came into possession of the following goods by:

LICENSE NO. (42) CX 725
MAKE & MODEL 39 Dodge Truck
SERIAL NO. 8921080
ENGINE NO. T72C1183
SPEEDOMETER READING 37697
CONDITION

TIRE NUMBERS 5

appears good

EXTRA EQUIPMENT

NONE

DESCRIPTION & CONDITION VERIFIED

"A. Kosugi" #09488 delivered by
Signature of Owner Aza KOSUGI
Japanese Registration No.

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

March 10/42

"S.F. Cruise"

DATE:

"H.F.Price"
Signature of member submitting report

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

July 19th 1948

C.M. M. Sgt.

1069 - 6
EXHIBIT No.
DATE
FILED BY

20 May 1948

Mc Dermott Motors Truck Appraisal

J.W.G.Hunter

USED CAR APPRAISAL RECORD

NAME T 94
ADDRESS Good Condition

Paint	✓	
Tires 750 x 16 Good		
Body & Fenders	✓	
Glass	✓	
Top	✓	
Nickelling	✓	
Radiator	✓	
Running Boards	✓	
Mats & Kick Pads	✓	
Upholstery	✓	
Hardware	✓	
Motor Expense	✓	
Transmission	✓	
Rear Axle	✓	
Universal Joints	✓	
Clutch	✓	
Steering	✓	
Brakes	✓	
Tighten Up	✓	
Muffler	✓	
Sundries 1 Bat	$12.50	
Wash & Clean Motor	~~$2.50~~	
Clean Interior	~~$2.00~~	
Oil & Grease, Change	~~$4.50~~	
Oil & Check Over		
Total	$12.50	

Make
Dodge
3/4- 1 Ton

Body Style
Platform
T.D.21

Year
39

License
C X 725
42

Serial
8921080

Mileage
37697

Remarks

Mod. interested in

Salesman

Date

Appraised by "N.Grone"

For immediate acceptance only

Selling price $700.00

Less repairs _____

$ _____

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

July 19th 1948

C.M. Dodd