

4198

OFFICE OF THE CUSTODIAN
JAPANESE SECTION2 copies
made

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: OSAKI, KyutaroHOME ADDRESS: Ford Road, Pitt Meadows, B. C. (P. O. Box 277)REGISTRATION NUMBER 14213 SEX: Male AGE: 46OCCUPATION: Strawberry Grower

(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: SelfMARRIED? yesNAME OF WIFE OR HUSBAND: KeADDRESS OF WIFE OR HUSBAND: Ford Road, Pitt Meadows, B. C.NAMES OF ANY LIVING CHILDREN: Torako (F)ADDRESS OF CHILDREN: Ford Road, Pitt Meadows, B. C.AGE OF CHILDREN: 16.

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

1. LOCATION AND DESCRIPTION: The West Half of the East Half of the South West Quarter of Section 32, Block 6, North Range 1 East in the District of New Westminster, B. C., Municipality of Pitt Meadows, B. C. Policy No. 118097-E in owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room frame house, 1 chicken house, 1 garage, 2 packing houses.

3. INSURANCE (Give particulars; state where policies are) Tanaka Ins. Co., Vancouver, B. C. \$1,000.00. \$20.00 premium every 3 years paid to date.

4. TAXES (Amount and where payable) \$16.35 payable to Pitt Meadows, B. C. 1941 taxes paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Owner is occupant.

J

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.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 3 room frame house at Ford Road,
Pitt Meadows, B. C.
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)
John J. Mortoer, R Ford Rd., ~~none~~ Pitt Meadows, B. C. rents a
garage, chicken house and 6 acres of land from declarant. Rent,
\$100.00 per year. Pays rent every August. Present rent not paid
till this August.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Strawberries, raspberries.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Household furniture, farm tools and personal effects in owner's
possession at Ford Road, Pitt Meadows, B. C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
~~none~~ 1 cat.
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: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Ins. Co. \$1,000.00. Premium, \$36.00 per
year paid to date. Beneficiary, wife, Ko. Policy in owner's possession.
Policy No. unknown.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. TRADE DEBTS: noneREMARKS: Owns house in Japan. Will lock good
in house & give Key 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 10th day of April 1942.A. M. Cormier

Witness

(Signature) K. Osaki

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Jan 30/43

Full Name ☒ OSAKI, Kyutaro
(Surname in Block Letters)

Registration No. 14213

Male - Female
(check)

Age May 2, 1895

Former Address Box 277 Pitt Meadows B.C.

Date Evacuated Apr 16/42 ^(?)

Naturalized - Canadian-Born - National
(check) ☒

Present Address 239 McKay St. North Kildonan
Winnipeg Man.

Married - Single
(check) ☒

Name of Wife IKEDA, Ko -14213

Name of Husband

Name of Mother IKEDA, Tsuru (Japan)

Name of Father Torakichi (dec'd)

Names of Children under 16 Torako (f) 11/1/36

Our File No. 4198

Registered with Custodian yes
(yes or no)

Requested By P. Hunter

Additional Information

REAL PROPERTY SUMMARY

File No. 4198

V.L.A. B.C. 439-P

JAPANESE NAME: Kyutaro OSAKI - - Reg. No. 14213.

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

PROPERTY ADDRESS: Ford Road, between Wooldridge and Baynes
Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: W. $\frac{1}{2}$ of E. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, Sec. 32, Blk. 6N,
R.1E., Municipality of Pitt Meadows,
District of New Westminster.

TITLE: Registered in name of Kyutaro OSAKI.

ENCUMBRANCE: None. Vested in Custodian by filing No. 25131, on
December 11, 1942.

ASSESSED VALUE: 10 acres. Assessed 1942.
Land \$500.00 1700 ✓
Improvements \$600.00, Total \$1100.00 Taxes \$16.80

CLASSIFICATION: Berry farm with dwelling. Agent reported farm has
acreage of 10 acres in fair condition. $3\frac{1}{2}$ acres in
strawberries and 1 acre in raspberries, one storey frame
house, 20 x 24, 3 rooms, vacant, and chicken house,
garage and 2 packing houses. Chattels on premises.
Chattels reported 6 July 1944 removed.

HISTORY OF
ADMINISTRATION: 1. Administered by Custodian - subject to lease below.
2. Land, but not dwelling, under lease from owner, dated
7th April 1942, for one year from date to John L.
Morton, for \$100.00 paid to the Custodian 30th July
1942 and placed to the credit of owner. This lease
was extended by the Custodian to 31st December 1943,
at a rental of \$80.00 which was collected by the
Director, The Veterans' Land Act. Insurance of \$700.00
on buildings was cancelled at request of the insured
October 12th, 1942.

SOLD: To The Director, The Veterans' Land Act, for \$837.00 as
at January 1st, 1943.
Approval of Advisory Committee, 1st June, 1943.

FUNDS: Released to the credit of Kyutaro OSAKI 16th March 1944 -
Sale \$837.00 plus rent \$100.00, total \$937.00, less taxes
\$29.59, Certificate of Encumbrance \$1.00, registration
\$3.00 legal fee \$15.00 total \$48.59. Net amount re-
leased \$888.41.

C. OF T: No. 166854-E conveyed to Purchaser by deed from the
Secretary of State dated February 28th, 1944.

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

DATED October 19th, 1945.

Janet Macpherson

Replace

PERSONAL PROPERTY SUMMARY

File No. 4198

13th December, 1945

Re: OSAKI, Kyutaro - Reg. No. 14213

CHATELS: The above Japanese declared his chattels only as household and farm equipment stored in his house at Pitt Meadows. On September 30th, 1943 however, he supplied us with an itemized list from memory. These were inventoried and removed to Auction on October 19th, 1943 at which time it was found that the list supplied was pretty well correct although considerable additional articles were found. No pilfering had taken place on the property - although not being used by the lessee of the property it was well boarded up and looked after by him. All saleable articles were sold at auction on November 10th, 1943 and April 27th, 1944, the net proceeds derived totalling \$227.09. Details are shown on the attached schedule which also shows a number of items abandoned as not saleable. A trunk and a box were moved to Haney Storage and were shipped to him on December , 1945, the expense amounting to \$ was paid from this office.

BONDS & INVESTMENTS: Although he did not declare so to the Custodian he is a share holder in the Pacific Co-operative Union to the extent of \$340.00 in Unredeemable Shares and \$180.00 in Redeemable Shares. The Redeemable Shares were as follows:

\$30.00	1937	} Shares were received by the Custodian and redeemed at par.
\$10.00	1938	
\$40.00	1939	
\$30.00	1940	
\$70.00	1941	

The 1940 shares should be redeemed early in 1946 and the 1941 shares in 1947.

Interest on these shares totalling \$6.78 has been paid into this office to his credit.

LIFE INSURANCE: The above Japanese declared a \$1,000.00 Sun Life insurance policy. This however was not brought under control of nor administered 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: Dec. 13/45
WEA:EH

Kyoto

CHATTEL SCHEDULE

File No. 4198

22nd November, 1945

Re: OSAKI, Kyutaro - Reg. No. 14213

Registered - April 10, 1942

Evacuated - April 16, 1942

Declared: household furniture, farm tools, and personal effects.

Listed Sept. 30/43	Moved to Auction October 19, 1943	Sold at Auction
4 beds & springs	6	6 beds, 2 mattresses, 6 springs
8 chairs	6	x
3 tables	2	2
2 benches		Homemade - abandoned
1 trunk	x	Storage
box of clothes	x	Storage
phonograph	x	x
10 records		
range		Rusted out - abandoned
heater	x	x
drum heater		Rusted out - abandoned
drum oven	x	Rusted out - abandoned
Japanese fiddle		
kitchen utensils	4 boxes	x
3 lanterns	5	x
3 lamps	4	x
plow	x	x
harrow	x	x
harness	x	x
collar	x	x
sweat pad	x	x
5 saws	4	x
4 sledge	2	x
4 wedges	lge. quantity of garden tools	x
4 axes	x	x
froe	x	x
rake		x
4 mattocks		x
5 hoes	1	x
3 grub hoes		x
1 shovel	x	x
hand cultivator	x	x
6 teeth cultivator	x	x
pruning shears		
scale	x	x
2 sprayers	x	x
hand pump	x	x
15' pipe	x	x
iron block	x	2
truck chain	x	x
iron bar	x	x
saw set	x	x
100 berry carriers		
4 barrels	1	1

File No. 4198

(Chattel Schedule - Cont.)

Listed Sept. 30/43	Moved to Auction October 19, 1943	Sold at Auction
3 ladders		
roll of tar paper		Not worth handling-abandoned.
1 incubator queen	x	x
1 brooder	x	x
2 chick trays	x	x
3 chick water troughs	x	x
2 hen water troughs	x	x
herring net	x	x
	Screen door	x
	5 window screens	x
	Couch	x
	2 mattresses	x
	mop	x
	mirror	x
	leather chair	x
	window	x
	chicken & berry wire	x
	2 small dusters	x
	umbrella	x
	bottle capper	x
	spring scale	x
	clothes dryer	x
10	berry knives	x
	box of sealers	x
	Aladdin lamp	x
	crook	x
3	harrow teeth	x
	flooring	x
	school case	x
	box glass	x
	tub	x
	pail	x
	milk can	x
18	sacks of lime	x

Abandoned.

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

Dated: November 22, 1945
WEA:EH

W. E. Hanson

LIABILITY SUMMARY

File No. 4198

22nd November, 1945

Re: OSAKI, Kyutaro - Reg. No. 14213

The above Japanese declared no liabilities and the only one showing on this file is one for \$15.09 which was owing to the Pacific Co-operative Union and was deducted by them when remitting share redemption proceeds.

At the request of the above Japanese two small medicinal accounts for \$4.37 and \$1.51 was paid to the B. C. Security Commission for accounts contracted in Winnipeg, Man.

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

Dated: Nov. 22/45
WEA:EH

W.E. Harrison

INSURANCE SUMMARY

File No. 4198

22nd November, 1945

Re: OSAKI, Kyutaro - Reg.No. 14213

The above Japanese declared having \$1,000.00 coverage on his dwelling which upon being investigated was found to have expired on May 2nd, 1942.

OSAKI was advised regarding this on October 24th, 1942. He requested that it not be renewed.

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

Dated: November 22, 1945
WEA:EH

W.E. Anderson

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 4198

MUNICIPALITY: Pitt Meadows.

Date: May 19th. 1942.

NAME: OSAKI. Kyutaro,

REGISTRATION NO. 14213

ADDRESS: 2075 Ford Road, Pitt Meadows, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS:

Strawberries.

Rasberries.

APPROXIMATE ACREAGE OF EACH:

3 $\frac{1}{2}$.

1.

HOUSE:

VACANT:

Yes.

OCCUPIED

DESCRIPTION 1 Story wooden frame house

ROOF: Shingle.

SIZE: 20 x 24.

NO. OF ROOMS

3.

CONDITION: Fair.

OTHER BUILDINGS: Chicken house, Garage 2 Packing houses.

NAME OF LESSEE OR RENTOR: Jack Merton, Pitt Meadows.

TERMS: Could not locate lessee.

WATER: "Well"

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS: Boarded up.

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.

Kitchen range.
Heater with oven.
7 Kitchen chairs.
10 Gal. stone crock.
2 Beds complete.

In the attic.
Bdl. Garden tools.
Hand cultivator
Brooder, & Hoover.
3 Beds complete.
Platform scale
Sanitary couch.
Portable gramophone.
Leatherette arm chair.
In basement.
34- 50# sacks ~~fertilizer~~. Lime.
Harrow.

In Garage.
7-100# sacks fertilizer.
5 Bales straw.
Approximately 200 berry crates. new.

Signed:

I. C. Bardwell.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Kyutaro Osaki

File No. 4198

*9 Dupont Farms
Dupont, Man*

Reg. No. 14213

Company Sun Life

Agency Vancouver Agency

Policy No. 2254235

Premium - \$ 42.40

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month August Day 1

REMARKS:

This Indenture

Made in duplicate the 7th day of April in the year of Our Lord one thousand nine hundred and ~~eighty~~ forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

KYUTARO OSAKI

of the town of Pitt Meadows, in the province of British Columbia. Farmer.

Insert full
Names,
Addresses,
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

AND

JOHN L. MORTON

of the town of Pitt Meadows, in the province of British Columbia. Farmer.
hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Pitt Meadows, in the province of British Columbia, and more particularly known and described as the West Half of the East Half of the South West Quarter of Section Thirty-two (32), Block Six (6) North Range One (1) East, in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, water, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. Not including the dwelling, which the Lessor reserves the full use of.

John L. Morton

From the 7th day of April one
thousand nine hundred and ~~thirty~~ forty-two. for the
term of one year thence ensuing.

YIELDING during the said term therefor the rent of One Hundred..... Dollars,
of lawful money of Canada, payable on the following days and times that is to say: The full years
rent of \$100.00 to be paid on August 1st, 1942.

The lessor further agrees to extend this lease from time to time
on similar terms during the duration of the war as circumstance may permit.

the first payment to be made on the *as specified* day of , 193

THAT the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~ and to pay rates
for water, electric light, gas and telephone.

AND to repair; and to keep up fences; and not to cut down timber;

AND the said Lessor may enter and view state of repair, and that the said Lessee will repair according
to notice.

AND will not assign without leave; and will not sublet without leave.

AND that he will leave premises in good repair;

AND that he will not carry on any business that shall be deemed a nuisance on the premises.

PROVISO for re-entry by the said Lessor on non-payment of rent, or non-performance of covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee, then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness

Street Address

City or Town

Occupation

William

9th Ave

Haney Bk.

stenographer

John J. Martin

Kyutaro Osaki

Extract from Lease.1

File #4198.

Lessor: Kyutaro OSAKI

Lessee: John L. MORTON

Date: 7th April, 1942.

Term: 1 year from 7th April, 1942, or for duration.

Consideration: \$100.00, full year's rent, payable August 1st, 1942.
No Taxes.

Property:

Land: W. $\frac{1}{2}$ of E. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 32 Block 6,
North Range 1, East, N.W.D.
Municipality of Pitt Meadows.

House: Not included, but buildings included.

*Replaced by lease No. 141 to J. L. Morton
for 4 months from Apr 7, 1943 to Nov 7, 1943
\$80.00, payable Aug 1, 1943.*

Old & new leases handed to S.S. D. 22/7/43.

BC-1249-A

BC/439-P
BC/1249-A

Page 1

S.S. Form No. 43
(Sheet 1) ✓Farm Appraisal ReportFile No. JL 416Land Description W¹/₂ of E¹/₂ of SW¹/₄ Sec. 32, Blk. 6 N., R. 1 E.
(House No. 2075)Containing 10 ac. AcresOwner's Name OHAKI, Kyutaro

Post Office Address

Nearest Rail Point Pitt Meadows, C.P.R.Distance 2 milesMarket Town Good local shopping. New WestminsterDistance 13 miles.Church (give denomination) C. of E. and UnitedDistance 2 milesNearest School Pitt Meadows (school bus)Distance 2 milesState how property was identified: One post, road and map check.

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

Yes, it fronts on good municipal gravelled road.Is this district a good one? Improving yearly as water table is lowered by pumps.Employment opportunity Local peat plant, plus 2 mills and brick yard, 4 - 6 milesPredominating Nationality and religion: British Protestant.Describe Fencing and its condition: Cleared land fenced on west.

Value \$

Water supply: Excellent dug well, wood cribbed.

Value \$

Unusual in this particular locality.BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 32	frame	20	shgl.	6-7	cedar posts	good	600.00
Poultry hse.	16 x 60	"	8	shk.	5-6	"	"	200.00
BARN	X							
Wood shed	20 x 20	rgl. lbr.	7	"	6-7	"	poor	-
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

EXHIBIT N. 866-2
DATE Sept. 3/48
FILED BY BlumTotal present day value \$ 800.00

Total Value Buildings add to farm

\$ 600.00Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make ithabitable? House boarded up and locked. Information as to construction obtainedfrom near neighbour. Estimated to put in good shape - \$ 100.00Describe the basement and chimneys: Earth floor basement, brick chimney to ground.No. rooms downstairs? Estimated 4 Upstairs? attic How finished Some V-joint, mostly ship-lap, inside unfinished.Are buildings painted? NoCondition of paint -Distance from nearest bush All clear.Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

3/439-F
BC/1249-A

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.5	level land	clay lm. 10"-12"	good clay	patch of oats and potatoes, straws & rasps	50.00	\$225.00
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
5.5	Two levels with cl. lm. 5' difference 10"-1'	clay		clear brush	75.00	5.00
Note: There is a light top covering of peaty soil, good to mix.						
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 \$ 252.50

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 852.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Japanese owners are gone. Was in good tilth up to time of their vacating.
Weeds have got ahead pretty bad in spite of fair control effort.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Little room to improve on present well grown crops.

Nexious weeds: A few thistle have got ahead.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipality of Pitt Meadows,
Land, school & library \$16.80
Dyking 15.43
Drainage 9.50
\$41.73

Date: July 2, 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 29th day of June, 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: Mr. J. Morton is renting for \$100.00 cash with option to renew next year. He will not be using the house. This acreage adjoins the large peat lands but it being some five feet higher is an entirely different formation, being a slight hogback running north and south between dykes.

Land is yet new and good, and all worth clearing. Buildings suitable to the acreage and of the usual Japanese construction.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Dyking and Drainage Taxes as high land in addition to Municipal Taxes.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Some acres of good raspberries,

\$

almost 3 acres of strawberries, summer and overbearing,

\$

and patch of oats and potatoes.

\$

\$

\$

\$

\$

\$

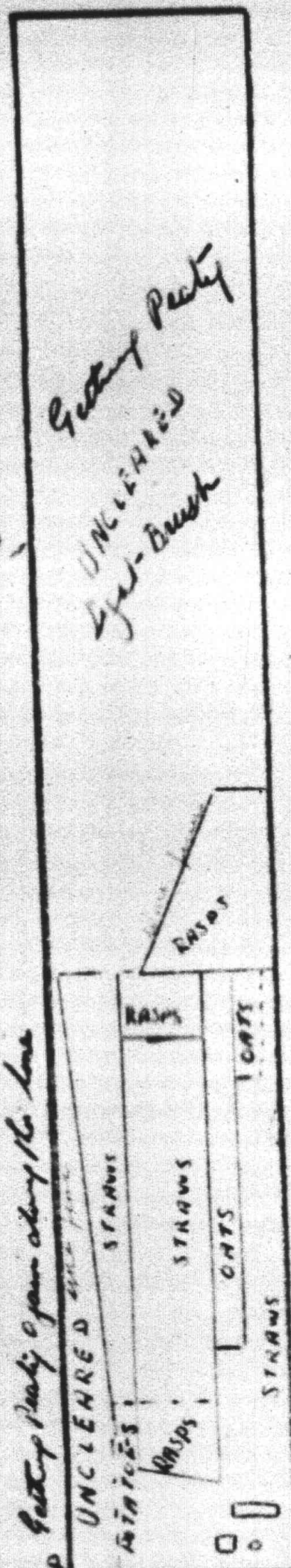
\$

Total \$

Amount fruit trees add to value of farm \$

The property is by record 5" higher than the adjoining lands. L.H. on East side of 1-
to the 9 1000 ft. back running north

Getting ready to go along the line



PEAT Bog, Kent

5. *Staphylococcus aureus*

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

value is \$ 800.00

Date _____

3rd July

19 43.

"I.T. BARNET"

District Superintendent.

4198

OFFICE OF THE CUSTODIAN
INLAND REVENUE
RECEIVED
SEP 17 1942

Richardson
Dufrost Manitoba
Sept 14th 1942.

Dear Sir

I received a note from Mr. Hal Hengies
in Hanes. Mr. J. L. Horton in Pitt Meadows
has made up the payment to the Custodian
amount of \$100⁰⁰/₁₀₀ dollars which I leased
Wef property to Mr. J. L. Horton

I believed you will send me the money if I
don't have no bills to the Custodian or elsewhere

Will you please send me as soon as possible
for I am suffering lately

Yours Truly,
Kiyutaro Osaki

Taxes 1680
Incs 920.00

no debts declared
no claims filed.

Gibson

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 4198

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

24th October, 1942.

Mr. Kyutaro OSAKI,
Registration No. 14213,
Dufrost Farms,
Dufrost, Manitoba.

Dear Sir:-

Re: Fire Insurance

On October 21st we instructed McGregor, Johnston & Thomas to write a policy for \$700.00 covering on your dwelling situate on the East half of the South-west Quarter of Section 32, Township 9, Pitt Meadows, B.C.

Your property was originally insured under North West policy No. 199741 - expired. This morning we received from you a letter dated October 12th in which you state: "Will you please send the receipt of tax and insurance premium receipt to me, and I also do not think it necessary to cover the property insurance until further on yet, till I notify you."

Please tell me what you want. In the meantime the fire insurance will be kept in force as per our instructions referred to above but I will have that cancelled if you desire so. If we do not hear from you further in connection with this, the insurance will remain in force.

Yours very truly,

S.M. Gibson

S.M. Gibson,
Insurance Department.

SMG:FM

*Handled 11/11
Ref. 11/11*

MEMORANDUM OF INSURANCE

File # 4100

2nd November, 1942.

Re: Kiyomasa OSAKI

Policy No. 206309, North West Fire Insurance Company,
covering property belonging to the above named Japanese

The policy is written in the name of The Secretary of State of
Canada, acting in his capacity as Custodian,
with loss payable to the Assured.

Sum Assured:	\$700.00
Rate:	25
Premium:	\$14.00
Term:	3 years
Expiry date:	21st October, 1945
Coverage:	\$700.00 on 1½ story frame building with shingle roof, occupied as Dwelling House, situated on the North side of Ford Road, between Woodridge & Dwyer Roads, in the N.W. ¼ of Pitt Meadows, in the Province of British Columbia. (E. ½ of S.W. ¼ of Sec. 32, Twp. 9.)

SM:FR

DuFrost Farm, Man.
December 3, 1942.

Office of the Custodian,
Vancouver, B. C.

Dear Sir:

I wish to enquire regarding the money for the crop on my land in Pitt Meadows which is as follows:
W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of the S. W. $\frac{1}{4}$ of Sec. 32, Block 6, N. Range 1 E.

I sent you a letter on the 12th of November regarding the \$100.00, but as I have received no answer as yet, I am wondering what has happened. Of the \$100.00, I received \$25.00 so will you please remit the remainder immediately.

To tell you the truth, when we left British Columbia we were promised that we could make an abundant livelihood on the sugar beet farm so we came to Manitoba, but it was a very great mistake. All the Japanese are having great difficulty in making a living. Moreover, being a different climate from B. C. and because of the severe cold we had to have protection against the cold and prepare firing and winter fuel. Indeed, we have come to the position where we are ready to die.

There is talk about giving us relief - so, if we have reached the position where relief has to be given us, is it not natural that you should send me the money? Is it not inhuman for the Custodian to stop my remittance because all the communications between the Japanese Government has been stopped? They are treating us Japanese like dogs and cats. But this is a great mistake. Doubtless the Japanese Government already know. Because of the great sufferings of the Japanese, will not retribution come suddenly to Canada? It is a great mistake to despise people thinking they come from a small country.

If I were living in British Columbia my income would be about \$4000.00, but this has been thrown away, and even a matter of \$100.00 for rent has been stopped. I think it was an abominable thing for the Custodian to do this.

If you take (honourable) offence at my letter, I pray you to please send me the money at once.

Yours truly,

Kyutaro OSAKI

File No. 4198

10th December, 1942.

Mr. Kyutaro OSAKI,
Registration No. 14213,
Dufrost Farm, Manitoba.

Dear Sir:

Your letter dated December 3rd, which has been duly translated, has been referred to me for attention.

Upon reviewing our file we find that we received, on your behalf, the sum of \$100.00 from Mr. John L. Morton of Pitt Meadows, from which a remittance of \$25.00 was sent to you on September 18th. From the balance of \$75.00 remaining, payment was made by this office, on your behalf, of \$16.80, representing taxes in full on your property for 1942, leaving you with a balance of \$58.20.

Your letter dated November 10th, which has now been brought to light, was apparently not replied to as the Filing Department had some difficulty in identifying your file as your communication did not show either your full name or your police registration number or corresponding file number, and we have many files covering individuals by the name of Osaki.

In view of the need outlined in your letter dated December 3rd for funds for your support and for the support of your family, I am requesting the Accounting Department to issue a cheque to you for \$58.20, representing the entire balance remaining in your account. The cheque will go forward to you very shortly.

In conclusion may we ask that as you are residing in Canada, and as our facilities for translation are somewhat limited, that you arrange that any and all communications directed by you hereafter to this office be written in the English language. This will also avoid the delay incurred in the censorship office for all letters written in the Japanese language.

Yours truly,

R. P. Alexander
Manager

RPA:LF

4198

28th January, 1943.

British Columbia Security Commission,
355 Burrard Street,
Vancouver, B.C.

Attention Mr. M.L. Brown.

Dear Sirs:

re: Kyutaro OSAKI. #14213.

In reply to your enquiry of the 13th instant, we have to advise that subject Japanese has a clear title to farm property in the Municipality of Pitt Meadows assessed at \$500.00 for the land and \$600.00 for improvements, the taxes on which are paid by this office from funds received from last year's rental.

The property has been leased for the current year for \$80.00 payable August 7th.

We received \$100.00 revenue from this property for 1942, out of which we paid \$16.80 taxes and remitted the balance of \$83.20 to Osaki (September 18th \$25.00 and December 14th \$58.20).

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Registration No. 14213.
Parcel No. 152905

Kyutaro Osaki.
Dufrost Farm.
Dufrost. Man.
7th August.

EVACUATION SECTION	
Rec'd	AUG 10 1943
File No.	4198
Ans	my.
Replied	<i>[Signature]</i>

Dear Sir

I rent my land to Mr John L. Marton.
Gard Road Pitt Meadows B.C.

that land No west half of the east
half of the south west quarter of the section
thirty-two (32) Block six (6) North
Range one (1) east.

that rent \$100⁰⁰ a year please you get
me that money.

Will you pay \$74²¹ my insurance to
Sun life insurance. Co. please.

My insurance No 2254235.

yours truly

K. Osaki.

File No. 4198

September 10, 1943.

MEMORANDUM - MR. GIBSON

Re: Kyutaro OSAKI

Mr. Oosaki has indicated in Japanese that he desires Sun Life Assurance Company premium notice of amount due paid on his behalf as soon as possible. His Japanese letter gives the amount as being \$74.28 consisting of \$39.16 plus \$35.12. When you have dealt with this matter would you please pass the file to Mr. Richardson.

RR

RPA:MA

Due bal.
6/22

File No 4174

Sold to VHA. letter.

Duffrost Man.
Sept. 30/1943

Mr. R. T. Alexander,
Manager of Custodian.
Vancouver B.C.

Dear Sir:

EVACUATION SECTION	
Rec'd	OCT. 5 1943
File No.	4174
Ans.	
Referred	Richardson

Have received of yours 10th inst.
returning of my letter which I wrote in
Japanese. I sent a letter yesterday
to the Insurance Dept. connection with
the Sun Life Insurance. Put in the other
hand I request that you will inspect
of my total properties in Pitt Meadows
as when we left there the Custodian's
group came to take Japanese property
list; but then they were so busy that
we could not answer for the whole question
and up to now ~~since~~ since we left B.C.
you had never visit of my land and
nothing tell me about the things what
I left.

As you know by the agree-
ment that I sent to you, I rented my
land to Mrs. John L. Morton but not of
my houses and implements.

From my memory I just made a list and enclosed herewith, so that you make a visit and get into the house and look at every thing around. These compare with the list and please let me know exact list from you.

The agricultural line and about a cord of wood which kept in the basement, want to sell; The line \$14.00 and the wood \$5.00 Also I want to rent the house for about \$15.00 a year. Will you please make arrangement of these, as soon as you can.

Hoping to get answer
Yours Truly,

Kyutaro Osaki.
registration No 14213

KYUTARO OSAKI

municipality of Pitt Meadows.

W. half of the E half of the SW quarter of Section 32
Block 6 North Range / East.

District of New Westminster, B.C.

1. housing:-

- 1 32 ft. X 26 ft. dwelling house.
- 1 20' X 60' chicken house
- 1 24' X 30' garage and wood shed
- 1 8' X 10' bath house.
- 2 Packing houses.

2. furniture:-

- ⑥ 4 beds completed with springs & mattresses
- ⑦ 8 chairs
- 2 3 tables
- ② benches
- 1 trunk
- 1 Box of clothes.
- ✓ 1 phonograph.
- ✓ 10 records for sale above. ~~At 5.~~
- 1 Kitchen stove
- ✓ 1 heater
- 1 heater made of a drum.
- 1 drum oven
- 1 Japanese fiddle

3. kitchen utensils:-

- ✓ 2 round dish pan.
- ✓ 1 4 gal. aluminum boiler
- ✓ 20 set. Cup + saucers
- ✓ 20 saucers
- ✓ 21 Japanese bowls.
- ✓ 4 large plates
- ✓ 2 trays.
- ✓ 3 doz. 1/4 gal. jars
- ✓ 1 kettle
- ✓ 1 tea pot.

- ✓ 3 gasoline lanterns.
- ✓ 1 hanging lamp
- ✓ 1 wall lamp.
- ✓ 1 table lamp.

- ✗ 1 gal Japanese shoyu.
- ✓ 1 sk. solba flour.
- ✓ 1 tab pickles

4. Farm Implements:-

- ✓ 1 single horse plow. ✓
- ✓ 1 " " harrow. ✓
- ✓ 1 " " harness. ✓
- ✓ 1 " " collar. ✓
- ✓ 1 " " sweet ped. ✓

4 ⑥ 6ft. to 10 ft. bucking saws. 4
 2 4 ✓ sledge hammers. 2
 no 4 ✓ wedges. no
 4 ✓ double blade saw
 ✓ 1 ✓ shake knife
 ✓ 1 ✓ potato rake
 ✓ 4 ✓ wide mattocks
 ✓ 5 ✓ garden hoes
 ✓ 3 ✓ grab hoes
 ✓ 1 ✓ shovel
 ✓ 1 ✓ hand cultivator
 ✓ 6 ✓ teeth for above
 ✓ 1 ✗ planing share.
 ✓ 1 ✓ scale about \$6.00
 ✓ 2 ✓ sprayers
 ✓ 1 pump for the well. Fixing
 ✓ 15 ft 1 1/4" water pipe.
 ✓ 1 ✓ iron blocks
 ✓ 1 pc. 1 chain for truck.
 ✓ 1 ✓ iron bar.
 no 1 set. — bucker saw set. ✗

✓ 100 strawberry carriers. 4 for (Jas)
 1 4 barrels
 3 ✗ ladders
 no 1 roll ✗ tar paper

5 Poultry needs. —

✓ 1 500 eggs incubator.

✓ 1 brooder stove

✓ 2 chick feed trays

✓ 3 chick waterers

✓ 2 chicken waterer trays

✓ 300 ft. lerring net.

R

1

Oct. 21, 1943.

CHATELS MOVED TO AUCTION HALL

AT

14th Avenue and Dewdney Trunk Road, Haney, B.C.

Belonging to--ODAKI, Kyutaro, 2075 Ford Rd., Pitt Meadows, B.C.

- 1 Screen door. S
- 6 Beds & springs. S
- 5 Window screens. S
- 4 Gas lanterns. S
- 3 Coal oil lanterns. S
- 1 Hand cultivator, with attachments. S
- 3 Chicken water troughs. S
- 1 Winnipeg couch.
- 2 Mattress. S
- Lge. quant. garden tools.
- 4 DB axes. (1 poor handle)
- 1 Froe.
- 1 Dry mop.
- 2 Tank sprayers.
- 2 Stone hot water bottles.
- 1 Portable phonograph.
- 1 Box cont. small tools & scrap.
- 1 Lge. wrecking bar.
- 2 Iron blocks.
- 1 Leather arm chair.
- 1 Platform scale.
- 1 Window.
- 4-8 to 10' bucksaws.
- 2 Coal oil lamps.
- 1-500 egg "Queen" incubator.
- 1 Beatty hand water pump, & 15' galv. pipe. ~~by~~
- 1 Bent shovel.
- 100# Berry wire.
- Sml. quant. chicken wire.
- 2 Sledge hammers.
- 1 Brooder stove & cover.
- 2 Dusters. (sml)
- 1 Pr. car chains.
- 1 Mans umbrella.
- 1 Bottle capper.
- 1 Sml. hang scale.
- 1 Ceiling clothes dryer.
- 1 Sml. table. (HM)
- 1 Lge. kitchen table. (HM)
- 6 Kitchen chairs.
- 1 Heater.

all sold
at auction

all sold
at Auction

SIGNED

J. Morrison

Oct. 21, 1943.

CHATELS MOVED TO AUCTION HALL

AT

14th Avenue and Dewdney Trunk Road, Haney, B.C.

Belonging to--OSAKI, Kyutaro, 2075 Ford Rd., Pitt Meadows, B.C.

3 Chicken drinking troughs.
 1 Metal feed box.
 10 Berry knives.
 1 Box cont. pt. sealers.
 1 Alladin lamp. (new)
 1-10gal. stone crock.
 1 Grub hoe.
 3 Spring tooth harrow teeth }
 Sm. quant. new flooring.
 Lge. quant. fish net. }
 1 Harness. (old, in sack) }
 1 Gunny sack.
 1 Box misc. dishes.
 1 Ctn. cont. matched cups and saucers.
 1 Ctn. cont. 11 water glasses.
 1 Box cont. dishes & kitchen utensils.
 2 Lge. platters.
 1 Drum alum cooker on stand.
 1 leather school case.,
 1 Plough.,
 1 Wooden barrel.,
 1 Section drag harrow.,
 1 Box of window glass.,
 1 Galv. wash tub.,
 1 Water pail.,
 1 Lge. milk can.,
 1 Set harness. (old)
 Quant. dishes & utensils.
 18 Sacks lime.

all Sold at
Auction

SIGNED _____

mailed to
Mr. Osaki on
Sept 8/45

NAME OSAKI, Kiyoko

REGISTRATION NO. 14213

FILE NO. 1192

The following chattels were sold by public
auction at Hanay, B.C. on November 10, 1945.

1 Screen Door	\$ 1.50
Bed Spring Mattress	5.50
Bed Spring	3.00
Bed Spring	2.50
Bed Spring	2.50
Bed Spring Mattress	2.00
Bed Spring	10.00
5 Window screens	1.60
4 Gasoline Lanterns	20.35
3 Coal Oil Lanterns	2.15
Land Cultivator & attach.	10.00
3 Chicken water troughs	3.25
1 Winnipeg couch	3.50
1 Large Quant. Garden Tools (inc. D.B. axes, Free Bent Shovel, sledge Hammers, grub hoe).	25.60
Dry mop	1.00
Tank Sprayer	6.50
Tank Sprayer	8.00
2 Stone Hot water Bottles	1.25
Portable phonograph	8.00
1 Box small tools & scrap	1.25
Wrecking bar	1.20
2 Iron Blocks	3.75
1 Leather Arm Chair	3.00
Platform Scales	11.00
1 Window	1.00
4 6' - 15' saws	16.50
2 Coal Oil Lamps	1.50
Total: carried forward:	\$ 157.60
<u>Less Expenses:</u>	\$
<u>Net Proceeds Credited:</u>	\$

Members of Custodian Staff Present:

Extracted from Auctioneering list No.

Remarks:

*Mailed to
Mr. Osohi
Sept 8/45*

NAME CHART, Eastern

REGISTRATION NO. 14213

FILE NO. 1398

The following chattels were sold by public
auction at Hager, N.C. on November 10, 1943.

	Total brought forward:	\$ 157.40
Queen incubator		4.00
1 Heavy hand pump & pipe		12.50
100lbs. berry wire		3.00
Small quant. chicken wire		1.20
1 Brooder stove & cover		18.00
2 small dusters		0.75
pr. car chains		3.25
1 Man's umbrella		0.15
Bottle capper		1.25
1 Long scale		0.65
1 Ceiling clothes dryer		0.65
1 Small table (H.M.)		0.10
1 Large kitchen table (H.M.)		0.50
6 Kitchen chairs		9.20
1 Heater		5.00
3 Chicken drinking troughs & feed box		2.00
10 berry knives		3.10
1 box pt. sealers		0.90
1 Alladin Lamp		3.50
1 10 gal. Stone Creek		5.00
3 spring "tooth Harrow" teeth		2.00
Small quantity new flooring		4.50
1 Harness (2 lots)		1.50
gunny sack		0.50
1 Leather school case		1.75
1 Plow		12.90

Total: carried forward:

\$ 254.85

~~Less Expenses:~~

\$

~~Net Proceeds Credit:~~

\$

~~Members of Custodian Staff Present.~~

~~Entrusted from Auctioneering List No.~~

Remarks

*mailed to
Mr. Asahi on
Sept 8/45.*

NAME OSAKI, Kuntaro

REGISTRATION NO. 14211

FILE NO. 1198

The following chattels were sold by public
auction at Hanay, P.C. on November 10, 1943.

	Total brought forward:
1 Wooden barrel	\$ 254.85
Drag Harrows	1.60
1 Box glass	4.00
1 Gal. wash tub	4.75
1 Water pump & Sealers	1.00
1 gal milk can	1.25
Quant. dishes - utensils	2.25
18 sacks lime	3.85
	8.25

Total:

Less Expenses: (Auctioneer's Fee: \$28.18
(Advertising: 3.56
(Moving: 31.00

Net Proceeds Credited:

\$ 281.80

\$ 62.74

\$ 219.06

Members of Custodian Staff Present. Mr. Moryson.

Extracted from Auctioneering list No. Hanay 1.

Remarks.

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

Address: c/o Mr. A.J. Isaac,

Date: March 27th, 1944.

Armed, Man.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, Kyutaro OSAKI, Police Registration No. 14215

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

My House, West 1/2 of East 1/2 of S.W. 1/4, Sec. 32 Bk. 6, 1 E.in possession of Custodianand I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

1 Trunk 10 Japanese Magazines
 1 Box
 1 Portable Gramophone
 10 Records

Original Address: Pitt Meadows, B.C.Date Evacuated to Present Address: April, 1942.Total number in Family: 5**CHARGES:**I agree to pay all charges as required by the British
Columbia Security Commission.

Deposit received: \$

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

K. OSAKI
 (Claimant Signs Here)

Plan of Location of OSAKI's House attached.
 Goods requested in upstairs room.
 Cost of Packing and shipping to be taken from
 OSAKI's Assets with Custodian

Signed,

K. OSAKI

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: 239 McKay Ave.,Date: May 2nd, 1944.North Kildonan, Man.To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, Kyutaro OSAKI, Police Registration No. 14215
amount
hereby request you to release to me the under-noted ~~articles stored at~~in possession of Custodianand I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

\$200.00For the purpose of purchasing beds, bedding, cook stove, and
other household goods.Original Address: Ford Road, Pitt Meadows, B.C.Date Evacuated to Present Address: April 21st, 1942.Total Number in Family: 2CHARGES:I agree to pay all charges as required by the British
Columbia Security Commission.Deposit received: N.A.Approved:
BRITISH COLUMBIA SECURITY COMMISSIONPer: [Signature]Kyutaro OSAKI
(Claimant Signs Here)

File No. 4198

July 6th, 1944

MEMORANDUM
RE CHATTELS

To: File

From: Mr. W. J. Iverson

Re: OSAKI, Kyutaro

OSAKI did not declare a specific list of effects on evacuation therefore his list of Sept. or Oct. 1943 is of no particular value.

According to removal lists, everything of value has been recovered from the Farm, therefore, this file may now be closed insofar as chattels are concerned.

WJI/GH

W. J. Iverson

mailed to
Mr. Oaki on
Sept. 8/46

NAME OSAKI, Kyutaro

REGISTRATION NO. 14213

FILE NO. 4198

The following chattels were sold by public
auction at Haney, B. C. on April 27th, 1944.

Herring nets

\$ 10.50

Total

Less Expenses: (Auctioneer's Fee: \$ 1.05
(Advertising: 0.17
(Moving: 1.25

Net Proceeds Credited:

\$	10.50
\$	2.47
\$	8.03

Members of Custodian Staff Present.

Mr. Moryson

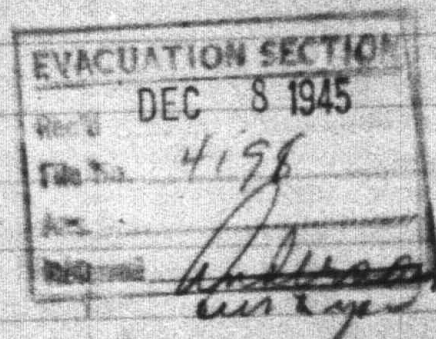
Extracted from Auctioneering list No.

Haney 7.

Remarks.

Kyutaro Osaki
Registration No. 14213.
239 McKay Ave December 3rd 1945
North Kildonan
Minneapolis. Minn.

The Custodians
506 Royal Bank Building
Hastings & Grenville St.
Vancouver. B.C.



Dear Sir

Received \$500.00. cheque
on the 24th November. but I must have
more money about \$300.00.

The Custodians is still of my balance, will you
please surely send me all part that balance
just as soon as you possibly can. Thanking
U. Osaki.

Yours truly

C- 373

K. Osaki.

4198

13th November, 1945.

Mr. Kyutaro OSAKI,
Registration No. 14213,
239 McKay St.,
North Kildonan,
Winnipeg, Manitoba.

Dear Sir:

In accordance with your request for funds we have attached hereto Custodian cheque in the amount of \$500.00 from your account at this office which we trust will meet your present needs.

The Custodian is desirous of reviewing your file and at that time supplying you with a brief summary of our administration and remitting you the balance of your funds.

We note that you request a trunk and a box shipped to you from our storage. Your request is being referred to our field representative and it will be given attention as soon as possible.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

File No. 4198

EVACUATION SECTION	
Rec'd	JAN 2 1946
File No.	4198
Ans.	
Referred	Anderson

239 McKay Ave,
North Kildonan,
Dec. 27, 1945.

The Office of the Custodian,
506 Royal Bank Bldg.,
Harting and Granville,
Vancouver, B.C.

Dear Sir:

In your letter of ~~the~~ Nov. 13th you wrote to me saying that you would review my file and send me the balance of my money, but as yet I have not heard from you in this regard. Will you please check my file and send me the balance as soon as possible because I am in great need for this money.

You also wrote that you would give your attention to the trunk and the box which I requested for, but I have not heard any word from you in this matter, so I am asking you once again to look into this matter for me for I would like the possession of these two articles very much.

Kyutaro Otsuki,
Registration No 14213.
239 Mc Kay Ave
North Kildonan.
Winnipeg, Manitoba.

The Custodians
506 Royal Bank Bldg.
Hastings and Granville, St.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	FEB 1 1946
File No.	4198
Ans.	
Replied	Anderson

Dear Sir

Received \$300⁰⁰ cheque at
13th January 1946.

and saw your letter, still keeps \$73⁰⁰ balance
at Custodians.

and other thing \$70⁰⁰ that meaning the
Pacific Co-operative Union share (No 5028 5034
seven shares) it sent from Winnipeg security
Committee at 12th April 1945. the share passed
by five years this January 1946.

Still you please redeem it share, and ^{send} me
together all the part money please

You wrote, my trunk and box at
13th November 1945. so I waiting
every day come to me it trunk,
but never come yet.
What was the matter him, Will you please
write me that Case
Just as soon as you possibly can
thinking I remind.

Yours truly

K. Osaki.

Hoping you will give your kindest
consideration to this matter, I remain,

Yours truly,
Kyutaro Oshiki.
Japanese Reg. No. 14213.

EVACUATION SECTION	
Rec'd	FEB 22 1946
File No.	4128
Ass.	
Adm.	

Kyutaro Osaka
 Registration No 14213.
 239 McKay Ave
 North Kildonan
 Winnipeg Manitoba.
 18th February 1946.

The Custodians
 506 Royal Bank Bldg.
 Hastings & Granville St.
 ● Vancouver. B.C.

Dear Sir

Will you send me my balance
 all the part money please.

I sent my pacific co-operative Unions
 share (No 5028 5034) seven shares. it sent
 from the Winnipeg security commission
 at 12th April 1945, the share passed by
 five years ~~that~~ ^{from} January 1946. Will you
 please redeem it share and send me
~~the~~ to gether all the part money please.

You wrote me my trunk & box at 13th
 November 1945. So I waiting every day it

Come to me, but never come yet
what was the matter him,
will you please write me that case.

Just as soon as you possibly can
Thanking I remain.

yours truly

K. Osaki.



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

EVACUATION SECTION	
Rec'd	JUL 24 1946
File No.	498
Ans.	
Referred	Anderson

360 Homer St.,
VANCOUVER, B.C.
July 23rd, 1946

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

ATTENTION: - Mr. Anderson

Dear Sir:

Re: OSAKI, Kyutaro #14213
Your File #4198

On April 18th, 1945 we forwarded on behalf of the
above named man certificates for shares held by him in
the Pacific Co-Operative Union.

On April 23rd we received a letter from your office
stating that these shares were not redeemable at that
time and Mr. Osaki is now anxious to know whether the
\$90.00 forwarded to him on the 25th ult, represented
the proceeds received from the sale of the above mentioned
shares.

We shall be glad to have your advice in this regard.

Yours very truly,

M. L. Brown

M. L. Brown,
Office Manager

MS/EM

30-1941 share

70-1941 share
only 11 years

26th July, 1946.

Mr. Kyutaro OSAKI,
Registration No. 14213,
239 McKay Avenue,
North Kildonan, Manitoba.

Dear Sir:

Your enquiry regarding Pacific Co-operative Union shares has been forwarded to us through the Department of Labour.

On the 18th April, 1945, you forwarded to this office through the Department of Labour, ten \$10.00 redeemable shares and thirty-four non-redeemable shares. Three of the redeemable shares, being those issued to you in the year 1940 were redeemed at par, and were included in our remittance to you. Seven shares being those issued to you in 1941, should be redeemed early next year, and at that time the proceeds will be sent to you.

Your thirty-four non-redeemable shares are at this time as stated, not redeemable. The Co-operative some time ago offered to redeem them at the rate of 25¢ on the dollar. However this proposal was rejected by the shareholding majority, and no action or offers have since been made regarding them.

We trust this is the information you desire.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HE



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

360 Homer Street,
VANCOUVER, B.C.

March 6th 1947.

Your file No. 4198.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	MAR 7 1947
File No.	4198
Ans.	
Referred	<i>Anderson</i>

Dear Sirs,

Re: Kyutaro OSAKI #14213.

We enclose herewith copy of a letter
from our Winnipeg Office relative to Pacific Co-
operative Union Shares of the above-named. We would
appreciate your comments in this matter.

Yours truly,

M. L. Brown
Per L. B.

M. L. BROWN,
Office Manager.



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

749 Somerset Building,
Winnipeg, Manitoba.
March 3, 1947.

Department of Labour
Japanese Division
360 Homer Street
Vancouver, B.C.

Re: Kyutaro OSAKI Reg. No. 14213.

This man has seven shares in the Pacific Cooperative Union, which are at present in the hands of the Custodian, and which are redeemable early in 1947.

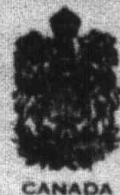
Osaki has thirty-four other shares in this Union which are quoted as "non-redeemable". States he cannot understand why this is so, as he expects a return of \$340.00 from these shares.

May he be advised, please.

WM. MORRISON,
Welfare Officer.

WM/EP

COPY



DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION
Rec'd APR 3 1947
File No. 4198
Ans.
Referred Anderson

360 Homer Street,
VANCOUVER. B.C.

April 2nd 1947.

Your file No. 4198

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER. B.C.

Dear Sir,

Re: KYUTARO OSAKI #14213.

We enclose copy of a letter received from our
Winnipeg Office regarding Co-operative Shares sent to your
Office for redemption.

We would appreciate your comments so that we
can advise Mr. OSAKI.

Yours truly,

M. L. BROWN,
Office Manager.

749 Somerset Building,
Winnipeg, Manitoba

March 27th 1947.

Department of Labour, Japanese Division,
Vancouver, B.C.

Re: KYUTARO OSAKI, Reg. No. 14213.

On April 13th 1945, we forwarded the following Share
Certificates on behalf of the above-noted man, viz:

One Certificate covering Three Shares,
numbered 2905 to 2907:

One Certificate covering Seven Shares,
numbered 5028 to 5034:

One Certificate Capital Stock, covering
Thirty-four Shares, numbered 4106 to 4139.

On March 24th 1947, Mr. Osaki received cheque in amount of \$72.34,
covering Shares mentioned in second paragraph quoted above; and he
now realizes that the Thirty-four Shares, also mentioned above, are
not redeemable. He claims, however, that returns from sale of Three
Shares mentioned in first paragraph above, have not yet been received.

As Mr. Osaki plans to return to Japan on next boat, he
requests that this matter be looked into as soon as possible.

WM. MORRISON
Welfare Officer.

COPY

1st May, 1947.

REGISTERED

Mr. Kyutaro OSAKI,
Registration No. 14213,
239 McKay Avenue,
North Kildonan, Winnipeg, Man.

Dear Sir:

As requested through the Department of Labour, we are enclosing herewith Custodian cheque in the amount of \$13.20, which sum represents your full remaining credit balance at this office as shown on the statement recently sent to you through their department.

We note on reviewing your file that you still have the Title document of the property at Pitt Meadows in your possession, and we would request that you forward it to this office without delay 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.

RA
Encl. 2 (cheque)

239 McKay Ave.
North Kildonan
May 5th, 1947

Rec'd	MAY 12 1947
File No.	4198
Ans.	
Entered	

The Secretary
Pacific Co-operative Union
Mission City, B.C.

Dear Sir:

As I am returning to Japan on next Repatriation boat, I desire to bequeath to my daughter, Mrs. Mary Kaita, the thirty-four shares in the Pacific Co-operative Union presently held by myself. I enclose Certificate No. 211, covering these shares and numbered 4106 to 4139 inclusive, so that the Transfer may be recorded on the books of the Company.

Kindly return Certificate when transfer has been completed to my daughter at above address.

Yours truly,

K. Osaki.

Mr. J. G. Shears, We would like your
authority in this matter.

A.
—

File No.
4198

ANALYSIS OF
CLAIM

June 24, 1948

REAL PROPERTY
SECTION

Kyutaro OSAKI,
Reg. No. 14212

Re Director, The Veterans' Land Act

REAL PROPERTY,

Ford Road, Pitt Meadows, B.C.
Property described as
The West half of the East half of the South
West quarter of Section 32, Block 6, North
Range 1 East, Municipality of Pitt Meadows,
B.C.

Kyutaro OSAKI makes claim for
(Gross) - 3000.00

Sales price(Gross) 837.00

	1942 Assessed Value	Claimant's value	S.S.B. Appraisal	V.L.A. Purchase Price
Land -	500.00		252.50	
Improvements	1200.00		600.00	
	1700.00	3000.00	852.50	837.00

RECAP:

Gross amount of claim -	3000.00
" " " sale	837.00

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian

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

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

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

Winnipeg, Manitoba.

September 24, 1948.

IN THE MATTER OF THE CLAIM OF

KYUTARO OSAKI

PROCEEDINGS AT HEARING

20

APPEARANCES:

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

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

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

Mark H. PRATCH, Esq., Official Reporter.

30

2.
K. Osaki
In Chief.

KYUTARO OSAKI, the claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Osaki, I show you a typewritten statement, was
this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A Yes, that is
my signature.

Q Do you swear the contents to be true to the best of
your knowledge and belief?

A Yes.

MR. CHERNIAK: I tender as Exhibit 1, Your Honour
the Real Estate Statement.

(Real Estate Statement, EXHIBIT 1)

MR. CHERNIAK: On behalf of my learned friend I will
file the S.S.B. Appraisal on this property as
Exhibit 2.

(S.S.B. Appraisal, EXHIBIT 2.)

MR. CHERNIAK:

20 Q I show you a photograph of a house, can you
identify that house? A Yes, that is my
house.

Q Is that the house on the property for which you are
making claim? A Yes.

Q Can you tell us when this photograph was taken?

A About three years before evacuation.

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

(Photograph, EXHIBIT 3.)

Q I show you a photograph of a chicken house, can
you identify that building?

K. Osaki,
In Chief.

A This is a photograph of my chicken house and I am standing there (indicating)

Q And this is on the property on which you are making claim? A Yes.

Q Can you tell us when this photograph was taken?

A As formerly, about three years before evacuation.

MR. CHERNIAK: I tender this as Exhibit 4, Your Honour.
(Photograph, EXHIBIT 4.)

MR. CHERNIAK: Turning now to Exhibit 1, Your Honour,

10 the form indicates the nature of the crop on the property at the date of evacuation. In the comment at the bottom the claimant sets out that he believes he cleared 7 acres and not 4.5 as stated in the appraisal, Exhibit 2 and he sets out how he breaks up this 7 acres. He states further that he purchased this property in 1936 for \$500.00 at which time one acre had been cleared and all the rest was bush. There were no improvements at the date of purchase. He cleared 6 acres of land from time to time and estimates the cost of clearing at \$1,500.00. He planted the crops as stated and constructed about 20 chains of cedar covered ditching and about 5 chains of wire fencing. He also constructed a 10 foot well which Exhibit 2 indicates was an excellently dug well and unusual in that particular locality. The location of the property as indicated in Exhibit 2 is 2 miles from Pitt Meadows. It indicates it is in a good locality and that it fronts on a good municipal gravelled road. Exhibit 1 then deals with the

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K. Gushi,
In Chief.

buildings on the property showing the nature of the buildings, the years which they were built and the estimated valuation. However, if your Honour would care to make this correction it should be 'estimated cost' and not 'estimated value' of the building, that is on the printed form, Exhibit 1, on the second half of the page.

THE COMMISSIONER: It should be 'Estimated Cost'?

MR. CHERNIAK: That is correct.

THE COMMISSIONER: What has been done in other cases have you made the changes?

MR. CHERNIAK: Yes, we usually cross it out and write it in. The comment in Exhibit 1 sets out that his buildings were somewhat newer and were in very good condition than shown in the appraisal form. Exhibit 1 further brings to Your Honour's attention the fact that the appraiser did not get into the house at all. The house was boarded up and locked and that he obtained some information from a near neighbor. The claimant sets out that it was in very good condition. Your Honour will note that the appraiser values the uncleared portion of the land at \$5.00 per acre. The claimant in 1956 paid \$500.00 or \$50.00 per acre. And finally I would like to bring to Your Honour's attention to the comment on page 3 of the appraisal, exhibit 2, where he states "Land is yet new and good and all worth clearing. Buildings suitable to the acreage and of the usual Japanese construction. Other than that it is merely a question of value Your Honour.

5.
K. Osaki,
Gr-Exec.

CROSS EXAMINED BY MR. FERG:

MR. FERG: Your Honour, it is submitted that this property was sold at its fair market value.

Q Mr. Osaki, the values that you have placed in your statement of claim are your own estimates?

A It is from my previous recollection of the cost that I have estimated these prices.

Q I notice in Exhibit 1, the second section referring to buildings, you haven't broken down the estimated value of the house at \$1000.00, and you haven't broken down in the various columns the cost of material and labour. Now, can you give us an estimate of the cost of materials?

A I estimate \$600.00 for the materials. \$200.00 for the carpenter's wages and \$200.00 for my own time, work and other sundry help.

Q Does that apply also to the poultry house? You have a total estimated value of \$400.00 on your poultry house, what proportion is materials and what proportion is labour? A \$250.00 would be for materials and \$150.00 for labour and time.

THE INTERPRETER: He says about 60% for materials and 40% for labour.

MR. FERG: Yes, Your Honour, that would be about fair.

Q In regard to the clearing of the land, the appraiser's report, Exhibit 2 says there was 4 and a fraction acres brought under cultivation, you say there are seven; did you ever measure the land in order to arrive at the seven acres of cultivated land?

8.
K. Oseki,
87-88m.

A I did not take the measurement myself but I know from the planting of strawberry plants the size of it.

Q You have so many strawberry plants and you estimate two acres in strawberries?

A I also know it from the acreage in raspberries.

Q At any rate you have never measured the cultivated land? A I am aware of the number of plants which can be placed in a certain acreage for strawberries and I am able to estimate on that basis, then I know the measurements of the house and acreage and chicken house which all comes into the cleared acreage.

Q All I want is his answer and he can answer 'yes' or 'no'? Did he ever measure the cultivated or cleared acreage? A No.

Q Now with regard to your estimate of the cost of improvements, that is merely an estimate?

A Yes, this is from my remembrance of what I paid and also my own time.

Q Did you hire any labour in connection with the clearing of the land? A No, that was cleared by myself and my family.

Q There was no hired labour? A No.

Q Was your land of a light quality in nature to your neighbors? A It was different, my land was very good land.

Q How long have you lived in the Pitt Meadows District?

A I went to Pitt Meadows first in 1955.

7.
K. Osaki,
CP-Exam.

Q Is this the only experience you have had in clearing your own land? A Yes I had previous experience because I am a farmer.

Q Can you tell me Mr. Osaki from your experience what you figure it would cost to clear and acre of this type of land? A About \$250.00 an acre.

Q Per acre? A About that.

Q Would that be about the average in the community? A No.

Q Was yours more extensive than other lands in the community in which you lived? A Yes, mine was dearer.

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BY THE COMMISSIONER: In the value of the cleared acreage he says seven acres are cleared of which one and a half acres are covered by buildings. I don't know whether the valuation given by the appraiser is of the land, site or buildings as well, that is the site of the building and not cultivated at all.

20
MR. OSKAKI: Well, the appraiser will be available to find out what he means but I don't think he includes the value of the land of the site itself because he shows the total acreage - - -

THE COMMISSIONER: Well, that is something that should be cleared up when the matter comes up for final disposition. When it comes to \$50.00 an acre an acre and a half is an appreciable amount of money.

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MR. OSKAKI: Of course it covers the buildings, chicken runs etcetra. I omitted, Your Honour, to

K. Oseki,
Gr-Exam.

give the amendment which I should have made. It is only an amendment as to the sale price by the Custodian, that the amount shown here is the net amount received by the claimant, it should have been \$857.00, so that the loss claimed is \$2165.00.

(PROCEEDINGS ADJOURNED SINCE DUE)

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Certified to be a true and accurate transcript.

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

CERTIFICATE

20

I, the undersigned Sub-Commissioner hereby certify that the foregoing 8 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. Kirkham
(SUB-COMMISSIONER)

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Defence Brief

Kyutaro OSAKI

File No. 4198

Case No. 866

WINNIPEG
3 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

\$3000.00

Appraised at

\$852.00

Sold for

\$837.00

Witness: T. Godfrey, Appraiser.

Submission: Sold for fair market value.

Trans. 5 et seq - breakdown of claim
for buildings and difference in acreage
cleared between claimant's estimate
and appraisers.

RWN-mw

Name of Claimant OSAKI, Kyutaro

Case 866

Custodian File

4198

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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		
					837.00		1106.48			1106.48
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATELS										
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			
TOTAL RECOMMENDATION										1106.48

October 11th, 1950.

Mr. Kyutaro OSAKI,
267 Sherbrook St.,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 866

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 ... \$1,106.48.

Cheque in your favour is enclosed for \$1,064.28
and we have paid the Co-Operative Committee .. \$ 42.20
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.