

2885'

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, Tsuneichiro.

HOME ADDRESS: Premier Mine, Premier, B.C.

183-10th Ave Haney

REGISTRATION NUMBER 11253 SEX: Male AGE: 44

OCCUPATION: Waiter - 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: Premier Gold Mine.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Onikeko.

ADDRESS OF WIFE OR HUSBAND: 183 10th Ave., Haney, B.C.

NAMES OF ANY LIVING CHILDREN: Machiko, (F); Masami (M); Tsuneco, (M);

ADDRESS OF CHILDREN: 183 10th Ave., Haney, B.C.

AGE OF CHILDREN: 12; 11; 10;

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

1. LOCATION AND DESCRIPTION: Lots (37), (38) and (39) of the West Half of Section (20) Township (12) Map One Thousand One Hundred and Sixty-one. (1161) in the District of New Westminster.

183-10th Ave Haney

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 story 6-room wooden frame house, 1 barn, 1 shed,

3. INSURANCE (Give particulars; state where policies are) ~~None~~ \$1500.00 Fire Insurance Policy No. 193988, with the North West Fire Insurance Co., Vancouver, B.C. Branch. Policy paid up until the end of May 1943. policy in owner's possession.

4. TAXES (Amount and where payable) \$47.92 paid up in full for 1941 to Wm M. Davenport, C.M.C. & Collector, Haney, B.C. Receipt No. 1435.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by self.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession, Pol. No. 113264E. Certificate No. 57428E.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, pear & Plums, ~~xxxxx~~ asparagus, peas, potatoes,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

1 stove, 1 heater stove, 3 tables, 7 chairs, 2 double beds, 1 single bed, 1 mirror, 1 show case, kitchen utensils, 1 dinner set, 1 gramophone, Farm tools, 1 cultivator 3 hoes, 2 shovels, 4 rakes, 1 hoe, 3 matting, 5 peevess, 7ft. cross-cut saw, 4ft. crosscut saw, 1 sledge hammer, 3 wedges, and a few small personal affects which are stored at 183-10th Ave., Haney, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 cat at 183-10th Ave, Haney, B.C.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None /
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) (2) \$5.00 War Saving Certificates, in own possession. /
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

REMARKS:

Goods as listed will be packed in boxes
18 3-10th Ave. Hamey & Key given to Custodian.

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

Dated this 8th day of April, 1942.

A. J. McCormick

Witness

(Signature)

T. Kagan

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Dec. 8/42

✓
Full Name

KOGA Isunichiro
(Surname in Block Letters)

Registration No.

11253

✓
Male - Female
(check)

Age Dec. 5, 1897

Former Address

Premier Mine, Premier BC

Date Evacuated

April 11/42

Naturalized - Canadian-Born - National
(check) ✓

Present Address

90 St. R. Houston,
Hammon City, Man.

✓
Married - Single
(check)

Name of Wife

Shige #14004

Name of Husband

-

Name of Mother

Ileed

Name of Father

Ileed

Names of Children under 16

Machiko (F) 20/1/30 Masami (M) 12/6/31
Isuneco

Our File No.

2885

Registered with Custodian
(yes or no)

Yes.

Requested By

Miss Carroll

Additional Information

Walter

Owner of house & 15 acres, Nanaimo, B.C.

6 52/141/17

REAL PROPERTY SUMMARY

File 2885

V.L.A. B.C. 63-P

JAPANESE NAME: Tsuneichiro KOGA - - Reg. No. 11253.

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

PROPERTY ADDRESS: 183 - 10th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lots 37, 38 and 39 of the West half of Section 20 Township 12 Map 1161 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In name of Tsuneichiro KOGA.

ENCUMBRANCE: Vesting in Custodian 24515, 20th August 1942.

ASSESSED VALUE: 1942 - 14.19 acres.
Land \$1200.00
Improvements \$1250.00 Total \$2450.00 Taxes \$52.42.

CLASSIFICATION: Berry farm with dwelling. Custodian's inspector on 19th May 1942 reported $\frac{3}{4}$ acre in strawberries and $\frac{1}{2}$ acre in raspberries, a $1\frac{1}{2}$ storey 4 room frame house 24 x 30 fair condition and a small barn. Occupied premises.

HISTORY OF ADMINISTRATION: Property leased for a year from April 15th, 1942 by owner's uncle, Shiro Koga, to Charles Buchanan, and this lease approved by the Custodian. Rental \$10.00 per month; the rent to May 15th being paid to owner, and subsequently rentals to the Custodian of these rentals the Director, The Veterans' Land Act was allowed \$75.00 as from 1st January to 15th August 1943.

SOLD: To The Director, The Veterans' Land Act for \$1408.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tsuneichiro Koga - Sale price \$1408.00 plus rentals May 15th to end 1942, \$75.00 total \$1483.00; less taxes \$53.87, insurance \$19.20, Certificate of Encumbrance \$1.00, registration fee \$3.00 legal fee \$15.00, total debit \$92.07. Net amount released \$1390.93.

TITLE: Included in C. of T. 169798-E and payment of consideration included in cheque to Custodian dated 20th March 1944.

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

DATED November 29th, 1945.

IN:NL

Jan Macpherson

Farm Appraisal Report

COPY

File No. J.L. 100

Land Description Lots 57, 58 & 59 of W¹/₂ of Sect. 30, Plan 1161.

EXHIBIT No. 912-3

DATE Sept. 15, 1937
10000000 Acres

Containing 14.10

Owner's Name Tomomichi KOGA

Post Office Address BANY, B.C.

Nearest Rail Point Bany - B.C.

Distance 1 mile

Market Town New Westminster; also local facilities

Distance 24 miles

Church (give denomination) Bany - all denominations

Distance 1 "

Nearest School

Distance 1 "

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.

Property has direct access to 10th Avenue - good gravel road.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Two Sawmills and Brickyard & Port Plant.

Predominating Nationality and religion Mixed - Japanese predominating.

Describe Fencing and its condition No fences

Value \$

Water supply From shallow well

Value \$

Electric power available - electric light in house.

BUILDINGS ON FARM

2885

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 30	Frame	1 1/2	Shingle	20	Concrete	Fair	\$1000.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
2 frame sheds of x 20 value.								
	X							
	X							

Total present day value \$ 1000.00

Total Value Buildings add to farm

\$ 800.00

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

habitable? Roof of dwelling requires re-shingling - approximate cost \$225.

\$

Describe the basement and chimneys Full basement with concrete walls - brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 2 How finished Plaster finish downstairs.

Are buildings painted? House stained Condition of paint Poor

Distance from nearest bank Approx. 200 yards.

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
0.00	Level	Sandy loam 10" to 16"	Gravelly	Mixed small fruits in very poor condition.	\$00	\$40.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
						EXHIBIT No. <u>W 912-3</u> DATE <u>W 912-3</u> FILED BY
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
0.10	Level	Sandy loam 10" to 16"	Gravelly	Clearing, stumping, levelling and breaking	\$175 to \$200	\$15
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HEAT, SWAMPY, ROCKY.				NATURE OF TREES IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
0.00	Creek and 'buried' creek banks			Scrub only	\$1.00	\$0.00

Total value of Land \$ 434.96

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$1434.96

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

Property has not been occupied for some time, and the land is in a run-down and neglected condition. This condition will progress unless cultivation is undertaken.

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

Small fruits and poultry.

Noxious weeds: Thistle, Sorrell, Chickweed and Couch Grass intrusion is noticeable.

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

Lot 37	-	\$15.19	} 1942 - District of Maple Ridge
" 38	-	15.75	
" 39	-	25.50	

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 21 day of May 1942.

Inspector's Signature

"H. L. Sinclair"

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

EXHIBIT NO. Walt 912-3
DATE 11-1-54

Amount fruit trees add to value of farm \$.

LOTS 37-38-39 of WA of SECT 20. P. 1161

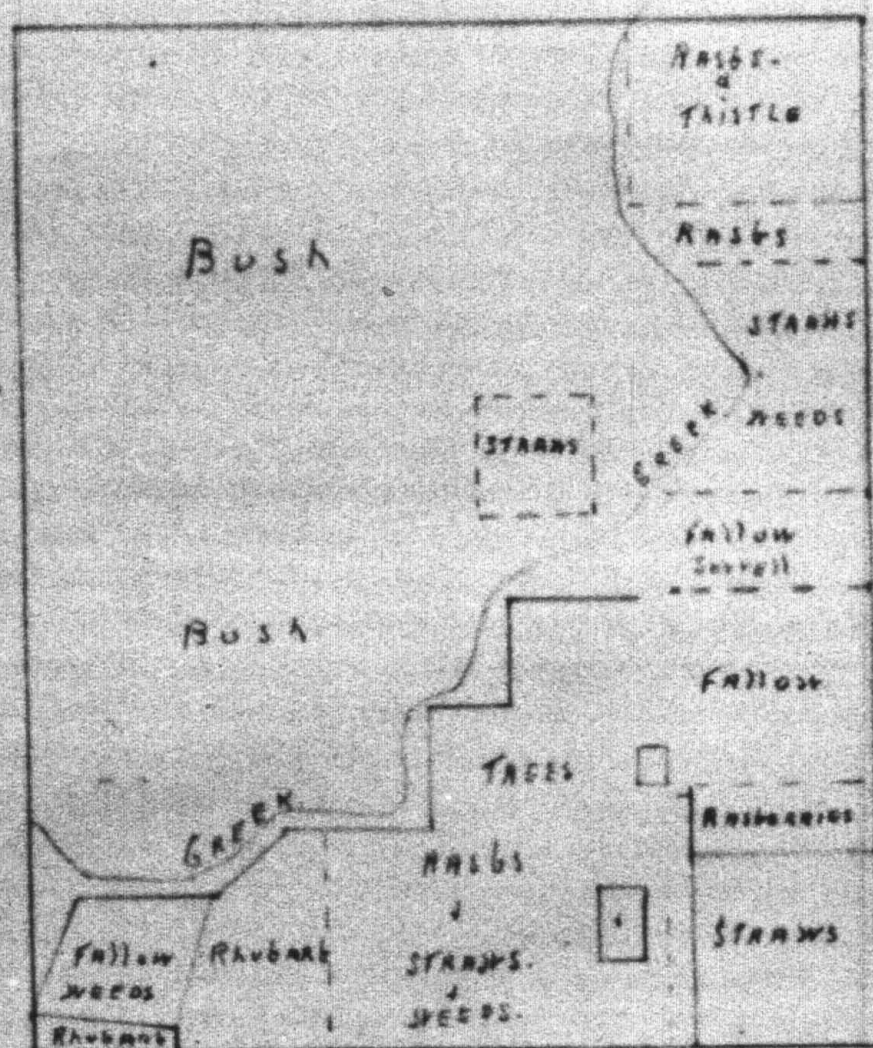
14.19 Mes

Tsumuchito Kôga

EXHIBIT No.

DATE _____

ENTER KEY



10² AVENUE

value is \$ 1400.00

Date **1st June** 19**42.**

"I.T. BARNET"

District Superintendent.

CLAIM

File No. 2885

DATE

October 20th, 1942

CREDITOR

Maple Ridge Co-Operative Produce Exchange

DEBTOR

Tsuneichiro Koga

AMOUNT OWING

\$8.76

AGENT

ORIGINAL FILE

G/68

January, 1943

I.F.

E.B.

File No. 2885.

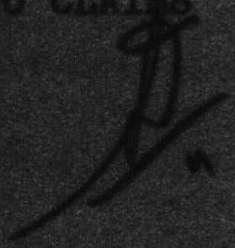
CLAIMS DEPARTMENT

April 21st, 1943.

Tsunetshiro KOGA - Reg. No. 11253

CREDITORS:

NO CLAIMS on file.



END:DE

MEMORANDUM

June 28th, 1943.

To: File 2885

From: Specified Articles Department

Re: KOGA, Tsuneichiro - Reg. 11253

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Philco Console, Serial No. 866895. Phonograph Radio.	\$ 25.00

Sold by Auction Vancouver Radio 2 -
27/7/44

EB

PERSONAL PROPERTY SUMMARY

File No. 2885

5th May, 1947.

Re: Tsuneichiro KOGA - Reg. No. 11253

CHATELS: The above Japanese registered with this office on the 8th April, 1942, and at that time declared household furniture and farm tools on his property at 10th Avenue, Haney. These were inventoried by our fieldmen on the 19th May, 1942.

All saleable goods were removed and sold at public auction on the 16th May, 1945, for the net sum of \$11.56.

SPECIFIED ARTICLES: As requested by KOGA on the 16th November, 1943, his Philco radio was sold for the net sum of \$27.37 on the 27th Jan. 1944 by auction, and this sum credited to his account here. Receipt for the radio was sent to this office by the B.C. Security Commission.

On the 19th November, 1945, KOGA wrote to this office asking for the return of firearms, taken by the Royal Canadian Mounted Police. We informed him on the 26th November, 1945, that these could not be returned but could be sold on his behalf. No reply was received from him, and no further action taken in this matter.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway Company sent in to this office to KOGA's credit the sum of \$5.00 being a refund of his electric light security deposit.

BONDS & INVESTMENTS: When registering KOGA declared having \$25.00 worth of War Savings Certificates, but these were not brought under control by the Custodian.

His file reveals that he is the holder of 124 Maple Ridge Co-operative Exchange shares. This Co-operative is in the process of liquidation and shares should be redeemed at about par when the liquidation is completed.

This file reveals no other personal property.

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

W. E. Carson

HA

NAME KOGA, Tsuneishiro

REGISTRATION NO. 11253

FILE NO. 2885

The following chattels were sold by public
auction at 992 Powell St., Vancouver on January 27, 1944.

Phileo Combination

\$ 32.00

Total:	(Auctioneer's Fee: \$ 3.20	
	(Advertising: .26	
Less Expenses:	(Moving: .17	
	(Storage: <u>1.00</u>	

\$ 32.00
\$ <u>4.63</u>
\$ <u>27.37</u>

Net Proceeds Credited:

Members of Custodian Staff Present. . . Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 2

Remarks.

NAME KOGA, Tsuneichiro

REGISTRATION NO. 11253

FILE NO. 2885

The following chattels were sold by public
auction at Mission, B.C. on May 16, 1945.

✓ Bureau	\$ 2.00
✓ Small book case	1.50
✓ Vice	2.75
✓ Toilet & tank	5.00
✓ Cultivator	3.50
✓ Tool box	1.00

Total (Auctioneer's Fee: \$1.57
Less Expenses: (& Advertising
(Moving: 2.62

Net Proceeds Credited:

\$ 15.75

\$ 4.19

\$ 11.56

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Mission 19.

Remarks.

NAME KOOL, Tumbichiro

REGISTRATION NO. 11283

FILE NO. 2201

The following chattels were sold by public

auction at Mission, B.C. on May 16, 1945.

Burans	\$ 2.00
Small book case	1.50
Vice	2.75
Trailer & tank	5.00
Cultivator	1.50
Tool box	1.00

Total
(Auctioneer's Fee: \$1.57
Less Expenses: (& Advertising
(Moving: 2.62

\$ 15.75

\$ 4.19

Net Proceeds Credited:

\$ 11.56

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Mission 19.

Remarks.

NAME EDGA, Tsunelchire

REGISTRATION NO. 11253

FILE NO. 2895

The following chattels were sold by public
auction at 992 Powell St., Vancouver on January 27, 1944.

Philco Combination

\$ 32.00

Total:	(Auctioneer's Fee)	\$ 3.20
	(Advertising)	.26
Less Expenses:	(Moving)	.17
	(Storage)	<u>1.00</u>

\$	32.00
\$	<u>4.63</u>
\$	<u>27.37</u>

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Willis

Extracted from Auctioneering list No.

Vancouver Radio 2

Remarks.

J.R.
No. 14473

P. 112

Royal Canadian Mounted Police

\$

Lancaster, B. C. March 9, 1912

Received from Messrs. K. G. R., R. R. #1, Winnipeg, Man. Consignment
of 1 gun in box K. G. R., R. R. #1, Winnipeg, Man. Consignment
of 1 gun in box K. G. R., R. R. #1, Winnipeg, Man. Consignment

866895

Dollars,

Signature

A. R. Campbell, R. C. M. P.
(Reg. No. 13836)

ROYAL CANADIAN MOUNTED POLICE

Form 2041

EXHIBIT REPORT

No. 500

HEADQUARTERS File No. 11253

SUB-DIVISION & File No. Vancouver

DIVISION & File No. (J.R. 11113)

DETACHMENT & File No. O-1-10

DATE June 26th 1944

Re: Translating Room, R.R. #1, Baney, B.C.

(Name of File)

On June 24th 1944

(Date)

D.R. McLaughlin, Det.

(Member's Name)

Came into possession of the following described goods by

Handed over by Masaki KOGA, R.R. #1, Baney, B.C.

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Radio and phonograph combination - Philco Console, Serial No. 966895.

*Recd
27/1/44*

REMARKS: Handed over to the Custodian of Alien Property.

(State briefly disposition)

DATE June 27th 1944

Yes L. Spence
(Signature of Receiver or Custodian)

CERTIFIED CORRECT
P. J. Jeffers
P. J. Jeffers, Det. 110559, Det.

2845
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge,

Date: May 19th. 1942.

NAME: KOGA. Tsuneichiro,

REGISTRATION NO. 11253.

ADDRESS: 183 10th. Ave. Haney, B.C. (Formerly Premier Mine, Premier, H.C.
PROPERTY:

ACREAGE: 14.

KIND OF CROPS: Strawberries. Raspberries.

APPROXIMATE ACREAGE OF EACH: $\frac{2}{3}$. $\frac{1}{3}$.

HOUSE: VACANT: OCCUPIED Yes. Lessee, C. Buchanan.

DESCRIPTION $1\frac{1}{2}$ Story wooden frame house. ROOF: Shingle.

SIZE: 24x30 NO. OF ROOMS 4.

CONDITION: Fair.

OTHER BUILDINGS: Small barn.

NAME OF LESSEE OR RENTOR: C. Buchanan, from Koga.

TERMS: \$10.00 Month rental.

WATER: "Well" ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: Light paid for by Buchanan.

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.

- ✓ Kitchen range.
- ✓ Heater.
- ✓ 7 Chairs & Kitchen table.
- ✓ Small tables.
- ✓ Sideboard.
- ✓ Gramophone & records.
- ✓ 2 Beds complete.
- ✓ Bureau.
- ✓ Bookcase.
- ✓ Single bed complete.
- ✓ In the attic.
- ✓ 1 Vice.
- ✓ Wash basin.
- ✓ Toilet & Tank.
- ✓ Bx. Kitchen utensils.
- ✓ Wooden box. (Contents unknown)
- ✓ Bucker saw.

- ✓ In the basement.
- ✓ Cultivator. (Horse drawn)
- ✓ Bdl. Garden tools.
- ✓ Carpenters tool box.

Sold by Auction
16/5/45. Mission 19.

Signed:

I. G. Bardwell.

MEMORANDUM *for the file*

File # 2885

28th May, 1942

re: Tsuneichiro KOGA

This property was leased to Charles Buchanan, April 16th, 1942. We were not advised of this until May 26th when the lessee came in to pay the second month's rental (having paid the first month's rental direct; receipt for this was shown to me). On checking over the lease it was found to have been executed by Shiro Koga, uncle of the owner of the property. I contacted Mr. Shewfelt who drew up the document and he was surprised to learn of the discrepancy and said that it was the wish of T. Koga, owner, that the property be leased to Buchanan and that he assumed that it was in order to draw the lease on instructions from Shiro Koga, although Shiro Koga produced no Power of Attorney but gave the impression he had the right to deal with the property in his own name.

I discussed the matter with Mr. Alexander and it was considered advisable, under the circumstances, to accept the lease and receive payments from Buchanan, the lessee, and credit all payments to the account of Tsunichiro Koga, the owner. This is being done. I accepted payment from Buchanan of second months rent and informed him, verbally, that the Custodian would not interfere with his lease at this time.

agreed Alexander

EBR:PB

Extracts from Lease. CK

File #2885.

Lessor: Tsuneichiro KOGA.

Lessee: Charles BUCHANAN.

Date: 16th April, 1942.

Term: 1 year or duration.

Consideration: \$10.00 paid on 16th April, 1942, and thereafter \$10.00 to be paid on 16th of each successive month. No Taxes.

Property:

Land: Lots 37, 38 & 39, N.W. $\frac{1}{4}$ of Section 20, Township 12, Municipality of Maple Ridge, New Westminster District.

House: Included.

No Schedule of Chattels in Lease

*Lease given to SSC
any 7/43*

EVACUATION SECTION	
Rec'd	DEC 6 1943
File No.	210/4285
Ans.	100
Referred	Archie on

Dominion City, Manx,
Nov. 230, 1943.

Dear Sir:

Please send us all the house rent their is because we have no money to buy bread because their is six in our family. We have no money because even if we did work in the beets we have to pay most of it on the house rent every month down here. We need it in a hurry because we have no money to buy some Christmas present. You better send it in a hurry or we have to starve to death. Please send us all the Christmas decorations and all the toys which are in the front bedroom closet. And send us the blinds in the parlour their is five of them. We want them because it is hard to get because of wartime. You had better send them in a hurry because it is near to Christmas. Please send them before Christmas.

2883
A. Paul. 3717
remitted to 70th

Remitted 3783

Yours truly,
Mrs. S. Hoga.

Canada

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

JAPANESE EVACUATION SECTION

File No. 2885

Reg. No. 11253

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Tetsuichiro KOGA,
c/o W.R. Houston,
Dominion City, Manitoba.

Dear Sir:

Re: Municipality of Maple Ridge.
Lots 37, 38 and 39 of the West half of Section 20,
Township 12, Map 1161, District of New Westminster,
C. of B. 52448.

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	\$ 1408.00
Add:	
Unexpired insurance premium as at January 1st, 1943	2.77
	\$ 1410.77
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 1407.77

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	\$	\$ 20.00	\$ 20.00 Cr.
	Credit re Sale of Property		1407.77	
	Land Registry Office C. of E.	1.00		
Jan. 18	Rent for December 16-31/42		5.00	
Mar. 10	Taxes	13.87		
23	Maple Ridge Co-Op. a/c paid	8.76		
Apr. 5	Cheque to you	25.00		
June 18	Fire Insurance premium	3.20		
Oct. 28	Sale of Mailbox		.66	
Dec. 13	Maple Ridge Co-Op.		.75	
14	Cheque to you	25.00		

1944

Feb. 26 Proceeds Auction Sale

076.83	27.37
\$ 1468.55	

01 81384.72

2885

December 6th, 1944.

Mr. Tsuneichiro KOGA,
Registration No. 11253,
c/o Mr. W. S. Scott,
Dominion City, MANITOBA.

Dear Sir:

In accordance with your request forwarded to us by the
B. C. Security Commission on December 5th, we enclose herewith
Custodian cheque in the amount of \$1334.72 from funds held to
your credit at this office for the purpose of purchasing Victory
Bonds. This cheque represents your balance in full with the
exception of \$50.00 which is necessary for us to reserve for
legal costs in connection with the sale of your property.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
/OH

Credit balance - \$50.00

2885

26th November, 1945.

Mr. Tsuneichiro KOGA,
Reg. No. 11253,
Dominion City, Manitoba.

*W. E. Anderson
East St. Paul*

Dear Sir:

In reply to your letter of the 19th November, in which you inquired about your firearms which are still in custody. Please be advised that although the Defence of Canada Regulation 37A has been revoked, an Order in Council in substitution still makes it unlawful for Japanese to have in their possession any firearms.

If you so desire however, the Custodian will arrange the sale of same for you. Please advise us regarding this.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

5th May, 1947.

REGISTERED

Mr. Tsuneichiro KOGA,
Registration No. 11253,
c/o Mr. L.S. Sulkers,
East St. Paul, Manitoba.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$51.56, which sum represents your full remaining credit balance at this office at the present time. For your information we are also enclosing a statement of your account showing entries made since the one sent to you 8th June, 1944, with details of your property sale.

We note that you still have the Title document of this property in your possession, and we would request that you forward it to this office as soon as possible as it has been cancelled at the Land Registry Office.

You are the holder of 122 shares in the Maple Ridge Co-operative Exchange. This Co-operative is in the process of liquidation and upon completion, you will be notified and your share of the distribution will be sent to you.

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.

HA
Encls. 3 (cheque)

EXHIBITION SECTION	
Rec'd	MAR 25 1948
File No.	2885
Ans.	
Referred	

Box 455, R. R. #1,
Winnipeg, Manitoba,
March 21, 1948.

Dear Sir:

I am enclosing all the Shaw Certificates, that I have at hand. But I think I lost some of the Shaw Certificates between the years of 1930-35 while preparing to move to Manitoba. So I would like you to get in touch with the Maple-Ridge Co.-Op and find out if they have a record of it there.

Cost 1/5 for 10 shares

367	13
249	7
529	34
668	25
767	35
124	

MAR 25 1948

Received
C.H.R.

Yours truly,
(Mr) J. J. Koye.

Isunecchio
Reg 11253

\$709.98 Bal

158 42 / 1000 shares

Reg

PHONE PACIFIC 8181

PLEASE REFER TO

FILE NO. 2885

CANADA

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

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

8th July, 1948.

EVACUATION SECTION	
Rec'd	JUL 12 1948
File No.	2885
Ans.	
Referred	H. Allan

K.C. Buchanan, Esq.,
183-10th Avenue,
Nancy, B.C.

Dear Sir:

Re: Tsunelchiro KOGA

We should be obliged if you would kindly reply
by return mail, to our letter of the 28th June, regarding
chattels belonging to the above Japanese.

Yours truly,

H. Allan

Office of the Custodian.

HA

Dear Sir.

*All of the Japanese properties were
taken from here in #2 or #3.*

*The only thing left was a stove
that they didn't consider worth
taking.*

EXHIBIT No. 912-6

DATE Sept 15/48

FILLED BY Crown

W. Mrs. Kenneth Buchanan

Defence Brief

Tsuneichiro KOGA

File No. 2885

Case No. 912

WINNIPEG
15 Sept. 48
V.L.A.
Sheet A.12-8

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Lots 37, 38 & 39 of W. 1/4 of Sect. 20, Twp. 12, Map 1161
Municipality of Maple Ridge

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4000.	\$1434.85	\$1408.00

Witness: Appraiser, H.L. Sinclair

In the Transcript on Page 8 the value of the assessment is stated to be \$3350., this should be \$2450. (Land \$1200., Improvements \$1250.)

Appraiser (Sinclair) reports - This property could be made into a reasonably good holding. House 20 years old is a large substantial structure and appears to have been kept in better condition than the farm itself, roof requires reshingling and condition of paint is poor. Electric light in house.

Claimant gave the acreage of this property as 15 acres, appraiser gives the acreage as 14.19 acres but claimant stated that he had not measured the land himself. He also stated that the house was only 14 years old not 20 years as given by appraiser and he also stated that there were 7 acres of land cleared and not 6 as stated in the appraisal.

Claimant stated that he listed this property with a Real Estate Agents at \$3500., there were two bidders but as neither had enough cash to complete the deal the property was not sold. His father telegraphed to him not to sell at that price so he took the property out of the hands of the Estate Agent.

Appraiser stated that 2 acres of this land was useless and worth only \$1. an acre as there was a creek there and claimant agreed as to this but stated that he had not included these 2 acres in his valuation and he considered the creek to be good for the drainage of the land and had saved him the cost of having to construct ditching.

It is submitted that the real property was sold at its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household Goods & Farm Equipment

Amended Claim

\$239.50

Sold for

\$14.25

(Trans. Page 2)

- | | | | | |
|-----|-------------|---------|---------------------|------------------------|
| (a) | Goods value | \$97.00 | Sold by auction for | \$14.25 |
| (b) | " | " | 10.00 | No record at any time. |
| (c) | " | " | 25.00 | Abandoned (Stove) |
| (d) | " | " | 107.50 | Not accounted for. |

\$239.50

Claimant stated that he purchased the cook stove, for which he is claiming \$25., in 1928 for \$75. and agreed that it was pretty old and not worth much.

Other goods sold by auction for \$32.50 were not claimed for.

Mrs. Buchanan, wife of the tenant, Mr. C. Buchanan, wrote to the Custodian that all the Japanese property had been taken away except the stove, which they did not consider worth taking.

It is submitted that the chattels were sold at their fair market value and that the claim made for articles not accounted for is excessive and unreasonable.

Summary of Defence Witnesses

Where required

H. L. Sinclair

1

Appraiser

J. H. Harkiss

2 (a)

Auctioneer

R. M. Anderson

2 (a) (c)

Staff

BMP/mw

2885

October 10th, 1950.

Mr. Tsunetichiro KODA,
306 Union Street,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 912

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 ... \$1,563.45.

Cheque in your favour is enclosed for \$1,473.01
and we have paid the Co-Operative Committee .. \$ 90.44
for legal fees as authorized by you.

Yours truly,

FUS/jc
1 encl.

F.G. Shears
Director

Name of Claimant

KOMA, Tennessee

Case

312

Custodian File

2005

REAL PROPERTY										Total
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		
					1408.					1408.00
PERSONAL PROPERTY										Total
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										Total
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 CHATELS										Total
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			
24.00	11.25	3.37	45.81%	214.62	97.05					
TOTAL RECOMMENDATION										1563.45

IN THE MATTER OF THE "INJURIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

18

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

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TSUNOICHIRO KOGA

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

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

20

MARK H. FEARCE, Esq., Official Reporter.

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

10 MR. CHERNIACK: In this matter, Your Honour, I ask
leave to amend to show the real property at a
value of \$4,000.00, Custodian's sale price
\$1,408.00 and the loss is therefore \$2,592.00.
As to the chattels, Your Honour, the total value
is \$239.50; sold for \$11.25, showing a loss of
\$228.25. The total real property and personal
property losses comes to \$2,820.25.

THE COMMISSIONER: You are filing an amended state-
ment?

MR. CHERNIACK: Yes, Your Honour, that will show it.

DIRECT EXAMINATION BY MR. CHERNIACK:

20 Q Mr. Koga, I show you two typewritten statements,
were these prepared in accordance with your
instructions? A Yes. I am not sure of
the house measurements, they might be two feet
different and I never measured up the cleared
land.

Q Alright, are these your signatures?

A Yes.

Q Well, subject to the two things you have pointed
out to us, do you swear that the contents of
these two statements are true to the best of
your knowledge and recollection?

A Yes.

30 MR. CHERNIACK: I tender as Exhibits 1 and 2 respect-

5.
T. Koga.
In Chief.

ively, the real estate statement and the personal chattel statement and on behalf of my learned friend I will tender the S.S.E. Appraisal as Exhibit 3 and the Custodian's Analysis as Exhibit 4.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

(APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

10

MR. CHERNIACK: Exhibit 1, Your Honour sets out that the Claimant purchased this property in 1935 from J. Lenoys for \$1,000.00 at which time it was all bush. I have on my file and I am showing to my learned friend certificate of title No. 112264-B, dated November 2nd, 1935 in the name of the Claimant for the land for which claim is made.

20

Q Am I correct in saying Mr. Koga that you bought the property in 1935, or 1936 rather, but you didn't get it paid up actually until 1936 when you got title, is that right?

A Yes.

MR. CHERNIACK: The claimant sets out that he had 15 acres of land and not 14.3 acres as shown in the appraisal. He has already stated, however, that he has never measured it himself. As to the area that had been cleared he believes there were seven acres cleared and not six as stated in the appraisal, Exhibit 3. The Claimant sets out that he cleared these seven acres at a very

30

4.
T. Koga,
In Chief.

cost. The S.B.B. Appraiser in Exhibit B indicates the cost of reclamation at \$175.00 to \$200.00 per acre. The Claimant further dug a sixteen foot well and planted over 100 mixed fruit trees. He indicates the buildings which he had on the property and the years they were built and the estimated cost of same.

10 Q You say, Mr. Koga, that you built your house in 1928 and you estimated the cost at \$5,500.00 at that time? A That is correct.

Q I show you a snapshot of a building with a truck in front of it and several people there?

A Yes.

Q Do you recognize that building?

A That is my house.

Q On the land which you are making claim?

A Yes, this is a front view of my house.

Q Are you claiming for a truck?

A No.

20 Q That wasn't your truck? A No.

Q When was this snapshot taken?

A 1934 or 35, I don't know exactly.

Q On the back is 1939? A I think that is right.

Q You think this was taken about 1939?

A I am not very sure.

Q There is a building, a small building at the back of this house, part of it is shut out of the picture? A That is a small shed, that is where the pump is.

30

3.
T. Koga,
In Chief.

Q Would you say that is a fairly good picture of your house? A Yes.

Q At the date of evacuation did it look very much the same or was it run down; was it any worse than when it was when you took this picture?

A Some of the siding may have been a little cracked when I left.

Q You have a full cement basement?

A Yes, full basement.

10 Q Had you painted the house recently before this?

A Only once I painted it.

MR. CHERNIAK: I tender this as Exhibit 3, Your Honour.

(PHOTOGRAPH, EXHIBIT 3.)

MR. CHERNIAK: The claimant sets out that in his opinion the value of the land and buildings at date of sale was about \$4,000.00. The appraiser in Exhibit 3 sets out that this property was one mile from Nancy, B.C., having direct access to 10th Avenue, a good gravel road. The building is shown here as being 20 years of age, Your Honour will note that it was only 14 years of age at that time and the appraiser shows a valuation of \$1,000.00.

20

Q Mr. Koga, the man who looked at your property for the Government says that there is a full basement with concrete walls; how was the floor was that concrete too? A Oh yes, all finished.

30

Q He says that the roof requires reshingling?

6.
T. Kegg
In Chief.

A When I left the house the shingles looked bad.

THE COMMISSIONER:

Q When was this photograph taken?

MR. CHERNIAK: 1939 or thereabouts.

THE COMMISSIONER: It is an attractive looking house.

MR. CHERNIAK: It is a very attractive house for the valuation of \$1,000.00. It may be difficult for the appraiser to explain it.

THE COMMISSIONER: The appraisal report says that the paint is poor.

MR. CHERNIAK: It does too, Your Honour. That picture wasn't so very old, three years old and he says he only painted the house once and that was when he built it in 1939, so if it stands up as good as the picture shows it I don't suppose the three extra years would have deteriorated it very much.

Q According to the appraiser there was two acres of this land that were useless and worth only \$1.00 an acre, there was a creek there; do you agree it was useless or was it of some use?

A Yes, I agree with the appraiser.

Q Then your valuation of \$4,000.00 for land and buildings does not include that two acres?

A No, I am not including those two acres.

MR. CHERNIAK: The comment on page 3, Your Honour of the appraisal, is of interest "This property has possibilities and could be made into a reasonably good holding. Much of the land is rapidly reverting to a wild state. Canada Thistle

T. Koga,
Sgt. Chief.

is spreading fast and the property generally has a run down appearance. The bush land carries considerable alder, and a small quantity of fir which could be cut for cordwood, and the value of the bush land has been advanced slightly for this reason. A small creek traverses the property, and this tends to facilitate drainage which will be required on the south portion of the property.

The house is a large substantial structure, and appears to have been kept in better condition than the farm itself. Electric light in house."

Is that right Mr. Koga, that although that land where the creek is is of no use, yet, the creek is good for the drainage of the land?

A Yes.

Q From that standpoint it saved you the cost of ditching, did it? A Yes.

Q Am I right in saying that if you didn't have a creek of that type there you would have to construct ditching there which would have been fairly costly, is that right?

A Yes.

MR. CHENILAK: The house is a large substantial structure according to this Exhibit 5 and appears to have been kept in better condition than the farm itself. There is electric light in the house. I am sure my learned friend would like to acquaint your Honour with the assessment on this property.

MR. FERG: The assessment for 1943, Corporation of

8.
T. Kaga.
In Chief.

the District of Maple Ridge; land \$1,200.00,
improvements, \$2,150.00, Total \$3,350.00

MR. CHERNIAK: Turning now to the chattels, Your
Honour, you will note that Exhibit 2 - - -

THE COMMISSIONER: Just so that there will be no
confusion, you told me, instead of \$335.50, you
are now putting in a value of \$239.50, that is
personal chattels.

MR. CHERNIAK: I wanted to indicate, Your Honour
that Exhibit 2 shows the total claim for
chattels.

THE COMMISSIONER: And the amount received was
\$11.257

MR. CHERNIAK: Yes, Sir, that is the information
received from the Analysis Sheet.

THE COMMISSIONER: Yes.

MR. CHERNIAK: The Claimant sets out in Exhibit 2
that in his original claim he put in what he
considered to be the replacement costs opposite
most of the items claimed, and he states "I have
now been advised that I must give my opinion of
the fair market value of these items as at date
of sale and I have now done so after depreciating
for age and use." So that Your Honour will
note that all items for which claim is made are
shown in Exhibit 2. The approximate purchase
date and the price paid is shown there except
for the last line which sets out 'Miscellaneous
farm tools listed in claim for a total of \$43.50.'
The Claimant sets out that these tools were

9.
T. Rags,
in Chief.

bought from time to time at an approximate price of \$75.00 now and the tools referred to are those shown in his claim and which are repeated in Exhibit 4, the Custodian's Analysis.

THE COMMISSIONER: Exhibit number 2 shows a toilet and tank, price paid \$25.00, never used. That apparently wasn't attached to the land at all, it was just bought and packed away?

MR. CHERNIAK: That is true, Sir.

10

THE COMMISSIONER: That item does not appear either on the original claim nor does it appear in the Analysis.

MR. CHERNIAK: These were shown as two wash basins and the claim was made for them but after I went into it with the claimant I discovered what he meant.

THE COMMISSIONER: I see.

20

MR. CHERNIAK: I might say, Your Honour, that there was one wash basin and a toilet and a tank and both of these were bought in 1927 and were never used and instead of claiming it that way the claim showed two wash basins.

Q This wash basin and toilet and tank, you bought them for the house? A Yes.

Q Where were these wash basins and toilet and tank? A Upstairs in the house.

Q Were they installed? A No, just left on the floor upstairs.

Q Were they wrapped up or crated?

30

A No, nothing wrapped.

F. Kagan,
In Chief.

Q Were they in a box or cartons?

A No, no boxing.

Q But they were never attached?

A No.

Q Had they ever been used at all?

A No.

Q Were they smashed in any way?

A No.

Q They were just stored there, were they?

A Yes.

Q They were bought at the time that you built your house were they? A Yes.

THE COMMISSIONER: Your Exhibit 2 shows it having been sold for \$5.00 and the Analysis Sheet has it 'Not accounted for, etc.'

MR. CHERNIAK: It may be, Your Honour that I found in the Custodian's file reference to the fact that this toilet and tank had been sold for \$5.00 and possibly the Custodian didn't show it because of the fact that the Custodian didn't realize we were claiming for the toilet and tank but claiming for some wash basins that the Custodian never found. That is possibly why there is no record at any time. Your Honour will also note that two of the items for which claim is made, that is a bunk bed and three large tables are indicated as having been made by the Claimant's father who was a cabinet maker and that there is only an indicated estimate of what he believes was the cost of

T. Egan
In Chief.

material and his father's labour.

Q Your father was a cabinet maker?

A Yes.

Q He was a man who actually made those things for re-sale, is that correct?

A Yes.

Q And he made those for you?

A Yes.

MR. CHERNIAK: Of all these items shown on the Analysis Sheet, Your Honour, it is of interest to note that the radio, for which claim had been made for \$20.00 was sold for \$32.00. That is \$12.00 more than the Claimant showed as the fair market value. I am pointing this out as to the fairness of his other values. There is mention here of a cooking stove which the Custodian shows as having been abandoned. Possibly my learned friend has the appraisal to show why this was abandoned where practically all the other items are shown not accounted for theft, etcetera.

MR. FERG: I can only say this, I have a letter dated the 8th of July, 1949, from the Custodian to E.O. Buchanan, 183-10th Avenue, Hasty, D.C., who was a tenant of the property at the time of evacuation or after evacuation, in which the Custodian wrote to Buchanan asking for a statement regarding the chattels belonging to this claimant Egan, and the reply is attached to the same letter. I will put it in.

F. Egan,
In Chief.

MR. CHERNIAK: Is that subject to his production?

MR. FERG: It deals with a stove and my learned friend asked me if there was any appraisal and this answer is given by Mrs. Kenneth Buchanan. I don't know if she is available.

THE COMMISSIONER: Well, show it to Mr. Cherniak.

MR. CHERNIAK: Well, I object to the production of it; I don't mind it being filed subject to my objection. Only that article is abandoned, that means the Custodian has sent someone whom the Custodian thinks is reliable, to value it. This is just an opinion and I think we should be given the opportunity to cross-examine on it.

THE COMMISSIONER: It may go in subject to your objection and if the man who made that valuation is not available the Commissioner won't consider it.

MR. FERG: If these goods were removed by the Custodian's employees then no doubt there was an appraiser or somebody attended who would have the authority to say whether an article should be abandoned or not. We will put the letter in for what it is worth and subject to the objection of my learned friend.

(LETTER, EXHIBIT 6.)

MR. CHERNIAK: In the Custodian's Analysis, Exhibit 6, the Custodian shows that a grind stone and 100 feet of cable, they give that as no record at any time. I am under the impression that when the Custodian puts in the column 'No record at

T. Kaga,
In Chief,
Gr-NHAN.

any time', they mean it was never declared in the J.P. Form, never subsequently declared and never inventoried. I would therefore like to point out that in the J.P. Form, the declaration is listed in the Analysis, Exhibit 4, there is mention of farm tools and I contend that the grind stone and cable were part of the farm tools.

MR. FERG: It is submitted that the real property sold at its fair market value, that the chattels sold were sold at their fair market value and that the claim made for articles not accounted for is excessive and unreasonable.

CROSS-EXAMINED BY MR. FERG:

Q Mr. Kaga, you haven't had an independent valuation of your farm and home either at the time of evacuation or since?

A No.

Q And you haven't actually measured the cleared land on your farm? A No.

Q You never attempted to sell your property yourself? A Yes, one time.

Q How long ago? A Around 1939.

Q Did you offer to sell it to somebody then?

A Yes, I offered it for sale.

Q Did you put a price on it then?

A \$3,500.00 cash.

Q That is what you offered it for?

A Yes.

Q And you didn't get a purchaser?

T. Kogge
Gr-Kogge.

A I received a letter from my Dad who was in Japan saying it was too cheap and to forget about it.

Q Had you advertised it for sale for \$3,500.00?

A I didn't advertise it.

Q What did you do, just sort of spread the news around that you were prepared to sell for \$3,500.00? A I went to a real Estate Office.

19 Q And listed it with a Real Estate man for \$3,500.00? A Yes.

Q You had no bidders at that price?

A Yes, there were a couple.

Q And you were ready to sell it for that price?

A They never had enough cash.

Q They didn't have the cash to complete the deal?

A No.

Q Now, with regard to your cook stove, apparently the Custodian says it was abandoned because it wasn't worth anything; you purchased the cook stove in 1928? A Yes.

Q You bought it new? A Yes.

Q Did you pay \$75.00 for it?

A Yes.

Q It must have been a big stove?

A Yes.

Q Was it a wood or coal stove?

A Both, it burned both wood and coal.

Q And what answer have you to make to the Custodian saying it was valueless?

2. Koga
Gr-Home.

A I don't think it is absolutely worthless although it was pretty old.

Q Pretty far gone, was it?

A I replaced the fire box in 1940.

Q That is you put new fire brick in?

A Yes.

Q Well, at any rate, the stove was rather old and wasn't worth much? A No, not worth much.

18

Q Now, regarding your cabinet - - -

THE COMMISSIONER: Before we go on I think we will take a recess for a moment or two.

COURT ADJOURNED: 3.45 p.m.

COURT RESUMED: 4.00 p.m.

MR. FERG:

Q Your cabinet Mr. Koga and your tables, these were home made? A Home made, yes, my father made them

Q Were they well finished furniture?

20

A Yes.

Q Painted? A Yes.

Q Polished? A Yes.

Q And the metal parts put on?

A Yes.

Q The equivalent to a regular commercial buffet or cabinet? A Yes.

Q The buffet was made in 1929?

A Yes.

Q And used by you constantly afterwards as a kitchen cabinet? A Yes.

20

T. Kaga:
 Cr-Exam.

- Q In the kitchen or in the dining-room?
 A In the kitchen and in the dining-room and the other one was for my son's study.
 Q- Your gramophone, you bought that in 1933 for \$120.00? A Yes.
 Q And you had to wind it up by hand?
 A Yes.
 MR. FERG: That is all, Your Honour.
 MR. CHENILAK: Just a few questions, Your Honour.

20

RE-EXAMINED BY MR. CHENILAK:

- Q In regard to this cooking stove that you were speaking of, you say that you replaced the fire-box in 1940? A I am not sure about the year, I think it was 1939 or 40.
 Q And you have said in your statement that at the date of evacuation you thought it was worth \$25.00 is that correct?
 A Yes.
 Q Now, coming to this answer that you gave Mr. Ferg about offering this property for sale, you say you offered it for sale for \$3,500.00 in 1939? A Yes.
 Q And you say there were some people interested at that price? A Yes.
 Q And I think you explained that they couldn't raise enough cash, was that the trouble?
 A Yes.
 Q Now you say, as of date of sale, which would be January, 1943, you thought the property was

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20

T. Kaga.
 Mr. Kaga.

worth \$4,000.00, is that correct?

A Yes.

Q But I understood you to say that your father
 had written you about selling the house?

A It was a wire.

Q A wire from Japan? A Yes.

Q Saying what? A The price is too cheap
 so I don't sell.

Q For \$3,500.00? A Yes.

10 Q And it was then that you took it out of the
 hands of the real estate agent?

A Yes.

MR. CHESWICK: Thank you, Sir.

(PROCEEDINGS ADJOURNED SINCE DUE)

Certified to be a true and accurate transcript.

Mark H. Pearce
 (MARK H. PEARCE)
 OFFICIAL REPORTER

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I, the undersigned Sub-Commissioner hereby
 certify that the foregoing 17 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. B. B. B.
 (SUB-COMMISSIONER)

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