

5403

RENEWAL

Honey B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATIONNAME: HOSAKI IchitaroHOME ADDRESS: 8th Ave., Honey B.C. House No 31REGISTRATION NUMBER 14102SEX: MaleAGE: 58OCCUPATION: Farmer

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

EMPLOYER: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: TsunaADDRESS OF WIFE OR HUSBAND: 8th Ave., Honey B.C.NAMES OF ANY LIVING CHILDREN: Takeji (M) Shizuo (M) Yaeko (F)Fusao (F) Matsue (F) Sumiye (F) Fumie (F)Misao (F) Kazuki (M) Namiko (F)ADDRESS OF CHILDREN: 8th All children live on 8th Ave., Honey B.C. exceptTakeji--Hammond B.C.--Fusao--4th Ave., Vancouver. Matsue--AGE OF CHILDREN 32, 27, 25, 23, 21, 20, 18, 17, 15, 4North Vancouver**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: BMX1 Roll No. 1436 and 1639. Section 339,Township 12, Subdivision 11, and 12. Municipality of Maple Ridge. B.C.Lot 11 of B.C. 399 Imp. Map, 11125 acresLot 12 of B.C. 399 Imp.5 acres2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wood wooden frame dwellinghouse, 8 rooms, 4 Breeder Houses, 4 Laying House, 1 Incubator House1 Barn.3. INSURANCE (Give particulars; state where policies are) North West Fire, Insurance Co.\$2500.00. On House and Furniture. Policy No. 205130. Policy in declarant's possession.4. TAXES (Amount and where payable) Taxes \$45.03. Paid up to date. Payable atMaple Ridge B.C.

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

none6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.Leased to H.C. Park Gin. Vancouver B.C. \$1000.00 per year. Crop only.

House also leased to Mr. J. G. Park Gin.
lease written by Eng. B. C. 234
Vancouver B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Safety Deposit Box, Bank of Montreal.
Money B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN: Strawberries, raspberries, Apples (500)
Plum (30 trees). Crop sold to HQ. Park Gin. Vancouver B.C. for \$1,000
money received

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, section 2.
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:
- Chesterfield, Stoves, Chairs, Tables, Farm Machinery, Plough, Cultivator.
All loaned to HQ Park Gin with the house and land.
See the house, only the stone is loaned
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
- None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, Section 2.

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)
\$150.00 Victory Bond, in Bank of Montreal, Haney B.C. Safety Deposit Box

8. BANK ACCOUNTS: \$1500.00 Bank of Montreal, Haney B.C.

9. LIFE INSURANCE: Mutual Benefit Association. \$1000.00. Policy No. 1503/243
Canadian Mutual Benefit Association. \$1000.00. Policy No. 1854. Policies in declarant's
possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney B.C.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 23rd day of April 1942.

J. T. Williams
Witness

(Signature) J. T. Hasaki

FOR DEPARTMENTAL USE _____

FORM 1-30-
Haney B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: HOSAKI Shizuo
HOME ADDRESS: 8th Ave., Haney B.C.
REGISTRATION NUMBER 14008 SEX: Male AGE: 27
OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? No

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Roll No. 2382, Subdivision 6, N.E. $\frac{1}{4}$, of Section 20, Township 12. (2) Roll No. 2297, Subdivision 15, W. $\frac{1}{2}$ of Section 20 Township 12. Municipality of Maple Ridge B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1). 2 Brooder Houses, 1 Hen House. (2) Vacant

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) (1) Taxes \$22.13. (2) \$19.23. Payable at Maple Ridge B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to NG Bow. \$500.00 Vancouver B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney B.C. Safety Box.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, 280 Fruit Trees.
Leased to N.G. Bow for \$500 - money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with parents on 8th Ave., Haney B.C.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50.00 Victory Bond, \$100.00 Victory Bond, Bank of Montreal, Safety Deposit Box.
Haney B.C.
8. BANK ACCOUNTS: \$510.00 Bank of Montreal, Haney B.C. Account No. Unknown.
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney B.C.

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 23rd day of April 1942.

(Signature) S. H. H. H.

H. Williams
Witness

FOR DEPARTMENTAL USE

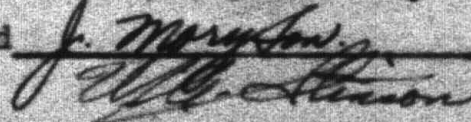
Oct. 7, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OFHOSAKI, Tateshi #
131-8th. Ave. Haney, B.C.

In room #2 upstairs, (locked)

- 5 Ctns. (tied up) ✓
- 1 3 section Jap. box. ✓
- 2 Ctns. (cont. 24-lqt. sealers each) ✓
- 1 Box. (cont. 200' aerial wire, 30' insulated #14 light wire, 40' 1" hemp rope, & misc. articles) ✓
- 1 Box. (cont. misc. magazines) ✓
- 1 Clothes dryer. ✓
- 1 Sm. ctn. (cont. baby's woolen suit) ✓
- 5 Beds & 4 springs. ✓
- 1 Baby's crib. (Simmons) new ✓
- Sm. quantity of heavy building paper. ✓
- 1 Ctn. (cont. mixing bowl, 1 tea pot, 2 water glasses, & misc. dishes) ✓
- 1 Box. (cont. 3-lqt. sealers, 1 sugar tin, & misc. articles) ✓
- 1 Ctn. (cont. 1 ladies purse, 1 lge. paint brush, & 1 Jap. book) ✓
- 3 Sm. tables. (HM) ✓
- 1 Lamp shade. (new) ✓
- 1 Box. (cont. Fly-Tox sprayer, 12' lamp cord, 3 sm. insulators, 1 punch, 2 light sockets (pull chain), 1-3 way plug) ✓
- 4 Ctns. (cont. old clothes) ✓
- 3 Ctns. (cont. misc. Jap. books, & magazines) ✓
- 2 Ctns. (cont. old newspapers) ✓
- 1 Baby's crib spring. ✓
- 1 Folding ironing board. ✓
- 1 Roll linoleum. (tied up, lge.) ✓
- 1 " " (sm.) ✓
- 1 Ctn. (cont. Xmas decorations) ✓
- 1 Wicker stand. (cont. 1 roll wrapping paper, 6 window blinds (poor), 1 umbrella, 4 rolls wall paper, lge. quantity coat hangers) ✓
- 1 Sm. Shrine. ✓
- 1 Lge. " (cont. Jap. hymn books, 1 pr. sm. brass candle sticks) ✓
- 1 Desk lamp. (HM) ✓
- 1 Tool box. (cont. 1 stove lifter, 1 stove shaker, 1 paint brush, 2 hack saw blades, & misc. articles) ✓
- 1 Sack. (cont. wool padding) ✓
- 1 Ctn. (cont. dishes) ✓
- 1 Box. (cont. 2 sm. wooden pails, 1 flower vase, 1 enam. pot, 1 mixing bowl (cont. Jap. tea), & 1 dust pan) ✓
- 1 Box. (cont. misc. glass jars) ✓
- 1 Dining chair. ✓
- 1 " arm chair. ✓
- 1 Kitchen chair. (no back) ✓
- 1 Ctn. (cont. misc. light globes) ✓
- 1 Wicker basket. (cont. 2 Frying pans, 1 carving stone, 1 carp. square, 3-3way sockets, 1-2way socket, 1 pr. ladies shoes, 1 glass tray with handles, & misc. kitchen ware. ✓

Signed



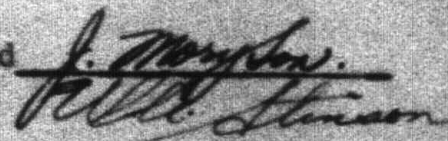
Oct. 7, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OFHOSAKI, Tateshi #
131-8th. Ave. Haney, B.C.

In room #2 upstairs. (locked)

- 1 Lge. ctn. (cont. misc. books, childrens school paints, lge. quantity of photographs & sml. quantity of old clothing)
- 1 Sml. bench. (HM) with cupboard.
- 1 Wooden baby's crib (wooden), (cont. quantity of bedding) very much eaten by rats)
- 1 Water pail, pulley & rope.
- 1 Wicker basket. (round)
- 1 Bookstand (HM) cont. quantity of Jap. books, 3 ladies purses, 2 wooden wool brushes)
- 1 Ctn. (cont. sml. cushions)
- 1-lgal. glass jug.
- 1 Roll of heavy twine.
- 1 Lge. tin. (with handles)
- 2 Rubber tired spoked wheels, with braces.
- 1 Bottle capper.
- 1 Sml. box. (cont. 1st used nails, 1 light socket)
- 1 Sewing machine seat. (cont. attachments, & 1 light globe)
- 1 Drop cord & globe.
- 2 Curtains.
- 1 Shallow box. (empty)
- 3 pc. Chesterfield suite. (poor)
- 1 Kitchen cabinet. (cont. 2 ctns. (tied up), 1 ctn. cont. fancy paper head dresses, 1 tin dish cont. developing equip., 1 ornamental mantle clock, 1-2way socket with globe, sml. quantity of misc. magazines, 1 wooden tray (new) HM, 1 paper cutter, 1 shallow box (cont. 1 extension cord, & 2 framed pictures), 1 ctn. cont. string, 1-3 section Jap. box, 1 fancy ornamental flower, 3 ctns. cont. dishes & kitchen utensils, 1 sugar tin, quantity of sealer tops, 1 metal flower dish, 1 ctn. cont. Rogers silver drinking cup, napkin ring, fork & spoon (new)
- 1 Ctn. (cont. 1 curtain & empty ctns.)
- 1 Jap. musical instrument. (in cloth case)
- 1 Ctn. (cont. misc. bowls)
- Dining cabinet. (cont. 2 table cloths, assorted napkins & misc. photos.)
- 1 Roasting pan. (good)
- 1 Ctn. (cont. 7 wooden trays)
- 1 Lge. electric fan & cord.
- 1 Sml. hall table. (HM)
- 1 Desk. (HM, cont. 1 desk lamp (glass), 1 ctn. cont. greeting cards, 1 ladies purse, sml. quantity of Jap. books, 1 sewing basket, 1 family album, 3 wooden trays)
- 1 Ctn. (cont. 1 framed picture & misc. clothing.)
- 1 Dining table. (knock-down)
- 1 Window screen.
- 1 School suitcase.
- Bdle. of old shoes.
- 1 Sml. wall cabinet. (HM)
- 1 Picture frame.
- 1 Sml. box. (cont. 2 Jap. festival dolls)
- 1 Ctn. (cont. few school books & misc. papers)

Signed



INFORMATION FROM R.C.M.P.

Date Oct. 21/42

Our File No. 5403

Full Name HOSAKI Shizuo
(Surname in Block Letters)

Registration No. 14008

Male - Female
(check)

Age June 20, 1914

Former Address 8th Ave., Vancouver, B.C.

Date Evacuated May 12/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o Tulley Bros.,
Oakville, Man.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother (Mikimoto) Seki Name of Father Ichitane #14102

Names of Children under 16 Step - " (Noto) Teuna #13842

Requested by Olga Registered with Custodian (Yes or No)

Additional Information Partner. Owner of
partnership on 25 acres.

3979
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 28th. 1942.

NAME: HOSAKI. Shiguo,

REGISTRATION NO. 14008.

ADDRESS: 131. 8th. Ave. Haney, B.C.

PROPERTY:

ACREAGE: 15.

KIND OF CROPS: Strawberries. Raspberries. Fruit trees.

APPROXIMATE ACREAGE OF EACH: 4. 3.

HOUSE: None. VACANT: OCCUPIED

DESCRIPTION ROOF:

SIZE: NO. OF ROOMS

CONDITION:

OTHER BUILDINGS: 2 Brooder houses. Chicken house.

NAME OF LESSEE OR RENTOR: Eng Bow, & "NG" Park Gin. (Partners in both Properties.)

TERMS: \$500.00 for crop only.

WATER: None. ON: OFF:

LIGHT: ON: OFF:

REMARKS: See also report on HOSAKI. Ichitaro # 14102. (The Father)

INVENTORY OF CHATTELS LEFT ON PROPERTY

None.

Signed:

I. C. Bardwell.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 28th, 1942.

NAME: HOSAKI, Ichitaro,

REGISTRATION NO. 14192.

ADDRESS: 131, 8th. Ave. Naney, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS: Strawberries. Raspberries. Fruit trees.

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

HOUSE: VACANT: OCCUPIED Yes. Lessees.

DESCRIPTION 2 Story wooden frame house ROOF: Shingle.

SIZE: 24' x 32. NO. OF ROOMS 8.

CONDITION: Good.

OTHER BUILDINGS: 4 Brooder houses. 4 Chicken houses. Small shed.

NAME OF LESSEE OR RENTOR: Ng. Park Gin. & Eng Bow. (Partners in both properties.)

TERMS: \$500.00 Year for crop only.

WATER: From City mains. ON: Yes. OFF:

LIGHT: ON: Yes. OFF:

REMARKS: These Partners have the two places, and pay \$1,000.00 a year for

the crop only, this being \$500.00 for each property.

See report on HOSAKI, Shisuo, # 14008.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Partners claim that chattels are included in the agreement, during the life of their lease.

Both these Partners, Eng Bow & Ng Park Gin, can be reached at Richmond Growers Ltd. 236 Georgia St. East, Vancouver, B.C.

Signed:

I. C. Bardwell.

REAL PROPERTY SUMMARY

File No. 5403.

V.L.A. B.C. 36-P.

JAPANESE NAME: Shisuo HOSAKI - - Reg. No. 14008.

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

PROPERTY ADDRESS: 131 - 8th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 15 of the West half of Section 20, Township 12, Map 1161,
AND
Lot 6 of Lot 1 of the North East quarter of Section 20, Township 12,
Map 5430, Municipality of Maple Ridge, in the District of New
Westminster.

TITLES: In the name of Shisuo HOSAKI.

ENCUMBRANCES: Vesting No. 25078 - 10th December, 1942.

ASSESSED VALUE: 1942 -
Land \$1200.00
Improvements \$ 500.00 - Total \$1700.00. Taxes - \$44.99.

CLASSIFICATION: Inspector reported May 28th, 1942, a farm of 15 acres of which 4 acres were in strawberries, 3 acres in raspberries and an indefinite number of fruit trees. Only buildings on this property were 2 brooder houses and a chicken house on Lot 6.

HISTORY OF
ADMINISTRATION:

The two lots were operated as one property and the 1942 crop was sold on the 11th of April, 1942, by Shisuo HOSAKI to Eng Bow for \$500.00. On the twentieth of the same month, HOSAKI agreed that if unable to occupy the property himself Eng Bow should occupy as lessee for the year 1943 at a rental of \$200.00, and the year of 1944 at a rental of \$150.00, and for subsequent years \$100.00 per year. Eng Bow disposed of the 1942 crop and then vacated the property. No revenue from the crop was received by the Custodian.

A lease dated the 23rd of December, 1943, covering both lots, was given by the Secretary of State to Richmond Growers Company Limited for a period of 3 years from the 1st of January, 1943, to the 31st of December 1945, at a rental of \$60.00 per year, the lessee undertaking to plant $1\frac{1}{2}$ acres of new strawberries within the term of his lease. The lease included buildings and reserved storage space. Lease handed to the Veterans' Land Act, 6th of August, 1943. Account rental from this lease \$60.00 was paid to the Custodian and allowed to the Veterans' Land Act.

SOLD:

To The Director, The Veterans' Land Act for \$731.00 - Lot 15, and \$280.00 - Lot 6, Total \$1011.00, as at 1st January, 1943. Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File 5403.

FUNDS:

Released to the credit of Shisuo HOSAKI, Purchase Price \$1,011.00, less 2 Certificates of Encumbrance - \$2.00, Registration - \$6.00, Legal Fee - \$39.00, Total \$38.00. Net amount released \$973.00

TITLE:

Included in Certificates of Title Nos. 169519-E and 169945-E and payment of consideration included in cheques to the Custodian dated March 22nd, 1944 and March 13th, 1944.

OLD CERTIFICATES OF TITLE

Nos. 109095-E and 132983-E: In the Bank of Montreal at Haney, B. C.

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

DATED: July 23rd, 1946.

Shelagh

IM:JS

DC/30-P Page 1
Farm Appraisal Report

RP2
 S.S. Form No. 40
 (Sheet 1)

File No. FL 137

Land Description Lot 2 of Lot 1, of NW 1/4 Sec. 20, Tp. 12, R. 13, Map 5430.

Containing 9.471 Acres

Owner's Name HORAKI, S. Post Office Address Hanay, B.C.

Nearest Rail Point Hanay, B.C. Distance 1 1/2 miles

Market Town New Westminster (also local facilities) Distance 24 miles

Church (give denomination) Hanay, all denominations Distance 1 1/2 miles

Nearest School Hanay Distance 1 1/2 miles

State how property was identified Map location - corner posts

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

Has direct access to 11th Ave., poor road in this section.

Is this district a good one? Fair in this locality, co-operative selling.

Employment opportunity Only fair - 2 sawmills, brickyard, peat plant.

Predominating Nationality and religion Immediate vicinity, Japanese owners.

Describe Fencing and its condition No fencing. Value \$

Water supply: No supply, but available by shallow well. Value \$

Electricity: nearest distribution power line 400 yds.

No light now available

BUILDINGS ON FARM

5403

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X	No buildings.						
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

LEVEL, UNDEULATING, HILLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.21 level	sand & gravel loam 6" to 15"	gravelly	strawberries	80.00	192.60
Area which can be cultivated without cost other than for breaking.					
LEVEL, UNDEULATING, HILLING 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, UNDEULATING, HILLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.21 level	sand & gravelly loam 6" - 15"	gravelly	heavy bush to clear and stumps	\$175 to \$200	15.00
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 \$ 285.84Total added by buildings to value of farm \$ -Total fruit trees add to value of farm (for use in orchard districts only) \$ -Total value of farm \$ 285.84

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Not occupied, but land appears to be well cared for. Growth indicates a
poor state of fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Under present condition - small fruits only.

Noxious weeds: No serious weed condition.

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

Maple Ridge Municipal Assessment.

Ass'd Imp. \$100.00

Land 700.00

\$800.00

- Taxes, 1942: \$23.97 (paid)

Date: June 1, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 29th day of May, 1942.

Inspector's Signature

"D. DODDING"

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

BC/36-P Page 5
Farm Appraisal Report

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

Remarks: This is not a desirable holding in that development is limited and further extension would be very expensive, also there are no buildings on the property.

This location is quite close to the Lillooet River and the top soil is light and comparatively shallow. The property is located at the extreme north end of 11th Avenue and little road work has been done in this section.

The bush land carries considerable firewood such as alder and fir; this has been taken into consideration.

This property is said to be rented to a Chinaman for this year's crop, but I was unable to learn his name and did not contact him on the property.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

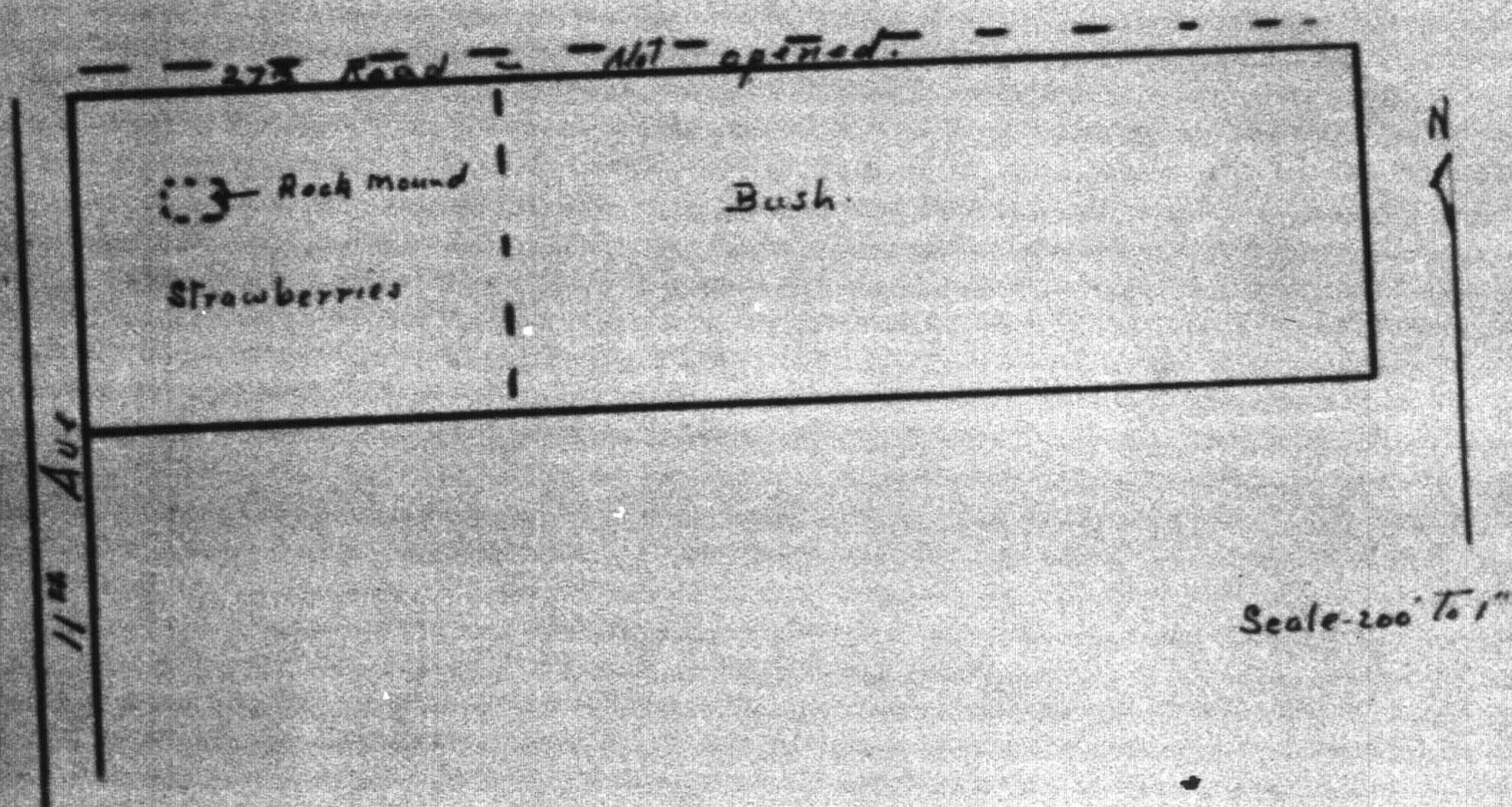
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

			<u>Present Value</u>
Strawberries -	3.20 acres.		\$
Bush -	6.211 "		\$
Rock out-crop in			\$
cleared land	.06 "		\$
	9.471		\$
Also planted amongst strawberry crops			\$
on west side:-			
Apple trees	154 - 2 yr. old.		\$
Damson "	22 - 2 yr. old.		\$
			\$
			\$
			\$
Total \$			

Amount fruit trees add to value of farm \$

Diagram of Property

Lot 6. of Lot 1. of NE 1/4 Sec 20, T12, Map 5430 - 9.471 ac.
S. Hosaki



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

value is \$ 250.00

Date 2nd June 19 42.

"I.T. BARNET"
District Superintendent.

36-P
BC-2262-B

Farm Appraisal Report

File No. J.L.137

Land Description Lot 18 of W $\frac{1}{2}$ of Sec.20 Sk.1161 Municipality of Maple Ridge.
Containing 4.73 more or less. Acres

Owner's Name S. HOSAKI Post Office Address R.R.1. Haney. B.C.
Distance $\frac{1}{2}$ mile

Nearest Rail Point C.P.R. Station, Haney Distance _____

Market Town Haney $\frac{1}{2}$ mile, New Westminster 20 miles Distance _____

Church (give denomination) All denominations Distance _____

Nearest School Haney Public and High Schools $\frac{1}{2}$ mile Distance _____

State how property was identified: Road and line fences.

Roads: State whether property has access to main road, the kind of road and its condition.
Good access, and has 242' frontage on 8th Avenue which is a good, hard-surfaced road

Is this district a good one? Yes, closely settled small holdings about $\frac{1}{2}$ mile directly north of Haney.

Employment opportunity Fairly good.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: Fenced at south & east only - fair. Value \$ _____

Water supply: Adequate supply from Haney water system available to property from pipe line on 8th Avenue. Value \$ _____

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE							only	
Brooder Hse.	16 x 18	Lumber	6'	Shingle	10	Post	fair	240.00
"	12 x 18	"	6'	"	10	"	"	30.00
"	"	"	"	"	10	"	"	70.00
Henhouse	20 x 30	"	6'	"	10	"	"	
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

EXHIBIT No. 833-5
DATE 13 April 1949
FILED BY J. M. Williams

Electric light along 8th Avenue and available to property. Total present day value \$ 140.00

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? No dwelling; owner, age 28, and unmarried, lives with parents

across road on a 10-acre property they own. \$ _____

Describe the basement and chimneys: _____

No. rooms downstairs? _____ Upstairs? _____ How finished _____

Are buildings painted? _____ Condition of paint _____

Distance from nearest bush _____

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

Cultivated Land

10/11-1
10/11-2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Note)	SUB- SOIL	ROAD AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.23	Fairly level or slight slope to north.	Good clay lean 12" to 16"	Good clay	About 3 acc. orchard, straw, ramps & peas. Average quality & condition.	\$150.	\$634.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Note)	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 (See Note)	SUB- SOIL	NATURE OF DECLARATION NECESSARY	DECLARATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
0.30	Rough cleared gully, too steep for cultivation other than seeding down to pasture.			Rough cleared.	\$20.	10.00

Total value of Land \$ 644.50

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 744.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm fairly well under-drained with cedar and tile and in good condition
and tillage. Has been largely developed from bush in the last 10 years.
Owner, who is 28 and single, lives with his parents on opposite side of road.

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

Noxious weeds: Property in clean cultivation and weeds well under control, but
has some Canadian thistle and couch grass on it.

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

1942 taxes \$20.95.

Municipality or Maple Ridge.

Date: 19th May, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 18th day of May 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

S. HOSAKI

Remarks Property well located on a good road about $\frac{1}{2}$ mile directly north of Haney and should sell readily enough at the value given, in my opinion. It is in a good state of production and in addition to small fruits has about 140 good young fruit trees 2 to 3 years old.

The property, including 10 acres he owns about a mile east with 3 acres in strawberries, has been leased by Hosaki to a Vancouver Chinese firm for \$500.00 this year (1942) and \$200.00 each succeeding year for the duration of the war.

(FOR ORCHARD LANDS ONLY)

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

Level or sloping gently north, with about $\frac{1}{2}$ acre in gully (rough cleared) as shown on attached sketch. Is fairly well under-drained with tile and cedar and in good fertility.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Approx. 1.50 acs. orchard partly intercropped with strawberries.

1.25 " raspberries.

0.50 " peas

\$

\$

\$

\$

\$

\$

\$

\$

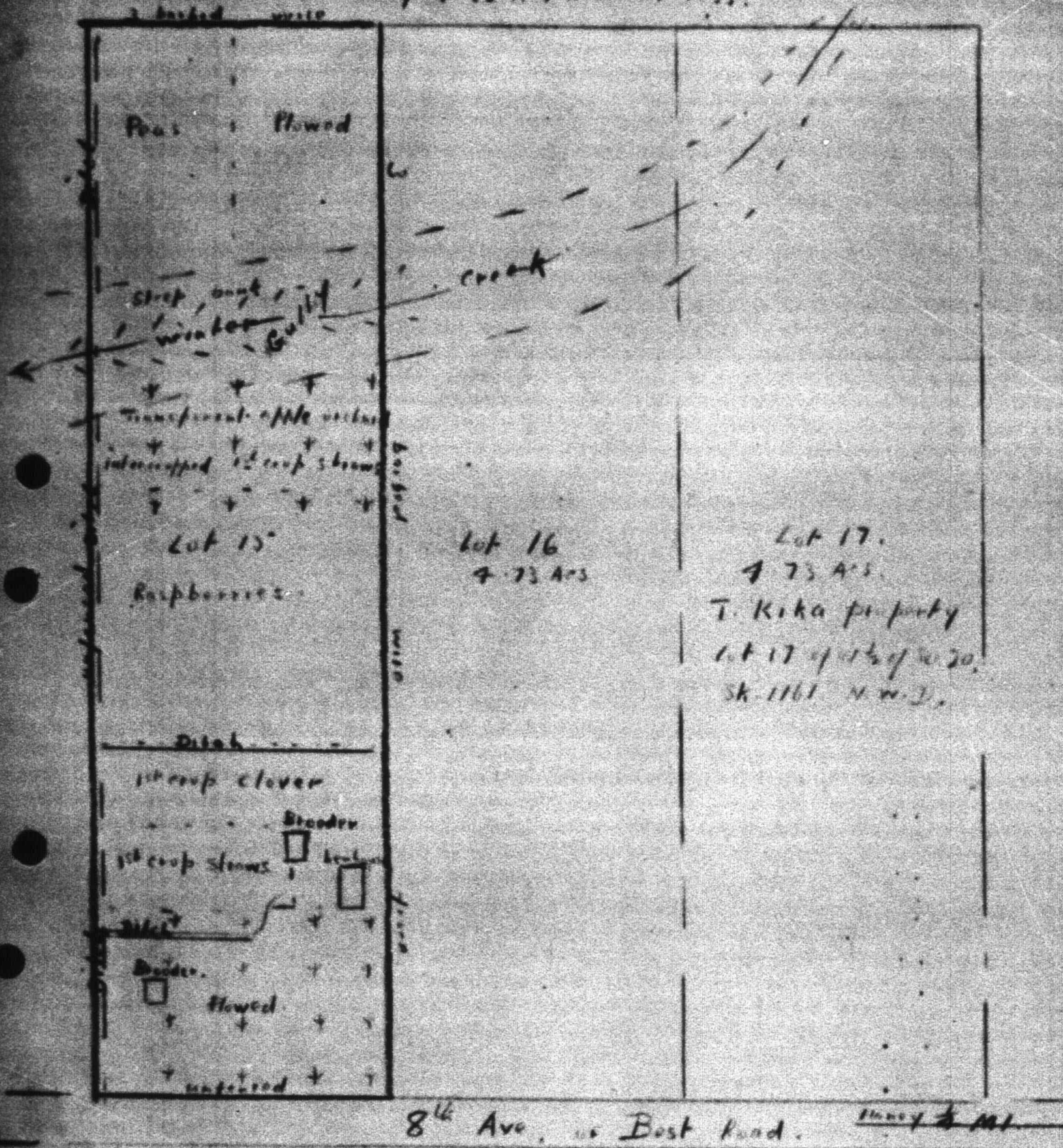
Total \$

Amount fruit trees add to value of farm \$

Scale 100' = 1 inch

Diagram of Property - Cultivated in Red.

S. Hosaki property - Lot 15 of W¹/₂ of Sec. 20 Sketch 1161. N.W.D.
contg 4.73 Acs more or less.



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

value is \$ 700.00

Date 26th May 19 42

"I. T. BARNET"

District Superintendent.

BC-35-P

BC/35-P

Page 1

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

Farm Appraisal Report

File No. J.L. 105

Land Description Lots 11 and 12 of Lot 399, Op. 1, Map 1112.

Containing 9.9 Acres

Owner's Name Ichitara HOSAKI

Post Office Address Haney, B. C.

Nearest Rail Point Haney, B. C.

Distance $\frac{1}{2}$ mile

Market Town New Westminster, B. C.

Distance 20 miles

Church (give denomination) Haney. All denominations

Distance $\frac{1}{2}$ mile

Nearest School Haney

Distance $\frac{1}{2}$ mile

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

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

Has direct access to 8th Avenue - good hard surfaced road.

EXHIBIT No. 833-7

Is this district a good one? Yes, good locality with co-operative marketing.

DATE 13 Apr. 1948

Employment opportunity 2 sawmills, 1 brick yard, 1 peat plant.

FILED BY J. M. Chiswick

Predominating Nationality and religion: Immediate vicinity - Japanese.

Describe Fencing and its condition: Wire fence on north, east & south - poor Value \$

Water supply: Served by Haney water system. Value \$

Electricity: Served with electricity - lights installed.

BUILDINGS ON FARM

5403

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 40	frame	2 st.	Shingle	12	Wood	Good	\$2,000.00
Add.	20 x 20	"	1 "	Shake	15	"	Very poor	40.00
BARN	20 x 20	"	1 "	"	"	"	"	"
Add.	12 x 20	"	1 "	"	"	"	"	"
CHICKEN HSE.	20 x 40	"	2 "	Shingle	15	"	Fair	200.00
2 chicken hse.	20 x 60	"	2 "	"	15	"	"	250.00
3 chicken hse.	20 x 40	"	2 "	"	15	"	"	200.00
1 brooder hse.	16 x 16	"	1 "	"	12	"	"	100.00
2 "	18 x 20	"	1 "	"	12	"	"	100.00
3 "	16 x 18	"	1 "	"	12	"	"	100.00
storehouse	16 x 18	"	2 "	"	10	"	Good	150.00

Total present day value \$ 3,140.00

\$ 2,000.00

Total Value Buildings add to farm

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

\$

Describe the basement and chimneys: No basement. Brick chimney to ground.

No. rooms downstairs? 3 Upstairs? 4 How finished Wood, paper, kitchen - V joint.

Are buildings painted? House only Condition of paint Good.

Distance from nearest bush Approx. 500 yards.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.57	Undulating	Clay loam Average 18"	Clay	Tree and cane fruit	\$150.00	\$1,135.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF DECLARATION NECESSARY	DECLARATION COST PER ACRE	VALUE PER ACRE
Area Unavailable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
2.33	Ravine and bank of ravine. Mostly cleared of bush, but too steep to work. In grass and would make fair pasture				\$ 15.00	34.95

Total value of Land \$ 1,170.45

Total added by buildings to value of farm \$ 2,000.00

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

Total value of farm \$ 3,170.45

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

At present occupied by owner and family. Land appears in a good state of fertility and has been kept in excellent condition.

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

Adaptable for tree and cane fruits.

Noxious weeds:

Very free of weeds.

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

Maple Ridge Municipality Assessment.

On Lot 11 - \$31.40 - paid.

" " 12 - 18.00 - paid.

Date: May 18, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 18th day of May 19 42.

Inspector's Signature

"D. Dodding"

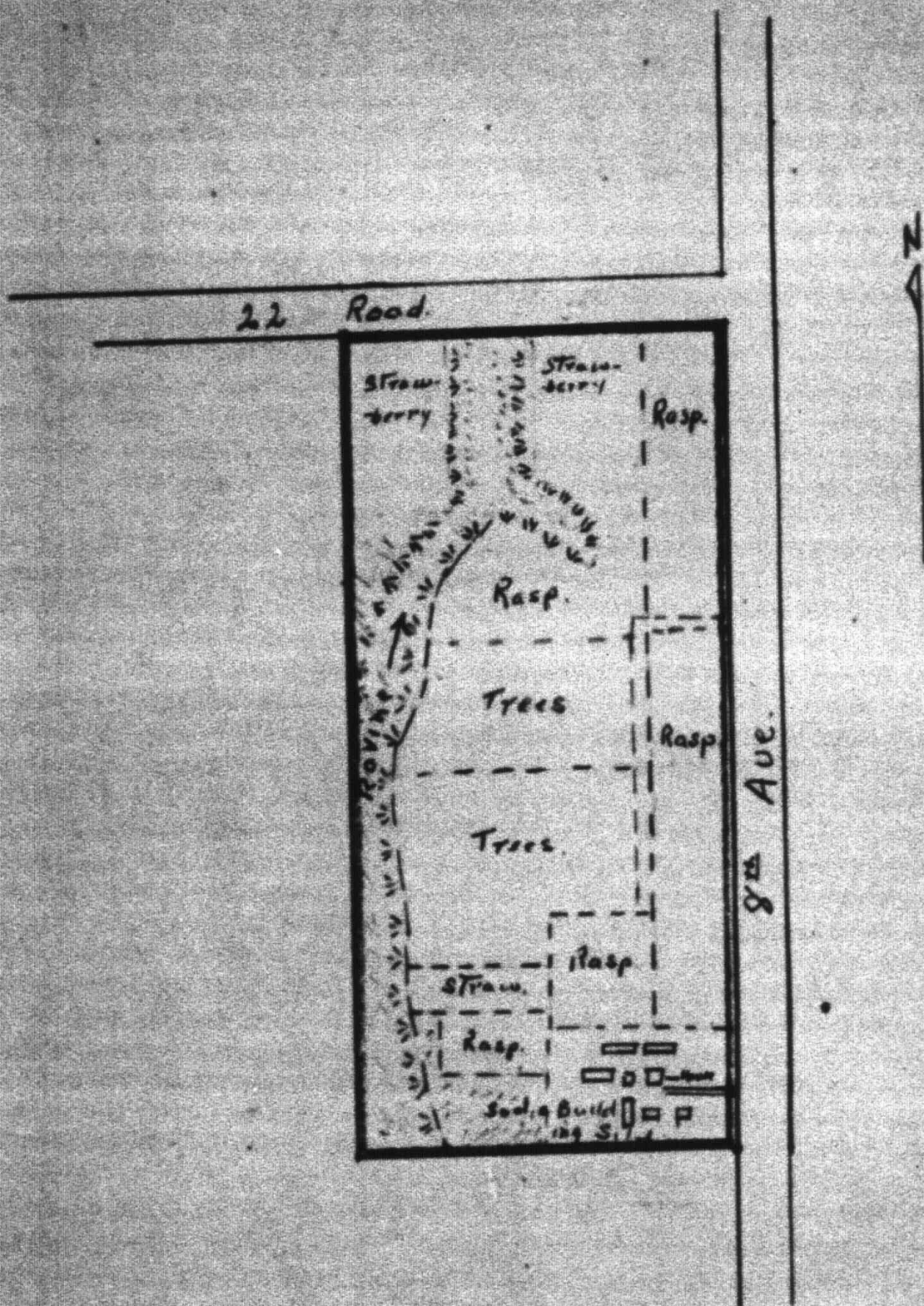
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Diagram of Property

Ichitara Hosaki.

Lots 11 & 12 of D.L. 399. Gr 1. Plan 1112 - 9.90 ac.

Scale 200' to 1"



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

value is \$ 3200.

Date 20th May 19 42

"I. T. Barnet"

District Superintendent.

PERSONAL PROPERTY SUMMARY

File No. 5403

27th August, 1947.

Re: Shisuo HOSAKI - Registration No. 14908

CHATTELS: The above Japanese declared he owned no chattels when registering with this office, and none were found on his property.

A Roll top desk was appraised and sold for \$20.00 and this sum was credited to Shisuo HOSAKI, but should have been credited to his father Ichitaro HOSAKI, File 5277. This sum was transferred to his father's account 11th October, 1945.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: Shisuo's father Ichitaro HOSAKI died 28th June, 1942, shortly after being evacuated, and as Shisuo was named Executor and sole beneficiary of his father's estate, proceeds from sale of personal property of Ichitaro HOSAKI, have been credited to Shisuo from time to time. Real property in his father's name was transferred to SHIZUO and has been administered under his name in the usual way.

BANK ACCOUNT: Shisuo HOSAKI declared having a bank account of \$510.00 at the Bank of Montreal, Haney, but this was not brought under control by the Custodian.

SAFETY DEPOSIT BOX: He also declared owning a safety deposit box at the Bank of Montreal but this was not brought under control either.

BONDS & INVESTMENTS: Shisuo HOSAKI declared owning a \$150.00 in Victory bonds but these were not brought under control by the Custodian.

This file reveals no other personal property assets.

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

HA

H. Allan
.....

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 5403

NAME: NOSAKI, Shino

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: C. Spencer Pallot

VALUATION: \$20.00

PURCHASE PRICE: \$20.00

COMMITTEE'S APPROVAL: August 15, 1945.

PURCHASER'S FULL NAME: North Fraser Co-op. Association.

ADDRESS:

OCCUPATION:

BILL OF SALE REQUIRED:

(state if purchase
price already paid or
arrangements made)

YES

NO

Paid in full

ENCUMBRANCES, IF ANY:

Nil.

LIST OF CHATTELS SOLD:

1 Roll top desk

\$20.00

NAME Estate of Ichitaro HOSAKI (Deceased)

REGISTRATION NO. 14102

FILE NO. 5277

The following chattels were sold by public
 auction at Nancy, B.C. on June 15, 1944.

Window sashes	\$ 0.35
Doilies etc.	1.00
Electric lamp	0.50 ¹⁴
Clock & lamp	4.00 ¹⁴
Blinds	0.25
Frames, hangers and miscellaneous	0.50
Kitchen cabinet	3.00 ✓
Box of sundries	0.25 ¹⁴
Christmas decorations	1.00 ¹⁴
Shelves	0.25
Electric lamp	1.00 ¹⁴
Linoleum	1.50 ¹⁴
Cane seat and rack	1.00 ✓
Cross cut saw	0.75 ¹⁴
Small cupboard	0.90
Choker	0.25 ¹⁴
Stand & mop	0.50
Cupboard & ironing board	1.25
Fishing rod	1.00
Tools	2.25 ¹⁴
Sack of wool	1.00
Child's cot	2.00 ¹⁴
Oil cloth and fan	8.50 ¹⁴ ✓
Bed & spring	1.00
Bed & spring	1.00 ¹⁴ ✓
Brass bed & spring	1.00 ¹⁴ ✓
Brown bed & spring	8.00 ¹⁴ ✓

Total Carried forward:

\$ 44.00

~~Less Expenses:~~

~~Net Proceeds Available:~~

~~Members of Auctioneer's Staff Present.~~

~~Estimated from Auctioneer's List No.~~

~~Remarks.~~

NAME Estate of Ichitaro HOSAKI (Deceased)

REGISTRATION NO. 14102

FILE NO. 5277

The following chattels were sold by public
auction at Naney, B.C. on June 15, 1944.

	Carried forward:	
Panel and coil		\$ 44.00
Upboard		5.00
Chest of drawers		1.50
Mirror		4.00
Cabinet		1.00
Sideboard		3.00
Wash stand		2.00
Breeder stove		0.50
Horse cultivator		0.75
Gramophone		3.00
3 Chairs - Armchair		0.50
Odd chairs & miscellaneous		5.00
5 Trays		0.50
4 Platters		0.35
Dinner set		2.20
Odd china & glass		6.50
3 Boxes of Japanese crockery		1.25
Glassware		1.50
Plastic bowls		1.25
Silver dishes		0.50
7 Trays		2.00
4 Large plates		0.95
Ornamental box		1.60
Basket of sundries		1.00
Tea tray		0.75
Purses		1.25
2 Odd tins		0.10
		1.00

Total

Carried forward:

92.95

~~Net Proceeds~~

~~Net Proceeds~~

~~Net Proceeds~~

~~Net Proceeds~~

~~Net Proceeds~~

NAME Estate of Ichitaro HOSAKI (Deceased)

REGISTRATION NO. 14102

FILE NO. 5271

The following chattels were sold by public

auction at Haney, B.C. on June 15, 1944.

	Carried forward:	
Dinner set		\$ 92.95
2 Clocks		12.00
Sprayer		3.75
Roasting pan		1.05
Box of sundries		2.50
Box of cups & saucers		0.75
Casserole		1.75
Dishes		0.90
Box of sundries		2.75
Tubs, buckets and miscellaneous		0.50
Box of sundries		1.25
Sealers - 4 boxes		0.75
Seat		3.05
Chesterfield, 2 chairs		3.25
		9.00

Total

Less Expenses: (Auctioneer's Fee: \$13.58
(Advertising: \$1.80
(Moving: \$29.63

Net Proceeds Credited:

135.80

45.01

90.79

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 8.

Remarks.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 5403

NAME: NOSAKI, Shizuo

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: C. Spencer Pallet

VALUATION: \$20.00

PURCHASE PRICE: \$20.00

COMMITTEE'S APPROVAL: August 15, 1945.

PURCHASER'S FULL NAME: North Fraser Co-op Association.

ADDRESS:

OCCUPATION:

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

~~YES~~
YES

NO

Paid in full

ENCUMBRANCES, IF ANY:

Nil.

LIST OF CHATTELS SOLD:

1 Roll top desk.

\$20.00

CHattel SCHEDULE

File No. 5277

28th August, 1947.

Re: Ichitaro NOSAKI, Deceased - Reg. No. 14102

Declared by Nosaki loaned to Mr Park Gln	Inventoried 13/8/42 & confirmed by Mr Park Gln	Auctioned	Other Dispositions
---	---	-----------	-----------------------

Chesterfield	1 Dining table		
Stoves	Kitchen stove		
Chairs	2 benches		
Tables	Kitchen utensils		See below
Farm machinery	1 lge Kitchen cupboard	15/6/44	
Plough	Farm implements		
Cultivator	Heater stove		
	4 buckets	15/6/44	
	1 large desk		Sold to tenant 19/6/45 see File 5403
	Dressing table	Chest of drawers & mirror	15/6/44
	2 tables		
	Gramophone	15/6/44	
	Stool		
	Seed sower		See note below
	3 hand cultivators		
	6 lge. jars		
	Chair		
	1 table		
	Horse drawn cultivator	15/6/44	
	3 double beds	15/6/44	
	1 cabinet	15/6/44	
	1 stool		
	1 baby's bed	15/6/44	
	1 desk		
	Chesterfield suite	15/6/44	
	10 carton boxes		
	4 tables		
	2 electric lamps	15/6/44	
	1 bicycle tire (new)		
	4 rolls linoleum	15/6/44	
	3 chairs	15/6/44	
	1 electric fan	15/6/44	
	1 basin		
	3 Incubators	1 brooder stove	15/6/44
	1 cabinet	15/6/44	
	1 5-gal. crock		
	1 2 1/2-gal. crock		
	Several jars		
	50 gal. barrel		
	Japanese books		
	17 brick squares		
	1 chair	15/6/44	Used
	Lge. box		
	Several small tools	15/6/44	
		Window sashes	
		Boilies etc.	
		Clock & lamp	
		Blinds	
		Frames, hangers & also.	

File No. 5277

CHattel Schedule (Cont'd)

- 2 -

28th August, 1947.

Re: Ichitaro HOSAKI, Deceased - Reg. No. 1/102Declared by HOSAKI Inventoried 13/8/42 Auctioned Other Dispositions

15/6/44

Box of sundries
 Christmas decorations
 Shelves
 Cane seat & rack
 Cross cut saw
 Choker
 Stand & mop
 Ironing board
 Fishing rod
 Sack of wool
 Panel & coil
 Sideboard
 Washstand
 Odd chairs & misc.
 5 trays
 4 Platters
 Dinner set
 Odd china & glass
 3 boxes Japanese crockery
 Glassware
 Plastic bowls
 Silver dishes
 7 trays
 4 large plates
 Ornamental box
 Basket of sundries
 Tea tray
 Purses
 2 odd tins
 Dinner set
 2 decks
 Sprayer
 Roasting pan
 Box sundries (3)
 Box of cups & saucers
 Casserole
 Dishes
 Tubs, buckets & misc.
 4 boxes sealers
 Sent.

At the time our fieldmen inventoried this property, 11th August, 1942, there is a memorandum on file stating that one room in the house was boarded from the inside and was not inventoried. This would no doubt account for the number of chattels sold at auction, Nanay, 15th June, 1944.

There is also a pencil note dated 12th Sept. 1942, that kitchen utensils, bed, gramophone, seed sower, cultivator and horse cultivator were bought by the lessee, and that the brick squares would be used for repairing foundations of the house. However it is noted that a horse cultivator and gramophone were sold at the auction.

The above schedule is certified to be in accordance with information on this file and the son's file No. 5403.

File 5277

August 13th, 1942.

HOSAKI, Ichitaro

Reg. No: 14102

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 14 1942

In Use:

- 1 Dining Table ✓
- 1 Kitchen Stove ✓
- 2 Benches ✓
- ~~Kitchen utensils~~
- 1 Large Kitchen Cupboard ✓
- ~~Farm implements~~
- 1 Heater Stove ✓
- 4 Buckets ✓
- ~~Telephone~~
- ~~Single bed~~ *cancel*
- 1 Large Desk ✓ *S. 4*
- 1 Dressing Table ✓
- 2 Tables ✓
- 1 Gramophone ✓
- 1 Stool ✓
- ~~Seed sower~~
- ~~Hand Cultivators~~
- 6 Large Jars ✓
- 1 Chair ✓
- 1 Table ✓
- ~~Motor driven Cultivator~~

Not in Use:

- 3 Double Beds ✓
- 1 Cabinet ✓
- 1 Stool ✓
- 1 Baby's Bed ✓
- 1 Desk ✓
- Chesterfield Suite ✓
- 10 Carton boxes ✓
- 4 Tables ✓
- 2 Electric Lamps ✓
- 1 Bicycle Tire (new) ✓
- 2 Rolls Linoleum ✓
- 3 Chairs ✓
- 1 Electric Fan ✓
- 1 Basin ✓
- 3 Incubators ✓
- 1 Cabinet ✓
- 1 5-gal. crock ✓
- 1 2½-gal. crock ✓
- Several jars ✓
- 50-gal. barrel ✓
- ~~27~~ ~~Japanese Squares~~
- Japanese Books ✓
- 1 Chair ✓
- 1 Large Box ✓
- Several small tools ✓

The above items are all articles in my possession for which I hereby accept responsibility for their safe-keeping.

Date:

Confirmed: *ng Paik Gin*

Please sign, and return one copy to the Office of the Custodian.

S.T. Sold to Servant. 19/6/45.
Appraised by C. Spencer Pallot.

REC-
NO-
1438

NAME
HOGKI, Shiroo
/ see also FILE 5977

FILE NO. 943

[illegible]

LIABILITY SUMMARY

File No. 5403.

Shimura HOSAKI - Reg. No. 14008.

The above named Japanese declared on his JP Form,
signed April 23rd, 1942, that he had no Personal or Trade
Debts. This was found to be correct.

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

DATED: July 23rd, 1946.

William J. Sullivan

IMJS

Extract from Crop
Sale Agreement & Lease.

File #5403.

Lessor: Shizuo HOSAKI.

Lessee: Eng BOW.

Date: 11th April, 1942.

Term: Up to 31st December, 1942, ^{or duration.} ~~with option to renew lease~~

Consideration: \$500.00, paid. Rental for 1943 \$200.00, for 1944 \$150.00, and for subsequent years \$100.00, payments to be made by 31st July each year.

Property:

Land: Lot 6 of Lot 1 of N.E. $\frac{1}{4}$ of Section 20 Tp.12 Map 5430, N.W.D., and Lot 15 of W. $\frac{1}{2}$ of Section 20 Tp.12 Map 1161, N.W.D. Municipality of Maple Ridge.

House: Not included, only chicken coops and various roadways leading to farm.

Chattels: Not included.

*Replaced my Lease 152 to
Richmond Spence Ltd.*

See Extract.

Extract from Crop Sale
Agreement and Lease.

File #5277.

Drawn by Hal Menzies.

Lessor: Ichitaro HOSAKI.

Lessee: Ng Park GIN.

Date: 11th April, 1942.

Term: Up to 31st Decemver, 1942, with option to extend lease.

Consideration: \$500.00, paid, plus \$100.00 for full use of house, household furniture and all other buildings. On extension of lease rental to be \$200.00 for 1943, \$150.00 for 1944 and \$100.00 for subsequent years, all payments to be made by 31st July each year. \$100.00 paid for purchase of garden tools including plough and harrow, etc., also 1 horse and harness and all straw.

Property:

Land: Lots 11, & 12, D.L.399, Gp.1, Map 1112, Tp.12
Municipality of Maple Ridge, B.W.D.

House: Included, also barn, smaller house (situated behind the big house), chicken coops, sheds and various roadways leading into farm.

Chattels: As above. *See provisions in lease*

*Replaced by Lease #154 to
Richmond Sparrows & Co.
See Extract*

Extract from Lease.

Lease No. 152.

File No. 5403.

Lessor: The Secretary of State. (Shizuo HOSAKI)

Lessee: RICHMOND GROWERS CO. LTD.

Date: 23rd December, 1942.

Term: 3 years from 1st January, 1943 to 31st December, 1945.

Consideration: \$60.00 annually on 1st October each year. 1½ acres of
new strawberries to be planted in 1943 & 1944.
No Taxes.

Property:

Land: Lot 6 of Lot 1 of N.E.¼ Section 20, Tp.12, Map 5430, C.of T.132983 E.

Lot 15 of W.½ of Section 20, Sketch 1161, Tp.12, C. of T. 109095 E.

Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 6/8/43.



DOMINION OF CANADA
DEPARTMENT OF NATIONAL REVENUE
SUCCESSION DUTY DIVISION

In the matter of the estate of ICHIHARU HOSAKI
late of Haney, British Columbia deceased

STATEMENT OF DEBTS

I, SHIZUO HOSAKI, formerly of the town of Haney, Province of British Columbia, and now of the Rural Municipality of Portage la Prairie, Province of Manitoba,
hereby certify that I have made inquiries as to the debts, incumbrances and other allowances authorized by and in accordance with Section 8 of the Dominion Succession Duty Act and such debts, incumbrances and other allowances in the estate of the above named deceased are set forth in the Schedule hereto.

Dated this 28th day of July 1942.

Signature "SHIZUO HOSAKI"

Legal capacity of person making statement Executor

SCHEDULE OF DEBTS

NOTE:—State first the debts that have been paid, then draw a line, and thereafter state the debts which have not been paid and reasons for non-payment thereof.

NAME AND ADDRESS OF CREDITOR	NATURE OF CLAIM	AMOUNT OF DEBT	REASONS FOR NON-PAYMENT OF DEBTS NOT PAID
DEBTS THAT HAVE BEEN PAID:			
McKillops Ltd.	Undertaker	110 77	
Glen Hospital	Hospital	4 00	
Portage la Prairie			
DEBTS WHICH HAVE NOT BEEN PAID:			
Dr. G. F. Armstrong	Doctor	12 00	
A. A. Alfred (Dr.)	Doctor	12 00	
McKillops Ltd.	Undertaker	96 16	
Dr. Seldon, Vancouver	Doctor	Amount not known	
TOTAL CARRIED FORWARD			

Date of death June 28, 1942

DOMINION OF CANADA SUCCESSION DUTIES

(Form prescribed and authorized by the Minister of National Revenue)

Date
Rec'd
By
Insp.

IN THE MATTER OF THE ESTATE OF ICHIHITO HOSAKI, deceased.
(BLOCK LETTERS)

1. Statement required from the executor of a deceased person. If the executor does not file the statement, the beneficiary must do so. Both are equally required so to do, but the Minister may accept one complete statement and thereby relieve the other or others. Usually the complete statement is made by the executor. Reference to the executor, administrator or beneficiary or other person in the singular is also intended to include the plural.
2. This statement is to be prepared in triplicate. One copy is to be retained by the person filing the statement, and two must be delivered, or mailed postpaid, within six months after the death of the deceased.
 - (a) to the Inspector of Succession Duties for the district in which the deceased person filed his last Dominion Income Tax return, or the district which he resided at death, or
 - (b) to the Commissioner of Succession Duties, Ottawa, Ontario, if the deceased was at his death domiciled outside of Canada (see item 33b).
3. This statement must contain or have attached thereto:
 - (a) the information required to be given by the schedules referred to on pages 5 and 6 hereof;
 - (b) one certified copy and one office copy of the Last Will and Testament of the deceased.

4. Name of deceased ICHIHITO HOSAKI
5. Last Address Haney, British Columbia and Portage la Prairie, Manitoba.
6. Date of Death 28th June, 1942 7. Country of Domicile Canada

Did the deceased file Dominion Income Tax Returns? If so, where?

9. Name and address of Executor, Administrator, Trustee or other person making this statement—(state whether Executor, Administrator or Beneficiary).

Shizuo Hosaki, C/o Messrs. Colwill & Newman, Barristers & Co., Portage la Prairie, Manitoba.

10. Name and address to which communications should be sent—

Shizuo Hosaki, C/o Messrs. Black & Pierce, Barristers & Co.,
504 Crown Building, 615 West Pender St., Vancouver, B.C.

I/WE HEREBY CERTIFY that I am the executor(s) and as such have knowledge of the requirements of the Succession Duty law requiring full and complete disclosure of all property of every kind of the deceased, and in particular have read this Succession Duty form S.D. 1 and have noted the information and instructions contained on pages numbered 5 and 6 of this form, and that I/WE have inquired as to any property passing from the deceased prior to the date of death, more particularly referred to in item 34 on page 5 of this form and according to the best of my/our knowledge, information and belief, this statement and attached schedules contain a full and complete disclosure of all property of every kind, whether within or without Canada, included in successions from the above-named deceased person, the whole being thus certified in accordance with the Dominion Succession Duty Act, as being "a full, true and correct statement".

Date July 28, 194 2

12. Signature of authorized person(s) "SHIZUO HOSAKI"

13. Legal capacity or status of declarant(s) Executor

Departmental
Estimate

14. TOTAL COMBINED DUTIES PAYABLE (from item 32 (7)) \$

15. Payment herewith by cheque payable to the RECEIVER GENERAL OF CANADA \$

16. The difference between the amount paid and the departmental estimate must be secured by a bond of the executor and an authorized surety company or a bond of an executorship company authorized to administer without security, in double the said difference, or the said difference must be paid in cash. Otherwise, possession of, use by, or transfer of title to the property cannot be made or given by the Executor or Administrator without infringing the law and incurring penalties.

PENALTIES

17. There are severe penalties for failure to file this statement within six months of the death of the deceased, for failure to disclose all property assets or interests of every kind comprised in any succession or successions, for overstatement of debts, liabilities and expenditures herein or related hereto, or for any false statement of relationships or for any false statement whatsoever.

FOR DEPARTMENTAL USE—

194 S.D. 6 No.

Date

194

Assessor I.O.

H.O.

STATEMENT OF REAL AND PERSONAL PROPERTY WHEREVER SITUATED

18. **INSTRUCTIONS:**—(1) "Property" is defined by the Statute to include, "all property, real or personal movable or immovable, of every description, and every estate and interest therein or income therefrom capable of being devised or bequeathed by will or of passing on the death", and includes also the property mentioned in item 16 hereof (and Section 3 of the Act).

(2) A "Succession" means every disposition of property by reason whereof any person has or shall become beneficially entitled to any property or the income thereof, upon the death of any person, and every devolution by law of any beneficial interest in property or the income thereof. "Successor" means the person entitled under a succession.

(3) The Executor, in his capacity as such, is liable for all duties in respect of all property administered by him, even though the "successor" be also liable for duty in respect of the property to which the "successor" is entitled. (Section 12 of the Act).

(4) Any "person" who deals with the property of the deceased, as an executor *de son tort*, (without legal authority) becomes liable for succession duties in the same manner as an Executor appointed by the will of the deceased.

19. The property included in successions from a deceased must be listed separately in item 23 in the following order of Schedules, more particularly referred to on pages five and six, and the total value given at the end of each Schedule with a final summary item 24 of the said totals, namely:—

PROPERTY IN POSSESSION OF THE DECEASED AT DEATH IN CONTEMPLATION OF LAW:—

20. Did the deceased own either in whole or in part any property of the following kind? State "yes" or "no" after each item.

A. Real Estate? **Yes**

D. Bonds? **No**

G. Promissory Notes? **No**

B. Mortgages and Agreements for sale? **No**

E. Cash on hand and in bank? **Yes**

H. Book Debts? **No**

C. Stocks? **No**

F. Interest in Business? **No**

J. Life Insurance? **Yes**

21. Did the deceased:—

OTHER PROPERTY.

K. Miscellaneous Property? **No**

Make any—

Have an interest in any—

Make any—

L. Gifts inter-vivos, within three years of death but after April 29, 1941, or if prior thereto in contemplation of death?

N. (1) Joint properties? **No**

(3) Settlements including Marriage Settlements

No

Exercise during his lifetime any—

No

(2) General powers of appointment or disposal?

Upon the deceased's death did there arise any—

Purchase or provide any—

No

(4) Estates in dower or by the curtesy? **No**

M. Annuities? **No**

22. The distribution of the property to the actual beneficiaries by name must be shown in Schedule "P" on page four hereof in accordance with instructions attached to this form.

23. List below in order of Schedules those successively answered "yes" in items 20 and 21 above.
DESCRIPTION OF PROPERTY
(stating encumbrances thereon—see item 37 for example)

In respect of any particular property inside columns may be made to show sub totals within any schedule for example

Value at date of death

(1)

(2)
Gross value

(3)
Itemized liabilities

(4)
Total of itemized liabilities

(5)
\$ c.

ITEM 20 - SCHEDULE A. REAL ESTATE

Lots 11 and 12 of Lot 399, Map 1118, Municipality of Maple Ridge, Group 1, New Westminister District, British Columbia

NOTE: Above Real Estate is stated to be under the control of the Custodian of Enemy Property

4000 00

ITEM 20 - SCHEDULE E. CASH ON HAND AND IN BANK

Bank of Montreal, Haney, B. C.

1588 82

ITEM 20 - SCHEDULE J. LIFE INSURANCE

Policy B1754 in Canadian Mutual Benefit Association payable to Tsuna Hosaki, widow of deceased as named beneficiary

1000 00

Policy B254/354 in Western Mutual Benefit Association payable to Takeji Hosaki, son of deceased as named beneficiary

500 00

Sub total carried forward

7088 82

DISTRIBUTION OF PROPERTY

SCHEDULE P

30. State the "Initial Rate" based on the "Aggregate Net Value" as per "Rates of Duty," item 53 (3) % (add this to the additional rate in item 31 (6) (a) to get the total rate, item 31 (6) (b)).

31. Name and Address of Successor	2 Relationship to Deceased if any	3 Age of beneficiary at date of death	4 Nature of Property or Benefit	5 Value of Property or Benefit to the Successor		6 Rates of Tax		7 Duties Payable on Dutiable Value item 53 (4 and 5) Carry total to item 14	
				\$	c.	(a) Additional Rate item 53 6-7-8-9	(b) Total Rate	\$	c.
Tsuna Hosaki, Portage la Prairie, Manitoba	Widow		Life Insurance Policy	1000	00				
Takeji Hosaki, Portage la Prairie, Manitoba	Son		Over Life 18 years Insurance Policy	500	00				
Shisue Hosaki, Portage la Prairie, Manitoba	Son		Over 18 years Residue - Real Estate	4000	00				
			Moneys in Bank						
			\$1588.82						
	Less debts		254.93	1353.89					
NOTE: Real Estate is stated to be vested in and under control of the Custodian of Enemy Property									
32. Total of Column 5 is "Aggregate Net Value" (item 26). Total of Column 7 is "Total Combined Duties Payable" (item 14).									

ATTACH ADDITIONAL SHEETS WHEN NECESSARY.

April 20, 1942

Haney, B. C.

As an extension of the lease to which this is attached, the parties thereto further agree that: if the Lessor is unable to repossess the aforesaid properties at the end of the term hereby granted, the Lessee may continue in possession of the property at the full yearly rentals of Two Hundred Dollars (\$200.00) for the year 1943 and One Hundred Fifty Dollars (\$150.00) for 1944 and for subsequent years One Hundred Dollars (\$100.00) per year. All annual rental payments to be made by the 31st day of July in each year.

If the Lessor, after the first year, wishes to repossess the property during the crop period, he shall pay the Lessee reasonable compensation for the crop planted and not harvested, or he shall permit the Lessee to harvest the crop so planted.

Signature S. HOSAKI (Signed)

Witness HALBERT MENZIES (Signed)

Haney, B. C.
Notary Public

Signature ENG BOW (Signed)

Replaced by lease N. 15⁷ Richmond Grove

Haney, B. C.
April 11, 1942

This AGREEMENT for sale of crop between Shizuo Hosaki, farmer, of Haney, B. C. hereinafter called the "Vendor" of the one part, AND Eng Bow, produce merchant, of Vancouver, B. C., hereinafter called the "Purchaser" of the other part, WITNESSETH that in consideration of the sum of \$500.00 (Five Hundred Dollars) now paid to the Vendor by the Purchaser, the Vendor agrees to sell to the purchaser the 1941-1942 crop produced on the property lying and being in the Municipality of Maple Ridge and more particularly known and described as Lot Six (6) of Lot One (1) of the North East Quarter of Section Twenty (20) Township Twelve (12) Map 5430, in the District of New Westminster, AND Lot Fifteen (15) of the West Half of Section Twenty (20) Township Twelve (12) Map 1161, in the District of New Westminster, up to 31st December 1942.

The entire crop shall mean all the revenue which can be derived from the sale of the produce from the above mentioned farms.

The crops more specifically shall mean all the fruits such as raspberries, strawberries, apples, and vegetables such as peas, etc.

The vendor agrees to allow the said purchaser to use the chicken coops and the various road ways leading into the farm for the purpose of removing the crops.

The vendor agrees to permit the purchaser the use of the land for agricultural purposes and entry thereon.

The vendor agrees that the purchaser shall not be bound to plow the land or plant new crops in readiness for the following year.

The vendor further certified that there are no encumbrances against the aforesaid crop.

Witness..Halbert.Menzies.(Signed) Signature.S..Hosaki.(Signed)

Signature..Eng.Bow.(Signed)

5403

March 5th, 1945.

Mr. Shizuo HOSAKI,
Registration No. 14008,
c/o Tully Bros.,
Oakville, MANITOBA.

Dear Sir:

Re: Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable shares, registered in the name of Ichitaro HOSAKI, deceased, have been redeemed and the proceeds credited to your account:

1937	C 571	S 1202-3	\$ 20.00
1938	C 686	S 1370-3	40.00
1939	C 927	S 1914-8	50.00
			<u>\$110.00</u>

We ask that you send in the certificates covering these shares in order that the funds can be made available to you.

If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

5403
5277

July 28, 1948.

Mr. Shime ROSAKI,
Reg. No. 14006,
c/o Geo. Ogino,
443 Ellice Avenue,
Winnipeg, Manitoba.

Dear Sir:

As requested in your letter of the 27th instant, Custodian cheque in the amount of \$4,059.16 is attached hereto. This represents the balance of your account, as per the attached statement.

The valuation sheet of your property was sent to your solicitor, Mr. H. Alfred Best, on the 15th of March of this year.

In your late father's account there is a balance of \$552.24, which includes the proceeds from the redemption of 142 shares of the Maple Ridge Co-operative Produce Exchange, at the rate of ~~1.2775~~ per share. It is the wish of the Custodian at this time to forward to you this balance, but before doing so however, we must ask you to forward to this office the certificates covering the Maple Ridge shares if they are in your possession, and if not, to give us your explanation as to why you are unable to send them in. The certificates covering these shares are required for identification purposes, and it is not the practice of the Custodian to forward the funds from the redemption of same without the certificates.

Kindly acknowledge receipt of the above cheque.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/rn
enc. (1)

5277, 5403

August 10, 1948.

Mr. Shisuo Hosaki,
c/o Geo. Ogino,
443 Ellice Avenue,
Winnipeg, Manitoba.

Dear Sir:

Re: Estate of Ichitaro NOSAKI, Deceased.

We have to acknowledge your letter of August 6, enclosing Maple Ridge Co-operative Union Share Certificate covering 142 shares belonging to your late father, for which we thank you.

We are enclosing herewith Custodian cheque in the sum of \$552.24 drawn in your favour as Executor of the Estate of Ichitaro Hosaki, Deceased, being the balance of funds to the credit of the Estate account in this office as shown on the statement of the Estate account enclosed.

Kindly acknowledge receipt of this cheque, signing yourself as "The Executor of the Estate of Ichitaro Hosaki, Deceased."

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AG
Enc. cheque \$552.24
statement

5277, 5403

August 23, 1948.

Mr. Shisuo Hosaki,
c/o Geo. Ogino,
443 Ellice Avenue,
Winnipeg, Manitoba.

Dear Sir:

Re: Estate of Ichitaro HOSAKI, Deceased.

Enclosed is Custodian cheque drawn in your favour as the Executor of the Estate of Ichitaro Hosaki, Deceased, in the sum of \$552.24, which was inadvertently omitted from our letter of August 10, 1948.

Kindly acknowledge receipt of this cheque, signing yourself as "the Executor of the Estate of Ichitaro Hosaki, Deceased."

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AG
Enc. cheque \$552.24

December 10, 1946.

Mr. Shisuo HOSAKI,
c/o Tulley Brothers,
Oakville, Manitoba.

Dear Sir:

Re: Estate of Ichitaro HOSAKI, Deceased.

Enclosed is Custodian cheque for the sum of \$244.86, being balance of funds to the credit of the Estate of Ichitaro HOSAKI, of which you have been named executor.

In his Custodian declaration, your late father stated that he owned an eight-roomed, two storey, frame dwelling situated on Lots 11 and 12 of Lot 399, Map 1112, District of New Westminster. This property was turned over to you intact. The farm machinery on the property was sold by your father to H. G. Park Gin prior to his evacuation. The household furniture and tools left by your father on the property were sold at auction for a net amount of \$90.79 which was credited to the account of your father in this office.

Your late father also declared a bank account and a Victory Bond in the Bank of Montreal, Haney, B. C. These did not come under the control of the Custodian.

The proceeds from the two Life Insurance Policies declared by Ichitaro HOSAKI were paid, with the consent of the Custodian, direct to the beneficiary.

We were advised by your Solicitors, Black and Pierce, that your father held twenty-three shares of Redeemable stock in the Pacific Co-operative Union. Interest on these shares amounting to \$4.60 was credited to the Estate account. These shares were redeemed on March 2, 1945, and funds derived therefrom amounting to \$110.00 were credited to the Estate account. Interest from the thirty-nine shares of Unredeemable Pacific Co-operative Union stock amounting to 39¢ was credited to the Estate account. These thirty-nine unredeemable shares are still being held in the name of Ichitaro HOSAKI but all future interest payments will be credited to your account.

Mr. Shisuo HOSAKI

December 10, 1946.

All assets of your late father which came under the control of the Custodian, including any future interest accruing from the thirty-nine unredeemable shares in the Pacific Co-operative Union covered by Certificate No. 95, before mentioned, have now been transferred to you in your capacity as Executor of the Estate of Ichitaro HOSAKI, Deceased.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC
Enc.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Winnipeg, Manitoba,
April 13th, 1945.

IN THE MATTER OF THE CLAIM OF
SHIZUO ROSAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J. V. G. HUNTER, Esq.,

appearing for the
Dominion Government.

B. M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

K. HANADA, Esq.,

Interpreter.

B. J. HANFORD, Esq.,

Official Interpreter (acting
as check Interpreter).

H. M. LANGFIELD, Esq.,

Official Reporter.

2
S. Hosaki,
In Chief.
Discussion.

THE COMMISSIONER: Do you want to go on with the Hosaki case now?

MR. HUNTER: I would just as soon get it over with.

MR. CHERNIACK: In this, my lord, there are no amendments on the real property.

THE COMMISSIONER: Which claim are you starting on?

MR. CHERNIACK: Well do you want to take them separately?

THE COMMISSIONER: No, take them all.

MR. CHERNIACK: I have them divided into parcels.

10 THE COMMISSIONER: All right, take them all as one.

MR. CHERNIACK: Shall I say each parcel then?

THE SECRETARY: Case No. 833, my lord, Shiguo Hosaki.

THE COMMISSIONER: What are your amendments?

MR. CHERNIACK: Possibly I can intimate them at the same time.

SHIGUO HOSAKI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

MR. CHERNIACK: No. 1 is Lot 15, No. 2 is Lot 6, and
20 the third parcel are Lots 11 and 12, and the only amendment is as to personal property which my learned friend might have. Total value, \$405.00.

THE COMMISSIONER: Instead of \$637.75.

MR. CHERNIACK: Sold for \$30.50 and the net is \$704.50.

THE COMMISSIONER: \$374.43.

MR. CHERNIACK: \$374.50.

THE COMMISSIONER: Your amendment was \$30.50, was it?

MR. CHERNIACK: Yes, my lord.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you statements entitled Parcel 1 and Parcel 2 and Parcel 3 and personal chattels. Were these four statements prepared at your instructions? A: Yes.

Q Is that your signature on all four sheets?

A Yes.

Q And you swear the contents to be true to the best of your information and belief? A: Yes.

10 MR. CHERNIACK: I will file these as Exhibits 1, 2, 3 and 4.

THE COMMISSIONER: Yes.

THE SECRETARY: Separate numbers, Mr. Cherniack?

MR. CHERNIACK: I think they should be separate exhibits.

(STATEMENTS MARKED EXHIBITS NOS. 1, 2, 3, 4
RESPECTIVELY).

MR. CHERNIACK: On behalf of my learned friend I would like to file the 3 appraisals as Exhibits 5, 6, and 7.

MR. HUPFER: What is 4?

20 MR. CHERNIACK: The personal estate. H

(APPRAISALS MARKED EXHIBITS NOS. 5, 6, 7
RESPECTIVELY).

MR. CHERNIACK: Now, my lord, may I say that of these three parcels I believe two are in the name of the claimant and the third is in the name of his father, whose name was Ichitaro Hosaki.

THE COMMISSIONER: Yes.

MR. CHERNIACK: And I have in my possession the letters probate issued out of the Supreme Court at
30 Vancouver Registry, dated August 21st, 1942,

S. Hosaki,
In Chief.

appointing the claimant, Shisuo Hosaki, administrator, appointing this man the sole executor of the property and having with it a copy of the will, wherein the claimant, Shisuo Hosaki, is shown as the sole beneficiary. I am reluctant to file that. I don't want to clutter up the record and at the same time the claimant would like to have it back.

THE COMMISSIONER: Perhaps Mr. Hunter can concede the point that an administrator is established.

10 MR. HUNTER: That is correct, my lord.

MR. CHERNIACK: That is I am not filing it, my lord.

THE COMMISSIONER: That covers which parcel number?

MR. CHERNIACK: I could not say.

THE COMMISSIONER: Lot 6 is parcel 2?

MR. CHERNIACK: Yes, but I don't have the record. I might say in this way the presentation will be speeded up even more. The copies of the appraisals were sent to Mr. Best in Toronto, and I have not got them.

20 MR. HUNTER: Then that is parcel 2, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: My lord, you have the exhibits setting out the full information. You have the appraisals which as I say, I have not, of course, and I think I need not go into detail setting out the contents or comparing them at this time.

THE COMMISSIONER: These are not contiguous properties. They are separate and distinct?

MR. CHERNIACK: Q: Witness, are any of these properties
30 adjacent to each other?

A No, they are all separate.

Q They are all separate?

A Yes.

MR. HUNTER: I am sorry. There is some mixup as to which parcel it is. In the J. P. Form of the witness he shows Lot 6 and lot 15, which would be parcels 1 and 2. And in the J. P. Form of the father Ichitane, he shows Lots 11 and 12, which would be parcel 3. So the Probate I think would apply only to 3.

10 MR. CHERNIACK: That is correct, and you will see that in Exhibit 3, that is parcel 3, it is fully set out including the information as to letters probate.

THE COMMISSIONER: Yes, I see.

MR. CHERNIACK: My lord, if I may only read the comments in connection with these parcels?

THE COMMISSIONER: Yes.

MR. CHERNIACK: Parcel 1 shows considerable work done on this property which when purchased had only one-
20 half acre cleared. There is considerable clearing and cultivation, about 2½ acres at an estimated cost of about \$150.00 per acre, 150 mixed fruit trees were planted, and he constructed about one thousand feet of barbed wire fence. There were 3 small houses all built some time ago and the estimated cost is shown. The appraiser's opinion of the soil is that it is very good and the same applies to the statement of the claimant so that they agree in the matter, and he states that he
30 cannot understand how as low a value as \$150.00

S. Kosaki,
In Chief.

was arrived at per acre. He states that the fair market value of the land and improvements at date of sale was at least \$1500.00. As to parcel 2, my lord, this is in a slightly different area with regard to location. The other two lots are on the main highway and No. 2 parcel is not. On this parcel he constructed about 300 feet of tile ditching and about 300 feet of covered ditching and cleared and cultivated over 3 acres from time to time with his own labour, and estimates the cost at \$200.00 per acre. He planted about 130 mixed fruit trees at a cost of about \$60.00. He does not agree that the development is limited because any money or efforts spent in clearing is amply repaid by a very good crop and the crops that he took off the land were very good. The fruit trees were growing well and proved an asset to the land. He further states that he cleared the first two acres and sold the wood to a box factory in Raney for \$180.00, and the uncleared six acres would have brought about \$50.00 each from this source and he would have substantial firewood in addition. He considers that the appraisal and sale price are much too low and that a fair market value at date of sale was at least \$1500.00. The next is the property which belonged to the father of the claimant, and sets out what he believes was the purchase price. This is only information he remembers getting from his father. It sets out all the work done and I say, my lord, the estimated values shown in

10

2

30

Exhibit 3 for the buildings are made up from a note which the claimant found in his father's effects, where his father on evacuation had made some notes on his valuations. The witness, the claimant himself, has stated to me that he is not in a position to definitely state this and we will have to rely on further evidence at the adjourned meeting. These, however, are based on notes which he found among his father's effects.

10 THE COMMISSIONER: That information is on matters of cost, is it?

MR. CHERNIACK: No, my lord, values.

THE COMMISSIONER: Values, I see.

MR. CHERNIACK: He is just basing it on what his father has set forth. These are based on condition as it was at evacuation. His comment is, "the appraiser omitted to mention one chicken and one breeder house and over estimated the ages of most of the buildings. In April, 1942, we sold our
20 2000 chickens and up to that time have used the poultry houses constantly." My reason for that statement, my lord, is that the appraiser commented that the buildings had not been used for four years, and no doubt when he comes, he will give his reason for it.

THE COMMISSIONER: Is this a Soldier Settlement Board appraisal?

MR. CHERNIACK: Yes. The claimant agrees with the appraiser's opinion of the good locality and
30 excellent land and crop and in view of this he

S. Hosaki,
In Chief.

states that he cannot understand the low acreage value. He further says that he believes the fair market value of improved land and buildings at the date of evacuation to be at least \$10,000.00.

THE COMMISSIONER: This property is in Maple Ridge, is it?

A Yes.

Q Near which village?

A: Haney.

Q How close to Haney?

A: Little over

a quarter of a mile.

10 Q From the cross roads where the two is?

A Yes.

Q Off the main road on an a side road?

A Yes, side road.

MR. CHERRIACK: The appraiser says, "has direct access to 14th Avenue", "which is a good hard surfaced road".

THE COMMISSIONER: Yes.

20 MR. CHERRIACK: As to the personal chattels claim, my lord, it is all set out in Exhibit A, and in the right hand margin we have written the price at which we sold and I don't know whether I wrote it on the original, but the first item states, "Abandoned" and there is no mention of the heater stove.

THE COMMISSIONER: It is a new stove bought in 1941, and was abandoned?

MR. CHERRIACK: Yes,--possibly my learned friend should file his analysis.

MR. HENTER: I am rather dubious whether that refers to
t that stove. Because I noticed in the inventory
30 the stove abandoned was in the house or kitchen,

and they apparently did not find one. I rather doubt this was the same stove, because it did not deteriorate that rapidly.

THE COMMISSIONER: No. There is a heater stove shown on the top of 3, which the claimant values at \$15.00. Now it is conceivable that such a stove might be abandoned, but I find that a new stove costing \$140.00 in 1941 is mentioned and I doubt that such a stove would be abandoned.

10 Q You are aware of the purchase of that stove in 1941? A: Yes.

Q Do you know where it was bought?

A No.

Q Do you know what shape it was in?

A I couldn't remember.

Q You don't remember. Is your mother living?

A No.

Q Who was keeping house at the time you were evacuated?

A My dad was still then.

20 Q Your dad was doing it? A: No, my step-mother.

Q Well, is she living? A: Yes.

But she went back to Japan.

Q Oh, she went back to Japan? A: Yes.

MR. HUNTER: In the inventory it says in mine "no stove", and in the other it says "kitchen range, old, no good". I am extremely dubious whether that stove referred to is the one.

THE COMMISSIONER: Is there any suggestion as to its breaking here?

S. Hosaki,
In Chief.

MR. HUNTER: I have not seen any.

MR. CHERNIACK: Were there any stoves on the premises?

A There was an old stove in the small living quarters.

MR. CHERNIACK: Exhibit 4 states, "The above goods were stored on the second floor of our house except the incubators which were stored in the incubator house." Our contention is that it is not the same stove.

THE COMMISSIONER: Possibly no claim is made for the old stove.

20 Q You had not intended to claim for that?

A No.

MR. CHERNIACK: I don't want to delay this any longer. Your Lordship will note that he does not know the price paid for any of the items except the stove and the incubators because his father bought them, and he has no idea what the cost was, so that all he is able to give is his own estimate, that is, as to the year of purchase. These incubators he sets out were purchased in 1930 for \$360.00 and that their condition was fair. Now I don't know what was received from that item, my lord. It just says "miscellaneous" on the Custodian's appraiser's recording.

20 THE COMMISSIONER: Have you an analysis of the personal property claim?

MR. HUNTER: I have one here. In view of the limitation of the claim it might be of some use.

THE COMMISSIONER: I wonder if it would not serve the same purpose if you just filed it. I mean once the Custodian had had a chance to investigate it later.

S. Hosaki,
In Chief.

I gather from what Mr. Hunter has said, there is not much information in the analysis as now presented.

MR. HUNTER: Well, I was not going to file this in view of the change in the claim.

THE COMMISSIONER: Well suppose I give you leave to file another claim and have a copy served on Mr. Cherniack.

MR. HUNTER: That is agreeable.

MR. CHERNIACK: Well I don't know how it would be worked, but it will be put with the file.

10 MR. HUNTER: Well we would have it ready almost right away. That is in the next day or two.

THE COMMISSIONER: Q: Where are you living?

A In Edmonton.

Q In Edmonton?

A: Edmonton Street.

MR. CHERNIACK: Edmonton Street here.

A That is the name of the street.

THE COMMISSIONER: Come back at 2:30 on Friday afternoon.

Does that mean that you are losing time?

A No.

20 THE COMMISSIONER: Well come back on Thursday afternoon.

THE WITNESS: Yes.

MR. HUNTER: Might I advise my learned friend that I don't wish to cross-examine him on this and if my learned friend doesn't want additional information, he won't need to come at all.

MR. CHERNIACK: I won't be able to contact him so readily. I think he had better know before he goes away, if there is any chance that you might have to cross-examine him.

30 MR. HUNTER: Well I can't say.

S. Hosaki,
In Chief.

Discussion.

THE COMMISSIONER: From my point of view I will not need him. Is there anything else we can do right now to dispose of his claim? Perhaps you had better go on with your defense in the ordinary way and carry it as far as you can now.

MR. HUNTER: Very good, my lord. It is submitted that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that the claim made for personal property not sold is exorbitant. Parcel 1 was assessed: The land for \$400.00 and improvements for \$500.00.

THE COMMISSIONER: That is a \$900.00 total?

MR. HUNTER: Yes, my lord, it was purchased by the B.L.A. for \$731.00. Parcel 2 was assessed for \$700.00 for land, \$100.00 for improvements, a total of \$800.00. It was sold for \$280.00. Parcel 3 was assessed for land, \$1000.00, improvements \$1550.00, making a total of \$2550.00. It was sold for \$3113.00. I see a notation here, my lord, that Lots 11 and 12 were valued at \$4000.00 for Succession Duty purposes on the 13th of June, 1942.

THE COMMISSIONER: \$4000.00 for the third parcel?

MR. HUNTER: For the third parcel, my lord.

THE COMMISSIONER: Well, that would appear to show the administrator's idea at the time.

MR. CHERNIACK: I presume my learned friend will be bringing evidence to that effect.

MR. HUNTER: Oh, I think we will certainly try to do that.

THE COMMISSIONER: Well I imagine that you should.
The best way of establishing it would be to file
the inventory.

MR. HUNTER: Your Succession Duty in British Columbia
is still filed in the Probate Court?

THE COMMISSIONER: Yes.

MR. HUNTER: We could get copies of those?

THE COMMISSIONER: I am sure you could. Was Streight
the administrator here? No, I am sorry. Who
was the solicitor who filed papers for your father's
estate?

MR. CHERNIACK: It indicates T.B. Pearce, Esq.

THE COMMISSIONER: Well that is Black, Bush & Pearce,
solicitors in Vancouver.

MR. HUNTER: Well I have no doubt the information will
be available.

THE COMMISSIONER: You will have no difficulty and I pass
that information on for Mr. Cherniack and I think
if you write Black, Bush & Pearce, you will find
what you want.

MR. HUNTER: As far as I can tell from the chattels now,
and I refer to Exhibit 4, the personal property
statement, the first one we will have to say is
missing because that doesn't appear to be the one
abandoned. The next one is \$15.00, the heater
stove, missing as far as I can ascertain. The
next three, it does show prices sold opposite them,
and I could find last night no trace of the three
incubators. They appear to be missing. However,
we will try to amalgamate them in an analysis form

for him.

THE COMMISSIONER: Very good.

CROSS-EXAMINATION BY MR. HUNTER.

Q Mr. Noski, I presume as the executor of the estate of your father you signed these various succession and probate forms?

A Yes.

Q Do you recall what value you placed on the succession duty forms?

10 A I forget now.

Q I have a notation here that it was \$4,000. Do you remember whether that would be correct?

A I don't know. I have no -

Q You don't remember?

A No.

MR. HUNTER: That's all my Lord.

THE COMMISSIONER: Have you any re-examination Mr. Cherniack?

MR. CHERNIACK: Just one question.

RE-EXAMINATION BY MR. CHERNIACK:

20 Q Where did you get these application papers that you signed?

A From Mr. Coldwell in Portage la Prairie.

Q Mr. Coldwell, solicitor of Portage la Prairie?

A Yes.

Q Do you know who prepared them?

A No.

Q You signed them at his request?

A Yes.

THE COMMISSIONER: If that is so you may find Mr.

Coldwell has the information you want.

30 MR. CHERNIACK: Yes. Well, there's nothing further we

H. Hosaki.
Conclusion.

have now.

THE COMMISSIONER: There is nothing further we can accomplish now, is that clear?

MR. HUNTER: Well no, my lord.

THE COMMISSIONER: Well, we will adjourn now to 10.30 in the morning.

MR. CHERNIACK: Did you say 10.30 my lord?

THE COMMISSIONER: Oh, no, 10.00 o'clock in the morning. Perhaps I did say 10.30. I did not mean it.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H. N. Langfield
"H. N. LANGFIELD"
Official Reporter.

S. Hosaki,
Cross-Exam.
Discussion.

April 16th, 1948. 2:30 P.M.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. CHERYLACK: Your Lordship will recall that on, I think, Wednesday, we heard the case of Hosaki, and it was adjourned to 2:30 this afternoon to give the Custodian the opportunity to prepare a new analysis sheet.

THE COMMISSIONER: Yes, what was the number?

MR. HUNTER: 833, my lord.

10 THE COMMISSIONER: Yes, I have it. Mr. Hunter, are you ready?

MR. HUNTER: Yes, my lord.

MR. CHERYLACK: Are you going to have the witness re-sworn?

THE COMMISSIONER: I think not.

SHIZUO HOSAKI, the claimant herein, resumed the stand, testified further as follows:

THE COMMISSIONER Q: You are already sworn, Hosaki.

20 A Yes.

MR. HUNTER: I will tender the new analysis as Exhibit 8.

(ANALYSIS MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Hosaki, before you left your property on April 20th, by a collateral agreement you agreed with the tenant that he would have the full use of all household furniture, is that correct?

30 A I don't know because my dad made the arrangements.

S. Hosaki,
Crosse-Sum.

Q The signature, I. Hosaki, that is whose?

A My father's.

Q We have a typewritten copy of the lease here. Mr. Mensies is a witness.

THE COMMISSIONER: Yes.

MR. HUNTER: Mr. Mensies is a witness to this lease and it is dated the 20th of April, 1942, headed at Haney, B.C., and says, "As an extension of the lease to which this is attached, the parties thereto have agreed that the lessee shall also have the full use of the house, household furniture and all other buildings now on the property for a further consideration of \$100.00."

And accordingly it is a submission that these chattels were left in the custody, control or management of some person other than the Custodian, and that accordingly only those that came under the custody, control or management of the Custodian come within the terms of reference.

20 THE COMMISSIONER: Does the claimant acknowledge that that agreement was entered into?

MR. HUNTER: He doesn't know. I have asked him and he says he doesn't know. It was his father's.

MR. CHERNIACK: May I point out that it is his father's claim.

THE COMMISSIONER: Where is your father now?

A He died in 1940.

THE COMMISSIONER: Well, I think the only thing is to file it for identification and have Mensies identify it later.

MR. HUNTER: That is what I was thinking. I wanted to put in the statement, anyway, so that my learned friend may not say I have surprised him at a later date. There are three agreements here actually, my lord: one is where I. Hosaki sells all his garden tools including the plough and harrow, and also one horse and harness and all straw to the tenant, Mr. Gin, for \$100.00.

THE COMMISSIONER: Yes.

19 MR. HUNTER: And the other is the sale of crop to the same person for \$500.00, and an agreement for the sale of crops in future years. And it is also a combination sale of crop and the land, as far as I can see. I think in view of the fact Mr. Menzies is his witness in two, anyway, he can either identify them or say he knows nothing about them.

THE COMMISSIONER: With whom does the agreement purport to have been made?

20 MR. HUNTER: With the tenant, Mr. Ng Park Gin. Maybe it is him, I don't know.

Q You are Shizuo, are you not? At Yes.

Q We have a copy here of schedules filed under the Dominion Succession Duty Act, what purports to be a copy, Mr. Hosaki, and under miscellaneous property the word, "no" is shown: Do you recall signing the Succession Duty schedules in your father's estate?

A I made up everything with Mr. Goldwell of Portage La Prairie.

20

S. Hosaki,
Cross-Exam.

MR. HUNTER: I don't wish to seem unduly technical, my lord, but it may be that a question of ownership may arise.

THE COMMISSIONER: In view of these documents that have gone in as Exhibit 9?

MR. HUNTER: No, in view of the Succession Duties, my lord, your Lordship will recall that the values shown in the schedule were \$4,000.00 and shows no personal property, my lord.

19 THE COMMISSIONER: I see.

MR. HUNTER: It is in the typewritten copy we have, and of course we would have to prove it properly later on.

THE COMMISSIONER: Yes, well I don't think we can get any farther with the present claimant. He doesn't seem to be able to help us with regard to the document, No. 9, which has been received subject to proof at a later date.

MR. HUNTER: That is correct. There is just one other question I would like to ask him.

20 Q Did your brother, Takemi, live in the same house with you? A: No, he was living at Handley and we were living at Hanny.

Q There was not a question of his furniture getting mixed up? A: Yes, there was.

Q He had some furniture with you?

A Yes.

Q And do you know whether he received any credit?

A No, he did not.

Q Is there any possibility of his furniture being sold as your father's or vice versa?

20
S. Hosaki,
Cross-Exam.

Re-Direct Exam.

A No, I don't know that.

Q I see. I think that's all, my lord.

THE COMMISSIONER: Thank you, Mr. Hosaki.

MR. CHERNIACK: Just one question.

Q Witness, are you satisfied that this claim you made for one kitchen stove, one kitchen cabinet, heater stove, three double beds, chesterfield suite, electric fan, and three incubators, are you satisfied they were on your father's property?

10 A Yes, they were.

THE COMMISSIONER: You are satisfied that these articles were the furniture belonging to your father?

A Yes.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H. M. Langfield

"H. M. LANGFIELD"
Official Reporter.

BRIEF

Notes in Defence

Shizuo HOSAKI

File No. 5403

Case No. 833

WINNIPEG
April 13, 1948
V.L.A.

- Ex. 1 - Statement of Real Estate Parcel 1
Ex. 2 - Statement of Real Estate Parcel 2
Ex. 3 - Statement of Real Estate Parcel 3
Ex. 4 - Statement of Chattels
Ex. 5 - Farm Appraisal Report
Ex. 6 - " " "
Ex. 7 - " " "
Ex. 8 - Analysis of Personal Property
Ex. 9 - Lease extension (I. Hosaki and NG Park Gin)

Claims: 1. Real Estate

Parcel 1. Lot 15 of W₂ of Sec. 20, Sk 1161, Mun. of Maple Ridge 4.73 Ac.
Parcel 2. Lot 6 of Lot 1 of NE₄ Sec. 20, Tp 12 Map 5430
(Letters Probate) Parcel 3. Lots 11 & 12 of Lot 399, Gp 1, Map 1112

2. Chattels.

Claim 1:-

Parcel 1. Lot 15 of W₂ of Sec. 20, Sk 1161, Mun. of Maple Ridge 4.73 Ac.

	Land	Bldgs.	Total
Assessed	500.	400.	900.
Appraised	644.50	100.	744.50
Claimed		1500.	1500.
Sold	632.	99.	731.

This property was appraised by J.D. Patterson. It is a question of valuation only.

Parcel 2. Lot 6 of Lot 1 of NE₄ Sec. 20, Tp 12 Map 5430

	Land	Improvements
Assessed	700.	100.
Appraised		285.54
Claimed		1500.00
Sold		280.00

Appraised by D. Dodding and is a question of valuation only.

Parcel 3. Lots 11 & 12 of Lot 399 Gp 1, Map 1112 9.9 Acres.

Letters probate dated Aug. 21/42 appoint claimant executor and copy of will indicates claimant is sole beneficiary to his father, Ichitaro HOSAKI, in whose name parcel 3 is registered.

	Land	Bldgs.	Total
Assessed	1000.	1550.	2550.
Appraised	1170.	2000.	3170.
Claimed		10,000.	10000.
Sold	1147.	1966.	3113.

Appraised by D. Dodding and is a question of valuation only.
This parcel was valued at 4000. for Succession Duty purposes on June 13/42, which gives the Administrators idea of the value at the time.

Claim 2. Chattels

Claim \$405., \$110. of which brought \$30.50 by sale at auction. A new analysis has been filed. (Attach copy to claim file when received.) This claim, too, is a question of valuation only.

REAL PROPERTY: Lot 15 of W $\frac{1}{2}$, Sec. 20, Tp. 12, Map 1161, Municipality of Maple Ridge, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>	
Land	\$400.00	\$644.50		\$1500.00	4.73 acres
Improvements	<u>500.00</u>	<u>100.00</u>			
	\$900.00	\$744.50	\$731.00	\$1500.00	
	Less sale price			<u>731.00</u>	
	Amount of Claim			<u>\$769.00</u>	

2. Lot 6 of Lot 1 of NE $\frac{1}{4}$, Sec. 20, Tp. 12, Map 5430, Municipality of Maple Ridge, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>	
Land	\$700.00	\$285.84		\$1500.00	9.471 acres
Improvements	<u>100.00</u>				
	\$800.00	\$285.84	\$280.00	\$1500.00	
	Less sale price			<u>280.00</u>	
	Amount of claim			<u>\$1220.00</u>	

3. Lots 11 & 12 of Lot 399, Gp. 1, Map 1112, Municipality of Maple Ridge, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>	
Land	\$1000.00	\$1170.45			10 acres
Improvements	<u>1550.00</u>	<u>2000.00</u>			
	\$2550.00	\$3170.45	\$3113.00	\$10,000.00	
	Less sale price			<u>3,113.00</u>	
	Amount of Claim			<u>6,887.00</u>	

Note that Lots 11 & 12 were valued at \$4000.00 on Succession Duties Return of June 28, 1942.

PERSONAL PROPERTY Claim for \$637.75 should be amended to ~~\$759.95~~ as credits amount to \$157.80 and not to \$280.00 as stated by Claimant.

This claim is in respect of chattels of his deceased father. It is noted in his Succession Duties Form of 28th June, 1942, that he stated that his father left no miscellaneous property. This personal property is now valued at \$917.75.

Name of Claimant **HOSAKI, Shisue**Case **833**Custodian File **5403**

<u>REAL PROPERTY</u>											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price		Total Award 125% of all Sale Prices	
						% of Total	Amount			% of Total	Amount
					280.00		426.72			420.00	
					731.00		461.59				
					2113.00		2717.44			3605.75	
<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 & Not Found & 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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
118.00	30.30		27.77%	295.00							
		9.15			81.92				91.07		
TOTAL RECOMMENDATION									4116.62		

November 21st, 1950.

Mr. Shizuo HOSAKI,
Atholmer, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 833

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 ... \$4,116.82.

Cheque in your favour is enclosed for \$3,924.15 and we have paid the Co-Operative Committee .. \$ 192.67 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CLAIM NO. 833 - Shizuo HOSAKI

Counsel for the claimant seeks special consideration for the claimant in respect of 916 fruit trees shown to have been planted on 3 parcels of land, each of which was acquired from the Custodian by the D.V.L.A.

It is apparent that the S.S.B. Appraisers gave no credit for the fruit trees under cultivation.

In the circumstances I consider that an allowance of \$420.00 should be made to the claimant, and RECOMMEND accordingly.

H.I.BIRD

Commissioner.

February 1st 1950.