

2759

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: KOGA Shiro
 HOME ADDRESS: 194-10th Ave., Haney, B. C.
 REGISTRATION NUMBER 13849 SEX: M AGE: 57
 OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Mon

ADDRESS OF WIFE OR HUSBAND: 194-10th Ave., Haney, B. C.

NAMES OF ANY LIVING CHILDREN: ~~Kayakaxxx~~ Bill(M)

ADDRESS OF CHILDREN: 194-10th Ave., Haney, B. C.

AGE OF CHILDREN: ~~14~~ 14.yrs.

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

1. LOCATION AND DESCRIPTION: Lots 43 & 44 of the West Half of Sec. 20,
Township 12, Map 1161, in the District of New Westminster, B. C.
(194-10th Ave., Haney, B. C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storeyed 6 roomed wooden frame
building with basement. Barn. Garage. Back-house.

3. INSURANCE (Give particulars; state where policies are) \$1500.00 North West Fire
Insurance Co. Pol.#193946. Prem. 25.50 paid up. (Dwelling & Furniture)
(May 13, 1943.)

4. TAXES (Amount and where payable) \$33.85 paid Aug. 1941. at Munc. Maple Ridge
B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
None

6. OCCUPANCY AND LEASES (If vacant so state) Family of 5--KOGA family

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession,
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN: Strawberries, raspberries, Asparagus,
fruit trees,

STATEMENT OF REAL PROPERTY OCCUPIED

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)

6. 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.

194-10th Ave., Haney, B. C. - furnishings and equipment for dwelling and
farm. See list attached.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

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

None

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

Two \$50.00 Victory Bonds
 \$15.00 War Savings Certificates } In owner's possession.
 \$200.00 Maple Ridge Co-operative Produce Exchange.

8. BANK ACCOUNTS: Bank of Montreal, Hanesy, B.C. \$186.19 Acc. #5659

9. LIFE INSURANCE: Western Mutual Benefit Assn. Vanc. B.C. \$1000.00

Policy # 3880/
 5051 Beneficiary-wife-Mon Koga. Policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: Household goods as listed will
 be packed in house 194 - 10th Ave ✓
 Key given to custodian. Farm implement
 left in barn

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

Dated this 8th day of April 1942.

W. McMillan
 Witness

(Signature)

S. Koga

FOR DEPARTMENTAL USE

KOOG Shire

Reg. #13842

April 8, 1942

194-10th Ave., Naney, B. C.

Personal Property Owned at 194-10th Ave., Naney, B. C.

Parlor - Piano, Singer Electric Sewing Machine, Gramophone,
Heater Stove, 2 davenports, 2 tables, 3 chairs.

Kitchen- Cabinet C/O dishes, 1 doz. bowls, 1 doz. pans, 1 table.

Bedroom - 3 beds (spring mattress) 1 bureau, 1 bed, desk,
1 cabinet (1 box dishes)

Upstairs - Front room: 2 garden hoses and nozzle, 2 boxes Carpenters
tools, 50 lbs wire, 2 beds, scale.
Rear room: 3 beds.

BARN Plough, Harrow, 1 brooder stove, 3 cultivators, 2 hay forks,
3 rakes, 2 shovels, 8 hoes, 4 #8 blocks, 2 chains, 1 cable, 50'
1 cable 70', 3 bucksaws, 2 chokers, 3 mattocks, 1 sledge hammer
scythes-2 blades.

Basement - 10 Rhubarb box, 12 asparagus box, plate glass.

INFORMATION FROM R.C.M.P.

1/5/43

Date November 16, 1942

Full Name KOGA, Shiro
(Surname in Block Letters)

Registration No. 13849 Male - Female
(check) Age Feb. 7, 1885

Former Address 194 10th Avenue, Haney, B. C.

Date Evacuated April 11, 1942 Naturalized - Canadian-Born - National
(check)

Present Address c/o N. Simonsen, Sanford, Manitoba

Married - Single
(check)

Name of Wife Mon #13848 - 2547

Name of Husband _____

Name of Mother AKASHI, Shimo (dec'd) Name of Father KOGA, Kumakichi (Dec'd)

Names of Children under 16 Terushi (M) 17/10/28

Our File No. 2759 Registered with Custodian yes
(yes or no)

Requested By P. Hunter

Additional Information Farmer. (Fruit and Vegetable) Owner of 20 acres

1 House 1/2 ton truck

13849

KOGA, Shiro

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COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	210048	\$1,500.	May	13	1946	194-10th Ave. N. Haney, BC Subd. 43, W. 36c. 20, Twp. 12, Mun. of Maple Ridge

October 22nd,,1945.

The above Japanese declared \$1500.00 Insurance covering the dwelling and furniture. The expiry date of this policy was May 13, 1943 and at that time it was renewed by this office.

Insurance of \$1000.00 covering the buildings was transferred to the Veterans' Land Act and the premium on the renewal was refunded.

Insurance of \$500.00 on the chattels was coverage in the renewal policy and the premium of \$8.00 was charged to the account. This policy was cancelled October 23, 1945 and refund of unexpired premium, namely \$0.80, was credited to the account.

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

Dated: October 22, 1945
WEA:EH

[Signature]

REAL PROPERTY SUMMARY

File No. 2759

V.L.A. B.C. 62-P

JAPANESE NAME: Shiro KOGA - - Reg. No. 13849

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

PROPERTY ADDRESS: 194 10th Ave., Haney, B. C.

LEGAL DESCRIPTION: Lots 43 and 44 of the West Half of Section 20, Township 12, Map 1161, Municipality of Maple Ridge, in the District of New Westminster.

TITLE: Registered in the name of Shiro KOGA.

ENCUMBRANCE: Vested in the Custodian, 20th August, 1942, filing No. 24508.

ASSESSED VALUE: 8.52 acres. Improved land, \$600.00, Buildings \$700.00, total \$1300.00, Taxes 1942, \$30.00.

CLASSIFICATION: Berry and vegetable farm and dwelling. Agent of Custodian reported May 28th, 1942, the farm has an area of 8.52 acres, with 4 acres of strawberries, 1 acre raspberries, 1 acre asparagus and some seedling fruit trees. There is a 1½ storey frame house, 20 x 36, with 4 rooms. Also a barn, garage and well. Chattels left on the property, to be stored elsewhere.

HISTORY OF ADMINISTRATION: 1. By Custodian, subject to lease.
2. Property had been leased by the owner prior to evacuation to J.C. Buchanan at a rental of \$10.00 per month during validity of lease. Rental from May 16, 1942 to June 30, 1943, \$135.00 paid to Custodian. There is no copy of this lease of file.

SOLD: To The Director, The Veterans' Land Act for \$1489.00 as at January 1st, 1943.
Approval of Advisory Committee, 1st June 1943.

In view of rents collected by the Custodian up to June 30, 1943, an adjusting credit of \$65.00 was allowed to The Director, The Veterans' Land Act.

FUNDS: Released to the credit of Shiro KOGA, 9th May, 1944.
Net amount after payment of legal fees of \$15.00, Certificate of Encumbrance \$1.00, Registration Fee \$11.20, \$1461.80.
C. OF T: No. 169440-E conveyed to purchaser by deed, March 14th, 1944.

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

DATED October 17th, 1945.

Jack Macpherson

LIABILITY SUMMARY

File No. 2759

22nd October, 1945.

Re: KOGA, Shiro - Reg.No. 13849

The above Japanese declared no liabilities.

The Singer Sewing Machine Company filed a claim for \$55.00 however after referring it to the above Japanese who denied it, it was found to be the account of S. KOGA, File #2101.

No other liabilities are referred to on this file.

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

Dated: October 22, 1945.
WEA:EH

W. Anderson

PERSONAL PROPERTY SUMMARY

File No. 2759

22nd October, 1945.

Re: KOGA, Shiro - Reg.No.13849

CHATELS: See attached Supplementary Summary.

SPECIFIED ARTICLES: See attached Supplementary Summary

ACCOUNTS RECEIVABLE: The above Japanese did not declare any money owing to him, however his credit balance at the Maple Ridge Co-operative for \$1.25 was sent to the office to his credit March 11, 1943.

BONDS & INVESTMENTS: The above Japanese declared the following to be in his possession: \$50.00 Victory Bond and \$15.00 War Savings Certificates. These were not brought under control by the Custodian

He declares a \$200.00 share interest in the Maple Ridge Co-operative Produce Exchange and this was confirmed in their Financial Statement of August 31, 1942. This Co-operative is being liquidated by P. S. Ross & Company and upon liquidation his proportion of liquidated proceeds will be credited to him.

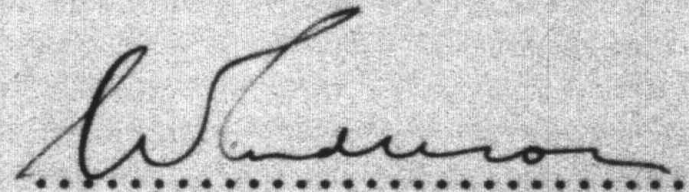
BANK ACCOUNT: The above Japanese declared a bank account of \$186.19 at Haney, B.C. This was not brought under control by the Custodian.

LIFE INSURANCE: Shiro KOGA declares that he is the holder of a Western Mutual Benefit Association \$1000.00 Insurance Policy. This policy was not brought under control by or administered in any way by the Custodian.

This file reveals no other Personal Property Interest.

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

Dated: October 22, 1945
WEA:EH


.....

MEMORANDUM

To: File 2759

March 21, 1944.

From: Specified Articles Department

Re: KOGA, Shiro - Reg. 13849

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1934 Ford Lt. Del. No. T51 License No. (42) C 370	\$155.00

Sold to: Campbell Motors Ltd.

Date: September 9, 1942.

Selling Price: \$145.00

Starker

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U. S. 100-2550 Rev. 2-41

USED CAR APPRAISAL RECORD

NAME

T. S.

ADDRESS

Paint	\$ 10.00	Make	Ford
Tires 3 good & fair 1 small	\$ 12.00	Body Style	Panel
Body & Fenders	\$ 12.00	Year	34
Glass	\$ 1.00	License	66370
Top	\$ 1.00	Serial	81814-
Nickelling	\$ 1.00		885
Radiator	\$ 1.00	Mileage	31383
Running Boards	\$ 1.00	Remarks	
Mats & Kick Pads	\$ 4.00		
Upholstery	\$ 8.00		
Hardware	\$ 6.00		
Motor Expense	\$ 5.00		
Transmission	\$ 1.00		
Rear Axle	\$ 1.00		
Universal Joints	\$ 1.00		
Clutch	\$ 1.00		
Steering	\$ 2.00		
Brakes	\$ 14.00		
Tighten Up	\$ 12.00		
Muffler	\$ 1.00		
Sundries	\$ 10.00		
Wash & Clean Motor	\$ 2.00		
Clean Interior	\$ 2.00		
Oil & Grease, Change	\$ 1.00		
Oil & Check Over	\$ 2.00		
Total	\$ 37.00		

Mod. interested in

Selling price

\$ 155.00

Salesman

✓

Less Repairs

\$

Date

Appraised by

H. J. Jones

Allowance

\$

For immediate acceptance only.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

 Detachment
 Seizure No. **2759**
 FOR USE WHEN APPLICABLE

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

 Detachment
 Sub-Division
 Division
 Date

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RE: Shire KOGA Tenth Ave Hanay B.C.
 On Mar 9 1942, 1 Goodfellow K R. MEMBER'S NAME
 Came into possession of the following goods by:-

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

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		(42) 00370 Ford (34) Truck 6108888 31303 Fair N11 Dent left Rear Fender

 J. Awan.
 Mar 9/42

 H. E. Goodfellow
 SIGNATURE OF MEMBER SUBMITTING REPORT

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REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 2759

MUNICIPALITY: Maple Ridge.

Date: May 28th. 1942.

NAME: KOGA. Shire,

REGISTRATION NO. 13849.

ADDRESS: 194. 10th. Ave. Haney, B.C.

PROPERTY:

ACREAGE: 8.52

KIND OF CROPS: Strawberries. Raspberries. Asparagus. Fruit Trees
(Seedlings)

APPROXIMATE ACREAGE OF EACH: 4. 1. 1.

HOUSE: VACANT: OCCUPIED Yes. Lessee.

DESCRIPTION 1½ Story wooden frame house ROOF: Shingle.

SIZE: 20 x 36. NO. OF ROOMS 4.

CONDITION: Good.

OTHER BUILDINGS: Barn. Garage.

NAME OF LESSEE OR RENTOR: J. C. Buchanan. from KOGA.

TERMS: \$10.00 per month, payable on the 16th. day of each month as long
agreement is valid.

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: Please find storage space for chattels left by KOGA, as Buchanan
needs the space very badly. I.C.B.

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house down stairs.

Heintzman Piano & Stool. (Upright)
Heater.
Gramophone & Records.
2 Japanese musical instruments
Kitchen range.
Roll top desk.

Up stairs. (attic)
3 Beds complete.
Cross cut saw.
Hand spray pump.
Carton of dishes.
Fibre wardrobe. (knock down)
Small platform scale.

In the Barn.
2 Hand cultivators.
Walking plow.
Harrow.

Signed:

I. C. Bardwell.

BC-62-P.
BC-2051-B.

BC/62-P
BC/2051-B

Page 1

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

Farm Appraisal Report

File No. JL-175

Land Description Lots 43 & 44 of W $\frac{1}{2}$ of Sec.20, Tp.12, Map 1161.

Containing 8.52 Acres

Owner's Name KOGA, Shiro Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1 $\frac{1}{2}$ miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) Haney-all denominations Distance 1 $\frac{1}{2}$ "

Nearest School Haney, B.C. Distance 1 $\frac{1}{2}$ "

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

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

Has direct access to 10th Avenue - gravel, good.

Is this district a good one? Yes, reasonably good.

Employment opportunity Two sawmills, brickyard and peat plant.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: Nil Value \$

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

Electricity - power available - lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 36	Frame	1 $\frac{1}{2}$ st.	Shgl.	20	Wood on conc.	Fair	800.00
Lean-to	24 x 12	"	7 to 10	"	20	Wood	"	
BARN Add'n.	12 x 36	Pole, shke.	14'	Shke.	20	"	"	100.00
Shed	18 x 24	Lbr. & "	14-20'	"	20	"	"	
BARN Add'n.	12 x 36	Pole, "	14'	"	20	"	"	
	X							
GRANARY	X	Two small sheds of no value.						
	X							
	X							
	X							
	X							

Total present day value \$ 900.00

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? Main dwelling fair type; Lean-to shack-like.

Describe the basement and chimneys: Basement, concrete floor, concrete walls 2', wood 3' 1 chimney on bracket. Brick.-1 Brick bracket.

No. rooms downstairs? 5 Upstairs? 2 How finished Downstairs, wood finished; Upstairs not finished.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 250 yards.

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

Cultivated Land

BC/62-P
BC/2051-B

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.52	Level	Sandy loam 12" to 20"	Sand & gravel	Mixed small fruits. Sod & fruit trees.	90.	766.80
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, 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 \$ 766.80

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 \$ 1516.80

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

Leasee, Mr. Buchanan, very recently moved on property. Only portion of small fruit crop cultivated. Portion of property in fruit trees and sod. Land not in good state of cultivation.

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

Small mixed fruits and poultry.

Noxious weeds:

No serious weed situation.

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

1942 Taxes - Lot 43 - \$13.26 - Dist. of Maple Ridge.
Lot 44 - \$23.91

Date: May 27th, 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 26 day of May 19 42.

Inspector's Signature

"H.L. SINCLAIR"

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

JL-175 - S. KOGA

Farm Appraisal Report

Remarks: This is a fair holding suitable for small fruits and poultry, but the land has not been worked to the best advantage for some time. On the area in small fruits, the crops are only in fair condition due to lack of attention and immediate cultivation is required. A considerable portion of the arable land is in sod and fruit trees. The trees which are mainly prunes, have not been pruned for several years.

Mr. J. Buchanan has leased the property and has taken residence. The lease is dated 16th April 1942 and calls for payment of \$10.00 per month payable to Government Custodian, at Vancouver.

EXHIBIT No.

DATE

With 970-3

FILED BY

(FOR ORCHARD LANDS ONLY)

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

Land has very slight decline to North and West.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Strawberries - 2.72 aces., fair-require cultivation.

Raspberries - 1.17 "

Fallow - 1.09 "

Sod - trees - 3.54 "

Building site. Of this acreage slightly less than 1/2 an acre is low lying and requires drainage prior to cultivation.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

LOTS 43+44 of NX of Sect 20 Tr 12 MAP 1161

8.52 Hg.

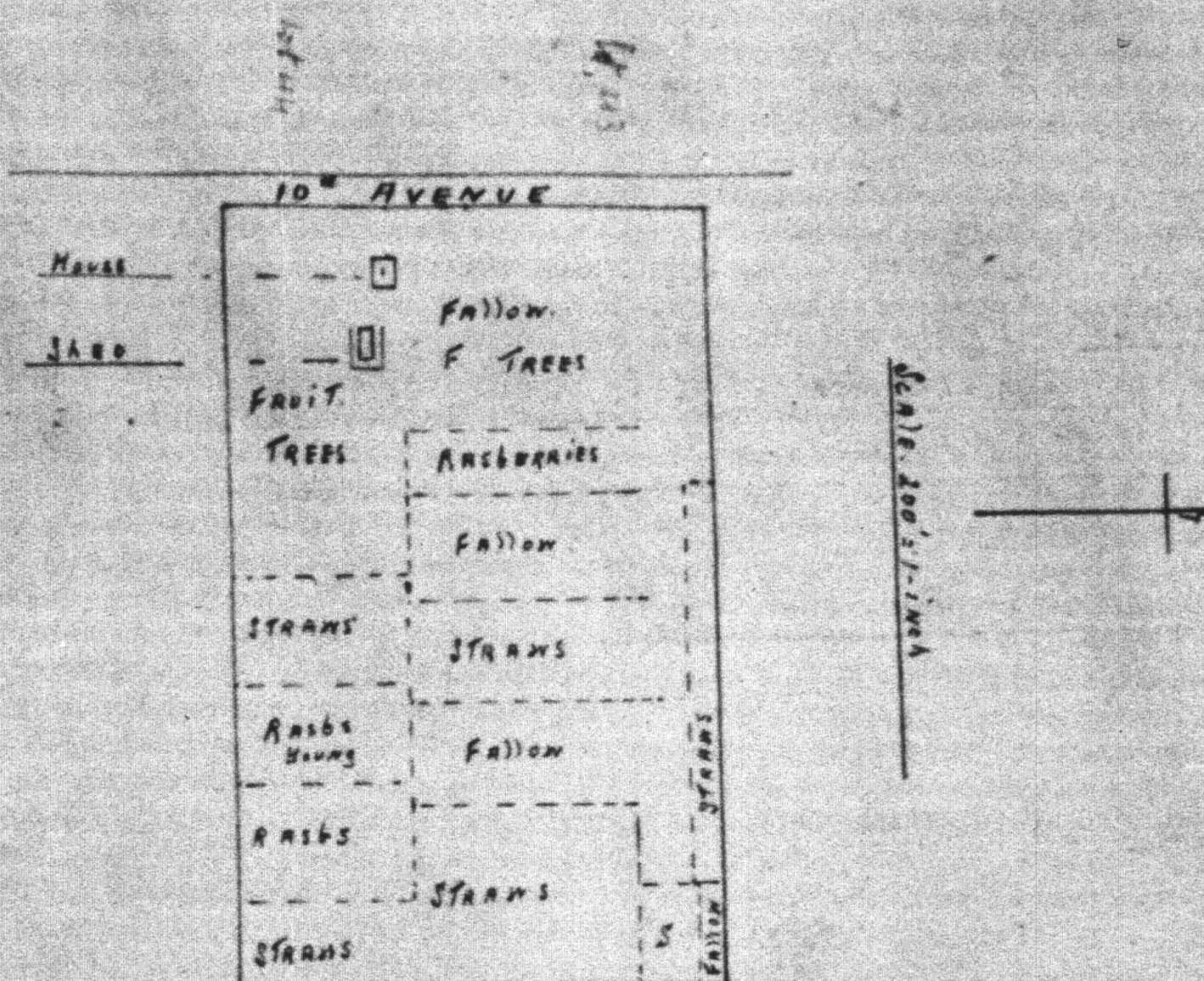
Shiro - Koga

47-1087-104

121

林 德 興

With 910-3



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

value is \$ 1500.00

Date **1st June 1942**

"I.T. BARNET"

District Superintendent.

2759

October 31, 1942

Mr. Shiro KOGA,
Registration No. 13849,
c/o N. Simonsen,
Sanford, Manitoba.

Dear Sir:

Mr. John C. Buchanan has applied to
lease your property at 194 - 10th Avenue, Maple
Ridge, B.C., and has asked for the use of certain
chattels left on the property for the year ending
December 31, 1943.

Enclosed you will find a list in dupli-
cate representing the chattels to be included in
the lease. If you are agreeable that these be in-
cluded in the lease, kindly sign and return one
copy to this office as soon as possible.

Yours truly,

R.D. Richardson,
Farm Department.

GLA:FC
Enclosure.



File No: 2759

October 31, 1942

Name: Mr. Shiro KOGA

Reg. No: 13849

Inventory of Chattels Remaining at 194 - 10th

Avenue, Maple Ridge, B.C.

- | | |
|---|-----------------------|
| 1 Upright Heintzman Piano with Stool | |
| 1 Victor Phonograph & records(not used) | |
| 1 Hester)Universal Churn) | L Plow |
| 1 5 Prong Horse Cultivator | 1 Section drag Harrow |

This gives my consent to have these chattels included in the lease
as applied for.

Confirmed:

Date: _____ Signed: _____

Please sign and return one copy to the Custodian.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
Nov 19 1942

910 - 5

EXHIBIT No. _____
DATE Sept. 15/48
FILED BY Claimant

November 15th, 1942
c/o N. Simonsen,
Sanford, Man.

Department of the Secretary of State,
Office of the Custodian, (Farm Dept.),
Vancouver, B. C.

Dear Sirs:

I acknowledge receipt of your letter dated November 3rd containing inventory of chattels found on my property at 194 - 10th Ave., Haney, B. C.

After careful inspection of said inventory I find some articles of value missing. These articles I have listed below:

(Around Barn)	(Upstairs)
4 10" Snatch Block	1" Rubber Hose 50' including nozzle
200' 1" Cable	2 Box carpenter tools
100' 3" Cable	including
16' 1" Logging Chain	1 18" Stilson Pipe Wrench
10' 1" Chain	1 10" " Pipe Wrench
2 2" Chockers 12'	1 set Socket Wrench
1 Cross Cut Saw Handle	1 Car Screw Jack
2 Double blade mattock	1 Goose neck Crow Bar
1 12# 4' bar	1 Baby Chair
1 pick	1 Shoe Last
1 square shovel	1 Set Fishing Rod (Bamboo)
2 manure fork (Short & Long Handle)	

Will you please make another careful check-up for the above chattels. If however after another inspection you find these articles to be missing it is my earnest desire that you enquire Mr. J. Buchanan. When I evacuated I left everything to him and see no reason why it shouldn't be there now.

Upon your reply to this letter I will be very glad to sign the said inventory and return it to you.

I have written several times to J. Buchanan about this year's crop and also the condition of my farm. At the present time. To these enquiries I have had no answer. I will be most grateful if you will take this responsibility of informing me of the above enquiries. Any information regarding my farm will be most appreciated.

Regarding your letter of October 31, 1942, I have this to say: Since all my property and chattels has been left with the Custodian I see no reason why you shouldn't lease or lend any of my chattels to whom every you choose. When we're in Manitoba we cannot be informed of all problems regarding my farm and therefore cannot give you a very reasonable answer. In giving you this liberty I expect full responsibility of all articles leased this by the Custodian.

Thanking you, I am,

Yours truly,
"S. Koga."
S.K.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Dec. 11/48. E. McLaughlin

EVACUATION SECTION

Rec'd DEC 22 1942

File No. 2759

Ans. 9-1-43

Referred

To The *Post Office*
 Dear *Mr. Anderson*

Regarding the
 list of things you wanted
 an account of there are 3
 10 Snatch Blocks, 16, $\frac{3}{8}$ " Logging
 chain, 2 $\frac{1}{2}$ " Chokers 12'. 1 Cross cut
 saw handle, 1 Double blade mattock,
 1 pick, 1 square shovel, 1 manure
 fork,
 upstairs.

1, 18" Stillson pipe wrench,
 1, 10" " "
 1 set locker wrench
 1 Broken car screw jack
 1 Gauge-neck crow bar
 1 Baby chair
 1 Rubber lat.

The cable is all here as far
 as I know but I haven't
 measured it to see if its the

exact length he states
This is for the S. Flaga
property

Yours truly
John Buchanan

2759

November 2nd, 1942.

Mr. Shiro Koga,
Reg. No. 13849,
C/o N. Simonsen,
Sanford, Man.

Dear Sir:

Please find attached in duplicate a list of chattels our field men report to have found on your property located at 194-10th Ave., Haney, B. C.

We would ask that you kindly acknowledge this list as being correct by signing one copy and returning it to this office. The other you may retain for your own reference.

If you wish to have these goods covered by insurance, we shall be glad to let you know as to the cost of coverage.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

2759

November 25th, 1942.

Mr. J. Buchanan,
Haney, B. C.

Dear Sir:

Re: Shiro KOGA

We have recently received a letter from the above Japanese in connection with his chattels and equipment left on his property, prior to his evacuation. He states that the list of articles we forwarded to him for his acknowledgement omitted the following items:

<u>Around Barn</u>	<u>Upstairs</u>
① 4 - 10" Snatch block -	3" Rubber hose 50'
200' 3/8" Cable } on shed not measured	including nozzle }
100' 1/2" Cable	2 Boxes carpenter tools ?
16' 1/2" Logging chain -	Including-
10' 1/2" chain -	1 18" Stilson pipe wrench ✓
2 1/2" Chockers 12' ✓	1 10" " " " ✓
1 Cross cut saw handle ✓	1 Set socket wrench ✓
① 2 Double blade mattock	1 Car screw jack (Broken)
1 12# 4' bar -	1 Goose neck crow bar ✓
1 Pick ✓	1 Baby chair ✓
1 Square shovel ✓	1 Shoe last ✓
① 2 Manure forks	1 Set fishing rod(bamboo)

We would very much appreciate your being kind enough to verify whether these articles may be found, and oblige.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

File #2757
name
right

INVENTORY OF CHATTELS BELONGING

TO

KOGA, Shiro

13849

Which have been left in the care of Mr. John G. Buchanan
194 10th, Ave. Haney B.C.

In House Upstairs

- 2 Bed complete
- 2 Hm.Md. beds(1 without spring)
- ##### 1 Asparagus knife mounted
- 2 Lamps (oil)
- 9 Sealers qts.
- 1 1/2 Straw suitcases of rags
- 1 Correpodant piano course
- 1 School bag
- 1 Wicker rocking chair
- 2 Upholsterd chairs(poor 1 broken)
- 1 Sattes
- 10 Picture frames
- 1 Set opium scales
- 1 Box cont. 3 rapped parcels
- 2 Box dishes
- 1 Rice tub brass bound
- 1 Box cont. 12 qt.sealers
- 1 Crtn.c cont. quantity disheswooden tray sml. frying pan, large platter, (crock bowl
- 1 Basket cont. frying pan, 2 cooky tins, 1 basket, 2 wooden trays, al. pot
- 1 Crtn photographs (1 crtn. dishes, wkr.dish
- 1 Jap suit cases cont. 1 gal. candy jar, 2 qts. 1 pt. sealers, pan,
- 2 wooden trays, sml. quan. magazines
- 1 Crtn. dishes
- 2 Spools twine
- 1 Crtn. Xmas decorations
- Sml. quan. tea paper
- 1 Thermos bottle
- Large quan. magazines
- 1 Rocking c hair
- 3 Boxes Jap dolls
- Sml. quan. school books (loose)

Main Floor

- | | |
|--|-----------------------------|
| 1 Jug thermos be ttle | 1 Brooder stove |
| 1 Office desk cont. sml. quan. school books & pers. papers | 2 Chairs |
| 1 Basket dishes | 2 Boxes. saki bottles |
| 1 Electric table lamp (Broken) | 1 Cabinet wood box |
| 1 Class room globe | 1 Hm.Md. head stead |
| 1 Bamboo plant stand | 2 Benches (Hm. Md.) |
| 1 Range | 1 Large table (Hm.Md.) |
| 1 Frying pan | 30 Lbs. Berry wire |
| 1 Hm. Md. bench | 1 Saw vice, 1 Old Fiber mat |
| 1 Large table Hm. Md. | 4 Jap planes |
| 1 Dish pan | 3 Trowls |
| 1 Hm.Md. food shelf | 1 D.B.Axe head |
| 1 Cardboard wardrobb | 1 Xcut saw handle |
| 2 Jap mandolins | 1 Rubber floor mat |
| 1 Hm.Md. plant stand | Sml. quan. old tools (N.V.) |
| 1 Piano and stool | 1 S chesterfield chair |
| 1 Gramophone & 9 records | 1 Sattes frame (Hm.Md.) |
| 1 Plant stand | |
| 4 Blinds | |
| 4 Prs. Curtains | |
| 1 Heater | |
| 1 Picture | |
| 6 Prs. curtain rods | |
| Linoleum on 2 floors | |

The above articles have been left in my care by
the owner, and I will be responsible for their
safe keeping.

Witness

[Signature]

SIGNED

J C Buchanan

Office of Custodian

Basement

- 2 Hm.Md. benches
- 1 " " Table
- 2 Poor settees
- 1 Lantern
- 1 Large potatoe bin
- 1 Box ##### Glass
- 1 Drum heater
- 1 Kitchen cupboard
- 3 Hm.Md. tables
- 4 Beds complete
- 1 Home made bed
- 1 Large chest of drawers

- 1 Pulley at the Well, 1 Clothes line.
- 1 Aerial on house top, 1 Ladder.

Wood Shed

- 1 X cut saw
- 1 D.B. Axe with broken handle
- Quantity bean poles
- 1 Box mixed bottles (BARN)
- 1 Mole traps, Sml. Quan. mixed lumber
- 1 Sledge hammer
- 1 Bicycle in pieces
- 1 Pick head, 1 Grub hoe, 1 Mattock
- 1 Wooden bed spring
- 5 Jar tubs
- 1 Gal. gas tin
- 1 Grub hoe head (poor)
- 3 Sickles, 2 Peevees, 1 D.B. Axe,
- Large quan. Berry crate lids
- 1 Double tree, 1 Old Pr. Logging boots
- 2 5 gal. cans of tarr
- 1 Brooder top, 1-2 gal. cracked crock
- 1 Stirrup pump, 1-5 gal. crock
- 2 OLD Xcut saws
- 3 Potatoe diggers (no handles)
- Sml quan. 1/2 " cable (N. V.)
- 1 Roll Chicken wire

Packing Shed

- 1 250 Platform scale (No weights)
- 1 Very old settee
- 1 Wheelbarrow
- 1 Plow
- 1 Pr. pruners
- 1 Scythe & 2 Blades
- 1 Drag Harrow
- 1 Hand Harrow
- App 115 pickers trays
- 1 Basket
- 1 Shovel
- 4 Hoes & 1 bent shovel
- 2 Horse cultivators & 1 attachment
- 2 Single trees
- 15' Rope

The above articles have been left in my care by the owner, andd I will be responsible for their safe keeping.

Witness

Office of Custodian

SIGNED

J. C. Buchanan

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

910-6

EXHIBIT No. _____
DATE _____
FILED BY _____

Sept. 15/48

Claimant

File No. 2759

January 8th, 1943.

Mr. Shiro KOGA,
Reg. No. 13849,
C/o N. Simonsen,
Sanford, Manitoba.

Dear Sir:

Reverting to your letter dated November 15th outlining a list of chattels which were omitted from our inventory, we must advise that on communicating with the present tenant on your property he has informed us that all the articles have been found except the rubber hose and one manure fork. It is very likely that these articles are also on your property but at this time we have no confirmation of same.

We are, however, asking you to kindly confirm our list of chattels forwarded to you as representing all your belongings left in the protected area and would appreciate your signing one copy and returning it to this office.

Thanking you in anticipation of an early reply, we are

Yours truly,

"N. D. Richardson"

N. D. Richardson
Farm Department

HnC/EM
"H.R.C."

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

Dec. 11/48

Am.

File Number 2759.

Shiro Koga

Reg. No. 12849,

Examination Section
JAN 23 1943
Referred Richardson
G. N. Simonson, and to Russell

Sanford, Man.,

January 19th 1943.

Mr. R. D. Richardson,
Farm Department,
Dear sir;

In answer to your letter of January 8th, I am returning to you a copy of the list of chattels on my property, although two articles, the rubber hose and one manure fork has been omitted from your list.

I have not had any report concerning the rent for my house and am anxious to know how the same is handled and who is receiving the money.

As we have been forced to pay rent ourselves since we were not given a livable home for the winter ~~as~~ I am in need of the rent money. He had left the entire responsibility to Mr. Geo. A. Shewfelt of Haney but we have not had a satisfactory notice.

Please write and give me a report of the details in handling my rent.

Thank you.

Yours Truly,
S. Koga

c/o Neil Simonson,
Sanford Man.,
February 5th 1943.

Mr. M. Sullivan

Office of Custodian,
Japanese Evacuation Section;

Dear Sir:

Re: My Ford Light Delivery Truck which
has been sold for \$145.00.

Will you please inform me what you do
for us who had paid for a license and which
has not been used for more than a week? I was
told to leave it on the car and that I would receive
a refund.

Please send the \$17.79 balance remaining after
sale of my truck, to me, at the above address,
as I am in need of the money.

Yours truly
Shiro Koga

(per) J. Koga.

Shiro Koga

Reg. No. 13849,

c/o M. Simonson,
Sanford, Man.

EVACUATION SECTION
Rec'd FEB 8 1943
File No. 2759
Ans.
Referred Alexander

MEMORANDUM

File No.: 2759

February 5th, 1943

To: Mr. Anderson

From: Mr. Green

Re: KOGA, Shiro

Our letter of January 8th does not appear to be quite correct and perhaps at their convenience our fieldmen could make a check of the missing items which appear to be as follows:

- 1 Snatch block
 - 10' 1/2" logging chain
 - 1 Double blade mattock
 - 1 #12 4' bar
 - 1 Manure fork
 - Rubber hose
 - Tool boxes
 - Fishing rod
- } see letter Jan 19/43

HFG:IF

*Does not record the cost.
S. Koga placed Buchanan on the property to
look after same before his vaccination. The
remainder of \$100 charged.*

W. Anderson

*OK for the
King*

dat

File no. 2759

March 1st, 1943.

% N. Simonsen

Sanford, Man.

Department of the Secretary of State
Office of the Custodian
Vancouver B.C.

Dear Sirs:

Re. Automobile and License.

I have received your letter of February 24th. I regret to have to say I am not entirely satisfied with the way my automobile was sold. If you will, please send me a more detailed report on the sale of my automobile. For instance the date on which the sale took place, also what was paid for the license and on what basis the administrative expenses were deducted. My car was taken to Hastings Bk on March 9th just 9 days after I had paid the full value for my license plate. Now if my car was sold 6 months after that date we can only expect the buyer to pay for what time he will use which will be 6 months. Therefore the sales price of my car would only include the license fee for 6 months plus the price of the car. I find it reasonable then to expect refund for the license from the time the car was seized to the date it was sold. I will be most grateful if you would send me a detailed report on the questions I have asked above.

Thanking you.

I am.

Yours truly,
Registration No 13849
S. Koga

Vice
file
dict

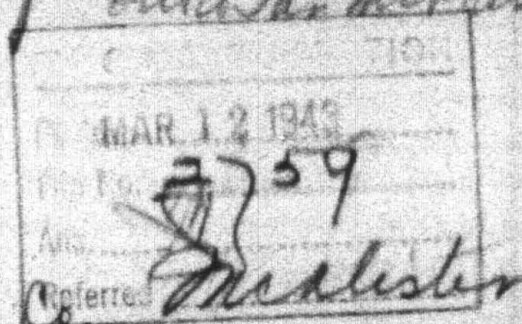
2759
File no. 4629

c/o H. Simonsen,
Stanford, Man.

Department of the Secretary of State
Office of the Custodian,
Vancouver, B.C.

Transferred to 2759
under San Heffernan

March 8th, 1943.



Dear Sir:

Re. Singer Sewing Machine

I thank you for your letter of March 3rd. and I disagree very much with the claim made by the Singer Sewing Machine Co.

I purchased the machine at a sum of \$195.00 about ten years ago for which I gave my old machine as trade in for \$75.00. The remaining sum of \$125.00 I agreed to pay in monthly installments of \$5.00 each. The agreement was that if I missed any of these payments I was to give up my machine and as I recall it I paid these payments regularly until the machine was fully paid. That is to say my machine has been paid in full nearly eight years ago.

It is odd that the Singer Co. should make such a claim after eight years when we had made such agreement as I have outlined above.

Although I purchased the machine from a white man it was later that Mr. Tsuruda took over the Japanese agency of the Company and we made most of our payments to him.

In making this investigation may I suggest that you contact Mr. Tsuruda and I believe this claim can be readily cleared up. There is also the possibility that this claim may not concern me.

as I have good reason to believe so please check my signature with the one on the agreement.

Please don't ask me to produce the receipts because I can't. I destroyed them long ago. Who would keep receipts for a machine that was fully paid eight years ago.

Whatever the circumstances do not pay any money to the Singer Co until you have my permission.

Thank you for all the trouble.

Yours very truly.

Reg. # 13849

S. Koga

C
O
P
Y

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

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. 2759.

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

11th March, 1943.

Shiro KOGA,
Registration No. 13849,
c/o N. Simonsen,
SANFORD, Manitoba.

Dear Sir:

Our No. T 51

Re: Motor Vehicles

Your 1934 Ford Light Delivery

which was surrendered to the Authorities, has been

sold for \$145.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 27.21

The Balance thereafter remaining of \$ 117.79

has been placed to your credit in our trust account.

Yours truly,

M. Sullivan
Specified Articles Department.

RPA:MA

*File please
M. 4*

2759
2101

April 6th, 1943.

Mr. Shiro KOGA,
Registration No. 13849,
c/o Mr. N. Simonsen,
Sanford, Man.

Dear Sir:

We thank you for your letter of the 8th of March in connection with the claim of the Singer Sewing Machine Company which we sent you. We have enquired into this matter again and we are pretty well satisfied that the claim has been lodged against you in error. This was due to the fact that the information supplied to this office by the Singer Sewing Machine Co. was incomplete and the debtor's name was shown as "S. Koga", Port Haney, B. C.

We have now written to Mrs. Tsuneichiro (Shige) KOGA, as we think this is probably the party against whom the claim should have been lodged in the first place. We do not think that you will hear any more about it from this office. In any case you can rest assured that no money belonging to you will be paid out without you being fully consulted.

Yours truly,

A. McAlister,
Claims Department.


AMCA:ND

2759

May 1st, 1943

Mr. Shiro KOGA,
Registration No. 13849,
c/o N. Simonsen,
Sanford, Manitoba.

Dear Sir:

Re: North West Fire
Policy #210048

Kindly be advised that the above numbered policy has been issued to cover for \$1000.00 on Dwelling and \$500.00 on Household Effects on your property located at 194 Tenth Avenue, Haney, B.C. situate on Subdiv. 43 of W¹/₂ of Sec. 20, Twp. 12, in the Municipality of Maple Ridge, B.C. This is a renewal of North West Policy No. 193946 formerly carried by yourself.

The premium for three years, amounting to \$24.00, is being paid to the Insurance Company and charged to your account.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT

Canada

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

JAPANESE EVACUATION SECTION

File No. 2753

Reg. No. 13849

506 Royal Bank Building,
Vancouver, B. C.

MAY 16 1944

Mr. Shiro KOGA,
c/o E. Simonsen,
Sanford, Manitoba.

Dear Sir:

Re: 194 - 10th Avenue, Hancy, B. C.
Lots 43 and 44 of the West half of Section 20,
Township 12, Map 1161, District of New Westminster,
C. of B. 51412.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1489.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 1489.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	8.20
Encumbrance—Principal	3.00
—Interest	\$ 11.20
Net proceeds of sale	\$ 1477.80

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943	Debit	Credit	Balance
Jan. 1	Balance Brought Forward	\$ 167.79	\$ 167.79 Cr.
Feb. 10	Cheque to you	117.79	
Mar. 11	Maple Ridge Co-op crop returns		1.25
May 3	Insurance Premium	8.00	
Oct. 28	Mail box sale	<u>\$126.79</u>	<u>\$167.51</u>
			<u>CR \$1320.72</u>

NAME KOGA, Shiro

REGISTRATION NO. 13849

FILE NO. 2759

The following chattels were sold by public

auction at Haney, B. C. on 17/3 - 24/3 - 5/4/45.

Sundries	\$ 1.50 ¹⁰⁰ S
2 Couches	0.25 ¹⁰
Stand	0.25 ¹⁰
Box tools	1.50 ¹⁰⁰
Wheelbarrow	1.00 ¹⁰⁰
Box of glass	1.25 ¹⁰
Wire	1.00 ¹⁰⁰
Berry wire	1.25 ¹⁰
Scales	2.00 ¹⁰⁰
Cultivator	3.00 ¹⁰⁰
Cultivator	5.50 ¹⁰⁰
Cultivator	5.00 ¹⁰⁰
Plough	8.00 ¹⁰⁰
Tools	3.75 ¹⁰⁰
Lever harrow	8.00 ¹⁰⁰
Gramophone	3.00 ¹⁰⁰
2 Drum heaters	4.25 ¹⁰⁰
Step ladder	1.00 ¹⁰⁰
Clothes cupboard	0.50 ¹⁰⁰
Piano	92.50 ¹⁰⁰

Total

Less Expenses: (Auctioneer's Fee: \$ 14.45
(Advertising: 2.53
(Moving: 22.17

Net Proceeds Credited:

144.50
39.15
105.35

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 14.

Remarks.

File No. 2759

Date April 5, 1945.

SUMMARY

Name: KOGA, Shiro

Address: 194 - 10th Ave., Nancy, N. C.

(1) - We have today moved to auction room at Haney, B. C.
effects as per enclosed list at a total cost of \$ 19.50 as
per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at - - - where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Nothing of importance missing.

The tenant gave us the following explanation:

Articles left - no value.

4 Beds, 1 Rocking chair, 2 Upholstered chairs, 2 Settee, 1 Range

2 Tables, 4 Blinds, 1 Heater, 2 Linoleums, 1 Chesterfield chair.

Chest of drawers, 1-2 Gal. crock, 1 Stirrup pump, heater.

File no: 2759

EVACUATION SECTION	
Rec'd	SEP 14 1945
File No.	
Ans.	
Referred	Anderson

Sanford, Manitoba,

September 11th 1945

Office of the Custodian,
Vancouver, B.C.

Dear Sirs:

Since the war has ended, there are certain matters which I would like clarified in order that I may know my situation and connection with the Custodian.

1st Re: Your letter of May sixteenth, 1944.

On January 1st 1943, Balance brought forward, Credit, \$167.79, my calculation differs by \$10. I have assumed that you have subtracted 1942 taxes (\$30.00) from balance credit from trucks sale and rent (\$207.79) and left \$167.79. As I have no knowledge of any \$40 debit at that time, it is my estimation that the balance credit to me should be \$1530.72 instead of the reported \$1520.72. Please check and forward the correct amount to my above address.

2nd Re: Chattels as listed, belonging to Shiro Koga, Reg. 13879, left in care of Mr. John G. Buchanan, 174 10th Ave., Winnipeg, in your letter of November 2nd 1942.

Since no mention of disposing of the above properties has been brought to my attention, please advise as to its condition.

3rd Re: Shams totalling \$200.00 in the Maple Ridge

Co. Specimen Exchange, Albany, N. Y., registered with the
 Division in Albany, in my name.
 I will appreciate information of the above mentioned
 please.

Thanking you for an early reply.

Yours truly,
 Edwin Rogers

Reg. No. 13849
 Sanford, Conn.

San Marino, Jan 15
 Cal. 91c

80°
 117.79
 197.79
 32
 167.79

Letter of April 14/19
 received May 19

Letter of Jan 19/12 return to 9 am about 90°

The new record is 24.6/141 x 10° with somewhat perfect weather on Jan 15/12
 on May 23/14 on addition original record 73° was obtained on road with
 lightening from Jan 15/13

31st October, 1946.

REGISTERED

Mr. Shiro KOGA,
Registration No. 13849,
c/o W. Simonsen,
Sanford, Manitoba.

Dear Sir:

Your file has now been reviewed, and as requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$611.87, which sum represents your full remaining credit balance at this office, as shown on the attached statement of your account since the date when one was last sent to you.

You have an interest of 200 shares in the Maple Ridge Co-operative Produce Exchange, which Company has been liquidated. As soon as your proportion of the proceeds from liquidation are received at this office the funds will be forwarded to you.

When registering with this office you declared you had the Title to your property in your possession, and as we do not appear to have received this document, we request that you send it to this office as soon as possible as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encl. 2 (cheque)

NOV 28 1947

72 175
PC 62P 2051B
10

2759

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.

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

- (1) NAME KUJA Shige (RCMP) Reg. No. 13040
(Print) Surname (Given Name)
- (2) Pre-Evacuation Address 194 - 10th Avenue, Hancy, B.C.
- (3) Present Address 1107 Rossmount Avenue, Winnipeg, Manitoba
- (4) REAL ESTATE
- (a) Street Address (if any) 194 - 10th Avenue, Hancy B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) R.M. of Maple Ridge,
Lots 43 and 44 of the West Half of Section 20 Tp. 12 Map 1161 in the
Dist. of New Westminster.
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
(ii) Business Type of business
(iii) Industrial
(iv) Other
- (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 | \$ 2,000.00 |
| (ii) Buildings | \$ 1,500.00 |
| (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) | \$ 3,500.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ 1,489.00 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ 2,011.00 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
109 - 10th Avenue, Hancy, 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 Loose

(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")

(e) Itemized description of personal property which is the subject of the claim:
1. As per Custodian Inventory Nov 2nd, 1942
2. Estimated Value \$ 400.00
3. Estimated Value \$ 100.00
4. Estimated Value \$ 100.00
5. Estimated Value \$ 100.00
6. Estimated Value \$ 100.00
7. Estimated Value \$ 100.00
8. Estimated Value \$ 100.00
9. Estimated Value \$ 100.00
10. Estimated Value \$ 100.00
TOTAL CLAIM FOR PROPERTY LOSS \$ 1000.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e))
(a) Place at which claimant prefers to be heard:
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or no

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, Shiro Kaga
of
Winnipeg

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 10th day of November

A.D. 1947.

A MANIFEST AT LAW ENTITLED TO A Commissioner Etc.

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.

File 2759
Jan 16/45

To be attached to the Claim of Hoga, Shiro, #13040, Treasurer of
194 18th Ave., Hany, R. C.

Main Building

Estimated Value

2 Beds complete	6.00
2 Ma. M. beds (1 without spring)	3.00
1 Japanese knife mounted	1.50
2 lamps (oil)	2.00
2 Seals, Quartz.	.50
12 Jap. suitcases of sags	1.00
1 Correspondence Piano course	20.00
1 School bag	.10
1 Wicker rocking chair	1.50
2 Upholstered chairs (pear, 1 broken)	.80
1 Sofa	1.00
10 Picture frames	15.00
1 Set spin scales	1.00
1 Box cont. 3 wrapped parcels (Tools)	25.00
2 Glass Dishes	5.00
1 Rice tub brass bound	.50
1 Box cont. quantity dishes, wooden tray, small frying pan large platter and crockery bowl	5.00
1 Basket cont. frying pan, 2 cookie tins, 1 basket, 2 wooden trays, aluminum pot, 1 stn. dishes, wicker dish	5.00
1 Ctn. Photographs	5.00
1 Jap. suitcase cont. 1 gal. candy jar, 2 qts. 1 pt. sealers, pan, 2 wooden trays, small quantity magazines	5.00
1 Ctn. dishes	1.00
2 Spools twine	1.00
1 Ctn. Christmas decorations	1.00
Small quantity tar paper	.50
1 Thermo bottle	.50
Large quantity magazines	1.00
1 Rocking chair	5.00
2 boxes Jap. dolls	
Small quantity school books (loose)	
	\$119.70

117.70

Main Floor

1 Jap thermo bottle	1.00
2 Office desk cont. small quantity school books and paper (personal)	5.00
1 Basket dishes	.50
1 Electric table lamp (broken)	1.00
1 Glass rock globe	.50
1 Bamboo plant stand	2.00
1 Range	10.00
1 Frying pan	.25
1 Ma. M. Bench	.50
1 Large table Ma. M.	1.00

Vins

1 Dish pan	.25
1 Ea. Ml. Foot stool	1.00
1 Cardboard wardrobe	4.00
2 Jap. Mandolins	10.00
1 Ea. Ml. Plant stand	.50
1 Piano & stool	100.00
2 Gramophone and 9 records	5.00
1 Plant stand	.25
4 Blinds	3.00
4 Pys. Curtains	3.00
1 Heater	2.00
1 Picture	.50
1 Brooder Stove	25.00
2 Chairs	1.00
2 Glass Saki bottles	.50
1 Cabinet Wood box	.25
1 Ea. Ml. bed stool	1.00
1 Bench, Ea. Ml.	.50
1 Large Table Ea. Ml.	1.00
100 lbs. Heavy Fire	2.00
1 Saw vice, 1 Old fire mat	1.00
4 Jap. planes	4.00
1 Trowels	1.00
1 D. B. Axe head	.50
1 Knot saw handle	.25
1 Rubber floor mat	.50
Small quantity old tools (H.V.)	.50
1 S Chesterfield chair	.50
1 Bedstead frame (Ea. Ml.)	.50
2 Pys. Curtain Rods	.50
1 Linoleum on 2 floors	2.00
	\$204.25

204.03

2001

2 Ea. Mt. benches	5.00
1 Ea. Mt. table	5.00
2 Four seaters	5.00
1 Lantern	5.00
1 Large potato bin	5.00
1 Box glass	5.00
1 Drum Hunter	5.00
1 Kitchen cupboard	1.00
2 Ea. Mt. tables	5.00
4 beds complete	.00
1 Home made bed	2.00
1 Large chest of drawers	1.00
1 Pulley at the Wall, 1 Clothes line	1.00
1 Aerial on house top, 1 Ladder	
	<u>\$22.00</u>

23.50

Continued ... Page 3.

Household

1 X cut saw	1.00
1 B. B. Axe with broken handle	.88
Quantity beam poles	8.00
1 Box mixed bottles (Barn)	
9 Haul traps, Small quantity mixed lumber	8.00
1 Sledge hammer	1.00
1 Bicycle in pieces	
1 Pick head, 1 Crab hoe, 1 Mattock	1.00
1 Rubber bedspring	.50
3 Jap. tubs	1.00
1 Gal. gas tin	.25
1 Crab hoe head (poor)	
2 Shovels, 2 saws, 1 B. B. Axe,	4.00
Large quantity berry crate lids.	
1 Double tree, 1 Old pair logging boots	.50
2 5 gal. cans of tar	.50
1 Breader top, 1-2 gal. cracked creek	
1 Stump pump, 1-2 gal creek	3.00
2 Old X cut saws	.50
3 Potato diggers (no handles)	
Small quantity 1/2" cable (N.V.)	
1 Nail Chicken wire	1.00
	<u>\$24.50</u>

26.50

Farming

1 250 Platform scale (no weights)	3.00
1 Very old Sottee	.50
1 Wheelbarrow	20.00
1 Flax	1.00
1 Fr. Pruners	5.00
1 Scythe and 2 blades	13.00
1 Drag Harrow	8.00
1 Hand harrow	3.00
Approx. 115 pickers	
1 Basket	.50
1 Shovel	.50
4 Hoes and 1 bent shovel	5.00
2 Horse cultivators and 1 attachment	.50
2 Single trees	.50
15 feet Rope	
	<u>\$64.50</u>

64.50

Items not listed by Custodian

200 - 1/2" cable	15.00
100 - 3/4" cable	5.00
100 - 5/8" cable	5.00
4 - 10" block	20.00
	<u>\$45.00</u>

112.50

GRAND TOTAL

481.75

CASE NO. 910

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE PROPERTY CLAIMS COMMISSION(SUB-COMMISSION)

B E F O R E

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

Winnipeg, Manitoba.

September 15th, 1948

IN THE MATTER OF THE CLAIM OF

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SHIRO KOGAPROCEEDINGS AT HEARINGAPPEARANCES:F.M. FERG, Esq., Appearing for the
Dominion GovernmentS.M. CHERNIAK, Esq., Appearing for the
Claimant

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

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MARK H. PEARCE, Esq., Official Reporter.

S. Koga.
In Chief.

SHIRO KOGA, the Claimant herein, being
first duly sworn, testified as follows:-

MR. CHERNIAK: Your Honour, the personal property
was estimated, at the time the claim was made,
estimated at \$400.00. There was a credit shown
as Custodian sales which, I believe, was the
net amount received by the Claimant. Subsequent
to that we had an opportunity to prepare an
itemized claim which totalled \$481.75 and after
the Custodian prepared his Analysis it appeared
that these goods sold for \$144.50. We are
therefore asking leave to amend our claim to
show a loss of \$337.25.

DIRECT EXAMINATION BY MR. CHERNIAK:

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

Q And is that your signature which appears on both
papers? A Yes.

Q And do you swear the contents to be true to the
best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respect-
ively, Your Honour, the real estate statement
and the personal chattel statement and on behalf
of my learned friend I will file his S.S.
Appraisal as Exhibit 3 and his Analysis as
Exhibit 4.

THE COMMISSIONER: Yes.

S. Koga,
In Chief.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

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

(ANALYSIS, EXHIBIT 4.)

10 MR. CHERNIACK: In Exhibit 1, Your Honour, the
Claimant sets out that he purchased this property
about 1917, he doesn't remember the name of the
person from whom he bought it but states that
he paid \$350.00 for it. The property consists
of, to his recollection, nine and a half acres.
He states that he bought ten acres of land but
that half an acre was taken up for the road and
therefore he claims that there was approximately
nine and a half acres left to him. I notice in
Exhibit 3, the S.S.B. Appraisal, it is indicated
that this property consists of eight and a half
acres. I assume it would be a simple matter to
find out at the adjourned hearing what the actual
acreage is. He sets out all this area he had
20 cleared, which is confirmed in Exhibit 3. He
sets out that when he bought it it was all bush.
He estimates the cost of clearing this land at
approximately \$150.00 per acre and since there
was no uncleared portion we did not have the
benefit of the S.S.B. Appraisers estimated cost
of reclamation. It would appear, however, from
cases that we have had before that the Claimant's
estimate is reasonable. He constructed about
1200 feet of six inch tile ditching. He dug one
well with a cement frame and equipped it with a
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B. Koga.
In Chief.

10 hand pump at a cost of around \$70.00. He planted about 200 mixed fruit trees. The Claimant then sets out the buildings on the property, describing them and showing the years in which they were built and the estimated cost of building. As to the house itself, Your Honour will note that he originally built the house in 1923 but that in 1933 he completely rebuilt the house, he dug a basement and enlarged the house substantially and he shows his estimated cost of this 1933 work at \$1,600.00. He indicates that the buildings were newer and in better condition than shown by the appraiser who estimated all of them to be twenty years old. He points out further that the upstairs of his house was finished. The appraiser, on the other hand, states that the upstairs of the house was not finished. The Claimant further sets out that up to the Spring of 1942 - that was the date of evacuation - the land was in excellent condition, but during that year nothing was done. That is in contradiction of the appraiser's comment that the land had not been worked to the best advantage for some time. The Claimant then sums up his estimate of the land and buildings at date of sale at \$3,500.00 which is the amount for which he has made claim. The Appraiser indicates that this property is one and a quarter miles from Haney, B.C., with direct access to 10th Avenue, a good gravel road. Other than that it is merely a question of value.

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S.
S. Koga.
In Chief.

In regard to the personal chattels for which claim is made, Your Honour, the Claimant in Exhibit 2 has set out the larger items showing the years in which they were purchased, their condition and the estimated value at date of evacuation. All these goods were inventoried by the Custodian, this being indicated by Exhibit 2 and 4. Exhibit 4, the Custodian's Analysis states that the inventory was taken by S.C. Carlson but does not give the date. I assume the reason it doesn't give the date is because the claim is in the same order as the Custodian's Inventory and there was no need to report it. There is nothing indicated in the column 'Not found' except the final item of one block and there is nothing shown in the columns marked 'No record'. A few of these items were sold as has been indicated at a total sales price of \$144.50. The important item in this consisted of item 45 on the first page, one plane and stool which was sold for \$92.50, so that the balance of these items realized something like \$22.00. Most of the items that Your Honour will note in the column 'Abandoned, not accounted for, theft etc.', I do not propose to take up the time of the Court and go over each and every item in the column marked abandoned. The description of the item and the valuation placed on it will indicate whether or not it should have been saleable. The first item, for

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6.
S. Kogne
In Chief.

example, two beds complete, the claim is for \$6.00. This value would appear to be quite low and it is also fairly noticeable that the articles which were sold were sold for not too much less than the valuation put on it. Some of the items were sold for the same amount. For example, the piano and stool, this is valued at \$100.00 and it sold for \$92.50. This Exhibit, The Custodian's Analysis, of course, is filed subject to proof of the various remarks made and it will be up to the Custodian to indicate the reasons for the abandonment of the goods or what happened to the goods which are shown not accounted for, theft, etcetera. I would like to indicate, Your Honour that the last five items, that is appearing on page three of the analysis, do not appear on the Custodian's inventory. However, I think my learned friend will confirm the fact that the Claimant wrote to the Custodian advising him of these various items and there is a letter from the Custodian to the Claimant dated January 8th, 1943, which my learned friend might have there, referring to the fact that the articles listed by him in his letter of November 14th, 1942, were found except for a rubber hose and one manure fork. The reason I bring this out your Honour is that at the adjourned hearing it is possible that the Custodian's office will tender an inventory on which this list of items would not appear and I just want to clear up the

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S. Kogan
in Chief.

fact that the Custodian knew about it and accounted for it.

THE COMMISSIONER: You have that letter Mr. Ferg?

MR. CHERNIAK: If it is readily available I don't think anyone will question it, Your Honour.

MR. FERG: 15th November, 1942, is it?

MR. CHERNIAK: In reply to this one?

MR. FERG: I do not appear to have it.

MR. CHERNIAK: Possibly we better file this letter that my learned friend has produced. I will file this letter, Your Honour. It is a letter produced from the Custodian's file, receipted by the Custodian on November 19th, 1942. It is from the Claimant and it sets out a list of items which were not included in the inventory. There is no need for this letter to be read into the record I don't believe. I might say that this letter concludes with the statement "Since all my property and chattels has been left with the Custodian I see no reason why you shouldn't lease or lend any of my chattels to whom ever you choose. When we're in Manitoba we cannot give you a very reasonable answer. In giving you this liberty I expect full responsibility of all articles lease thus by the Custodian." I have the reply from the Custodian to the letter I have just read and I think it should go in also, Your Honour.

(LETTER OF NOV. 15, 42, EXHIBIT 5.)

(LETTER OF JAN. 2, 42, EXHIBIT 6.)

8.
S. Koga.
In Chief.

10 MR. CHERNIAK: This is the original letter dated January 8th, 1948, addressed to Mr. Shiro Koga and signed by R.D. Richardson of the Custodian's office. "Dear Sir: Reverting to your letter dated November 18th outlining a list of chattels which were omitted from our inventory, we must advise that on communicating with the present tenant on your property he has informed us that all the articles have been found except the rubber hose and one manure fork. It is very likely that these articles are also on your property but at this time we have no confirmation of same.

We are, however, asking you to kindly confirm our list of chattels forwarded to you as representing all your belongings left in the protected area and would appreciate your signing one copy and returning it to this office.

Thanking you in anticipation of an early reply, we are, Yours Truly."

20 MR. CHERNIAK: My point is that when he signed that inventory these goods were not included but this acknowledges the fact that it is not complete.

MR. FERG: It is submitted, Your Honour that the real property sold was sold at its fair market value. The only trouble here appears to be valuation. It is also submitted that the personal property sold was sold at its fair market value and that the claim made for goods abandoned and not accounted for due to theft etcetera, that the amount claimed is excessive and unreasonable.

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9.
S. Koga,
In Chief,
Or-Ryan.

CROSS-EXAMINED BY MR. FERG:

Q Mr. Koga, did you ever have an independent valuation made of your house and property at the time of evacuation or since?

A No.

Q So that the valuations you are placing on the property are your own? A Yes, it is my own estimation.

Q Now with regard to your personal property, you left this property in charge of a man by the name of Buchanan? A Yes, I left it in the care of that man and Mr. Shuffield was the man that drew up the lease.

Q That is you made a lease of the property between yourself and the lessor and Buchanan as Lessee?

A Yes.

Q And Mr. Buchanan got a lease of the property at the nominal rental of \$10.00 a month?

A Yes.

Q And he was to have use of your chattels?

A No, I never had an agreement that he could use the chattels.

THE COMMISSIONER:

Q Was the lease in writing or not?

A The agreement on the lease was that he could use the house.

MR. FERG:

Q Was the agreement in writing?

A Yes.

Q Have you got a copy of it?

S. Koga.
Gr-Exam.

A No, I cannot locate it.

Q Was there a list of the chattels put in the written agreement? A No.

Q Well, now, we have a list of chattels here with apparently some Custodian's remarks on them, and it says this "In the house, upstairs there were two beds complete", and there is a memorandum, a pencilled remark opposite that entry which says 'No value', what would you say as to that? A Those are the beds I made myself.

Q I see you are not claiming for beds - - -

MR. CHERNIACK: Yes, beds \$6.00. It only shows the larger items for which claim is made for.

THE COMMISSIONER: Yes, two beds, \$6.00.

MR. FERG:

Q You say those are the beds you made yourself?

A I am not claiming for those bed posts, I mean the beds that were used for the pickers.

20

MR. CHERNIACK: He said he was claiming for some bed?

THE INTERPRETER: He is claiming for the beds that were left downstairs.

MR. FERG:

Q On the statement I have it doesn't show any beds downstairs, it shows all the beds upstairs, two beds complete and two home made beds, one with springs; is that on your bed?

A No, I believe I had six or seven beds.

20

Q Did you have some beds downstairs on the main

S. Koga.
Gr-KMM.

floor? A Yes, downstairs.

Q How many beds did you have down there?

A Four beds.

Q Were they home made? A No, they were steel beds.

Q Now, you are not claiming anything then for the home made beds? A No, I am not claiming for the home made beds.

Q Now on this list, shown upstairs also, there is a school bag, and the memorandum after it is 'No value', would you agree that the school bag is of no value? A I don't think I am claiming for it.

MR. CHERNIACK: 10; he is claiming for it.

MR. FERG:

Q There is a rocking chair marked 'No value,' what do you say about that? A I am not claiming for that either.

Q Two upholstered chairs, one broken, no value, what do you say about that? A I don't think I am claiming for them.

Q There is a cottee marked 'No value' are you claiming for that? A No, no claim for that, I make that myself, I had two or three made by myself.

Q There is a rice tub, brass bound, it is marked 'No value'? A That was used to keep cooked rice in.

Q That is of no value? A No.

Q There is a carton of Christmas decorations, no

S. Kaga.
 Or-Exhibit

value? A No. Just the piano, gramophone and rolling disc and some carpenter tools and cables and blocks and - - -

Q You are claiming for a correspondence piano course?

A Yes, I bought a piano course from New York and paid \$35.00.

Q Is it a complete course in writing?

A Yes, a complete course.

Q Was it such a thing as could be used by any student studying the piano?

A Yes.

Q Of course you claim \$100.00 for your piano?

A Yes, that was the estimated value.

Q And it was sold for \$92.50?

A Yes. And I am claiming for two Japanese mandolins.

Q Where did you buy these, in Japan?

A Yes, I bring from Japan.

Q In 1930? A Yes, 1930.

Q And you paid \$20.00 for them?

A Yes.

Q Is \$10.00 a fair value for them now?

A \$10.00 each

Q Not for the two of them? A No, it is not the fair value.

Q Now, your brother - - -

MR. CHERNIAK: Does he mean it is less than the fair value or more than the fair value?

THE INTERPRETER: Less.

MR. FENG:

S. Kaga.
Ex-G
Gr-Kaga.

Q The brooder stove, did you purchase that for \$50.00? A Yes.

Q Is that a large brooder stove?

A Yes, 500 chickens.

Q Where did you buy it? A United Farmers.

Q Did you buy it new? A Yes, it had just one years use.

Q You say that you bought it new in 1936, did you only use it one year? A Yes.

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Q And what did you do with it the rest of the time, just set it aside? A Just put it in the upstairs of the barn.

Q And you paid \$50.00 for it?

A Yes, about \$45.00 or \$50.00. And I got a Japanese bamboo flower stand.

Q What do you say that is worth?

THE INTERPRETER: He wants to know how much it was sold for and what happened to it.

MR. CHERNIAK: It sold for 25¢ and he is claiming \$2.00

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MR. VERO: That is all, Your Honour.

RE-EXAMINED BY MR. CHERNIAK:

Q Mr. Kaga, I show you a two paged inventory of chattels prepared by the Custodian, can you tell me who wrote all these pencilled values opposite these items, did you write them?

A It was written by my son at home.

Q Showing what you thought was the value of the property? A Yes.

30

S. Koga.
Re-Exam.

Q You told my learned friend that you were not claiming for home made beds?

A Yes.

Q There is an item there for \$2.00 for home made beds, one without spring; are you or are you not claiming for home made beds?

A I don't think so.

Q Well, now, this is the list that you gave me and upon which I based your claim; do you wish to revise it?

THE COMMISSIONER: I don't think there is any reflection on you Mr. Cherniak.

MR. CHERNIAK: That is not my point, Sir, I want to clarify the situation as to whether he is going to ask for these items or not.

Q My learned friend says there is a rocking chair there and it is marked here 'No value' are you claiming for it? When my learned friend asked you you said 'no', and you are claiming \$1.00 for it here?

THE COMMISSIONER: As I understand it he said he was abandoning his claims except the items pointed out by Mr. Ferg.

MR. CHERNIAK: I don't want to press it, Your Honour, I just wanted to make it clear in my own mind whether he is abandoning these claims or not.

THE COMMISSIONER: I must confess I took that from his answers.

MR. CHERNIAK: All right, Sir.

(PROCEEDINGS ADJOURNED SINE DIE)

S. Koga.

Certified to be a true and accurate transcript.

Mark Pearson
(MARK H. PEARSON)
OFFICIAL REPORTER

10 I, the undersigned Sub-Commissioner hereby
certify that the foregoing 14 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.

H. G. Rindge
(SUB-COMMISSIONER)

Defence Brief

Shiro K O G A

File No. 2759

Case No. 910 ✓

WINNIPEG
15 Sept. 48
V.L.A Deal.

REAL PROPERTY CLAIM

1. Real Property Claim

3500.00

Appraised at

1516.80

Sold for

1489.00

Witness: H.L. Sinclair, Appraiser ✓

Submission: Sold for fair market value.

Question of valuation only.

Trans. 9. Claimant never had an independent valuation made of his real property. The valuation is his own estimate.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

481.75 Trans. 2 lines 9-11

(a) Goods valued by claimant at 200.40 Sold at auction for 144.50.

Witnesses: C. S. Pallot Auctioneer.
Moryson, attended sale. ✓

(b) Goods valued at 5.50 Used by tenant.

(c) Goods valued at 5.00 Declared not found

Witness: S. Carlsen ✓

(d) Goods valued at 30.00 Lost, destroyed or stolen.

(e) Goods valued at 111.60 Abandoned at property.
" " " 129.25 Moved to auction but unsold.
240.85

Witnesses: Moryson, Cust. Staff
C. Spencer Pallot, Auctioneer. ✓

Submission: That the personal property sold was sold for its fair market value and that the claim made for goods abandoned and not accounted for due to theft, etc., that the amount claimed is excessive and unreasonable.

Name of Claimant

KODA, Saizo

Case

910

Custodian File

8799

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1489.00	1602.90			1602.90	
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 & 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 Deduct % ratio to Claim 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			
182.45	143.00	42.90	78.37%	299.30	234.56		277.46			
TOTAL RECOMMENDATION										1800.36

October 16th, 1950.

Mr. Shiro KODA,
1107 Rosemount Ave.,
Fort Garry,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 910

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 ... **\$1,880.36.**

Cheque in your favour is enclosed for **\$1,771.99** and we have paid the Co-Operative Committee .. **\$ 108.77** for legal fees as authorized by you.

Yours truly,

FOS/ja
1 encl.

F.G. Shears
Director