

4619

POWELL STREET

FORM "JP"

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

FILE NO. 4619
EXHIBIT NO. 17
DATE OCT 26 1948
FILLED BY K. A. Binsie

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: KODAMA: Susukichi

HOME ADDRESS: Clayburn, B. C.

REGISTRATION NUMBER 10618 SEX: Male AGE: 44

OCCUPATION: Farmer (Mill foreman previously).

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masa 6579

ADDRESS OF WIFE OR HUSBAND: Clayburn, B. C.

NAMES OF ANY LIVING CHILDREN: Minoru (M), Tsuyoshi (M), Akiyo (F).

George (M), Tadao (M).

ADDRESS OF CHILDREN: Clayburn, B. C.

AGE OF CHILDREN: 14, 13, 11, 10 and 7 years

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

1. LOCATION AND DESCRIPTION: Lot 11, Subdiv. N.W. $\frac{1}{4}$ Sec. 28, Tp. 16,
B. C. M., Map 5793, Mission City, District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 two storied house of 8 rooms
1 stable, 2 bunkhouses, 2 woodhouse full of firing, 1 small chicken
house, three packing shacks

3. INSURANCE (Give particulars: state where policies are) Fire Ins. on owners dwelling
Policy #6255172, for \$1000.00, (\$700.00 on house and \$300.00) on
furniture.

4. TAXES (Amount and where payable) About \$29.00, paid up.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Balance of
\$950.00 being balance of purchase price, ^{under} agreement of sale of land
from Mrs. SHikage YEDA, of Mission City, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of owner
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN 4 Acres Strawberries, 1 1/2 acres
Loganberries, raspberries, blackberries, etc., 1/2 acre Rhubarb.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

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

All furnitures for four bedrooms, sitting room, dining room and
kitchen, including utensils, 1 sewing machine (Foot), 1 spray machine,
Farmers implements, and carpenters tools, all at the residence above
stated.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 cat,
at Clayburn

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Mrs. Yeda claim of balance of \$900.00
on land sold

4. INSURANCE CARRIED ON ABOVE PROPERTY: As afore mentioned

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)

1 - 52 shares Pacific Co-operative Union at \$10.00 each, Mission City.
20 " " " " at \$10.00 each, " "

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: San Life Assurance Co. of Canada #2242541
for \$1000.00 (In owner's possession)

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: Dr. J. M. McDiarmid, 220 Queens Ave., about
\$40.00.

2. TRADE DEBTS:

REMARKS: Motor truck purchased from Johnston Motor Co., 7th & Main,
Vancouver, B. C., for \$1175.75, amount paid \$815.00
monthly payment due 15th March, 1942, demand came from
Johnston Ltd., for return of Motorcar, March 6th, 1942

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 20th day of March, 1942.

(Signature) Lucy Williams

Lucy Williams
Witness

FOR DEPARTMENTAL USE

P.D. 9/1/45
INFORMATION FROM R.C.M.P.

Date Sept. 17/45.

e No. 4617

me KODAMA, Suekichi
(Surname in Block Letters)

tion No. 10618

Male - Female
(check)

Age 2800 19 1897

Address

Dayburn B.C.

Evacuated 21/3/42

Naturalized - Canadian-Born - National
(check)

Present Address

C/o P.C. Nicholls, Armagh, Man.

St. Ann's, Man.

C/o B.C. Security.

ried - Single
(check)

C/o T.B. Weaver,
67 Kilmuir, Man.

Name of Wife Hana - 18697

Name of Husband

of Mother Hana (dec'd)

Name of Father Suekichi (dec'd)

s of children under 16

Minoru (W) Mar 29, 1927, Suekichi

Jan 13/28/30 Skipe (F) Jan 10/30, Leo (M) Jan 13/32,

Indac (W) Mar 18, 1927

ested by

ECY

Registered with Custodian

(Yes or No)

ditional nformation

well specimen 24911 19 acres of bldgs.

Dayburn Eng. Lloyd as specimen in

Fernridge Lumber Co., at Railway Camp.

PERSONAL PROPERTY SUMMARY

File No. 4619

Re: KODAMA, Suekichi - Reg.No.10618

CHATELS: Chateles were declared by KODAMA when registering with the Custodian on March 20, 1942 but were not itemized. His wife did itemize them when she included them in a lease of the property on behalf of her husband in 1942. An inventory of the chattels on the property was taken by our fieldmen on June 12, 1942 as KODAMA was evacuated the day after his registration. Our inventory was sent to KODAMA on October 7, 1942 and was returned to this office having been signed on November 2, 1942 that the chattels shown were all that had been left in the protected area.

All saleable chattels that could be found on the property were removed and sold by public auction on January 26, 1944 for the net sum of \$87.48. Practically all the small tools were missing from the property. The original tenants were no longer on the premises but they were written regarding this matter. On August 27, 1944 M. Terris wrote this office stating that the premises had been broken into during his absence and that many tools had been stolen. He had reported the matter to the police at the time and KODAMA was so advised on October 2, 1944. He had moved the balance of small tools remaining to his own home so that no more would be stolen. Mr. Terris offered to purchase them for \$25.00. These goods were appraised on February 21, 1946 and as the price was considered fair they were sold for the net sum of \$22.50. These sales proceeds were credited to KODAMA's account as received. Details are shown on the attached Chattel Schedule and Summary.

SPECIFIED ARTICLES: KODAMA declared he had been buying a truck from the Johnston Motor Company under a Conditional Sales Agreement and that they had demanded the return of the car to them in view of pending evacuation. Details were supplied by this Company on May 2, 1942 at our request. The truck had been sold by Suekichi and Teruo KODAMA (father and son) to the Johnston Motor Company for \$660.00 on March 7, 1942. \$360.00 of this was held for the outstanding balance of the Conditional Sales Agreement and a \$300.00 credit agreement for Future Delivery given KODAMA for the balance. Noted on the bottom of this Agreement it states in ink that Johnston Motor Company will redeem the Credit Note for \$150.00 Cash within 60 days. This office after investigating the matter fully wrote KODAMA on June 5, 18 and 30, 1942 asking for his approval to cash the note however no reply was received until March 11, 1943. The Motor Company at that time refused to make cash settlement. Similar Credit Notes were advertised for sale by this office however no sales were made as there were no cars available.

File No. 4619

(Personal Property Summary - cont.)

On April 18, 1945 KODAMA wrote stating it was his intention to see the Company for collection but in our letter of April 30, 1945 we advised against it as the notes had been upheld in similar court cases.

The Credit Note is on file and although no further action in the matter has been taken by the Custodian it should be worth face value towards the purchase of a new car when they are available.

This Credit Note or Agreement for Future Delivery was forwarded by mail on Aug 11, 1945
ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office 61¢ being a small credit balance in KODAMA's account there. This sum was credited to his account here.

The B.C. Electric Railway Company paid \$2.80 into this office to KODAMA's credit being a refund of his Electric Light Security Deposit.

BONDS & INVESTMENTS: KODAMA declared 52 shares in the Pacific Co-operative Union. According to their records his equity was \$320.00 in Non-Redeemable Shares and \$200.00 in Redeemable Shares; the latter listed as follows:

\$20.00 - 1937	}	All shares redeemed at par and funds credited to account as received. Certificates sent to this office.
10.00 - 1938		
40.00 - 1939		
40.00 - 1940		
70.00 - 1941		

Should be redeemed early in 1947.

Interest on the above shares totalling \$8.44 has also been received to date and credited to KODAMA's account.

LIFE INSURANCE: KODAMA declared a \$1000.00 Sun Life Insurance policy. This policy was not brought under control by the Custodian but at KODAMA's request the following payments were made on the above policy and also on his son's (Isamu) Crown Life Insurance policy:

April 14/44	\$ 18.96	Sun Life Assurance Company
August 9, 1944	35.59	Crown Life Insurance Company
October 20, 1944	143.20	Sun Life Assurance Company
April 24, 1945	18.96	Sun Life Assurance Company
August 17, 1945	35.59	Crown Life Insurance Company
November 5, 1945	12.66	Sun Life Assurance Company
April 18, 1946	18.96	Sun Life Assurance Company

This file reveals no other Personal Property assets.

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

WEA:EH
 May 10, 1946

W. E. Harrison

FIRE INSURANCE SUMMARY

File 4619

Re: Suekichi KODAMA

Reg. No. 10618.

Prior to evacuation, Suekichi KODAMA had insured the buildings on this property Lot 11 of the North West quarter of Section 28 Township 18 Map 3793 Municipality of Mataqui, D.N.B. for \$1,000.00 in the New England Fire Insurance Co., policy 6255172, expiring the 3rd May 1944. As shown on Real Estate Summary, the Custodian received a refund of \$6.23 on this policy, which was transferred to The Director The Veterans' Land Act.

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

DATED February 28, 1946.

IN:ML

LIABILITY SUMMARY

File No. 4619

Re: KODAMA, Suekichi - Reg.No. 10618

The above Japanese declared owing Dr. J. M. McDiarmid the sum of \$40.00.

In addition to the above claim the following claims were also lodged against him at this office:

Dr. G. Morse	\$ 38.00
Royal Columbian Hospital	14.73
Drs. Bowles & Cragg	5.00
M. Nishiguchi Co. Ltd.	14.40

With the exception of M. Nishiguchi Company's claim the claims were acknowledged as correct by KODAMA on February 28, 1944 and were accordingly paid from KODAMA's account here on September 5, 1944.

In his letter of February 28, 1944 KODAMA denied owing the claim of Nishiguchi Company and asked for A. Nishiguchi's address as he stated that it had been paid to him. In view of the denial no further action was taken by this office and Nishiguchi was so advised.

Messrs. Gropp & Terris, the 1942 lessees of KODAMA's property, filed a claim against him for misrepresentation of acreage in crop in the amount of \$265.00. This matter was fully investigated by this office and after obtaining legal counsel arranged settlement for \$185.00. KODAMA was fully advised of this on July 17, 1943 which was not disputed until February 28, 1944 at which time he denied owing them any money.

This file reveals no other liabilities.

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

WEA:EH
May 10, 1946

W E Hanson

10618

NAME _____

KODAMA, Susukichi

FILE NO.

1619

[illegible]

REAL PROPERTY SUMMARY

EXHIBIT No. 11-7-1-11
DATE OCT 26 1948
FILLED BY K. A. Shikaze
File 4619

V.L.A. B.C. 371-P

JAPANESE NAME: Suakichi KODAMA - - Reg. No. 10618.

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

PROPERTY ADDRESS: 1041 South Road, Clayburn, B. C.

LEGAL DESCRIPTION: Lot 11 of the North West quarter of Section 28 Township 16
Map 5793 Municipality of Matsqui, D.N.W.

TITLE: In the name of Yeda Shikaze.

ENCUMBRANCE: Vesting in Custodian 25059, 10th December 1942.

UNREGISTERED
ENCUMBRANCE: Agreement of Sale from Yeda SHIKAZE to Suakichi KODAMA dated
13th February 1937.

ASSESSED VALUE: 17.7 acres.
Land \$492.00
Improvements \$600.00 Total \$1092.00 Taxes \$23.08.

CLASSIFICATION: Inspector reported June 12, 1942, 5½ acres cleared and the rest
in bush, with ¼ acre rhubarb, ¾ acres strawberries, ¼ acre
loganberries, ½ acre raspberries, ½ acre blackberries, in all
5 acres, with 1½ storey frame house 27 x 30, 7 rooms in fair
condition, unfinished inside, with woodshed, picker house and
toolshed combined, chicken house, barn and packing house combin
picker house, 2 packing sheds. Occupied at the date of in-
spection by Mervin TERRIS.

HISTORY OF
ADMINISTRATION: KODAMA sold the crop on this land on the 25th April 1942, to
Cliff GROPP and Mervin TERRIS for \$875.00 and received payment.
This agreement was in the form of a lease in which the lessor
declared 6 acres in berries. The lessees subsequently made a
claim of misrepresentation of the area, asserting that there
was a shortage of 1.98 acres and made claim for a corresponding
reduction in the sale of \$265.00. This claim was settled on
the basis of 70% of the claim, amounting to \$185.00 and the
Custodian paid on this claim, on the 7th July 1943, \$60.00, on
the 6th July 1944, \$125.00, the payments being made to The
Pacific Co-operative Union.

In respect to the Agreement of Sale, Yeda SHIKAZE claimed
that of the principal amount of the purchase price there re-
mained a balance of \$956.80 as at the 22nd September 1944, with
interest to the 18th September 1944 of \$191.20, a total of
\$1148.00. This claim was submitted to Mr. KODAMA for con-
firmation which he confirmed as to the \$956.80, but stated that
he did not think that he should be called upon to pay the in-
terest as he had been forced to leave the property. On the

the

14th August 1944, we notified him that failing to hear from him within a reasonable time, the Custodian would assume the correctness of the claim and make payment, which was done on the 22nd September 1944, by sending to SHIKAZE a cheque in the amount of \$1148.00, no reply having been received to our letter of the 14th August.

SOLD:

To The Director The Veterans' Land Act for \$2076.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Suekichi KODAMA, sale price \$2076.00, plus refund of insurance \$6.23, total \$2082.23, less amount owing on Agreement of Sale, \$1148.00, amount allowed for misrepresentation of area \$185.00, registration fee .75 cents, taxes \$26.20, Certificate of Encumbrance \$1.00, legal fee \$15.00, total \$1375.95. Net amount released \$706.28.

TITLE:

Included in C. of T. 171889-E and payment of consideration included in cheque to the Custodian dated April 28, 1944.

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

DATED February 28, 1946.

Jankins

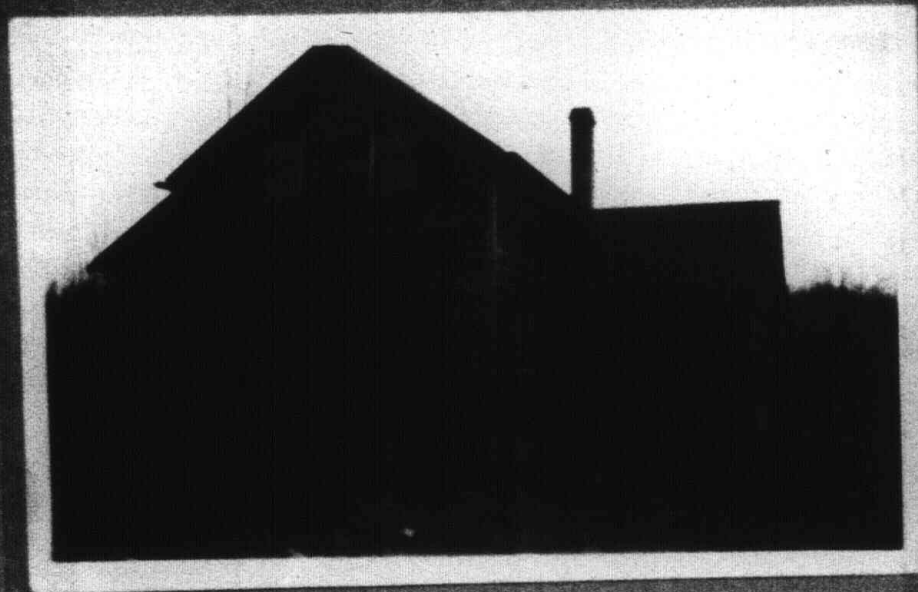
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File No. 4629

KODAMA, Suekichi (Mr.)

Reg. No. 10618

1041 (Clayburn) Scott Rd., Matsqui, B.C.



Extract from Lease.

File #4619.

Lessor: Masa KODAMA (wife of Suyekichi Kodama)

Lessee: Cliff GROPP & Mervin TERRIS

Date: 25th April, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$875.00, paid.

Property:

Land: Lot 11 of subdivision of N.W. $\frac{1}{4}$ of Section 28 Tp.16
Map 5793 containing 20 acres more or less.
Municipality of Matsqui.

House: Included, also buildings.

Chattels: Livestock and farm implements.

*No schedule of Chattels
attached to Lease.*

*Lease extended by Collateral Agreement
to Sept 30/43.*

\$50 - payable Aug 31/43

List of chattels in file.

*Lease + Collateral Agreement extended
to S.S.D. 23/4/43.*

Farm Appraisal Report

MATSQVI.

File No. J.L. 800

Land Description Lot 11, S.D. of NW. 20 Tp. 10, R. 0. M. Map 8798, N.W.D.Containing 19.7 AcresOwner's Name KODAMA, S. Post Office Address Abbotsford, B.C.Nearest Rail Point Clayburn Distance 2 miles.Market Town Abbotsford Distance 2 1/2 "Church (give denomination) Various Distance 2 1/2 "Nearest School Abbotsford Distance 2 1/2 "State how property was identified: Corner posts and L.R.O. sketch. Map.

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

Not in a main road; surveyed trail to S.E. corner; present outlet is trail through private property on an old logging road now graded.Is this district a good one? Yes.Employment opportunity Local in berry season, remote in mills and logging, and hop-picking.Predominating Nationality and religion: British; some Mennonites and Hindus; no predominating sect.Describe Fencing and its condition: None Value \$Water supply: Well 18 feet. Value \$ inc. in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 36	Lumber	16	Shgls	5	Posts	Good	
Addn.	12 x 14	"	8	"	5	"	unfin.	\$1700.00
Shed	12 x 28	"	8	Shks.	5	Elks.	Fair	45.00
new Woodshed, roof only, no walls.								15.00
Bath Hse.	8 x 10	is of no	value	to farm.				
Old House	x							
new Pickers Hse	20x24	Lumber	9	Shgls	Old	Elks.	Poor	80.00
GRANARY								
Stable	14 x 18	"	9	"	new	"	new	60.00
	x							
	x							
	x							

(No electricity as yet established in area)

Total present day value \$ 1900.00Total Value Buildings add to farm \$ 1500.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? One partition and inside finishing needed in addition. This will add one more good room downstairs. \$Describe the basement and chimneys: No basement. Brick chimney on bracket.No. rooms downstairs? 3 Upstairs? 4 How finished "V" joint; addn. unfinished.Are buildings painted? No Condition of paintDistance from nearest bush 100 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
5	Rolling 5 acres	14" light sandy loam to sandy "	Light sandy clay running to sand.	Strawberries, rasp- berries, rhubarb, loganberries & po- tatoes.	\$60.	\$300.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
14.7	Rolling 14.7 ac	14" light sandy loam to edy. loam	Sandy clay to sand	Patches partly cleared; light to heavy clearing; stems less than average.	\$100.00	\$20.
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 \$ 594.00

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 20.00

Total value of farm \$ 2114.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm is in good tillage; owner still there. Leased crop to Cliff Gropp
and Mervin Terris until Feb. 1942.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Either small fruits, dairying, or both, as farm is developed.

Noxious weeds: Some Canada Thistle.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities: Municipal and school \$23.08
Matsqui Municipality, Mt. Lehman, B.C.

Date: 2nd June, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 2nd day of June 1942.

Inspector's Signature

"B. C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This place is far further development before it can be called a farm. The house is new and good, and commodious enough for a fairly large family. When development is complete this will be a reasonably good farming unit, though soil is not of the best, and subsoil too porous to stand any protracted period of dry weather.

Clearing is not as heavy as on some of the surrounding lands. and stumps have been taken out of the area now cultivated.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

22 varied fruit trees in different ages. Some not yet old enough to produce. \$20.00

Small fruits etc.

Strawberries ----- 3.2 acres
Loganberries ----- 0.7 "
Raspberries ----- 0.5 "
Rhubarb ----- 0.5 "
Potatoes ----- 0.1 "

These acreages do not tally with those claimed by the owner, who appears to have estimated his acreages by the number of plants set out.

Total \$

Amount fruit trees add to value of farm \$

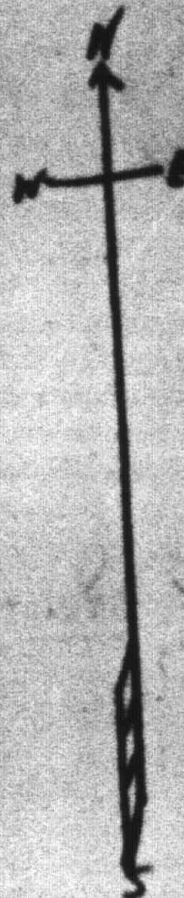
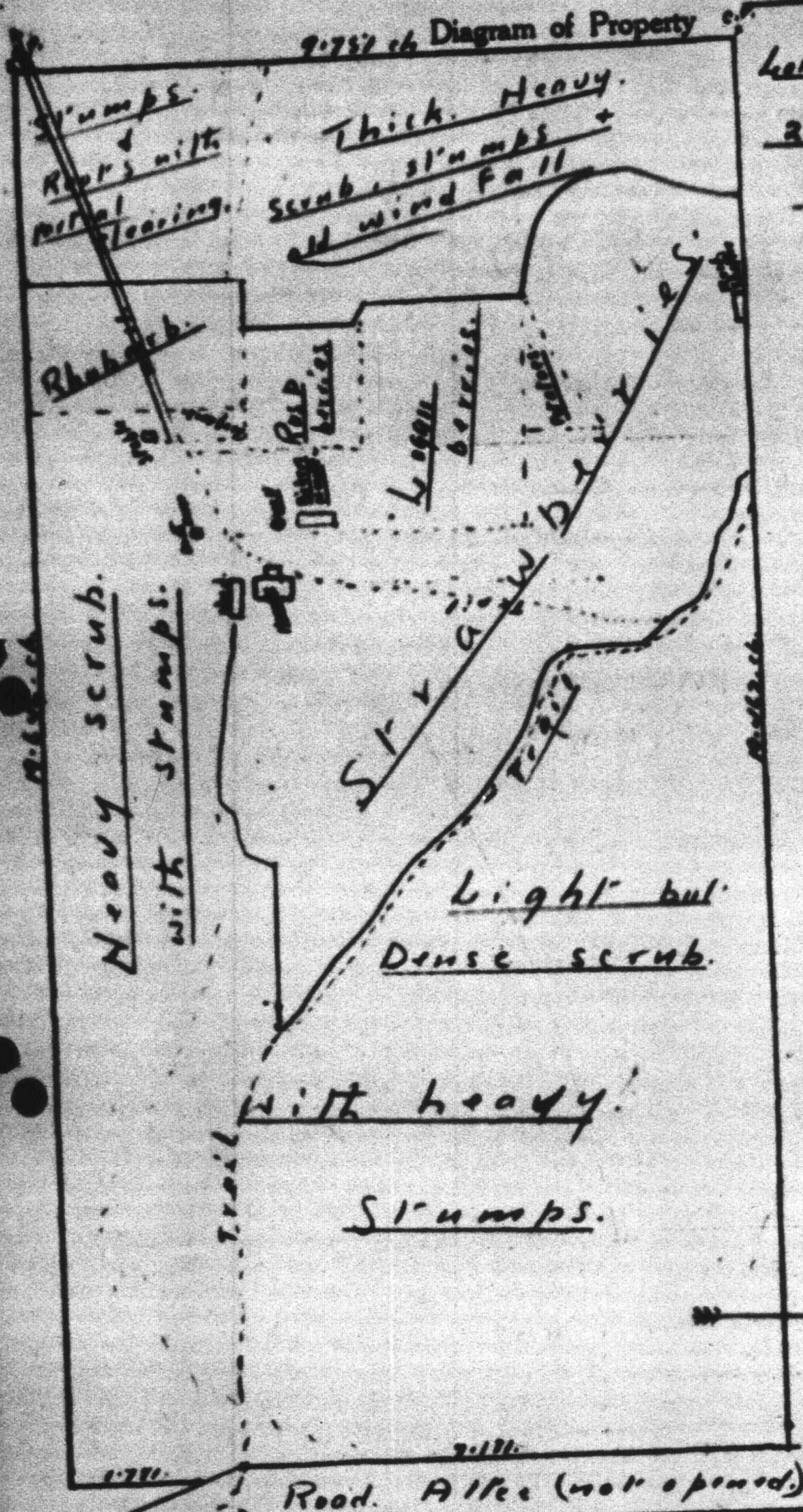
Kodoma S.

Lat. 11. 54/00 E. N.W.

28-16-EC.M.

Map. 5793. NW.D.

19.70 acres.



Scale. 2 ch. to 1. inch

Nirakoda.
6/12/12.

Surveyed
Foot.

value is \$ 1000.00

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

Date 4th June 1942

"I. T. BARNET"
District Superintendent.

Canada

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

NOV 15 1944

JAPANESE EVACUATION SECTION

File No. 4619

Reg. No. 10618

506 Royal Bank Building,
Vancouver, B. C.

Mr. Suekichi KODAMA,
c/o T.R. Weaver,
Kane, Manitoba.

Dear Sir:

Re: Municipality of Matsqui - Lot 11 of the North West
quarter of Section 28, Township 16, Map 5793 in the District
of New Westminster

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	\$ 2,076.00
Add:	6.23
Unexpired insurance premium as at January 1st, 1943	2,082.23
Less:	
Tax arrears to December 31st, 1942	\$ 26.45
Registration fee	.75
—Mortgage—Principal	956.80
—Interest	191.20
Net proceeds of sale	1,175.20
	907.03

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.

<u>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Land Registry Office Certificate of Encumbrance	1.00		
	Cr. re Sale of Property		907.03	
March 20	Pacific Co-op Union Shares redeemed		10.00	
July 7	Pacific Co-op Union On Acct. Crop Claim	60.00		
Sept. 21	Pacific Co-op Union Interest on Shares		.61	
1944				
March 8	Pacific Co-op Union Interest on Shares		4.00	
	Pacific Co-op Union Interest on Shares		.32	
April 26	Proceeds Auction Sale		87.48	
28	Sun Life Assce Co.	18.96		
May 4	Cheque to Suekichi KODAMA	300.00		
July 7	Pacific Co-op Union Balance of Crop Claim	125.00		
Aug. 10	Crown Life Insurance Co.	35.59		
Sept. 7	Dr. J.M. McDiarmid Acct. Paid	40.00		
	Dr. G. Morse " "	38.00		
	Royal Columbian Hospital Acct. Pd.	14.73		
	Drs. Bowles & Clegg Acct. Paid	5.00		
Oct. 21	Sun Life Assce Co.	<u>141.23</u>		
		<u>781.48</u>	<u>1,009.44</u>	<u>227.96 Cr.</u>

IN THE MATTER OF SAID LEASE APRIL 28th, 1942

MASA KODAME to CLIFF GROFF and MERVIN THERRIS

STATUTORY DECLARATION

I, CLIFF GROFF of Mission City in the Province of British Columbia, Fruit Farmer, do solemnly declare :-

1. That on the 28th day of April A.D. 1942 I leased from Masa Kodame of Mission City aforesaid, Lot 11 of a subdivision of the North West quarter of Section 26, Township 16, Map 5793, containing twenty acres more or less, in the Municipality of Matsqui, for a term of nine months from the 1st day of May 1942, at a rental of \$875.00.

2. That at the time of entering into the said lease Masa Kodame represented to me that the growing crops on the said land consisted of the following :-

4 acres of strawberries
1 " raspberries
1 " loganberries
1 " rhubarb
Some fruit trees

and it was on that basis that I paid the aforesaid rental of \$875.00.

3. That I now find the aforesaid acreages have been exaggerated.

4. That on or about the 21st day of July A.D. 1942 in company with one Henry G. Mayre of Matsqui, a Notary Public in and for British Columbia, I carefully measured all of the growing crops of the various kinds on the said lands and found that there were :-

- A. four patches of strawberries totalling 53.25 sq. chains or 3.22 acres
- B. two patches of raspberries totalling 3.78 sq. chains or 38/100 acres
- C. one patch of loganberries totalling 3.23 sq. chains or 32/100 acres
- D. one patch of rhubarb totalling 50/100 acres

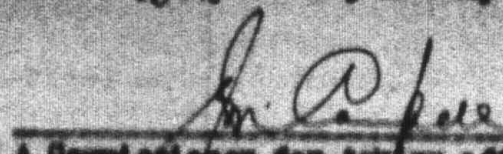
being all of the acreage in growing crops on the aforesaid land.

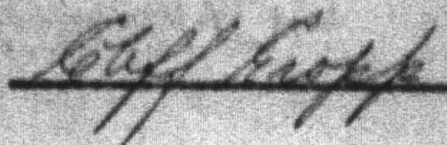
5. That the shortage in acreage on the said lands in the various kinds of crops is as follows :-

Strawberries	48/100 acres
Raspberries	62/100 "
Loganberries	66/100 "
Rhubarb	None

And I make this solemn declaration conscientiously believing it
to be true and knowing that it is of the same force and effect as if made under
oath and by virtue of The Canada Evidence Act.

Declared before me at Mission City
in the Province of British Columbia
this 20th day of July A.D. 1942


A Commissioner for taking affidavits
within British Columbia.



R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Matsqui.

Date: June 12, 1942.

NAME: KODAMA, Suekichi.

REGISTRATION NO. 10618.

ADDRESS: 1041 Scott Road, Clayburn, B.C.

PROPERTY:

ACREAGE: 19.70 5 $\frac{1}{2}$ acres cleared rest bush.

KIND OF CROPS: Rhubarb, Strawberries, Loganberries, Raspberries, Blackberries.
 $\frac{1}{4}$. 3 $\frac{1}{2}$. $\frac{1}{4}$. $\frac{1}{2}$. $\frac{1}{2}$.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 $\frac{1}{2}$ Storey. VACANT:

OCCUPIED Yes. by Mervin Terris.

DESCRIPTION Wood frame.

ROOF: Shingle.

SIZE: 27 x 30.

NO. OF ROOMS 7.

CONDITION: Fair. Unfinished inside.

OTHER BUILDINGS: Woodshed, pickerhouse & toolshed combined, chicken house,
barn & packing house combined, pickerhouse, 2 packing sheds.

NAME OF LESSEE OR RENTOR: Mervin Terris, Mission, B.C., & Clifford Gropp,
Mission, B.C.

TERMS: \$375.00 for crop, financed by Pacific Co-op. Union. Cash.

WATER: Well.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS: Large quantity of wood (stove) Lessees paid cash for it.
Lessees agree to be responsible for chattels.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house downstairs.

✓ Kitchen range.

✓ Dining room table.

11 Kitchen chairs.

✓ Heater, (large size)

China cabinet.

Chest of drawers.

In house upstairs.

✓ Bed complete.

✓ Bed couch.

✓ Single bed.

Large tool chest.

2 Shrine.

5 Gal. stone crock.

In the barn.

✓ Cultivator (John Deere) new. *✓ Lense*

Wheelbarrow.

Quantity of garden tools. *Some at Lense*

✓ Bed complete.

Cook stove.

✓ Plow. *Lense*

✓ Harness.

✓ Drag Harrow (homemade)

Iron bed couch.

Cooking stove *N.V.*

750' lumber.

Signed:

J. Moxley
H. Logan

INVENTORY OF CHATTELS BELONGING

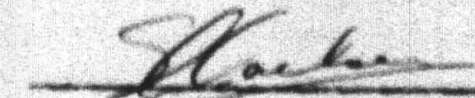
TO

KODAMA, Suekichi

10618

That have gone to storage:

✓2 Jap shrines

A handwritten signature in cursive script, appearing to read "H. A. ...", is written over a horizontal line.

Feb. 3rd. 1944.

INVENTORY OF CHATTELS BELONGING

TO

KODAMA, Suekichi

10618

Missing from the above property at Clayburn.

- ✓1 Wheelbarrow
- ✓5 Saws
- ✓5 Spud diggers
- ✓6 Hoes
- ✓8 Axes
- ✓2 Sledges
- ✓3 Wedges
- ✓2 Mattocks
- ✓1 Rake
- ✓4 Shovels
- ✓10 Knives
- ✓4 Lanterns
- ✓1 Plow
- ✓1 Harrow
- ✓1 Cultivator
- ✓1 Harness
- ✓1 Hay fork
- ✓1 Scoop shovel
- ✓1 Spray machine
- ✓2 Hand saws
- ✓2 Hammers
- ✓2 Carpenter's squares
- ✓1 240 lbs. platform scale
- ✓8 Kitchen chairs

W. H. H. H.
Exp. Jan. 3rd. 1944.

INVENTORY

		<u>Estimated Value</u>
1	Kitchen Range	55.75
1	Dining Room Table	15.50
11	Dining Room Chair	9 - 11.25
		6 - 15.00
1	Heater, Large Size	65.00
1	China Cabinet	42.50
1	Chest of Drawers	11.00
1	Bed Complete	47.50
1	Bed Couch	11.75
2	Single Beds	22.00
	Large Tool Chest	10.75
2	Shirine	
5	gal. Stone Crock	2.50
	Cultivator, John Deere Brand New	35.00
1	Wheelbarrow	5.00
	Garden Tools	
	Bed Complete	15.00
2	Cook Stove	45.00
	Plow	25.00
	Harness	15.00
	Drag Harrow	10.00
	Iron Bed Couch	
	Cook stove	
	1750 B.M. Lumber bought from Fraser Mill	70.00
5	Close cut saw 6,6"	25.00
5	Potato diggers	7.50
6	Hoes	7.50
8	Axes (4 rolling axes	20.00
	(4 swamp axes	
2	Sledge Hammers	5.00
2	Wedges	1.50
2	Mattocks	5.00
1	Rake	1.25
4	Shovels	6.40
10	Knives, forks to be made in Japan	21.50
4	Lanterns	6.00
1	Gas Lantern	5.00
1	Hay Fork	2.50
1	Scoop Shovel	3.00
1	Spray Machine	22.50
2	Handsaws	5.00
2	Hammer	2.00
2	Carpenter Squares	6.00
3	Picker's Beds	15.00
1	Couch	9.00
90	Stands	45.00
1	240 lbs. scale	25.00
	Wire	15.00
	Tank and contents	12.50
125	Brick	5.00
	Water Pump	10.00
		<u>\$819.65</u> ✓

I HAVE TODAY INSPECTED THE UNDERSIGNED ARTICLES,
AND FIND THEM TO BE OF NO VALUE, AND SHOULD BE ABANDONED.

BELONGING TO

KODAMA, Suekichi

L0618

- ✓1 Old rusty range
- ✓1 Long H. M. table
- ✓1 Old burnt out tank heater

Harlan
Jan. 3rd. 1944.

INVENTORY OF CHATELS FOUND ON PROPERTY, NOT LISTED
ON ORIGINAL INVENTORY:

KODAMA, Suekichi

10618

- ✓3 Flat irons
- ✓1 H.M. kitchen cabinet
- ✓2 H.M. Square kitchen table
- ✓2 Long Kitchen table
- ✓1 Old valise
- ✓1 Box of dishes
- ✓1 Square galv. tank
- ✓ Few stove pipes *abandoned*
- ✓14 Chimney bricks
- ✓14 Bundles of Reep. wire
- ✓1 Old pump
- ✓1 Old washstand *H.M. abandoned*

Harlan
Jan. 3rd. 1944.

s. See by auction 2/1/44 Albionford &

I HAVE TODAY INSPECTED THE UND RSIGNED ARTICLES,
AND FIND THEM TO BE OF NO VALUE, AND SHOULD BE ABANDONED.

BELONGING TO

KODAMA, Suekichi

10618

- 1 Old rusty range
- 1 Long H. M. table
- 1 Old burnt out tank heater

H. A. L.

Jan. 3rd. 1944.

4699
4619

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

KODAMA, Masa (wife of Suekichi) of Clayburn and M. Terry: C.C. Gropp.

- 5 Saws
- 5 Potato diggers
- 6 Hoes
- 8 Axes
- 2 Sledgehammers
- 3 Wedges
- 2 Mattocks
- 1 Rake
- 4 Shovels
- 10 Knives
- 5 Lanterns
- ✓ 1 Plough
- ✓ 1 Harrow
- ✓ 1 Cultivator
- ✓ 1 Harness
- 1 Hay fork
- 1 Scoop shovel
- 1 Spraying machine
- 2 Hand saws
- 2 Hammers
- 2 Carpenter's squares
- ✓ 3 Picker's beds
- ✓ 1 Heater
- ✓ 1 Kitchen stove
- ✓ 1 Dining table
- ✓ 11 Chairs
- ✓ 1 Couch
- 90 Stands
- 1 240 lbs. Jam scale

The above signed by both parties

Mr. Campbell's File No. 590.

MEMORANDUM

April 27th, 1945.

File No. 4619

TO: The File

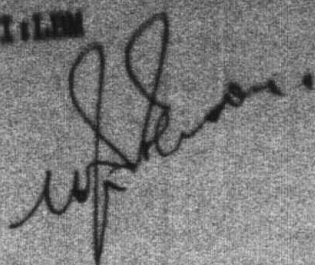
FROM: Mr. W. J. Iverson

RE: Suekichi KODAMA

The following goods are in storage in the
Buddhist Temple at New Westminster:

1 Box of books

WJI:LEM



MEMORANDUM RE SALE OF CHATELS

(Apart from Auction Sales)

FILE NO: 4619

NAME: KODAMA, Suekichi

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: J. H. Harkiss

VALUATION: \$25.00

PURCHASE PRICE: \$25.00

COMMITTEE'S APPROVAL: March 22, 1946

PURCHASER'S FULL NAME: Mervin Terris

ADDRESS: Mission, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES
XXXX

NO

Paid in full

ENCUMBRANCES, IF ANY:

Nil

LIST OF CHATELS SOLD:

1 Small hand plow
1 Hand cultivator
1 Spray
Few Garden tools
& 2 broken cross cut saws \$25.00

File No. 4619

Date Jan 22 - 47

SUMMARY

Name: KODAMA, Susukichi # 10618

Address: 1041. Sept Rd Quatque Truss.
W. Dawn Rd

(1) - We have today moved to auction room at Abbottford effects as per enclosed list at a total cost of \$ 18.52 as per attached bill.

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

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

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

See list attached

The tenant gave us the following explanation:

I couldn't find tenant and wonder if
he has some of the above chattel on
some other farm. }

* write tenants

shortages

Shl
Harrow Jan 22 - 47

CHATTEL SUMMARY

File 4619

February 13th, 1946.

Re: Susukichi KODAMA, Reg. 10618

The above Japanese made his declaration to the Custodian on March 20th, 1942 and was evacuated on March 21st, 1942.

Mr. KODAMA declared his personal effects left at 1041 Scott Road, Glayburn in general terms only. Prior to his evacuation he leased his farm and his crops together with certain farm implements to Cliff Gropp and Mervin Terris, both of whom signed the list of chattels now on this file. Certain other effects were left in the house by KODAMA and ~~they~~ they were checked by our fieldmen. An inventory was prepared on October 7th, 1942 and sent to Susukichi KODAMA for confirmation which he acknowledged on November 2nd, 1942.

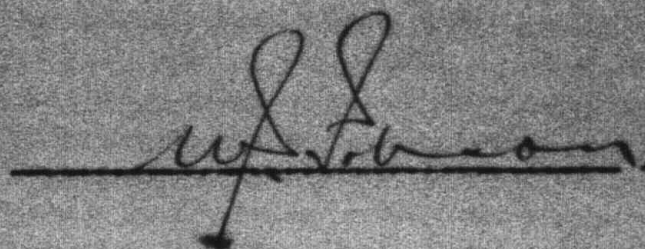
It is to be noted that the inventory of goods remaining in the house and barn by their similarity apparently included many of those items listed as being included in the lease, namely: Quantity of garden tools, (listed individually in tenant's list) kitchen range, 11 chairs, heater, cultivator, plow, couch, dining table, harrow and harness. This ~~is~~ indicated on the Chattel Schedule.

Messrs. Gropp and Terris stated that they paid cash for the firewood contained in the woodhouses.

Prior to our sale of January 26th, 1944 at Abbotsford, all saleable chattels were removed to the auction rooms and they were sold at auction realising the net sum of \$37.48. In checking the inventory certain effects were found to be missing and a few were discarded as not being likely to realize the cost of removal.

Under date of August 27th, 1944 Mervin Terris advised us that the house had been broken into on several occasions during the lessee's absence and that he had taken the remaining tools to his own home. These were checked by our representative and were sold on appraisal for the net sum of \$22.50

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



WJL:DP

CHattel SCHEDULE

File 4619

February 13th, 1946.

Re: Suekichi KODAMA, Reg. 10618

The above Japanese made his declaration to the Custodian on March 20th, 1942 and was evacuated on March 21st, 1942.

DECLARED

INVENTORIED

SOLD

OTHER DISPOSITION

All furniture for 4 bedrooms, sitting room, dining room & kitchen including 1 sewing machine (foot) 1 spray machine, farmer's implements & carpenter's tools. All at the residence stated.

List of chattels included in lease between Masu KODAMA & (wife) and Mr. Terris & Mr. Gropp (signed by both parties)

5 saws	2 sold 15/2/46	3 Missing
8 potato diggers	2 sold 15/2/46	3 missing
6 hoes	3 sold 15/2/46	3 missing
8 axes		Missing
2 sledgehammers		"
3 wedges		"
2 mattocks		"
1 rake		"
4 shovels		"
10 knives		"
5 lanterns	1 sold 15/2/46	4 missing
1 plough	(Same as on inventory 7/10/42	Missing
1 harrow	"	MISSING
1 cultivator	"	"
1 harness	"	MISSING.
1 hay fork	"	"
1 scoop shovel	"	"
1 spraying machine	15/2/46 approved.	"
2 hand saws		Missing
2 hammers		"
2 carpenter's squares		"
3 picker's beds		Abandoned-No value

DECLARED

INVENTORIED

SOLD

OTHER DISPOSITION

List of chattels
included in lease
between Masu KODAMA
(wife) and Mr. Terris
& Mr. Gropp (signed by
both parties.) continued

1 heater	(same as on inventory 7/10/42)	Discarded
1 kitchen stove	"	"
1 dining table	"	"
11 chairs	"	"
1 couch	"	"
90 stands	"	"
1, 240# Jan scale	"	Missing

INVENTORIED

*Copy 7/42
Jan 1945 by Capt. Feldman*

Kitchen range	26/1/44	
Dining room table	26/1/44	
11 kitchen chairs	8 sold 26/1/44	
Heater (large)	"	
china cabinet	"	
Chest of drawers	"	
bed complete	"	
Bed couch	steel cot "	
single bed	"	
Large tool chest	Trunk	
	26/1/44	
2 shrines		Stored
5 gallon stone crock	26/1/44	
Cultivator (John Deer)	15/2/46	
Wheel barrow		Missing
Quan. garden tools	Miscellaneous	
	& free	Balance missing
	26/ 1/44	
	Few sold	
	15/2/46	
Bed complet	26/1/44	
cook stove		Burnt out-discarded
Plow	15/2/46	
Harness		Missing
Drag harrow		"
Iron bed couch	Steel cot	
	26/1/44	
cooking stove	26/1/44	
750' lumber	(siding & shiplap)	
	26/1/44	

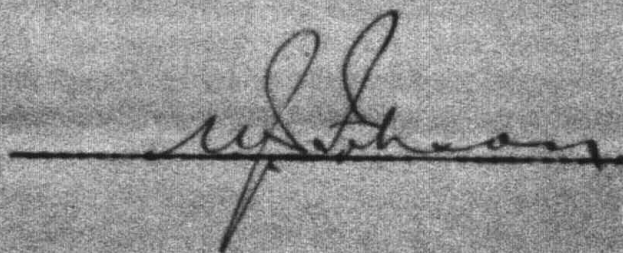
ADDITIONAL CHATELS FOUND ON PROPERTY (LIST JAN. 3/44)

3 flat irons	26/1/44	
1 homemade kitchen cabinet	"	
2 homemade square kitchen tables	1 sold	1 Discarded
1 old valise	26/1/44	
1 box dishes	26/1/44	
1 square galvanized tank	"	
Few stove pipes		Sold with stove
14 chimney bricks	26/1/44	
14 bundles raspberry wire	"	
1 old pump	"	
1 old washstand		Homemade-abandoned

The auction proceeds amounted to \$87.48
Appraisal fee.

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

WJI:DP



APPRAISAL SHEET

File #619

February 21st, 1946.

Re: Suekichi KODAMA, Reg. 10618

In accordance with instructions received from the Custodian's office, Vancouver, B. C. we have appraised and sold to Mr. Mervin Terris, Mission, B. C. the following goods at the price indicated below:

1 small hand plow - M

1 hand cultivator - M

1 spray M

Few garden tools - T
& 2 broken cross cut saws - T \$ 25.00

LESS APPRAISAL
FEE 10% 2.50

\$ 22.50

I _____ certify that the foregoing is a true
and fair appraisal.

SIGNED

WITNESS:

and approved
SUBMITTED TO THE RURAL ADVISORY COMMITTEE:

22/3/46

WJI:DP

File No: 4619

Name: Suekichi KODAMA

Reg. No.: 10618

Address: Arnaud, Manitoba.

Date: 7th, October, 1942. *Coffey*

EXHIBIT No. 1173 - 9

DATE: Oct 26 1948

FILED BY: F. A. Brewin

INVENTORY OF GOODS REMAINING AT 1041 SCOTT ROAD,
Clayburn, B. C.

In House Downstairs

1 Kitchen Range
1 Dining room table
11 Kitchen chairs 8"
1 Heater, (large size)
1 China Cabinet
1 Chest of Drawers

In House Upstairs

1 Bed complete
1 Bed couch
1 Single bed
1 Large tool chest X
2 Shrine *stoves*
1 5 Gal. Stone Crock.

*May have been sold
as trunk.*

In the Barn

1 Cultivator (John Deere) new
1 Wheelbarrow M
Quantity of garden tools *some sold to Terry*
1 Bed complete
1 Cook stove
1 Plow *Sold to Terry*
1 Harness
1 Drag Harrow (homemade *missing*)
1 Iron Bed couch
1 Cooking stove *abandoned*
750' lumber *Sold at auction*

LIST OF CHATELS INCLUDED IN LEASE BETWEEN:
KODAMA, Masa (wife of Suekichi) of Clayburn

M. Terry: C. C. Gropp.

5 saws M
5 Potatoe diggers M
6 Hoes M
8 Axes M
2 Sledgehammers M
3 Wedges M
2 Mattocks M
1 Axe M
4 Shovels M
10 Knives M
5 Lanterns M
1 Plough M
1 Harrow M
1 Cultivation M
1 Harness M

*The bulk of above articles
correspond with those
listed above + are
evidently the same things.*

1 Hay fork M
1 Scoop shovel M
1 Spraying machine M
2 Hand saws M
2 Hammers M
2 Carpenter's squares M
3 Picker's beds *abandoned*
1 Heater D
1 Kitchen stove D
1 Dining table D
11 Chairs
1 Couch
90 stands M
1-240 lbs Jam scale M

The above signed by both parties.

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

Confirmed:

DATE: Nov 2nd, 42

SIGNED: "Suekichi Kodama"

Please sign and return one copy to the Custodian

*S - Sold by Auction 2/1/44 Abbottford
M - Missing
D - Discarded*

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

Date: Feb. 24, 1949.

E. L. Bass
J. H.

EXHIBIT No. 1173 - 10
 NAME KODAMA, Snekichi DATE Oct 26 1942
 FILED BY F. A. Brown
 REGISTRATION NO. 10618 FILE NO. 1037

The following chattels were sold by public
 auction at Abbotsford, B. C. on January 26, 1944.

X 14 Hells of wire	\$ 2.00 M
X Tank & contents	1.50 M
X Bricks	0.50 M
X Pump	2.00 M
X Siding	4.00 M
X Large heater	45.00 F
X Range	16.00 F
X Stove	8.00 F
X Clock	2.00 K
Miscellaneous	1.00 MISC
X 5 Chairs	7.25 F
3 Irons	0.25 M
Frie	0.75 T
Cabinet	0.50 F
X Steel cot <i>credited as v.s. 1 bed couch</i>	6.25 F
X Bed	3.75 F
X Chest of drawers	2.00 F
Trunk	2.75 MISC
Cabinet	1.25 F
Blinds	0.50 MISC
Table	1.35 F
X Steel cot	3.75 F
Steel cot	3.75 F
X Lantern & 2 tubs	0.80 F
Leather grip	0.25 MISC
Table	0.75
Table	0.75
Table	0.75

Total ~~XXXXXXXXXX~~ Carried forward

\$ 119.40

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

NAME KODAMA, Susukichi

REGISTRATION NO. 10618

FILE NO. 4619

The following chattels were sold by public

suction at Abbotsford, B. C. on January 26, 1944.

Brought forward

3 Chairs
2 Benches
Dishes

\$ 2.00
0.35
0.85

Total

\$ 122.60

Less Expenses: (Auctioneer's Fee: \$12.26

(Advertising: 4.86

(Moving: 18.00

Net Proceeds Credited:

\$ 35.12

\$ 87.48

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Abbotsford 4

Remarks:

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

Date: Feb. 24, 1949.

E. L. Carlsen

File No. 4619, 5184,
4619, 4619.

August 18, 1943.

MEMORANDUM - RE: 4619

Thank you for your memorandum dated August 10th which is attached together with the four files mentioned above and together with Mr. Ian MacPherson's memorandum to me dated August 10th.

The \$1.00 charge for Certificate of Encumbrance against joint account under File Nos. 4619 and 5184 in the names of Susukichi KODAMA and Yoshie SHIMAZU should be charged against Mrs. Kiyosumi SHIMAZU, Reg. No. 14461, File No. 5436, and the joint account credited accordingly.

The \$93.00 credit for Susukichi KODAMA, File No. 4619, representing payment by the Pacific Co-operative Union for 1943 collateral has correctly been credited to the account of Susukichi KODAMA alone, file No. 4619.

WPA:EB

MEMORANDUM

Files No. 4419, 5184,
3436, 4424.

August 16th, 1943.

TO: Mr. Alexander
FROM: Mr. Ian Macpherson

RE: KODAMA, Susukichi.
SHIKAZE, Yoshio.
SHIKAZE, Eda (Mrs. Kayama).
MATSUMOTO, Shotaro.

Referring to your memorandum of August 10th, 1943, the registered owner of lots 3, 4, 5, 9, 10, and 11 of the North West 1/4 of Section 28, Township 16, Map 5793, is Yoda SHIKAZE.

Lot 11, it appears from Mr. KODAMA'S registration, was sold to him but I have not yet received a copy of his Agreement to Purchase. I shall write him as soon as I ascertain his present address which I have requested from the R.C.M.P.

Lots 4 and 5 are held under a registered Agreement of Sale from Yoda SHIKAZE by Yoshio SHIKAZE and lot 3 is held under an unregistered Agreement of Sale by Shotaro MATSUMOTO leaving Lots 9 and 10.

Yoda SHIKAZE having an interest in all of these lots, the Vesting Certificate was filed against all and the charge of one dollar (\$1.00) for Certificate of Encumbrance should be charged to his account. Her file is in the name of Eda (Mrs. Kayama) SHIKAZE which I believe is the same property as Yoda SHIKAZE.

Apart from the fact that Yoda SHIKAZE and Yoshio SHIKAZE purchased the property, the registered owner of which is Yoda SHIKAZE, there appears to be no connection between these two persons, there is no reason for a joint account.

The payment of fifty dollars (\$50.00) by the Pacific Co-operative Union, on account of rent of Lot 11, should be credited to the account of Susukichi KODAMA alone.

IMM.

MEMORANDUM

File No. 4639

August 30th, 1944

TO: Mr. R. A. Anderson

FROM: Mr. H. J. Iverson

Sgt. KODAMA, Susukichi

We quote a letter from Marvin Terris, relative to the tools belonging to subject Japanese and which he apparently is using on his farm. I think it would be a good idea to salvage these and get them into the next sale if possible, so that the file can be closed.

"In reply to your letter of August 17th concerning tools, etc. re Kodama Susukichi, at my own home. The rest of the tools have been stolen. I reported to the police that the place had been broken into on several occasions. I picked up what tools were left and reported the fact to Mr. URE and he told me to hang on to them for the time being.

So if you are wanting them at any time you will find them at my home."

Yours truly,
Signed - Marvin Terris."

WT/END

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Suekichi KODAMA

File No. 4619

Reg. No. 10818

Company Sun Life

Agency Vancouver

Policy No. 2242541

Premium - \$ 18.96

Payable: Annually, Semi-^Xannually or monthly

Month October Day 1

REMARKS:

Letter sent 11/9/43

46192
Clayburn, B. C.
April 25th, 1942.

OFFICE OF THE CUSTODIAN,
JAPANESE SECTION
RECEIVED
APR 27 1942

Mr. G. W. McPherson,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

I have to-day sold my crop on my farm at Clayburn
registered with you to Messrs. Cliff Gropp and Mervin
Terris for \$875.00 and have received payment for same.

I remain,

Yours very truly,

M KODAMA

JOHNSTON MOTOR CO. LIMITED

Authorized Dealers Plymouth and Chrysler

TELEPHONE: FAIRMONT 0424



SEVENTH AND MAIN STREET

VANCOUVER, B.C.

May 2nd, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
MAY 2 1942*The file
page*

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

Attention Mr. C. L. Drewry

Dear Sirs:

Re: Suekichi Kodama

This will acknowledge your letter of the
30th ult., relative to Fargo truck Serial #9555468
which we sold February 5th, 1941, to Suekichi Kodama
and Teruo Kodama.

For your information the cash price of
this truck was \$1,006.00. Time payments were re-
quested in this connection and the time price amounted
to \$1,175.95, made up as follows:

Cash Selling Price	\$1,006.00
1940 License	12.00
1941 License	20.00
Insurance	56.55
Finance Fee	81.40
TOTAL	<u>\$1,175.95</u>

On March 7th, 1942, these people came into
our office and requested that we purchase this truck
back from them and pay off the balance owing to the
Finance Company. We made a deal accordingly and pur-
chased the truck back for \$660.00, from which we

- 2 -

deducted an amount of \$360.00, which we were instructed to pay to the Commercial Credit Corp.

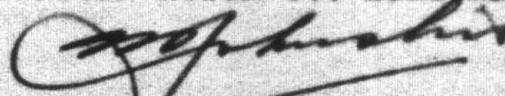
We wish to emphasize that we were requested by S. & P. Kodama to purchase the truck from them and did not make a demand for return of the truck, as indicated in your letter.

After reconditioning this unit, we disposed of it on March 17th, 1942.

Trusting this is the information that you require, we remain,

Yours very truly,

JOHNSTON MOTOR CO. LIMITED


General Manager

WHJ/PR

4619

18th May, 1942.

Mr. Suekichi Kodama,
Albreds Japanese Camp,
Jasper, Alberta.

Dear Sir:

We would appreciate receiving an early reply from you to our letter dated May 8th in connection with the Fargo truck reportedly sold by you to Johnston Motor Co. Limited. We would appreciate your informing us whether or not you have been paid the balance of \$300.00.

I wish to draw your attention to the fact that claim against you for \$291.20 has been filed with us by the Pacific Co-operative Union. We have also received a claim against you for \$14.72 from the Royal Columbian Hospital, New Westminster. Mr. G. Morse of Haney declares that you owe him the sum of \$38.00 and according to your statement at March 20th there is due by you to Dr. J. M. McDiarmid the sum of approximately \$40.00.

On April 27th we received a notice from M. Kodama (who, we presume, is your wife Masa) reporting that the farm at Clayburn had been sold to Messrs. Cliff Gropp and Mervin Terris for the sum of \$275.00 and that payment had been made for same.

If the various claims against your property, as well as your personal obligations, are correct we would appreciate your providing us with sufficient funds to settle these obligations on your behalf.

Yours truly,

R. P. Alexander
Assistant Manager

VRPA:LF

JOHNSTON MOTOR CO. LIMITED*Authorized Dealers Plymouth and Chrysler*

TELEPHONE: FAIRMONT 0424



SEVENTH AND MAIN STREET

VANCOUVER, B.C.

May 20th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION**RECEIVED**
MAY 21 1942

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Attention Mr. R. P. Alexander

Dear Sirs:

Re: Susukichi Kodama, File No. 4619

In reply to your letter of the
18th inst., we wish to advise that Mr. Kodama's
car was taken in by us under an Agreement for
Future Delivery.

In this case we paid off the balance
of \$360.00 owing to the Finance Company and the
balance of \$300.00 has been placed to Mr. Kodama's
credit to apply on the purchase of another car
or truck at a future date. This is in accordance
with our customary practise of handling transactions
where another unit is not required immediately.

Trusting this will clarify the matter
satisfactorily, we remain,

Yours very truly,

JOHNSTON MOTOR CO. LIMITED

General Manager

WHJ/PR

JOHNSTON MOTOR CO. LIMITED

Authorized Dealers Plymouth and Chrysler

TELEPHONE: FAIRMONT 0424



SEVENTH AND MAIN STREET

VANCOUVER, B.C.

May 27th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
MAY 28 1942

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

Attention Mr. R. P. Alexander

Dear Sirs:

Re: Suekichi Kodama

With reference to your letter of the 26th inst., and our telephone conversation of even date, we are attaching hereto a copy of the Agreement for Future Delivery between the above party and Johnston Motor Co. Limited dated March 7th, 1942.

You will observe from the footnote that we agreed to redeem the credit note within sixty days for the amount of \$150.00 in full settlement. We are still willing to liquidate the transaction for this amount.

This will also confirm our willingness to have the credit note transferred to any other prospective purchaser who is not already a customer of ours and who would not have an additional car to trade in.

Trusting this will be found in order, and meets with your approval, we remain,

Yours very truly,

JOHNSTON MOTOR CO. LIMITED

Managing Director

WHJ/PR

90 R. C. Nichols.
Albany, Mass.
March 11, 1943

Office of Custodian
506 Royal Bank Bldg,
Vancouver B. C.,

EVACUATION SECTION	
Rec'd	MAR 16 1943
File No.	4619
Ans.	
Referred	

Dear Sir.

I am enclosing my own
7 redeemable share. Will
you please redeem the share
and send the (MONEY) at your
most earliest convenience. Our
living matter is hard to get
along these miserable days.

Yours Truly.
S. Rodaway.

Dear Sir.

The truck (FARGO) ^{which} we have
left at Johnson Motor, we have
not received any money. So will
you take this matter up immediately
and please send the money
immediately. Custodian has
the receipt for the truck
Will be waiting for the money
PLEASE HURRY. S. Rodaway

4619

25th March, 1943.

Johnston Motor Co., Ltd.,
7th Ave. & Main,
Vancouver, B.C.

Attention Mr. W.H. Johnston.

Dear Sirs:

re: Suekichi KODAMA.

At the time subject Japanese was evacuated from the protected area his truck was returned to you and a credit note issued to him in his equity in the amount of \$300.00. You later advised us that the cash value of this credit note, if acceptable, would be only 50% of the amount, and we now have received confirmation from Kodama that he will accept this amount in settlement. In view of this we would appreciate receiving settlement on this basis, and Kodama's copy of the credit note will be returned.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

July 17, 1943.

Mr. Suekichi KODAMA,
Registration No. 10618,
c/o Mr. D. C. Nichols,
Arnaud, Manitoba.

Dear Sir:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained the specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to obtain the consent of the tenants to the reduction of their claims to 70% of the full amount.

The claim filed with the Custodian against you on the score of misrepresentation of crop acreage of 1.98 acres amounting to \$265.00 has been agreed upon on a 70% basis resulting in a net amount owing by you of \$185.50. During the course of our negotiations we collected \$50.00 rent due you for 1943 and have paid this sum of \$50.00 plus \$10.00 you had in your account with us, making a total of \$60.00 to the Pacific Co-operative Union to be credited by them to the account of Messrs. Cliff Gropp and Marvin Terris. This leaves a balance still owing them by you of \$125.50.

Yours truly,

R. P. Alexander,
Manager.

RP:MM

4619

July 19, 1943.

Messrs. Cliff Gropp and Mervin Terris,
Mission City, B. C.

Dear Sirs:

Re: Suekichi KODAMA

Reference is made to the claim you have against Mr. Suekichi Kodama on the score of misrepresentation of crop acreage of \$265.00 settlement of which on a 70% basis equivalent to \$185.50 has been agreed upon.

Please note that the Pacific Co-operative Union have forwarded us a cheque for \$50.00 representing amount owing by you under your collateral agreement and charged this amount to your account with them. The Custodian has forwarded to the Pacific Co-operative Union a cheque for \$60.00 (the entire balance Mr. Kodama has with us) and has asked them to credit this amount to your account with them as representing payment on account of the amount of your claim against Mr. Kodama. According to our records the balance still owing to you against your claim is therefore \$125.50 and you may be sure that we have a record of this and that the matter of the balance owing to you will be taken into consideration as and when funds become available.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

JOHNSTON MOTOR CO. LIMITED

Authorized Dealers Plymouth and Chrysler

TELEPHONE: FAIRMONT 0424



SEVENTH AND MAIN STREET

VANCOUVER, B.C.

for his phase
July 28, 1943.

EVACUATION SECTION	
Rec'd	JUL 29 1943
File No.	<i>[Signature]</i>
Att.	<i>[Signature]</i>
Referred	<i>Richardson</i>

Mr. Richardson,
c/o Office of Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir:

re: File 4619.

Confirming our conversation re S. Kodama's
credit note we will agree to transfer same to
whoever will purchase the credit note.

Yours very truly,

JOHNSTON MOTOR CO. LIMITED.

W. H. JOHNSTON.

per:- *E. McLean*

Steno.

W.H. Johnston.
Managing-Director.

28
J:M

4619

February 22, 1944.

British Columbia Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown.

Dear Sir:

Re: Suekichi KODAMA. Registered 10618.

We wish to acknowledge your letter of February 18, 1944, and request for remittance to subject Japanese the sum of \$300.00 to cover medical expenses.

The property of Mr. Kodama was sold to the Director of the Veterans' Land Act for the sum of \$2,076.00 but was mortgaged for, roughly, \$1,000.00. The account of subject Japanese at this office is overdrawn \$49.30 at this time, because of partial adjustments. Claims amounting to \$237.63 have been filed against him.

The Custodian is quite prepared to advance the sum of \$300.00 to subject Japanese but we feel obligated to draw his attention to the fact that these funds would be an advance on the purchase price of his property.

We will await further instructions.

Yours very truly,

W. E. Anderson,
Farm Department.

WEA/EG

C
O
P
Y

Original on File 5436

Picture Butte, Alta.,
Feb. 21, 1944.

Received Feb. 24/44

Dept. of Sec. of State,
Office of the Custodian,
VANCOUVER, B. C.

Dear Sir:

I am enclosing in this letter a agreement for sale of land from I (Yeda Shikaze Reg. No. 14461) to Mr. Suyskichi Kodama. Total amount he owes on the land at Feb. 18, 1944 is \$1109.93 (one thousand one hundred nine dollars and ninety-three cents.)

File 4619

I looked everywhere for Mr. Shotaro Matsumoto's agreement but at present I cannot locate it so I am making a total amount he owe up to Dec. 1943 is \$420.57 (four hundred twenty dollars and fifty seven cents).

Yours very truly,

"Yeda Shikaze"

Reg. No. 14461

Hold reply until we
get reply from B.C.S.C.
to answer letter 22-2-44

EVACUATION SECTION

Rec'd MAR 4 1944

File No. 619

Ans.

Referred

Armand, Mond.

Feb 28/44

The Custodian's office
Vancouver B.C.

Dear Sir,

The B.C. Security
(Mr. Ernest) have sent you the
form for three hundred dollars
(\$300) for my wife is sick
and have to have an
operation. So send it cheque
soon as possible.

The letter you sent
to me which written Feb
27/44 Cliff Cropp and
Mervin Ferris amount
of (\$122.50) hundred dollar and
fifty cent. I don't owe it.
(not even a cent) They have

to pay me the rent for using
my land, house and too
farm equipment for over
years, send ~~it~~ to me
out here for we can't just
live on beets.

I paid M. Nishiguchi Co.
Ltd. the amount \$4.40. When
I had the accident I paid it
in ^{his} the office to Arthur
Nishiguchi my wife was
also there. Let me know
Arthur Nishiguchi address
for I am going to send a
letter to him.

For the other we can't
pay it right now but will after.

Yours truly,

J. [Signature]

Reg. No 10618

4619

April 22, 1944.

↑

Messrs. Mervin Terris & Cliff Gropp,
Clayburn, B. C.

Dear Sirs:

Re: Sukeichi KODAMA

The contents of the house at 1041 Scott Road,
Clayburn, being the farm of the above Japanese operated by
you, have now been moved to auction. Our field men advise
that they cannot contact you and wonder if you have some
of the equipment that they cannot find in use on some other
farm. Will you kindly let us know about this as promptly
as possible.

Yours truly,

H. F. Green
Protection Department

HFG/ms

See reply Aug 27/44 Aug 16/44

4619

August 16th, 1944

Mr. Suekichi KODAMA,
Registration No. 10618,
Kane, Manitoba.

Dear Sir:

Referring to that part of your letter of August 1st concerning your chattels, we are sorry that you are not quite clear as to the situation in respect of these.

To clear this up, we forward you herewith, copies of sales sheets for goods sold to your account. There may be a few more items to account for however, namely, some of the things you included in your lease to Messrs. Gropp and Terris.

If there is anything further we can advise you on, kindly let us know.

Yours truly,

WJI/MHG
encl.

W. J. Iverson,
Protection Department.

EXHIBIT No 1173-12
DATE OCT 26 1948
FILLED BY

W A Christie

H. F. Green.
Protection Dept.

Dear Sir,

EVACUATION SECTION
AUG 29 1944
Rec'd
File No. 11619
Ans.
Referred Shuman

Matzie B. G.
Aug 27th 1944.

File No.

EXHIBIT No 1173-4619

DATE OCT 26 1948

FILLED BY

W A Christie

In reply to your letter of Aug 17 concerning tools etc. Re Kodama Subichi I, Iverin Lewis, have some of the tools at my own home. The rest of the tools have been stolen. I reported to the police that the place had been broken into on several occasions. I picked up what tools were left & reported the fact to Mr. Wade and he told me to hang on to them for the time being.

So if you are wanting them at any time, you will find them at my home.

yours truly.
Iverin Lewis

4619

October 2nd, 1944

Mr. Suekichi KODAMA,
Registration No. 10618,
Kane, Manitoba.

Dear Sir:

We thank you for yours of September 15th and relative to the lumber, we cannot do more than confirm that the lumber you left was removed to auction sale and was sold to the highest bidder. As to the farm tools, we are advised by Mr. Mervin Terris, to whom, with Mr. Cliff Gropp, you leased the farm, that the place had been broken into and many of the tools taken away. The matter had been reported to the Police by Mr. Terris. There are a few remaining tools in his possession and they will go into auction sale shortly.

Answering your enquiry re the sale of your land, early this year we gave this information to the B.C. Security Commission, in response to your request, and you will no doubt obtain the information from their local office.

Yours truly,

WJI/MEG

W. J. Iverson,
Protection Department.

*This place had been broken
into. see Mervin Terris letter
of Aug 27. 1944*

4619

August 7th, 1945.

Mr. Marvin Terris,
HATZIC, B.C.

RE: Susakichi KODAMA

Dear Sir:

We have a letter from you on this file dated August 27th, 1944, in which you advise that some tools which had been left at the Kodama place, were taken to your house for safe keeping, and that you would turn them over to us upon request.

We are anxious to close this estate and shall appreciate your sending us a list of the said tools. We enclose a self addressed envelope for your convenience in replying.

Yours truly,

W. J. Iverson
Protection Department

WJI:LBM

Enclosure

288.12
K. O. O. P. C. A.

EVACUATION SECTION	
Rec'd	AUG 17 1945
File No.	4619
Ans.	Aug 16 1945
Referred	Interpr

Dear Sir.

Natie B.C.

I am enclosing list of tools from
Madame Place: 1 walking plow, 1 Horse Cultivator,
1 duster, 2 wirecut saws, 3 hoes, 1 grub bar.
These tools are available at a time you
wish to call

Yours Truly.

M. J. J. J.

4619

January 26th, 1946.

Mr. Mervin Terris,
Hataic, B. C.

Dear Sir:

Referring to your letter of some months ago in which you advised that you had in your care certain farm tools belonging to Suekichi KODAMA, it occurs to us that you may possibly be interested in purchasing this at an appraisal price.

Will you kindly let us hear from you in this respect.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

W. J. Iverson

File No. 4619.

Hatzie B. G.

IN EVACUATION SECTION
Rec'd FEB 1 1946
File No. 4619
Ans.
Referred Anderson

Dear Sir,

Referring to your letter concerning
farm tools. I will give you \$25.00,
twenty-five dollars & no more for them
as the hand tools, are worn out & the
handles broken.

Hoping this will meet with your approval.

Yours truly
Mervin Ferris.

4619

February 12th, 1946.

Mr. J. Harkies,
Auctioneer,
Mission D. C.

Dear Sir:

Re: Suokichi KOBAMA, Reg. 10618.

Mervin Terris of Matzie, B. C. offers the sum of \$25.00 for a small hand plow, hand cultivator, spray and a few broken farm tools. These articles were removed from the above Japanese's farm.

We shall appreciate your advising us if this offer is in line with the value quoted. You will of course examine these goods.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

P. S. If you find the above price satisfactory will you please collect the amount of \$25.00 from Mr. Terris and remit to us.

Mission City B.C.
Feb. 19/46

Department of the Secretary

EVACUATION STATE	
No. 68	FEB 20 1946
File No.	4619
Ans.	
Referred	<u>Lucas</u>

Dear Sir

Re Suekichi Kodama Reg 10618

Chattles at merwin Terris of Hatye

I have today sold Mr Terris the
goods and \$25⁰⁰ was a good
price for same and I am Enclosing
\$22⁵⁰ Hoping this will meet your

approval

Sincerely

Yours Truly

- 1 Small hand Plane
- 1 Hand builtedoi.
- 1 Spray
- Few garden tools
- 2 Broken x car Lamps

J. H. Harkins
Auctioneer
B.C.

Sold to Merwin Terris.

5284, 4742
6399, 5420
4619, 4741
8664, 9587
3267

June 15, 1944.

Soldier Settlement and Veterans' Land Act,
Rogers Building,
Vancouver, B. C.

Attention Mr. Broadbent

Dear Sirs:

Further to our letter of June 9th, which you returned and which I am attaching hereto, I will deal with each of the cases that we discussed as follows:

J. L. 188, File 5284-Kenzo OTANI & File 6399-Yaeko OTANI; Premium \$5.08, Municipality of Maple Ridge.

On our first report to you this case was reported "No Insurance"; but that was followed up shortly with a correction and the policy in question (North West 205109, covering for \$1000.00 on a one story frame dwelling with shingle roof, located on Subd. 2 of 1, NE $\frac{1}{4}$, Sec. 20, Tp. 12, Municipality of Maple Ridge, being on the E. side of 11th Ave. Haney, B.C.) was transferred to you with endorsement completed by ourselves on the 9th of November, 1943. The policy should be somewhere in your office; and if not, we can request a duplicate to be issued.

The next three mentioned cases you found to be O. K. and ready for payment. They are as follows:

J. L. 200, File 4619, Seukichi KODAMA, Premium \$6.23
Municipality of Matsqui.

J. L. 431, File 8664, Takaji KAITA, Premium \$21.53
Municipality of Pitt Meadows.

J. L. 88, File 3267, Yoshizo WATABE, Premium \$12.72
Municipality of Mission.

J. L. 108, File 4742, Yoshio MORI Premium \$10.19
Municipality of Mission.

The policy in question is New England 6251731 covering for \$500.00 on a one story shingle roof root-house and being located on Lot 8 of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 29, Tp. 17, on the S. side of Cherry Street in the Municipality of Mission.

(over)

Soldier Settlement and Veterans' Land Act. June 15, 1944.

This should have been dealt with under File 4741, the registered owner being Yoshitaka MORI, who owns Lots 8, 9, 10 and 11. The property, I understand, is being taken over by the V. L. A. but has been held up until the title to Lot 11 has been cleared. This, as you will see, had been transferred to you and shown on our records as covering property belonging to Yoshio MORI, J. L. 108, File 4742. Yoshio MORI was the registered owner of Lots 5 and 6; and I understand that the property of Yoshitaka MORI described above, is now being taken over and amount chargeable would be the same as shown, namely \$10.19.

J. L. 23, File 5420-Kayemon SHIKAZE
Village of Mission.

In checking this I find that the property in question taken over by the V. L. A., and on which the insurance has been transferred but not paid for, is described as Lts. 1-12 both inclusive, Block 4 of the SW 1/4 of Sec. 21, Tp. 17, Map 332, being located at the corner of 7th Street and Grand Avenue in the Village of Mission. The policies with endorsements completed by ourselves were forwarded to your office on the 6th of November, 1943 and they are as follows:

"New England 6252155 covering for \$200.00 on a one story frame shingle roof Service Station and Repair Garage, premium \$6.50. It is written for a term of one year to expire April 15th, 1944"

"New England 6252156 covering for \$300.00 on a one story frame shingle roof Service Station and Confectionery premium \$9.30. It is written for a term of one year expiring April 15th, 1944". We charged you 100% of both premiums totalling \$15.80.

J. L. 55, File 9587-Kyujiro KUSANO, the policy on which we showed a charge to you of \$31.68 covered on Lot 4. This, I find, was withdrawn from the sale to the V.L.A. and the \$31.68 charge should have been cancelled.

I trust that the above will be sufficient information to clear up the matter; if not give me a call on the telephone.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

COPY

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

518 Rogers Building
VANCOUVER, B. C.

19th June, 1944.

Attention: Mr. H. M. Gibson

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Fire Insurance Policies

We have for acknowledgment your letter of the 9th instant with reference to unpaid insurance premiums on the following properties:

BC/11P	-	Yr. File	5284 & 6399	(J.L. 188)
371P	-	"	4619	(J.L. 200)
416P	-	"	8664	(J.L. 431)
303P	-	"	3267	(J.L. 88)
664P	-	"	4742	(J.L. 108)
327P	-	"	5420	(J.L. 23)
72P	-	"	9587	(J.L. 55)

These have now been identified with the additional information you have furnished in your letter of the 15th instant and we will let you have a cheque to cover the amount due on each policy with the exception of BC/11P (J.L. 188), Otani. No insurance policy or copy has so far been received by this office in this case, either from you or from your solicitor Mr. Crux. In view of the fact that both your lists of insurance policies transferred to us showed none in force on this property we naturally took immediate steps to cover it ourselves. We have insured the house in question since 13th August last and paid the premium. In the circumstances, therefore, we feel that if any responsibility exists for unearned premium as far as this Department is concerned, it should not extend beyond the period, 1st January 1943, to 13th August, 1943, and we are agreeable to assume for this period if you consider we should do so. Kindly advise.

Yours truly,

I. T. Barnet
DISTRICT SUPERINTENDENT

WB:DR

Per:

5436, 5184,
4619, 6624

Mr. P. H. Brown
June 26th, 1944.

Mr. E. L. Brown,
Office Manager,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

RE: Lots 3, 4, 5 & 11, N.W. 1/4 Sec. 28,
Township 16, Map 5973. Municipality
of Matsqui - Eda SHIKAZE, (Wife of
Kayemon SHIKAZE) Reg. No. 14461.

May we request your assistance in procuring two documents and three statements from Eda (Mrs. Kayemon) SHIKAZE, whose present address is given on your files as c/o W. Dalgleish, Picture Butte, Alberta. Over a considerable period of time, we have been endeavouring to procure these documents from Mrs. SHIKAZE without success. These properties have been sold, and it is necessary for us to know the parties interested, and also before any distribution of the proceeds of the sale can be made, to know the amount due each party interested. We are now prepared to close these matters, and make distribution of the funds, and if your agent in that locality can procure these documents and information, and if you will forward them to this office, we shall be very greatly obliged.

Mrs. SHIKAZE is the registered owner of these Lots 3, 4, 5 and 11, which she has sold to three different parties. Lot 3 was sold by Eda SHIKAZE to Shotaro MATSUMOTO, Reg. No. 14461, and we require the original Agreement of Sale which will be returned to her after we have made a copy thereof. We are also sending a statement in duplicate of the amount due her on this contract, to be filled in by her and signed. One signed copy to be returned to this office, and the other may be retained by her.

Lots 4 and 5 were sold by Mrs. Eda SHIKAZE to Yoshio SHIKAZE, Reg. No. 13796, and we require the original Agreement of Sale which will be returned to her after we have made a copy thereof. We are also sending a statement in duplicate of the amount due her on this contract, to be filled in by her and signed. One signed copy to be returned to this office, and the other may be retained by her.

- over -

4619

July 10, 1944.

Messrs. Cliff Gropp and
Mervin Terris,
Mission City, B. C.

Dear Sirs:

Re: Suekichi KODAMA.

We are today forwarding to the Pacific Co-operative Union a cheque in the amount of \$125.00 to be credited to your account with the Union, in full settlement of the balance owing by subject Japanese of your claim for crop misrepresentation.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

5436
2519 ✓

REMITTANCE A/C.

July 20th, 1944.

Mr. Sukenichi KODAMA,
Reg. No. 10618,
c/o E. C. Nichols,
Arsenal, Banatoka.

Dear Sir:

Re: Lot 11 of 22; of Sec. 28, Twp. 16,
Map 1721, Municipality of Matsui.

Mrs. Yoko MURAKAMI, the Vendor has filed with us a statement dated March 6th, 1944, showing that you are indebted to her in the sum of \$1109.93, being the balance of an agreement for Sale. Details as follows:

Balance of Purchase Price 1956.80

Interest on 1956.80 at 2%
from March 18/42 to 29th
February, 1944.

\$153.13

Total amount owing on the
Agreement for Sale.

\$1109.93

Will you be good enough to confirm this by signing the duplicate of this letter and returning the copy you sign to this office using the stamped, addressed envelope enclosed herewith.

If an difference exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

Yours
Truly.

Ion Macpherson,
Title Examiner.

APPROVED CORRECT:

(Japanese sign here)

Kane, Manitoba,
% J. H. Weaver,
August 1, 1944.

Office of the Custodian,
206 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 8 1944
File No.	4619
Ans.	KM
Referred	McPherson

Dear Sirs:

In replying to the statement dated July 20th 1944. Showing the Balance of Purchase Price of \$956.180 and the interest from Mar 18/1942 to Feb. 29/1944 the sum of \$153.13. Since the evacuation the 2nd and the 3rd crop were not paid a cent to me. If I were still on my own farm the interest and also the Purchase Price would be completely paid. I. J. Mrs. Yede Shikege claims to collect the interest of \$153.13, I advise her to collect it the interest from the person who has been operating on my farm for the past two yrs.

I haven't heard a word from the Custodian about my property and belongings. What has happened? All you ask me is a statement of collecting. GIVE me a definite answer.

Yours truly
REG. No. 10618.

Victor J. Kodama

Write me
address of
Mrs. Yede Shikege.

*1653

4619 &
5436

Aug. 14th, 1944.

Mr. Guyekichi KODAMA,
Reg. 13608,
Kane, Manitoba.

Dear Sir:

Re: Lot 11 of SW $\frac{1}{4}$ of Sec. 28, Twp. 16,
Map 3793, Municipality of Matsqui.

We are in receipt of yours of the 1st inst., with reference to the amount owing by you to Mrs. Yeda SHIKAZE, from whom you purchased the above described property. You do not definitely confirm Mrs. Shikaze's claim but as you do not dispute it we shall assume that the claim of \$1109.93, as on Feb. 29th, 1944, is correct.

Mrs. Yeda Shikaze's present address is:

Mrs. Yeda (Kayemon) SHIKAZE,
Registration No. 14461,
c/o W. Dalglish,
Picture Butte, Alta.

Your inquiries as to your belongings are being dealt with by another department in this office and are being forwarded to them for reply.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

FILE NO 4619
REQ NO 10618

Lane Man
Sep 15th 1944

Dept Sec Of State of
Office Of Custodian

EVACUATION SECTION	
Rec'd	SEP 22 1944
File No.	4619
Ans.	SEP 29 1944
Referred	<i>[Signature]</i>

Dear Sir,

Referring to the letter dated on Aug 16, 1944 stated the lumber was sold for four dollars (\$4.00) but recalling back to the letter dated Oct 7 1942 on (goods remaining) the measurement was 750 ft. There should be more credit to me for the lumber I left.

Being that our land is sold that has become to the "List" of farm implement cultivate plough etc. which I leased to Mr. Terry & C. Gropp I please refer back to Date 7 of Oct 1942 also let me know the sale price of land I've been asking in every letter written to your office but I don't get any answer at all. Let me know in next letter soon.
Yours truly
A. Lane

Homewood Man.
April 18th 1945

Office of Custodian,
Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION

REC. APR 24 1945

FILE NO. 46/7

APR 24 1945
McRichardson
Farm

Dear Sir.

I have a balance of
the 2 ays truck from the Johnson
Motor Co. Also have written to
you for three years about this
matter, but haven't received
a single word in reply. What
had become of this? Has the
Johnson Motor this money, or is it
in the hand of Custodian?
I am not giving up the truck
for nothing.

If you do not take this
matter up and give me a quick
reply I am giving this matter
in the hands of a lawyer, for
I have wait long enough and
would not stand much longer
concerning this matter.

Yours truly,
S. Kodama

April 30th, 1945.

Mr. Suekichi KODAMA,
Registration No. 10618,
Homewood, MANITOBA.

Dear Sir:

In reply to your letter of April 18th, we have on file your copy of an Agreement for Future Delivery credit note dated March 7th, 1942, from the Johnston Motor Co. Ltd. for the sum of \$300.00. It is noted that they were agreeable to redeem the note for \$150.00 cash within sixty days. We wrote you on June 5th, 18th and 30th and again on July 10th, 1942, asking your approval to settle this note on these terms but received no reply from you until March 11th, 1943. We contacted the Johnston Motor Co. at that time and, in view of the long lapsed period, they refused settlement in cash. They are holding the actual credit agreement at the sum of \$300.00 and it can only be used towards the purchase price of any new motor vehicle purchased from their company.

We note your statement that it is your intention to place this in the hands of a solicitor but to save you additional expense, we inform you that this office has made enquiries regarding the possibility of settling through court and have found out that within the last two years these credit notes were upheld in court as being legitimate and it would, therefore, be throwing money away to take action.

We regret that this office is, therefore, unable to assist you in the matter further as we have also advertised credit notes for sale at a discount but received no offers, in view of the fact that there are no new motor vehicles available for sale to the general public.

Yours truly,

W. E. Anderson,
Farm Department.

Dis-9-14
4619

February 12th, 1946.

Mr. Susukichi KODAMA,
Registration No. 10618,
Box 67,
Homewood, Manitoba.

Dear Sir:

We note that you declared that a sewing machine and some
carpenter's tools were left on the premises of 1041 Scott Road, Clayburn.

When this property was leased these articles did not appear
on the inventory taken at that time and we assume therefore, that you
took them away with you. Will you kindly confirm this?

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

Enc # 4619

Homewood, Man.
January 30th/46

Dept of Secretary of State,
Office of Custodian,
Royal Bank Bldg,
Vancouver, B. C.

EVACUATION SECTION	
DATE	FEB 4 1946
FILE NO.	4619
NAME	
ADDRESS	

Dear Sir,

Herewithin find Pacific Co-op Union
redeemable share of \$10, \$10, \$40 and \$40 of
1937, 1938, 1939, and 1940 respectively.

Will you kindly send all my credit
left in your hand along with redeem
share which I enclose promptly to me.

Also, I would like you to advise
me, on what became of my chattels
(plough, cultivator, jam scales etc.) which
was left on my farm. As you know,
these chattels were leased to Messrs. M. J. S. and
C. Grop for term of only one year.

Will you kindly look this matter
up and send my balance along with the
invoice sheet to me without delay.

Thanking you,

I remain,

Yours truly,

Shueichi Kodama

S. KODAMA

Reg. # 10618

Received
1937 Cert. No. 405 \$1706 1 Share
1938 " " 684 1 "
1939 " " 961 2021-4 4 "
1940 " " 1224 2743-6 4 "

CHH

18th March, 1946.

Mr. Juekichi KODAMA,
Registration No. 10618,
Homewood, Manitoba.

Dear Sir:

We wish to acknowledge having received your 10 Pacific Co-operative Union shares issued to you during the years 1937 to 1940 inclusive. The proceeds from their redemption have been credited to your account as they became due.

In accordance with your request for funds, we are attaching hereto Custodian cheque in the amount of \$200.00.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this, the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

2619

16th May, 1946.

REGISTERED

Mr. Susukichi KODAMA,
Registration No. 10618,
Hoswood, Manitoba.

Dear Sir:

Your file has now been reviewed and we take this opportunity of giving you a brief summary of our administration of your affairs.

You registered with this office on the 20th March, 1942, and at that time real property at Mission to which you claimed ownership, became vested in the Custodian. On the 25th April, 1942, your wife leased this property on your behalf, for nine months from the 1st May, for a rental consideration of \$875.00, which sum was apparently collected by her at the time. The lessee filed a claim against you for misrepresentation of acreage in crop. This matter was fully investigated by this office, and after obtaining legal counsel on your behalf, this office negotiated and made a settlement in full of the claim for \$165.00. You were fully advised of this matter in our letter of the 17th July, 1943.

No rental from the property accrued to your benefit at this office as in accordance with the policy of liquidation decided upon by the Canadian Government, it was sold to the Director of Veterans' Land Act as of the 1st January, 1943. Full details of the property sale were sent to you on the 15th November, 1944, from which you will have noted that the net proceeds were credited to your account here, after paying Mrs. Shikase the balance owing to her on your Agreement for Sale. Legal fees amounting to \$15.00 in connection with the conveyance of your property were later charged to you.

When registering with this office, you declared owing Dr. J. M. McDermid, the sum of \$40.00. In addition to this claim, the following were filed against you here:

Dr. G. Morse	\$38.00
Royal Columbian Hospital	14.73
Drs. Bowles & Cragg	5.00
M. Nishiguchi Company Limited	14.40

You denied owing the M. Nishiguchi Company's claim, stating that you had already paid it. As you acknowledged the other accounts as being correct in your letter of the 28th February, 1944, they were paid from your account here.

You declared a quantity of chattels being left on the property at Mission, and which your wife included in the lease to Messrs. Gropp and Terris. In accordance with the Government's policy of liquidation, all saleable chattels that could be found on the property were sold at public auction, for the net sum of \$67.48. It was noted that the small tools were missing. The previous

Mr. Suskichi KODAMA,

- 2 -

16th May, 1946.

tenants were contacted and they stated that in their absence the premises had been broken into and a considerable quantity had been stolen, they moved the balance of small tools to their own property, after notifying the police of the theft. In view of the fact that identification of the tools was impossible, no recovery was made of the stolen goods. The tools, which they had removed for safe-keeping were appraised and sold to them for the net sum of \$22.50, and this sum was also credited to your account here.

You had been purchasing a truck from the Johnston Motor Company under a conditional sales agreement. According to your file you returned this vehicle to them, and after arranging with them to pay the balance of \$369.00 owing to the finance company, accepted a \$300.00 credit agreement for the future delivery of a new motor vehicle. Noted upon the bottom of this agreement, was a statement that the credit note could be redeemed for \$150.00 cash within 60 days, and we note that it is signed by yourself and your son, Teruo. We investigated this matter fully, and wrote to you several letters in June 1942, recommending that you accept the cash settlement. No reply was heard from you until the 11th March, 1943, and at that time Johnston Motor Company refused to make settlement because of your tardiness in making a decision. As credit notes of a similar nature were upheld in Court and declared valid, the Custodian, on your behalf, advertised it for sale along with several others. However, no sale was made as no motor vehicles were available for purchase. This credit note is still on hand on your file here, and will no doubt be of value when new vehicles are obtainable.

According to the records of the Pacific Co-operative Union, your equity there amounted to \$320.00 in non-redeemable shares, and \$200.00 in redeemable shares. These latter shares which had been issued to you in the years from 1937 to 1940 inclusive, were redeemed at par from time to time, and the proceeds amounting to \$110.00 were credited to your account here, together with \$8.44 interest on them and 61¢ credit balance in your account at the Co-operative. The \$70.00 worth of 1941 shares should be redeemed early next year. Please send this certificate to this office in order that the funds may be sent to you with as little delay as possible when due.

The B.C. Electric Railway Company paid the sum of \$2.80 in to this office to your credit, being a refund of your security deposit with them.

You declared holding a Sun Life Insurance policy. This policy was not brought under control by the Custodian, but at your request, the following payments were made on it, and on a Crown Life Insurance policy for your son, Isamu:-

April 14, 1944	\$ 18.96	Sun Life Assurance Company
August 9, 1944	35.59	Crown Life Insurance Company
October 20, 1944	143.20	Sun Life Assurance Company
April 24, 1945	18.96	Sun Life Assurance Company
August 17, 1945	35.59	Crown Life Insurance Company
November 5, 1945	12.66	Sun Life Assurance Company
April 18, 1946	18.96	Sun Life Assurance Company

In view of the fact that we are at this time sending you the balance of your funds held to the credit of your account at this office, it will be necessary for you

Mr. Susukichi KODAMA

- 3 -

16th May, 1946:

to make arrangements to make future payments direct, as this office will no longer be in a position to make payments for you.

Attached hereto is a detailed statement of your account here since the date one was last sent to you, and the attached Custodian cheque in the amount of \$56.21 is in full of your account here as shown thereon.

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,
Administration Department.

WEA:HA

Homewood Man.
October 17th 1946.

Dept of Soc of State
Office of Custodian
Royal Bank Bldg
Vancouver B.C.

EVACUATION SECTION	
OCT 21 1946	
Rec'd	
File No.	4619
Ans.	
Referred	Anderson

Dear Sir.

I have written to you
in June concerning my credit
agreement with Johnston Motor Company.
~~but~~ was advised by you to bring
this matter to your attention in
October. As you may recall that
I have a \$300 credit agreement with
Johnston Motor Company, and have
asked for your confirmation, whether,
I would be able to buy a car
from Johnston Motor Company through
some dealer in Manitoba.

Is this
any
the yet

I hope you would discuss
this matter with Johnston Motor
Company with immediate attention.

I also wish to advise you
that I have nine (9) shares of ~~P.C.U.~~
Pacific Cooperative Union shares which
is redeemable early next spring instead
of seven (7) as you have pointed in
your previous letter.

FILE # 4619
Registration # 10614

Yours Truly
S. Kodama

Homewood, Man.,
April 5th 1947.

Dept of Affairs of Custodian,
516 Royal Bank Bldg.,
Vancouver B.C.

Dear Sir,

I wish to make an inquiry on my credit note of \$300.00 with the Johnston Motor Company. Now that the cars are moving more freely and abundant, I wish to buy a car from the Johnston Motor Company through some dealer out here in Manitoba.

I wish you would take an immediate action with the company concerning this matter, and also kindly inform me on what action I should take. I am hoping that you will give this matter a immediate attention because I'm in desperate need of a car to travel with.

Yours truly
A. F. Hobb

11th April, 1947.

Mr. Suekichi KODAMA,
Registration No. 10618,
Homewood, Manitoba.

Dear Sir:

We received your letter of the 5th April, regarding your credit note of \$300.00 with the Johnston Motor Company of Vancouver. I was speaking to Mr. Johnston regarding this matter and he states that in view of orders on hand at the present time, and the restricted number of cars being received from the factory, if you place an order for a new vehicle now, delivery could not be expected for nearly 12 months.

He stated that while he could not at that time make delivery through another dealer in Manitoba, when your order came up in its rotation, he could no doubt, give you an order to take delivery of the car at the factory, thereby saving you the freight out West.

It would therefore appear to this office that your best move would be to place an order for a car or truck, which ever you wanted, with the Johnston Motor Company as soon as possible as orders are still being placed for future delivery, when they are available in rotation of orders received.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WLA:HA

Homewood Man.
Aug 2nd 1947.

Dept of the Sec. of State,
Office of Custodian,
506 Royal Bank Bldg,
Vancouver B.C.

EVACUATION SECTION	
Rec'd AUG 8 1947	
File No. 4619	
Ans.	
Referred	H. Allen

Dear Sir:

I received your letter of 11th April, regarding my credit note of \$300 with the Johnston Motor Company of Vancouver. According to the letter I understand that I can carry out my agreement with the company by placing in my order. I also understand that it is possible to have; Johnston Motor Co. place the order to the factory; and have the car delivered to me direct from them; thereby which I can save the freight charges out to the West.

Finding these terms favourable I kindly wish you to place my order in for "DODGE FOUR-DOOR SEDAN" immediately.

cont'd

(2)
Also kindly send me the full information on the situation and other particulars on the above matter.

I am also forwarding a letter to Johnston Motor Company concerning this matter.

Yours truly
J. Kodama

Reg. No 10618.

" File No. 4619 "

"7th March, 1942"

MEMORANDUM

One Original copy of Johnston Motor Co. Limited "Agreement for Future Delivery" and a copy of same were forwarded to Mr. Suekichi KODAMA today (12th August, 1947), as Mr. KODAMA wished to purchase a new car through this Company.

12th August, 1947.

HA

4619

12th August, 1947.

REGISTERED

Mr. Saekichi KODAMA,
Registration No. 10618,
Homewood, Manitoba.

Dear Sir:

We wish to acknowledge receipt of your letter of the 2nd August, regarding purchase of a new car through Johnston Motor Co. Limited. We note that you have written to the Company and presume that you have placed your order, and the Custodian is therefore taking no further action in this connection.

In order that you may apply for your credit of \$300.00 on this purchase, we are enclosing your original signed copy of the Agreement for Future Delivery and a copy thereof, which we have been holding in safe keeping on your behalf.

Your acknowledgment of the Agreement would be appreciated.

Yours truly,

Office of the Custodian.

HA
Encls. 2.

C
O
P
Y

VIRTUE & RUSSELL
Barristers & Solicitors

McFarland Building,

Lethbridge, Alberta.

31st December, 1947.

Office of the Custodian,
Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Yoda SHIKAZE #14461
Your Ref. 5436

Among other property owned by Mrs. Shikaze, and taken over by the Custodian were several Agreements for Sale covering parcels of property in Mission City, B. C., and consisting of all or parts of Lots 3 to 11, both inclusive, Subdivision of N.W. 1/4 of Section 28, Township 16, Map 7793.

We do not say that there were Agreements for Sale covering all of the above property, but it is difficult for us to ascertain just what properties were sold, and doubtless you will have full particulars.

Now it appears that you collected certain moneys from time to time which respect to these various Agreements.

Would you be kind enough to furnish us with an exact statement respecting each of the Agreements, showing in each case:-

- (a) The amount collected by you,
- (b) The dates when the moneys were received;
- (c) The manner in which the payment was calculated, i.e. Principal, Interest, Rate of Interest, and date to which Interest was calculated.

It is necessary that we have this information fully and exactly so that Mrs. Shikaze may know exactly where she stands with respect to these various Agreements, and the amount which she must claim from the Government.

Thanking you, we are,

Yours truly

VIRTUE & RUSSELL,

Per "vs"

V/L

4184
5436
4619
6624

January 5, 1948.

Your File No. 1212

Messrs. Virtue & Russell,
Parvellers and Solicitors,
McFarland Building,
Lethbridge, ALBERTA.

Dear Sirs:

Re: Lots 3, 4, 5, 9, 10 and 11 of the North
West quarter of Section 28, Township 16,
Map 9793, Municipality of Hareau in the
District of New Westminster.

We are in receipt of your letter of the 31st ultimo and in reply
could advise you that we have taken the following information from our
records:

On April 21, 1942, Mrs. Yeda SHIKASE advised us that she had the
following monies owing to her:

Lot 3 - \$350.00 by Shotaro MATSUMOTO
Lots 4 and 5 - \$500.00 by Yoshio SHIKASE
— Lot 11 - \$950.00 by Susukichi KODAMA

Re: Lot 3.

On February 21, 1944, Mrs. Yeda Shikase advised us that Mr. Matsumoto
owed her \$420.77 at December 1943.

Lot 3 was sold by us for \$334.00 and after expenses had been paid,
including tax arrears amounting to \$19.80, the net credit of \$297.45 was
transferred from Mr. Matsumoto's account to the account of Mrs. Yeda Shikase
on May 4, 1945. In view of the fact that the amount realized from the sale
was not sufficient to liquidate even the principal amount owing under
Agreement for Sale, it was not necessary to calculate any interest.

Re: Lots 4 and 5.

Balance of principal owing at December 20, 1941, was \$500.00 and
interest to January 21, 1944, amounted to \$43.69, making a total of \$543.69
at the last-mentioned date.

This property was sold for \$382.00 and expenses, including taxes
amounting to \$25.40, left a net credit available of \$339.65. The last-
mentioned amount was transferred on May 4, 1945, from Mr. Yoshio Shikase's
account to the account of Mrs. Yeda Shikase. In view of the fact that the
amount realized from the sale was not sufficient to liquidate even the
principal amount owing under Agreement for Sale, it was not necessary to
calculate any interest.

P.T.O.

4639
4640
4641
4642

(2)

January 5, 1946.

Re: Lot 11.

Balance owing under Agreement for Sale \$956.00, together with interest at 6% on this amount from March 18, 1942, to September 18, 1944, \$191.00, made a total of \$1,147.00 owing to Mrs. Yoda Shikase. The last-mentioned amount was transferred from the account of Susukichi Kodera to the account of Yoda Shikase on September 25, 1944.

Lot 11 was sold for \$2,076.00, which enabled us to credit Mrs. Shikase's account with the full amount owing under the Agreement for Sale at September 18, 1944.

Re: Lots 9 and 10.

Lots 9 and 10 were sold for \$287.00 at January 1, 1943, and this sum less \$40.39 was credited to the account of Mrs. Shikase. Lots 9 and 10 were registered in Mrs. Shikase's name and no Agreement for Sale was involved in this instance.

The reference in your letter is to Lots 3 to 11 but as far as we are aware Lots 6, 7 and 8 were in no way connected with Mrs. Shikase.

We trust the above information meets your requirements.

Yours truly,

W. J. JOHNSON
OFFICE OF THE CUSTODIAN

WJJ/MSB

4619

September 19, 1949.

Mr. Susakichi KODAMA,
Registration No. 10618,
HOMEWOOD, Manitoba.

Dear Sir:

Personal goods now in Custodian storage include
One Shrine - broken (partly), in the name of S. KODAMA.

If this item belongs to you and you wish to
receive it, please inform the Custodian on or before the
15th October, 1949, giving your full name and address for
shipment.

Failing to hear from you by the above date, the
Custodian will assume that you have no interest in this
item and will dispose of it at his discretion.

We enclose a stamped addressed envelope for your
reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJ/CH
Encl.

VLA.

DFF - 2 1947

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

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

IL 200
BC 371 P
Env. 21

4619

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

(1) NAME KODAMA SUEKICHI (RCMP) Reg. No. 10618
(Print) Surname Given Name

(2) Pre-Evacuation Address 1041 Scott Road Clagburn BC

(3) Present Address 117 Robert St. Toronto

(4) REAL ESTATE

(a) Street Address (if any) Matigau BC
City or Municipality Province

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

Lot 11 SW 1/4 of Sec 28 Twp 16 Map 5793

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

(i) Farm

(ii) Residence

(iii) ~~Business~~

(iv) Any other type of property (describe)

Type of business Two Pickens Houses Barn Parking ShedFruit Farm & Residence

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

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

(i) Land - - - - - \$ 2550.00(ii) Buildings - - - - - \$ 2000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4550.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 2076.00 ✓

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2474.00

(5) PERSONAL PROPERTY

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

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

in house except four implements

(c) How stored or packed at time of evacuation unpacked in house

(over)

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

in custodian's care

from implements with Cliff Group + Marvin Terrie Lenoir

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

1.	<i>lost computer by custodian dated Oct 7th 1942</i>	Estimated Value \$	<i>400.00</i>
2.	<i>sold by custodian</i>	Estimated Value \$	<i>122.60</i>
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ *277.70*

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ *2751.40*

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter
at the hearing? Yes or no *yes*

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

DOMINION OF CANADA
of
TO WIT;

I, *S. Kodama*
of *Toronto*

of the *city*
in the *county of York*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *city*
of *Toronto*

in the *county* of *York*
this *26th* day of *November*

A.D. 1947. *Sa. Brown*

A Commissioner &c.

S. Kodama

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

1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3 PART 1. REVISED STATUTES OF CANADA 1957. CHAPTER 92.
4

5 JAPANESE PROPERTY CLAIMS COMMISSION

6 REPORT

7 HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.
8
9

10
11 Toronto, Ontario,
12 October 26, 1948.
13

14
15 IN THE MATTER OF THE CLAIM OF
16 SUETSUHI KODAMA
17

18 PROCEEDINGS AT HEARING
19

20
21 APPEARANCES:

22 K.A. CHRISTIE, ESQ., K.C.,

appearing for the
Dominion Government,

23
24 F.A. BREWIN, ESQ.,

appearing for the
Claimant.

25
26 A. SMITH, ESQ.,

Secretary,

27 G.H.R. UPTON, ESQ.,

Official Interpreter,

28 A.G. VETCH, ESQ.,

Official Reporter.
29
30

2
E. Kodama,
Dir. ex.

1
2
3 EDWARD KODAMA, the claimant herein, being
first duly sworn, testified
as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. Mr. Kodama, is this your signature on a
6 document entitled Real Estate Farm Land?

7 A. Yes.

8 Q. And the facts set out here are correct?

9 A. Yes.

10 Q. This is a farm in Clayburn, B.C. of which
11 you were the owner. Is that right?

12 A. Yes.

13 MR. BREWIN: I will file that as Exhibit 1.

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

16 MR. BREWIN: I would ask my friend if he would
17 file the appraisal of the Soldiers' Settlement Board.

18 MR. CHRISTIE: I am tendering as Exhibit 2
19 the appraisal, Farm Appraisal Report.

20 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 2)

21 MR. BREWIN: You bought this property in 1936
22 from a Mrs. Shikese for \$1,500.?

23 A. Yes.

24 Q. And at that time there were no buildings on
25 it with the exception of a pickers' house?

26 A. There was a house 50 by 24 there.

27 Q. Is that what you call a pickers' house?

28 A. I moved in there originally but when I
29 built my new house I used it as a pickers' house.
30

E. Kadane,
Dir. ex.

1 Q. Is in the pickers' house which you value at
2 \$100,000? A. Yes.

3 Q. I see that you cleared three and one-half
4 acres and did some ditching? A. Yes.

5 Q. And put a number of new buildings on it?

6 A. Yes.

7 Q. In regard to the Farm Appraisal Report
8 I see that he puts the age of the different buildings
9 there, in one case the building 10 by 20 he ^{says} was
10 5 years old. How old was it, actually?

11 A. At the time of the war that was three years.

12 Q. The time of the war is pretty vague. Do
13 you mean 1942?

14 1942

15 A. That is when I was evacuated it was three
16 years old.

17 Q. And is that also true of the addition
18 referred to here, 12 by 14?

19 A. That was at the same time. It was built
20 at the same time.

21 Q. And, what about the shed; when was it

22 built? A. At the same time. That was about
23 two years old.

24 Q. The old house, now a pickers' house is
25 described as old having regard to its age. What do
26 you say about that?

27 A. About four or five years before I went
28 there, that was its age.

29 Q. It said:

30 "When development is complete this will be a
reasonably good farming unit, through --"

1 I am sorry; I read:

2 "When development is complete this will be a
3 reasonably good farming unit, though soil is
4 not of the best, and subsoil too porous to
5 stand any protracted period of dry weather."

6 Have you any comment to make about that?

7 A. I do not agree with that because the soil is
8 good for the development of strawberries and that
9 sort of thing and at the time I left it was in good
10 condition for farming.

11 Q. I might almost make the comment, myself,
12 that I did not know they had any protracted period of
13 dry weather in B.C.

14 THE SUB-COMMISSIONER: In the interior of British
15 Columbia it is almost all irrigated, in the mountain
16 valleys.

17 Q. Where is this land? A. It is in the
18 Okanagan. It is not in the dry area.

19 THE SUB-COMMISSIONER: I have seen the grass
20 burned off in mid-summer in Vancouver.

21 MR. MURKIN: It is my limited experience which
22 prompted me to say that. That is largely question of
23 valuation.

24 Would my friend file the Personal Property
25 Claim Analysis?

26 MR. CHRISTIE: I tender as Exhibit 5 the
27 Analysis of Personal Property claim.

28 [ANALYSIS OF PERSONAL PROPERTY CLAIM,
29 MARKED EXHIBIT NO.5]
30

S. Kodama,
Dir. ex.

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MR. BREWIN: Q. You are making claim for the articles listed in Column 3 of this Personal Property Claim, are you not? A. Yes.

Q. And I see you have set on the righthand side a list or a number of figures presumably showing the value. How did you arrive at those figures?

A. Which do you mean, these prices or those?

Q. No; I mean this here (Indicating).

A. Those were the prices at which I bought the goods. I reduced the prices of the used articles.

Q. I am showing you a document entitled Personal chattels. Is that your signature (Indicating)?

A. Yes.

Q. And are the facts set out there correct?

A. Yes.

MR. BREWIN: That will be Exhibit 4.

(PARTICULARS OF PERSONAL CHATTELS MARKED EXHIBIT NO. 4)

MR. BREWIN: That is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce a J.P. Form, dated March 20, 1942. Whose signature is that? (Indicating)

A. That is my signature.

Q. And you just stated the personal property in general terms here?

A. Yes. It is stated roughly.

MR. CHRISTIE: I am filing this as Exhibit 5.

S. Kojima,
Gr. ex.

(J.P. FORM, MARKED EXHIBIT NO. 5)

Q. I am showing you a photo of the property.
Is that your house (indicating)?

A. Yes.

MR. CHRISTIE: I am filing this as Exhibit 6.

(PHOTO OF CLAIMANT'S PREMISES, MARKED
EXHIBIT NO. 6)

THE SUB-COMMISSIONER: Q. Where is that?

A. Near Abbotsford. It is just on the other
side of the river from Mission.

MR. CHRISTIE: I am tendering the Notice of
Assessment for the year 1943 as Exhibit 7. The land
is shown at \$492., value of improvements \$600.,
making a total of \$1,092.

(NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT
NO. 7)

Q. Did you make your living from this farm?

A. I worked on the farm only. No, I did no
all
other work at, except the farming. Occasionally I
went to the Fern Ridge Lumber Company.

Q. What gross income would you derive from
the farm?

A. The second year I made about \$2,500.,
but the first year owing to insect trouble I did not
make so much.

Q. From whom did you buy this land?

A. From a man called Shikama.

MR. CHRISTIE: I think I had better file this
Certificate of Encumbrance. It shows the registered
owner as Shikama but apparently the claimant has

S. Hedden,
Ct. Cl.

1 purchased it from him under Agreement for Sale.

2 I will file as Exhibit B the copy of the
3 Certificate of Encumbrance.

4 (COPY OF CERTIFICATE OF ENCUMBRANCE,
5 MARKED EXHIBIT NO. 8)

6 Q. Were there any wells on this land?

7 A. Two.

8 Q. Did they go dry in the summertime or were

9 they in good supply? A. They supplied through-
10 out the year.

11 Q. At how much would you value the land of an
12 acre of strawberries?

13 THE SUB-COMMISSIONER: You mean the land and
14 the strawberry plants?

15 MR. CHRISTIE: Yes; I mean the land, the
16 strawberry plants. We have had some very striking
17 different valuations during the hearings before this
18 Commission.

19 THE WITNESS: \$2,500.

20 Q. \$2,500.? A. Yes.

21 Q. I do not mean with a crop of strawberries,
22 but what is an acre with strawberry plants worth
23 in your estimated value?

24 MR. BROWN: I wonder when he is being asked
25 to give this value on it.

26 THE WITNESS: I am unable to say. I would have
27 to take a pencil and figure the whole thing out.

28 MR. CHRISTIE: Q. Did you receive from the
29 Custodian's office an inventory subsequent to your
30

1 evacuation? I think this is it here (indicating)?

2 A. Yes.

3 Q. That is your signature there (indicating)?

4 A. Yes.

5 MR. CHRISTIE: I will file this inventory as
6 Exhibit 9. It is dated October 7, 1942, and it is
7 signed by the claimant.

8 (INVENTORY, OCTOBER 7, 1942, MARKED EXHIBIT
9 NO. 9)

10 Q. How old was this kitchen range?

11 A. One and one-half to two years. It was new
12 when I bought it.

13 Q. How old was this china cabinet which you
14 estimate at \$42.50 and which was sold for \$1.25?

15 A. That was made for me by a cabinet-maker.

16 THE SUB-COMMISSIONER: Q. How old was it?

17 MR. CHRISTIE: Q. How old was it?

18 A. About five years.

19 Q. Do you know of what kind of wood it was
20 made? A. Clear Douglas fir.

21 Q. How old was this bed which you estimate
22 at \$47.50 and which sold for \$3.75? A. It was
23 new when I built the house. It includes the mattress.

24 Q. You rented this property prior to your
25 evacuation? A. No.

26 Q. No? A. No.

27 Q. Did you sell some articles subsequent to
28 a tenant or were those sold by the Custodian?

29 A. Subsequent to my evacuation?

30 Q. Yes? A. I did not sell anything at all

1
2 Q. In respect of this 1,750 feet of lumber,
3 what kind of lumber was that, referring to the one
4 which you estimated for \$70., and which sold for
5 \$4.?

6 A. The interior of the house was unfin-
7 ished and this lumber had been bought for that
8 purpose.

9 Q. What kind of lumber was it? A. V-joint;
10 V-joint and casing.

11 THE SUB-COMMISSIONER: Q. Was it B.C. fir,
12 or what was it? A. It was B.C. fir.

13 MR. CHRISTIE: Q. What were these 90 stands
14 which you estimated at \$45.?

15 A. They were for the pickers to use. They
16 were standing equipment, stands to put the boxes, the
17 strawberry boxes in. These were made by a carpenter
18 and cost 50 cents each. They were made of cedar.

19 Q. How old was this scale, referring to the
20 one 240-pound scale? A. It was not very old when
21 I bought it, but it registered correctly.

22 Q. Do you know what you paid for it when
23 you bought it? A. About \$30. I am not quite
24 certain.

25 Q. In respect of these two cook-stoves
26 which you valued at \$45., I imagine you can tell me
27 how old this cookstove in brackets was which sold
28 for \$3.?

29 A. Which one? I had three.

30 THE SUB-COMMISSIONER: Two cookstoves, \$45.,
and one below that with nothing against it, no
value.

1
2 MR. CHRISTIE: Q. This one, 945, and one
3 I imagine they only found "X", "abandoned," they
4 probably sold the other one. How old were they?

5 A. They were bought secondhand. They were
6 in the platers' house.

7 Q. Bought secondhand? A. Yes.

8 Q. And, how long ago since you purchased them?

9 A. In 1940 they were bought.

10 Q. I think that is all, thank you.

11 THE SUB-COMMISSIONER: Anything more, Mr.

12 Brewin?

13 MR. BREWIN: I do not think so.

14 MR. CHRISTIE: Perhaps I might have a moment to
15 look through these papers for the exhibits, your
16 honor?

17 THE SUB-COMMISSIONER: Yes.

18
19 MR. CHRISTIE: I am filing as Exhibit 10 the
20 Auctioneer's sheets.

21 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO. 10)

22 I tender as Exhibit 11 the Real Property
23 Summary.

24 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 11)

25 And, in the same exhibit I file the Personal
26 Property Summary.

27 (PERSONAL PROPERTY SUMMARY, PART OF EXHIBIT 11)

28 I think that concludes the exhibits, your
29 honor.

30 MR. BREWIN: I would ask my friend if he would

1 file the letter referred to here which indicates
2 evidence of theft. I refer to the letter of August
3 22, 1944.

4 MR. CHRISTIE: August 22, 1944, a letter to
5 E.F. Green from Marvin Terris. I tender this as
6 Exhibit 12.

7 (LETTER, AUGUST 22, 1944, MARKED EXHIBIT NO. 12)

8 MR. BREWIN: It contains a statement with
9 respect to the rest of the tools. He says he has
10 some, himself.

11 "The rest of the tools have been stolen and
12 I reported to the police that the place had
13 been broken into on several occasions."

14 I wonder if there is any explanation? Exhibit 10
15 is the auction sheets and I notice that against the
16 item 1750-B.M. Lumber bought from Fraser Mill for
17 which we are claiming \$70., is the item \$4., and in
18 the margin it calls it siding and in this auction
19 sheet there is an item of \$4. for siding. I do not
20 know how that is identified with the 1,750 feet.

21 THE SUB-COMMISSIONER: Except that siding is
22 lumber and there does not seem to be any other
23 lumber on the list.

24 MR. BREWIN: It is that type of thing which
25 makes these recapitulations so difficult to follow,
26 sometimes.

27 MR. CHRISTIE: I will see if there is any
28 memo on it.

29 MR. BREWIN: In fact, I think I should perhaps
30

1 point out in this Analysis of Personal Property Claim
2 of which this is an illustration goods valued by
3 the claimant at \$457.35 were sold at auction for
4 \$114.15. That statement may or may not be accurate,
5 depending on whether the items which were sold by
6 auction were all of the items for which the claim
7 is made or could be justified with them. Sometimes
8 it creates a false impression when one reads a
9 statement of that sort.

10 MR. CHRISTIE: It is submitted that the Real
11 Property was sold at its fair market value.

12 It is submitted that these Articles of Personal
13 Property which were sold at auction were sold at
14 their fair market value.

15 It is submitted that the other articles marked
16 as abandoned or not accounted for, that their valuation
17 is excessive.

18 That concludes the defense.

19 THE SUB-COMMISSIONER: Any articles sold other-
20 wise than by auction?

21 MR. CHRISTIE: Yes. There were articles sold
22 by tender.

23 THE SUB-COMMISSIONER: Had you not better broaden
24 your submission as to the articles sold?

25 MR. CHRISTIE: By auction and by tender.

26 MR. BROWN: The only curious thing about the
27 tender, and it is rather helpful to us perhaps, is
28 that the articles sold by tender were sold at the
29 claimant's valuation. The articles sold by auction
30 were sold at a very considerable less value.

15
A. Adams.

1 MR. CHRISTIE: There was an appraisal got in
2 that case, and they agree, that is all.

3 THE SUB-COMMISSIONER: Very well.

4
5 (PROCEEDINGS ADJOURNED SINCE DUE)

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

9 *A. G. Vitch*
10 "A.G. VITCH"
11 Official Reporter.

12 I, H.A. Miller, Deputy Commissioner,
13 appointed to hear a Commission to
14 investigate claims of Japanese Canadians
15 for property loss, do certify the fore-
16 going is a true copy of the evidence
17 heard on the within claim.

18 *H.A. Miller*
19 H.A. Miller,
20 Deputy Commissioner.
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DEFENCE BRIEF

Toronto, Ontario.
Oct. 26, 1948.

Suekichi KODAMA

File No. 4619

VLA Sheet A19 Line 14

Case No. 1173

REAL PROPERTY CLAIM

1. Lot 11 of the North West quarter of Section 28, Township 16, Map 5793, Municipality of Matsqui, District of New Westminster.

Claim

\$4550.00

Appraised at

\$2114.00

Sold for

\$2076.00

Witness: B.C. Wormworth, Appraiser

Farm Appraisal Report states this property of 19.7 acres is suitable for small fruit or dairy farm, although it is not on main road and the outlet is a trail through private property on an old graded logging road. The Report also states the property requires further development before it could be called a farm. The soil, however, is not of the best.

There is a good house, according to the Appraiser, with an addition which requires finishing inside. There is a new stable, but the other out buildings are rated as fair, poor or no value. There is no basement in the house, post foundation and no electricity.

Five acres of land is reported under cultivation while there is patches of clearing in the balance. Some discrepancies in the acreage cultivated as claimed by owner, as he appears to have estimated his acreages by the number of plants set out. Claim by lessees for misrepresentation of acreage was allowed. Six acres claimed in berries was reduced to 4.02 acres. Claimant stated at Hearing that he paid \$1500.00 for property in 1936. Balance owing under Agreement for Sale, together with interest, the total being \$1148.00 was paid by the Custodian on 25th September, 1944.

Assessment Notice for 1943 shows values to be: Land \$492.00, Improvements \$600.00. Taxes amounted to \$23.08.

Mr. Kodama only carried \$700.00 Fire Insurance on his house, according to his "J.P." Declaration Form dated March 20, 1942.

PERSONAL PROPERTY CLAIM

2. Household Furniture, etc. and Farm Equipment:

Claim

\$819.65

Goods valued by Claimant at \$457.33	sold at auction for \$114.15
" " " "	" 88.75 sold by tender etc. for \$25.00—Note appraised
" " " "	" 11.00 were declared, not found at \$25.00
" " " "	" 46.50 were abandoned
" " " "	" 216.07 were not accounted for, theft, etc.

Total claim \$819.65 Total sold \$139.15
Plus \$8.45 sold at auction but not claimed for.

Submission: It is submitted that Real Property was sold at its fair market value.

It is submitted goods sold by Auction and Tender were sold at their fair market value.

It is submitted that goods shown as declared but not found, abandoned, and not accounted for, theft, etc. are excessively valued by Claimant.

It is submitted that Messrs. Cliff Gropp and Mervin Terris, Lessees, were possibly agents of Mr. Kodama. Mr. Terris had some goods belonging

to Mr. KODAMA as late as 1946, and these were sold to him for \$25.00. See letter dated Feb. 19, 1946, on Claim file.

Witnesses

B.C. Wormworth
Mervin Terris
J.H. Harkies
S.C. Carlsen
W.J. Iverson
Gowing Frost

Where Required

1. V.L.A. Appraiser
2. Purchaser of certain goods and a lessee
2. Auctioneer and appraiser
2. Office
2. Office
2. Auctioneer

WJJ:HA

Name of Claimant **KODAMA, Susukichi**Case **1173**Custodian File **4619**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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		
					2076	927.56				927.56
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATTELS</u>										
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
251.76	110.55		43.86%	376.45		25.00				
		33.16			165.11		3.00	201.87		
TOTAL RECOMMENDATION										1126.83

October 11th, 1950.

Mr. Snekichi KODAMA,
419 Manning Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1173

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 ... \$1,128.83.

Cheque in your favour is enclosed for \$1,036.02
and we have paid the Co-Operative Committee .. \$ 92.81
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.