

6980

6980

This file is connected with
files 6981 + 6982, + Case
file 50.

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: KOSAKA Tamotsu
 HOME ADDRESS: 15th Rd., R.R. #1., Haney B.C.
 REGISTRATION NUMBER 13625 SEX: Male AGE: 24
 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? Yes

NAME OF WIFE OR HUSBAND: XXX Shizue 7653

ADDRESS OF WIFE OR HUSBAND: 15th Rd., R.R. #1., Haney B.C.

NAMES OF ANY LIVING CHILDREN: Ronald, (M)

ADDRESS OF CHILDREN: 15th Rd., R.R. #1., Haney B.C.

AGE OF CHILDREN: 1.

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

1. LOCATION AND DESCRIPTION: has 3rd interest in the
following land. Lots 1 and 2. Sub-division of S. portion of
S.E. 1/4 of Section 15, Township 12, N. Map 6452. District of New
Westminster B.C. Municipality of Maple Ridge.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame
dwelling house, 6 rooms. Green-House, Sawdust Bunk, 1 Garage.
also has a 3rd interest in the buildings.

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

4. TAXES (Amount and where payable) \$28.00 Payable at Maple Ridge, B.C.
1941 Paid.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In father's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes: Jiro Robert and Masaru
9. IF FARM LAND STATE CROPS SOWN: Tomato, Orchard.

STATEMENT OF REAL PROPERTY OCCUPIED

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

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)
\$100.00 Victory Bond, In declarants possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. Policy #2037669. \$1000.00
Manufacturers Life Insurance Co. \$1000.00 Policy #706875. Beneficiary
wife, Shizue. Policies in declarants possession

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

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 30th day of April 1942

(Signature)

Lamton K. R. R.

A. W. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 4/45.

Our File No. 6980

Full Name KOSAKA Tamatsu
(Surname in Block Letters)

Registration No. 3625

Male - Female
(check)

Age Oct. 31, 1917

Former Address 15th Road., R.R.#1, Vancouver, B.C.

Date Evacuated May/42(7) Naturalized - Canadian-Born - National
(check)

Present Address Shinawa Lbr. Co.,
Canal, B.C.

Married - Single
(check)

246 East Linnart, B.C.

Name of Wife

(NAGAI)

Shizuyo

Name of Husband

Name of Mother

(FURUMORI)

Name of Father

Daichiro #D2864

Names of Children under 16

Ryuu

02874

Ronald Ichiro (r) Jan. 11/4

Requested by

Violet Scott

Registered with Custodian

(Yes or No)

Additional Information

Farmer.

Owner of 20 acres

1 bldg.

1/41 Chrysler

1/40 Maple Leaf

Truck

REAL PROPERTY SUMMARY

JAPANESE NAMES: Tamotsu KOSAKA Reg. No. 13625 File No. 6980
Robert Jiro KOSAKA " 02868 " 6981
Masaru KOSAKA " 03987 " 6982

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/67-P. First Offer.

PROPERTY ADDRESS: 2949 - 15th Road, Haney, B. C.

LEGAL DESCRIPTION: Lots 1 and 2 of part of the South East quarter of Section 15,
Township 12, Map 6452, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Jiro KOSAKA, Tamotsu KOSAKA, and
Masaru KOSAKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25157, dated December 14th, 1942.

ASSESSED VALUE: Land - \$ 850.00
Improvements - \$5700.00 - \$6,550.00. Taxes - \$90.31.

CLASSIFICATION: Tomato Growers and an orchard, with dwelling and out-buildings.
The Custodian's representative reported December 1st, 1942, that
this property was owned Jointly by 3 brothers, viz. Robert Jiro
KOSAKA, Tamotsu KOSAKA, and Masaru KOSAKA, and that it had an area
of 18.182 acres of which 12 acres were cleared, and planted as an
orchard of 100 fruit trees.
1 - 1½ storey 6 room dwelling, in fair condition, 4 green houses
each 18' x 190' - good condition, 1 storage shed - good, 1 packing
shed and sawdust bunk, 2 storey boiler room, 1 garage, 1 pump house.
"Fruit trees are very poor, heavy moss covering limbs, a lot of
work necessary to put them back into good condition."

**HISTORY OF
ADMINISTRATION:** This property was leased by the Custodian, on 17th December, 1942,
to George Herbert Snow for the Term of 1 year from 1st October,
1942, to September 30th, 1943. Consideration - \$550.00 payable
\$137.50 quarterly commencing 1st October, 1942, and thereafter on
the 1st days of January, April and July, 1943. No Taxes.
Buildings included, space reserved for storing chattels.

Lease handed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$3,088.00 as at 1st
January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Tamotsu KOSAKA, Robert Jiro KOSAKA
and Masaru KOSAKA - Joint Account, as at May 9th, 1944, against
which were charges for Registration Fees - \$3.00, Legal Fees -
\$15.00, leaving a net credit of \$3,070.00 from said transaction.

transaction.

Page 2.

File Nos. 6980, 6981 and
6982.

Adjustments as at 1st January, 1943, to the amount of \$35.60, covering unexpired Fire Insurance Premiums, were placed to Tamotsu KOSAKA, Robert Jiro KOSAKA and Masaru KOSAKA - Joint Account Credit as at May 4th, 1944.

The following Fire Insurance Policy -

Commerce Mutual Fire Insurance Co., Policy No. 9500540, covering \$700.00 on dwelling, \$800.00 on bunkers, \$100.00 on boiler house, \$100.00 on tool house, was transferred to The Director, The Veterans' Land Act.

In view of the rents up to August 31st, 1943, having been collected by the Custodian, a cheque for \$275.00 was issued to The Director, The Veterans' Land Act, on November 17th, 1943, covering same.

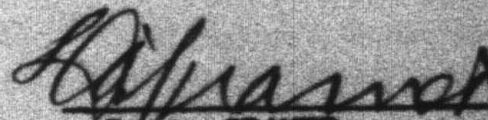
Certificate of Title No. 169443-E in the name of The Director, The Veterans' Land Act.

PROTEST:

The three owners, in a letter to F.G. Shears, Director, Dept. of Secretary of State, Office of the Custodian, dated June 5th, 1944, protested the sale of their property at such a low figure.

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

March 21st, 1946.


D. A. CRAMER.

DAG:JS

FILE NUMBER SUMMARY

File Nos. 6980, 6981 and
6982.

Toshio KIMURA - Reg. No. 13625
Robert Firo KIMURA - Reg. No. 02868
Kazuo KIMURA - Reg. No. 02867

All of the above named Japanese declared, on their JP forms, signed April 28th, 1943, that they carried no Fire Insurance, so, on June 24th, 1943, the Custodian placed a \$2,000.00 Policy in the Commerce Mutual Fire Insurance Co., covering the following items: \$700.00 on dwelling, \$800.00 on warehouse, \$200.00 on boiler house, \$200.00 on boiler equipment, \$100.00 on tool house. The \$200.00 on boiler equipment was cancelled on August 17th, 1944, and a return Premium of \$5.00 allowed. The balance of the Policy was transferred to The Director, The Veterans' Land Act.

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

March 21st, 1946.

D. L. Clark
D. L. CLARK

DAC:JB

FILE

See also File No. 6981 &

2002

[illegible]

LIABILITY SUMMARY

File Nos. 6980, 6981 and
6982.

Tamotsu KOSAKA - Reg. No. 13625
Robert Jiro KOSAKA - Reg. No. 02848
Masaru KOSAKA - Reg. No. 03287

The above named Japanese all declared on their separate
JP Forms, signed 30th April, 1942, that they had no Personal
or Trade Debts, and we can find no evidence of any claims
having been filed against any one of them.

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

March 21st, 1946.


D. A. CRAMER.

DAQ:JS

File Nos. 6980
6981
6982

STATEMENT OF ACCOUNT
Tamotsu KOSAKA - Regn. No. 13625
Jiro KOSAKA - Regn. No. 02868
Masaru KOSAKA - Regn. No. 03987

Dec. 22/47

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
Jan. 1	Credit re sale of property		\$3120.60	
	Land Registry Office, Cert. of Encumbrance	\$1.00		
13	G.H. Snow re lease 1st Oct. to 31st Dec. '42		137.50	
Aug. 3	Fire Insurance premium	44.00		
Sept. 25	Manufacturers Life Ins. Co. premiums paid	107.29		
Oct. 30	San Life Assurance Co. premiums paid	111.45		
1944				
May 25	C.H. Stonehouse, purchase of toilet fixtures		18.00	
Aug. 24	Refund of Mutual Fire Insurance premium		5.00	
1945				
Apr. 23	Legal fees in connection with conveyance of property	15.00		
1947				
Aug. 20	Transfer of funds to individual accounts			
	Masaru KOSAKA	1000.78		
	Jiro KOSAKA	1000.79		
	Tamotsu KOSAKA	1000.79		
		\$3281.10	\$3281.10	

STATEMENT OF ACCOUNT

Re: Tamotsu KOSAKA

Reg. No. 13625
File No. 6980

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1947 August 22	Transfer of funds from Joint Account with Masaru and Jiro KOSAKA - proceeds from sale of real property.		\$1,000.79	
		<u>00.00</u>	<u>\$1,000.79</u>	
				<u>\$1,000.79</u>

1447

CANADA

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 6980

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

December 29, 1948

REGISTERED

Mr. Tamotsu KOSAKA,
Reg. No. 13625,
East Lillooet, B.C.

*Returned
Jan 17/49
also cheque*

Dear Sir:-

We have to your credit the sum of \$1000.79 of
which you have been advised.

In order to dispose of this balance we are forward-
ing to you by registered mail a Custodian cheque for this amount
payable to your order.

The acceptance of this cheque by you will not in any
way affect the merits of your claim against the Government.

Kindly acknowledge receipt.

Yours truly,

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

BRD/DD.
Enc. 1.

*Robert G. Kousen
B.R. on
file 6981*

January 8, 1948.

Custodian of Enemy Property,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B. C.

Dear Sirs:

With further reference to information given to you
on Monday January 5, 1948, I wish to advise you that a
considerable amount of chattels, farm machinery etc. were picked
up by the Kosaka brothers from their farm before Evacuation
and either stored in some place unknown to me or taken to
Lillooet in trucks.

Yours truly,

W. L. P. Smith

Witness:

M. L. Brown

A Commissioner for taking Affidavits
within the Province of British Columbia

*Get copies
Held on
Lillooet
2nd day*

(Mr. Hunter)

File Nos. 6980
6981
6982

January 7, 1948.

RE: PERSONAL PROPERTY

Jiro KOSAKA

Tamotsu KOSAKA

Masaru KOSAKA

Lots 1 & 2/pt. SE 1/4 Sec. 15/Twp. 12,
Map 6452, Mun. of Maple Ridge, D.N.W.

The Chattel situation in connection with the above property is very unsatisfactory. No inventory appears on file but there possibly was one taken by our fieldmen.

The property was Leased to Mr. G. H. Snow on December 17, 1942. He deals in Hot-house Produce and there are two greenhouses in connection with this matter. Mr. Snow's agent, Mr. Perkins, has supervised the operation of the farm continuously to date.

We telephoned Mr. Perkins Saturday, January 3rd, regarding the chattel situation, and on Monday, January 5th, he advised us as follows, regarding the items listed "Not Sold" in our Analysis of Claim:

Stove - Shipped direct to Mr. Kosaka.
Spare Pipe Fittings - Did not see them.
Lumber - Not much there.
Glasses - Not found.
Nails - Never saw them.
Tools - Not there.
Half Drum Lubricating Oil - Empty; barrel still there.
Diesel Oil - 180 gallons - Barrels there; oil never used.
Bench Saw - Did not see.
Two Sets Billiard Tables - Still where they were left, in sawdust bunker.
Never were much value at any time.
Beds - Very old. Probably destroyed in fire when house burned down about a year ago.
Oil Drums - Bunch of barrels still there.
Hose - Rubber; still there; not much good.
Books - Probably burnt when house was destroyed by fire.
Farm Implements - Did not find any.

Also, furniture that remained on the property, apart from the articles that were auctioned, were not worth moving. Any effects in the house were destroyed when house burned down.

Sawdust - Mr. KOSAKA claims he left 175 truck loads at \$4.50 a load. Mr. Perkins states that all he could get in this bunker was 101 loads and he only paid \$2.25 per load. He states that he used the sawdust that was there and was willing to pay a reasonable price for it.

Wood - Mr. Perkins states the wood claimed by Mr. KOSAKA as being on the property, was rotten and not used and it is still there, according to him.

Boiler - Not worth moving; too heavy to justify cost; only good for scrap iron.

600 Tomato Boxes - Mr. Perkins did not see these boxes, which were supposed to be on the property.

Washing Machine - Sold to A. A. Bloeser, Haney, B. C., for \$160.00.
Toilet Fixtures - Sold to C. H. Stonehouse, Whonock, B. C., for \$18.00.
Radio - Sold at Public Auction on May 9, 1944, for \$24.00; less expenses, \$4.22; net proceeds being \$19.78.

Property was sold to a Veteran, George A. Robinson. Mr. Perkins is teaching him the Greenhouse business. No record of chattels on this farm at V.L.A. There is a possibility that the best of them were shipped to Mr. Kosaka or taken with him.

The above information given
in telephone conversation is
correct.

WJJ/HMS

W. J. Perkins

W. J. Perkins

ALL PIPE BRACES

ARE LAID 10' APART

16 Rows of
2" PIPE LAID
FROM END TO
END OF GREENHOUSE
AS HEATER

1" PIPE BRACE 10' APART

UNDERGROUND
CEMENT
BRACES

VENTILATORS
10' APART

Ventilators open by
turning crank at
center of house

2 1/2" SASH
ALL AROUND

REVELLED
3" VENT

1" PIPE
BRACES

5" PIPE
Supporting gutter

1" PIPE
BRACE

2 1/2"
GROUND
LEVEL

CEMENT
FOUNDATION

6" THICK
4' DEEP

CEMENT BLOCK

CEMENT BLOCK
ANCHOR UNDERGROUND

4" DRAINAGE
TILE 200'

UNDERGROUND
CEMENT
BLOCK
ANCHORING
BRACE PIPES

NAME WOSAKA, Robert Jiro

REGISTRATION NO. 02868

FILE NO. 6981

The following chattels were sold by public
auction at Haney, B. C. on 7/4/45 and 10/5/45.

Box of sundries	\$ 1.50
Stand	0.50
Small cupboard	0.75
Box of sundries	2.25
Organ	21.00

Total

(Auctioneer's Fee: \$ 2.60
Less Expenses: (Advertising: 0.33
(Moving: 4.87

\$	26.00
\$	7.80
\$	18.20

Net Proceeds Credited:

Members of Custodian Staff Present. W. E. Anderson

Extracted from Auctioneering List No. Haney 15.

Remarks.

6981
6982
6983

June 9, 1944.

Messrs. Jiro, Tomotou and Masaru KOSAKA,
Registration Nos. 02868, 13265 & 03987,
Town P. O.,
Taylor Siding, B. C.

Dear Sirs:

We are in receipt of your letter of June 5, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,
Farm Department.

WRA/EO

C
O
P
Y

File Nos. 6961, 6960, 6962

Taylor Lake Siding,
Town P. O. B. C.,
June 5, 1944.

Mr. F. G. Shears, Director,
Dept. of Secretary of State,
Office of Custodian,
Vancouver, B. C.

Dear Sir:

I was not previously advised of the sale of my
brothers' and my property so there is one thing I wish to
make clear.

I consider the price of \$3068.00 quite fair if it is
for the property only, although my brother and I have no intention
of selling the property.

If this amount includes greenhouses and other buildings,
I think this price is absolutely ridiculous. I can furnish you with
almost exact amount my brother and I spent in building those greenhouses
so will you please let me know if the price of \$3068.00 is for the
property only or it includes greenhouses and other buildings.

Yours truly

"Jiro Konaka"	Reg. No. 02866
"Tamatsu"	13265
"Masaru"	03987

Canada

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

MAY 21 1944

JAPANESE EVACUATION SECTION

File No. 6281, 6282 & 6283.
Reg. No. 02858, 13625 & 03767.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Jiro KOSAKA, Mr. Tamotsu KOSAKA
and Mr. Masaru KOSAKA.

Dear Sir:

Re: Honey, B. C.
Lots 1 and 2 of part of the South East quarter of Section 15,
Township 12, Map 6452, District of New Westminster,
C. of B. 50788.

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

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

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

Sale price of above described property	\$ 3088.00
Add:	
Unexpired insurance premium as at January 1st, 1943	35.60
	\$ 3123.60
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 3120.60

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

Yours truly,

F. G. SHEARS,

Director.

Handwritten signature

1943	Month	Description	Debit	Credit	Balance
June 1		Credit re sale of property		3120.00	
		Land Registry Office C. of E.	1.00		
		G.H. Snow re lease 1 Oct. to 31 Dec. 42.	137.50		
		Fire Insurance premium	44.00		
		Wentworth Life Ins. Co.	107.29		
		San Life Assoc. Co.	111.43		
			<u>380.72</u>		
				3120.00	

1943-44

80-67-P

NO/67-P

Page 1

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

Farm Appraisal Report

File No. 77 685

Land Description Lots 1 & 2 of pt. of the SW $\frac{1}{4}$ Sec. 16, Tp. 12, Map 6452, N.W.D.Containing 19.022 more or less AcresOwner's Name KOSAKA, J., T., & M. Post Office Address Haney, A.C.Nearest Rail Point Albion on G.P.R. Distance 2 milesMarket Town Haney, 4 miles; New Westminster 25 miles DistanceChurch (give denomination) All denominations, Haney DistanceNearest School Public School 1 $\frac{1}{2}$ miles, Haney High, 3 $\frac{1}{2}$ miles DistanceState how property was identified: By registered plan, road, and 2 corner posts located

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

Direct access by a fairly good gravel road (No. 15) along south boundary
and property lies in towards Kanaka Creek about $\frac{1}{2}$ mile east of Baker Rd. (17th
is this district a good one? Fairly good. Ave.Employment opportunity Vary limited; 1 or 2 small lumber mills and Haney Brickyard.Predominating Nationality and religion: British and Protestant with some Japanese.Describe Fencing and its condition: Fair 4-wire fence along 3 boundaries Value \$
only.Water supply: Barely adequate in dry summer from 2 20'-walls Value \$
but another well would probably correct.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 24	Frame	12'	shgl.	30	post	fair	\$500.00
Add'n.	24 x 40	"	12	"	10	"	"	50.00
Garage & Workshop	18 x 24	"	8	"	10	"	"	
Double Greenhouse	36 x 200	Sash & glass	8'6"	glass	6	concrete	good	1440.00
"	36 x 200	"	8'6"	"	6	"	"	1440.00
Boiler & shed	20 x 30	concrete & lbr.	18'	sine	6	"	fair	500.00
GRANARY	x	"	"	"	6	"	"	500.00
Sawdust barn	40 x 80	lbr. & rgh. lbr.	38'	"	6	"	"	
	x							
	x							
	x							

Electric light installed in buildings.

Total present day value \$4430.00

\$2200.00

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 or cellar; 2 brick chimneys on bracket.No. rooms downstairs? 5 Upstairs? attic How finished V. joint and shiplap.Are buildings painted? Sash on greenhouses Condition of paint Fairly good.
only painted.Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10.0	About 5 level on top of ridge; bal. sloping or banks south & east. 10 acres	clay loam 10"	clay	Old sod and about 3 acs. old neglected fruit trees.	90.00	900.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
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	
9.022	Cut up creek banks and slopes; too steep for cultivation. 9.022 acres		Logged over scrub bush and stumps. No market- able timber left.		\$5.	45.11

Total value of Land \$ 945.11

Total added by buildings to value of farm \$2200.00

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

Total value of farm \$3145.11

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Operated mainly as a greenhouse proposition by owner in the last 6 years.
 Cleared land neglected, in rough condition and poor tillage. Dwelling only
 fair. Greenhouse plant fairly good but a very doubtful prospect.

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

Noxious weeds: Not too bad but some thistle and couch grass in spots.

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

Municipality of Maple Ridge.

1942 - \$90.31

Date: June 2nd, 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

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: This property has been developed from small fruit farming into a greenhouse proposition by the Japanese owners in the last six years but it is very doubtful if it could be sold as such or an efficient operator even found to rent it, although the greenhouses are of good construction and well laid out for tomato and cucumber growing. In view of this and since depreciation of the plant, if vacant, would be extremely heavy, the property could only be sold at a bargain price in my opinion, and the valuation herewith is based accordingly.

(FOR ORCHARD LANDS ONLY)

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

Rolling land with a southerly slope lying a short distance north west of Kanaka Creek; fertile loam soil with fairly good natural drainage.

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

Three acres old orchard; neglected condition and a detriment to the place.

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tamotsu Kosaka

File No. 6980

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 706,875

Premium - \$ 36.40

Payable: Annually, Semi-annually or monthly

Month December

Day 7th

REMARKS:

SUN LIFE ASSURANCE COMPANY OF CANADA
 HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
 A.L. WRIGHT, C.L.U., B. MANAGER
 H.A. FAIRBAIN, ASS. MANAGER
 C.E. HAY, BRANCH SEC.

ROYAL BANK BUILDING
 VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	OCT 1 1943
File No.	
Ans.	
Referred	Gibson
IN ALL CORRESPONDENCE ABOUT POLICIES PLEASE REFER TO THEIR NUMBERS	

September 30th, 1943

Office of the Custodian,
 506 Royal Bank Building,
 Vancouver, B. C.

Attention Mr. S.M. Gibson

Dear Sir:

Re Policy No. 850,057 - Robert J. Kosaka 6981/02868
 Policy No. 2,037,669 - Tamotsu Kosaka 6980/13625
 Policy No. 2,285,190 - Masaru Kosaka 6982/03987

Further to our telephone conversation of to-day's date, we enclose herewith your cheque for \$126.19 which we received September 29th, for payment of the current premiums under the above-mentioned policies.

*joint to
Return of
ck #5378*

The amounts due under these policies are as follows:

Policy No. 850,057	\$40.35	
Less premium reduction dividend	4.74	35.61
Policy No. 2,037,669	40.35	
Less premium reduction dividend	4.41	35.94
Policy No. 2,285,190		39.90
		\$ 111.45

We trust this information is satisfactory to enable you to forward us a new cheque for the amount of \$111.45 as shown above.

Yours faithfully,

C. E. HAY,
 Branch Secretary

per: *Gare*

:M
 encl. cheque

*cr. bal.
 \$ 260.21
 49-10-43*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tamotsu Kosaka

File No. 6930

*Shurwap Lbr Co.
Canoe, B.C.*

Reg. No. 13625

Company Sun Life

Agency Vancouver

Policy No. 2037669

Premium - \$ 40.35

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

Month October Day 1

REMARKS:

Kamm

Letter sent 25/8/43

Attached to
EXHIBIT No. _____
DATE 50 - 3
FILED BY
20 Jan 1948

R. J. McMaster

Reference to file No's. 6980, 6981, 6982.

C/o Sorg Pulp Co.,
Taylor Lake, B.C.,
July 9, 1943.

Mr. R. P. Alexander,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

Dear Sir:

After consulting my father and brothers by mail, we have decided to insure against fire our sawdust shed and boiler house, tool shed and dwelling house which have the following valuations:

Sawdust shed and boiler house	\$1200.
Tool shed	\$ 100.
Dwelling house	\$ 700.

We figured that chances of greenhouses catching fire are far remote than other buildings so we have decided not to insure them for present.

I regret the delay in giving you a quick reply but the mail passed through censor and it was only yesterday that I got my father's and brothers' decisions.

Yours truly,

"Robert J. Kosaka" 02868.

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

May 21, 1948

R. J. Johnson

6980
6981
6982

June 26th, 1943

Mr. Hall Menzies,
Haney, B. C.

Dear Sir:

Re: Tamotsu; Masaru and
Robert Jiro KOSAKA

We wish to thank you for your letter
of June 23rd giving a report on the property
belonging to the above parties.

Will you please have a policy issued
for the amounts as outlined in your letter:
Dwelling \$800.00, Sawdust shed \$800.00, two
greenhouse \$1500.00 each, Boiler house \$100.00
Machinery therein \$400.00

Thompson Agencies are holding us covered
on this property and they will get in touch with
you advising in which Companies they wish this
insurance placed.

Yours very truly,

S.M. Gibson
Insurance Department

800
800
3000
100
600
5100
SEC:KT

6980
6981
6982

June 19th, 1943

Mr. Earl Menzies,
Maney, B. C.

Dear Sir:

Re: Tatsotsu KOSAKA,
Masaru KOSAKA and
Robert Jiro KOSAKA

The above named are registered owners of property located on Lots 1 and 2, Subdivision of S. portion of SPT Section 15, Township 12, Map 6452, District of New Westminster, 15th Road, Municipality of Maple Ridge, B. C. The buildings on this property include Dwelling, 2 Greenhouses, Sawdust Shed, Boiler house and Garage.

We wished to have these buildings covered by insurance immediately and have asked Thompson Agencies to hold us covered for the following amounts:

3500.00	Dwelling	3500.00	Boiler house
500.00	Sawdust shed	1250.00	on each of two greenhouses

Will you kindly inspect this property and send us a report and the amount of insurance you think should be carried on each building.

An early reply will be appreciated in order that we may have Thompson Agencies issue a policy.

Yours very truly,

S. E. Gibson
Insurance Department

SMG:KT

6980, 6981, 6982

June 18, 1943.

Mr. Robert Jiro KOSAKA,
Registration No. 02868,
c/o Borg Pulp Company,
Taylor Lake, B. C.

Dear Sir:

Our Insurance Department has referred to me your letter dated June 14th in connection with fire insurance on the property in Maple Ridge registered in your name and in the names of your brothers Tanotsu Kosaka and Masaru Kosaka.

In brief, the placing of fire insurance is not only for the protection of the property, but is of course for the protection of your interest and of your two brothers' interest in the property. When you and your brothers registered with the Custodian you declared to us that you had no fire insurance on the property in question, and in your best interests the Custodian is forthwith placing fire insurance on the property for an amount deemed adequate. It would be of assistance to this office, however, if you would, following consultation with your father and brothers, indicate the amount of insurance you deem necessary or advisable on each of the buildings.

As you have already read in the newspapers and as indicated in your letter, it is possible that the Custodian may be effecting sale of the property and in this event, of course, an adjustment will be made covering the cost of insurance so that if the property is sold the buyer is debited with his proportionate share of the cost of insurance and you and your brothers would be credited accordingly.

Despite this action being taken today by the Custodian on your behalf, if you and your brothers do not desire fire insurance and are quite willing to assume entire responsibility for loss occasioned by fire to your property, and so notify us by means of a letter signed by you and your two brothers, the insurance coverage will be cancelled by the Custodian.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

6980, 6981 and 6982

June 7th, 1943.

Mr. Robert Jiro KOSAKA,
Registration No. Q2868,
Taylor Lake, B. C.

Dear Sir:

Re: Fire Insurance.

Yourself and your two brothers, Tamotsu and Masaru, are registered owners of property described as Lots 1 and 2 of Part of the South East $\frac{1}{4}$ of Section 15, Township 12, in the Municipality of Maple Ridge.

This property, as you know, is at present under lease to Mr. George E. Snow. According to terms of the lease he is not required to carry fire insurance to protect the buildings and equipment on your property.

On the "JP" Forms completed by yourself and your brothers, it was reported that no fire insurance was being carried at that time. If that is correct, I wish to be advised immediately as to whether you and your brothers wish to have fire insurance placed and, if so, kindly indicate the buildings that you want covered and the amount you consider necessary on each.

If, on the other hand, there is fire insurance now in force, kindly advise us as to the name of the company, the number of the policy and the agent's name through whom it was written. Failing to hear from you within reasonable time, we will proceed to arrange for fire insurance to be placed and same will be paid for and charged to you. Trusting that you will let us have an early reply, we are,

Yours truly,

S. W. Gibson,
Insurance Department.

SMG:WAI.

✓
6980, 6981
6982

December 31st, 1942.

Messrs. G. H. Snow,
155 Water St.,
Vancouver, B. C.

Attention: Mr. Bone

Dear Sirs:

Re: J. T. & M. KOSAKA

We are enclosing herewith a copy of a letter received from the above Japanese in connection with the matter of the rental of their property, regarding which they have expressed the desire to obtain an extra \$150.00.

The communication is self-explanatory and we would appreciate having your comments in this respect so that an amicable settlement can be reached.

Thanking you in anticipation of an early reply, we are

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

Attached to

EXHIBIT NO. 50-3

FILED BY

20 Jan 1948

R. J. McMaster

Reference to file Nos. 6980, 6981, 6982.

East Lillooet, B.C.
December 17, 1942.

Mr. R. D. Richardson,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir -

We sincerely appreciate the fact that the Custodian's Office was able to secure a tenant for our farm.

Mr. Snow is offering us a rent of only \$550.00 for the establishment that yields a gross income of around \$4500.00. An extra \$150.00 which we have asked for is'nt very much to a man in Mr. Snow's position, but it means very great deal to us when no income of any sort is available here. We have co-operated with Mr. Snow in connection with selling our produce for many years, so it is our desire that Mr. Snow meet our terms. There are also quite a few apple and pear trees on our property, which, if taken care, will yield considerable income.

If Mr. Snow is unwilling to meet our terms, we would like to have truck, stove, lumbars and all things not connected with the use of greenhouse excluded from the list as equipments, and Mr. Snow to make all necessary repairs on buildings, greenhouses, etc., so that we may be able to operate them as soon as we are able to move in again.

It is also our desire to know what steps Mr. Snow will be taking regarding the insurance on buildings, greenhouses and equipments.

We hope the Custodian's Office will do all it can to have Mr. Snow come to our terms, thank you.

Yours truly,

"Jiro Kosaka" Reg. No. 02868.

I have written on behalf of my brothers, Tamotsu Kosaka, Reg. No. 13625 and Masaru Kosaka, Reg. No. 03987.

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

May 21, 1948.

C. M. Z. Johnson

✓
6980, 6981
6982

December 5th, 1942.

Messrs. J. T. & M. KOSAKA,
Reg. Nos. 02868, 13625, 03987,
East Lillooet, B. C.

Dear Sirs:

Thank you very much indeed for your letter dated November 30th in connection with the lease the Custodian's Office has been able to arrange covering your property with Mr. G. H. Snow.

Previous to your departure from the protected area, you apparently made no arrangements for the continued operations of your farm, and no income from this property would be accruing to you save for the fact that the Custodian's Office has been able to secure a tenant to operate your property. Following consultation with the Soldier Settlement of Canada, agreement has been reached for \$550.00 per annum covering the use of land, house and buildings.

Following your suggestion, we have taken up with Mr. G. H. Snow the question of compensation for the use of chattels and equipment, without which obviously he would be unable to operate your property. Although in your letter you suggest that we endeavour to obtain \$150.00 annually covering the use of chattels and equipment, Mr. Snow advises us that the most they are prepared to pay annually for the entire property, including chattels, equipment and truck, is \$550.00; therefore, we ask that you reconsider the stand you have taken, as if you do not see your way clear to comply, it is obvious that Mr. Snow will not be able to continue to operate your property, and if the property is not operated it is equally obvious that no income from this property may be expected. You may very well take the stand that the Custodian is responsible to you for obtaining a tenant who is willing to pay, say \$550.00 for your land, buildings and house, plus an additional \$150.00 for the use of chattels. You must, however, appreciate the fact that it is the Custodian's desire and intention to secure satisfactory tenants, but that the Custodian under no circumstances can assure you that a tenant can be obtained for your property who will not only be able to operate the property in an efficient manner (thereby protecting your assets) but who would be willing to pay the figure you set.

- 2 -

Under the circumstances we suggest that you reconsider the matter carefully and perhaps by return mail you will be willing to express your willingness, under the circumstances, to waive any further consideration of compensation for use of chattels and equipment.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

6980, 6981
6982

November 16th, 1942.

Messrs. J. T. & M. Kosaka,
Reg. Nos. 02868, 13625, 03987,
East Lillooet, B. C.

Dear Sirs:

We acknowledge receipt of a letter dated November 12th and signed by Mr. Jiro Kosaka, Registration #02868, in reply to our letter dated October 30th in connection with the leasing of your property to Messrs. G. H. Snow. We assume that Mr. J. Kosaka has discussed the matter thoroughly with all members concerned and is replying with your approval on your behalf.

After a telephone conversation with Mr. Bone, Manager to Messrs. G. H. Snow, we would advise that your suggestion regarding the saw-dust is quite agreeable with the Lessee.

Re Chattels and Equipment - We wish to inform you that, in the majority of cases of leasing the Japanese properties, the chattels are to be included in the lease without extra cost, and we refer you to the 4th paragraph of our letter dated October 30th stating that it is essential to have this equipment included in the agreement to operate your property properly. It is expressed by the Lessee that this equipment should be embodied without extra cost. However, should you disagree with this arrangement, kindly let us know as to what you expect for same.

Re Sundry Supplies - We note that there are approximately 600 tomato boxes which you wish to sell at .10¢ per box. Please be advised that the Lessee is quite agreeable to make this purchase.

Re One Ton Truck - A representative from this office has discussed the matter of renting the truck at \$10.00 per month to the Lessee and we would advise that the Lessee is quite interested in your proposition but is at a loss to understand where the truck may be located. We would advise that the only trucks that can be found on Mr. Nagai's property are two very old vehicles, which have been used strictly for running around on the property and are not licensed to be driven on the highways. We would, therefore, appreciate your supplying us with further particulars as to the make, year, and model of truck and upon receipt we shall be pleased to discuss further details with the Lessee.

- 2 -

In replying to this letter, we would very much appreciate your having the signatures of the three owners on the letter so that we may have their approval on file.

Thanking you in anticipation for an early reply, we are

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Attached to
EXHIBIT No. _____
DATE 50 - 3
FILED BY
20 Jan 1948

R. J. McMaster.

East Lillooet, B.C.,
November 12, 1942.

Mr. R. D. Richardson,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir,-

In reference to your letter, file No's. 6980, 6981, 6982, I will accept the offer of Mr. G. H. Snow on leasing my property including lands, buildings and dwelling house.

I prefer to have the sawdust shed filled at the expiration of the lease term, the same quantity there at the time of entry of Lessee.

I would like you to take a complete inventory of my equipments with Mr. G. H. Stonhouse and forward us a copy but I would like Mr. Snow to use these on rental basis, aside from lease agreement on property.

There are approximately 600 tomatoe boxes which I would like to sell these at the price we bought for 10¢ per box.

I have also one one-ton truck at Mr. M. Nagai's property. If Mr. Snow wishes I like to rent this truck at \$10 per month.

Yours truly,

"Jiro Kosaka"

Reg. No. 02868.

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

May 21, 1948.

C.M.
V. Johnson

✓
6980, 6981.
6982

October 30th, 1942.

Messrs. J. T. & M. Kosaka,
Reg. Nos. 02868, 13625, 03987.
East Lillooet, B. C.

Dear Sirs:

We would advise that the Soldiers Settlement Board of Canada have recommended the leasing of your property, located at 15th Road, Whonnock, B.C. including all lands, buildings and the dwelling-house, to Mr. George Herbert Snow of Messrs. G. H. Snow, Fruit Wholesalers, 155 Water St. Vancouver, B. C. The consideration of the lease calls for quarterly payments of \$137.50 or \$550.00 per annum, which application the Custodian has accepted on your behalf.

Mr. Bone, Manager of Messrs. G. H. Snow, and a representative from this office have recently inspected your property and discussed the everyday operations of the green-houses generally, at which time the following points were brought up for discussion:

Re Sawdust - Sawdust sheds, which presently are stored three-quarters full with sawdust, Mr. Bone expressed the desire, if agreeable to you, that the Lessee use the present stock on hand and if, at the expiration of the lease term, the Lessee vacate the premises he will replace with the same quantity there at the time of entry.

Re Chattels and Equipment - It is, of course, assumed essential in order to operate your estate properly that it would require the necessary tools and equipment left on this property. It is, therefore, the wish of the Lessee to obtain your permission to embody in this agreement a quantity of these articles. When we have your confirmation on this matter, we will then take a complete inventory of these items and forward a copy to you.

Re Sundry Supplies - It was also noted, at the time of our inspection, a quantity of supplies coming under this heading, for example- wooden slats which would be used for making tomato and cucumber boxes. Mr. Bone stressed that it would be advisable that the Lessee purchase articles of this nature and, if agreeable to you, that you kindly supply us with a complete list of stock on hand and prices for same.

6980, 6981,
6982

Page 2.

We would advise, in closing, that Mr. O. H. Snow has also leased Mr. Nagai's estate, which is adjoining yours. We have today written a similar letter to Mr. Manjiro Nagai.

We would be much obliged to have any remarks as to the above and an early reply would be greatly appreciated. Thanking you in anticipation, we are

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor-vehicle Branch)
Victoria, B.C.

TELEPHONE - EMPIRE 1111
LOCAL 386

Your File No. **6980**



MOTOR-VEHICLE BRANCH
VICTORIA

In reply quote File No.

SUBJECT:

Oct. 15th. 1942

Motor-Vehicle
Registration
#210658

Edgar T. Read, Esq.
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

In reply to your letter of the 14th.
instant, I beg to advise you that Maple Leaf
Truck, 1942 licence #CZ976 was transferred
March 10th. 1942 at Victoria, B.C. from Tom
Kosaka to Edwin Mattson, R.R. #1, Haney, B.C.

Yours truly,

George A. Hood,
Inspector O/C Motor Branch
For Commissioner, B.C. Police.

/NJ

6980

506 Royal Bank Bldg.,
Vancouver, B. C.
October 14th, 1942.

Inspector G. A. Hood,
Motor Vehicle Branch,
Victoria, B. C.

Dear Sir:

Re: KOSAKA, Tanotsu.

According to information received by this office, a Maple Leaf truck, 1940 Licence number BC K-10955, formerly owned by the above noted Japanese, was transferred under No. 210658 in Victoria, to a Mr. Charles Stonehouse.

Would you be kind enough to let me know if this information is correct, and if so, the date of the transfer.

Yours faithfully,

Edgar T. Read.
General Manager.

/as

File No. 990

14th October, 1942.

L. J. P. Paul
MEMO - Mr. J. P. Paul

Re: Transport K2551

On the Royal property in Boney there is a Chevrolet truck (Waple Road) which bears 1940 license BC K-10955, previously belonging to Mr. Ivanhoe Kewin but believed to have been transferred, possibly in March, under No. 212530 in Victoria, to Mr. Charles Stonehouse.

Would you please be good enough to ascertain the correctness of this report and date of transfer.

619

HPA:LF

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 6981

MUNICIPALITY: MAPLE RIDGE.

Date: Dec. 1, 1942.

NAME: KOSAKA, Robert Jiro.

REGISTRATION NO. 02868

ADDRESS: 2949-15th. Rd., Haney, B.C.

PROPERTY: Joint ownership with KOSAKA, Tamotsu & KOSAKA, Masaru

ACREAGE: 18.182 12 acres cleared.

KIND OF CROPS: Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 100(approx)(poor condition)

HOUSE: 1½ Storey. VACANT: OCCUPIED: Yes, by Mr. Perkins.

DESCRIPTION: Frame, shingled. ROOF: Shingle.

SIZE: 20 x 60 NO. OF ROOMS: 6.(5 DS-1 US)

CONDITION: Fair.

OTHER BUILDINGS: 4 Greenhouses, each 18' x 190'(good)
Storage shed 18' x 22'(good) Pack. shed & sawdust bunk. comb. 2 Storey,
Boiler room 20' x 22'(fair) Garage 14' x 18'(poor) 26' x 78'(good)
Pump house 6' x 10'(poor)
NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Beatty pump & tank. ON: OFF: Out of order at the
moment.

LIGHT: Yes. ON: Yes. OFF:

REMARKS: Fruit trees are very poor, heavy moss covering limbs, alot of
work necessary to put them back into good conditon.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LISTS

Signed:

J. Morrison.
W. C. Stinson

Nov. 30, 1942.

INVENTORY OF CHATTELS BELONGING
TO
KOSAKA, Robert Jiro #02868.
OF
2949-15th. Rd., Haney, B.C.

Left in the care of Mr. Stonehouse at 2969-15th. Rd., Haney, B.C.

In house.

- 1 Ctn. cont. 2 ladies hats.
- 2 Ctns. cont. school books.
- 1 Ctn. cont. chinaware.
- 1 Ctn. -4-2qt. sealers, 1-lqt. sealer, & misc. jars.
- 1 Ctn. cont. old shoes.
- 1 Sml. ctn. cont:
 - 2 Ashtrays.
 - 1 Btle. ink.
 - 1 Fountain pen.
 - 1 Pencil.
- 1 Sml. cabinet cont:
 - 1 Cigarette holder in case.
 - Misc. papers.
- 1 Bag cont. sml. quant. of wool ends.
- 2 Boxes cont. Jap. medicine & misc.
- 1 Sml. rug.
- 1 Ctn. containing:
 - 1 Pr. scissors.
 - 50' of lead-in wire.
 - 4 Framed pictures.
 - 3 Metal trays.
 - Misc. articles.
- 3 Pillows.(tied up)
- 1 Ctn. containing:
 - 3 Hammer handles.(new)
 - 1 Pr. of old shoes & misc. clothing.
- 1 Bdle. of merchandise boxes.(empty, tied up)
- 1 Ctn. cont. Twink dyes.
- 1 Ctn. containing:
 - Man's pocket book.
 - 4 Sml. note books.
 - 1 Watch case.
 - Misc. articles.
- 2 Kiddies imitation leather lunch boxes.
- 5 Ctns.(tied up, cont. unknown)
- 1 Ctn. cont. roll of $\frac{1}{2}$ " metal moulding & misc. articles.
- 1 Box. containing:
 - 1 Sml. scale.
 - 1 Billiard ball rack.
 - Sml. assortment of rubber stamps & misc. articles.
- 1 Box cont. clothing.
- 1 Ctn. cont. cloth ends.
- 4 Ctns. cont. old clothes.
- 1 Ctn. cont. 5# brown sugar, & 5# icing sugar.
- 1 Ctn containing:
 - 2 Sad irons.
 - 1 Sml. pr. snips.
 - Misc. dishes.
- 1 Ctn. cont. 8 light bulbs.
- 1 Box cont. 3-lqt. Sealers, & old shoes.
- 1 Box containing:
 - 8 Saucers.
 - 1-lqt. Milk bottle.
 - Sml. quant. candy.
 - 4 Jap. bowls.
 - 2# Buckwheat Flour, "Albers".
 - Misc. articles.
- 1 Oilcloth table cover.
- 1 Box containing:
 - 1 Shoe brush.
 - 1 Ctn. cont. billiard balls, & bolts from table.
- 1 Ctn. cont. 2-2way sockets, 1 extention cord, & 4 light bulbs.

SIGNED

J. M. Norton
W. C. Stinson

Nov. 30, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OFKOSAKA, Robert Jiro #02868.
2949-15th. Rd., Haney, B.C.

In house. (downstairs)

- 1 Organ. (Doherty & Co. Ltd.)
- 1 Sml. Cash register.
- 1 Mantle radio cabinet only.
- 1 Mattress. (poor)
- 1 Sml. showcase.
- 4 Curtain rods.
- 1 Window blind. (poor)
- 1 Sml. table. (HM)
- 1 Bed, spring, & mattress.
- 1 Drum heater.
- 4 Kitchen cabinets.
- 1 Kitchen table.
- 2 Wall clocks. (1 lge. 1 sml.)
- 1 Sml. wall cabinet.
- 1 Med. size table, & oilcloth cover.
- 4 Kitchen chairs.
- 1 Ice box. (good)
- 1 Bedspring.
- 1 Cabinet consisting of numerous sml. compartments.

Upstairs.

- 1 Sml. table. (HM)

In sml. pump house.

- 1 Beatty electric pump, & tank.

In garage.

- 1 Lantern.
- 20 pcs. Drainage tile.
- 1 Stove. (NG)
- 2-lgal. Stone jugs.
- 1-2gal. " "
- 1 Lamp. (no chimney.)
- 2-4gal. Tins.
- 1 Car seat. (poor)

In the yard.

- 30 Cords of misc. wood.
- Lge. quantity of greenhouse flower pots. (under runway of sawdust bunker)
- 18 Benches.
- 2 Car doors.
- 1 Car fender.
- 1 Car back. (coupe)
- 1 Spare wheel holder.
- 28 Table ends, for greenhouse.
- 1-4' x 2' x 3' Heavy wire basket.
- Lge. quant. plants.

In boiler room.

- 1 Shovel.
- 1 Lge. boiler.
- 1-2 Wheel sawdust cart. (HM)
- 2 Car wheels.
- 1 Mantle radio. (NG)
- 1 Bunk with spring. (HM)
- 1 Ladder. (HM)

Signed

J. M. [unclear]
W. C. [unclear]

Nov. 30, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OFKOSAKA, Robert Jiro #02868.
2949-15th. Rd., Haney, B.C.

In packing shed. (above sawdust bunker)

Lge. quantity knock-down boxes. (new)
2 Pool tables. (dismantled, in rafters)
quantity of pool counting equipment.
22 Benches.

In rafters.

2 Ctn. cont. misc. books, & magazines.
1 Box cont. assorted tins.
1 Box cont. Jap. magazines.
1 Box cont. misc. articles. (NV)
1 Sml. oil can type sprayer.
1 Ctn. cont. school books.
1 School suitcase cont. school books.
12 Pool cues. (tied up)
1 Lge. blackboard.
3 Doors.
5# Berry wire.
1 Window.
1 Mandolin. (broken)
1 Ctn. cont. 2 glass candy jars.
3 Cases, each cont. 24 pop bottles.
100' 1" rope.
22-15' to 20' metal rods.
1 Roll tar paper.
Sml. quantity building paper.

2 Shovels.

1 Tire, 5.00 x 20 (poor)
1 Tire & rim, 5.00 x 30. (good)
1 Hand truck.
1000' Lumber. (misc.)
2 Pcs. Galv. tin, 3' x 9'.
1 Alum tea kettle. (no lid)
1 Sleigh. (HM)
1 Babys walker.
1 Broom.
1-5gal. Iron pail.
3-1gal. tins.
1-4gal. Kerosene can.
3 Screen doors. (1 no good)
1 Bedstead.
1-12' Blackboard.
8 Slates for pool tables.
1 Baby buggy. (poor)
1 Bilge pump.
Sml. quant. misc. bottles.
10 Benches.
1 Sml. wrench.
1 nail puller.
1 Sml. lacrosse stick.
1 Scale scoop. (sml)
30' 1" Metal lined canvass covered steam hose.
20 " " " " " "
1 Auto horn. (poor)
1 Car windshield.
1 Bicycle carrier. (metal)

Signed

J. Morrison
W. G. Stinson

Nov. 30, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OFKOSAKA, Robert Jiro #02868.
2949-15th. Rd., Haney, B.C.

In storage shed.
 2-100# Sacks fertilizer.
 2 Utility thermometers.
 1 Auto radiator core.
 13 Bdles. shingles.
 1 Box cont. sml. assortment of bolts.
 1-30' Logging chain.
 1 Ctn. tied up. (cont. unknown)
 1 Lantern chimney.
 1 Carpenters box. (HM)
 1 Sml. Stanfields Underwear display stand.
 Sml. quant. photographs.
 5 Lge. insulators.
 1 Box. cont. pipe ends.
 2-20' $\frac{1}{2}$ " pipe.
 Sml. quant. misc. greenhouse pupe. (used)
 1 Ctn. cont. 7 Sake bottles.
 1-8" Circular saw.
 1 Ctn. cont. 1 sewing basket, 1 lamp shade.
 1 Car pump. (poor)
 1 Scythe. (lge)
 7 Jap. tubs.
 7-4gal. tins.
 1 Bucksaw.
 3 Shovels.
 5 Brooms.
 1 Sml. rake.
 2 Prs. Tin snips.
 1-4gal. Tin cont. grease.
 4 Boxes cont. glass. (some broken)
 1 Kitchen range sawdust hopper.
 3 pcs. Slate for pool table.
 1 Gas tank. (8 gal.)
 1 Car spring.
 1-5gal. Imperial Oil can cont. about 4 gal.
 1-45gal. Oil drum (contents unknown.)
 1 Tire, 4.40 x 21. (poor)
 1 Digger. (HM)
 1 Tire rim for truck.
 1 Sack cont. 6 bdles. twine.
 1 Set of car chains.
 1 Car wheel.
 1 Steering wheel.
 Lge. quant. loose twine.
 1 Chev. radiator cover.
 2 Pcs. machinery on blocks. (old, may be off saw machine)
 1 Old car engine hood.
 40' $\frac{1}{2}$ " Hose. (poor)
 Lge. quant. of misc. machine parts.
 1 Single bed cot with spring. (wooden)
 1 Sml. wooden barrel.
 7-45gal. Oil drums. (empty)
 3 Lge. drums. (empty)

Signed

J. Mayson
W. H. Stinson

Nov. 30, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OFKOSAKA, Robert Jiro #02868.
2949-15th. Rd., Haney, B.C.

In Storage shed. (cont)

- 1 Ctn. cont. 9 used spark plugs.
- 1 Box cont. 3 sets of dies & quant. 4" bolts.
- 1 Box cont:
 - 3 Sml. gears.
 - 1 Lge. lead weight.
 - Misc. articles.
- 1 Wheel spreader.
- 5 Boxes cont. pipe ends & valves.
- 1 Box cont. 1 gear & 1 set car chains.
- 1 Lge. Iron pulley.
- 40' Logging chain.
- 10# Berry wire.
- 1 Set of car brake shoes.
- 1 Shovel. (no handle)
- 1 Ice cream machine.
- 1 Scale scoop.
- 1 Fish net with handle. (poor)
- 2 Bicycle tubes.
- 4 Lge. scoop shovels.
- 1 Flashlight. (NG)
- 2 Ctns. cont. pipe fittings.
- Sml. quant. misc. paints.
- 1-3gal. Metal tan.
- 1 Box cont. 1-lgal. tin of Martin-Senior Spar Varnish.
- 1 Motor driven grind stone.
- 1 Table with circular saw.
- 2 Window screens.
- 2 Car windshields.
- 1 Metal stand.
- Sml. quant. of wooden ends for greenhouse.
- An exceptionally lge. quant. of different sized rope. (in rafters)
- 1 Bdle. of pool cushion ends. (tied up)
- Sml. quant. fish net. (poor)
- Part of machine bolted to short rails. (type unknown)
- 2 Water pails.
- Lge. quant. misc. pipe ends, & pipe, misc. articles.
- 1 Twink display stand.
- Sml. quantity misc. lumber. (in rafters)

In Sawdust bunker.

100 Units of sawdust.

Signed

J. Maryson
J. W. G. Stinson.

JL MC 685
PC 67P

6981 Env 10
6982
6980

02968 - T.K.
03987 - M.K.
13625 - T.K.

02968 - T.K.
03987 - M.K.
13625 - T.K.

- 02968 - T.K.
03987 - M.K.
13625 - T.K.

- 02968 - T.K.
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03987 - M.K.
13625 - T.K.

- 02968 - T.K.
03987 - M.K.
13625 - T.K.

(over)

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

In no one's care

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

1.		Estimated Value \$
2.	Please refer to itemized list	Estimated Value \$
3.		Estimated Value \$
4.		Estimated Value \$
5.		Estimated Value \$
6.		Estimated Value \$
7.		Estimated Value \$
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

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

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

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no

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

DOMINION OF CANADA,

of

TO WIT;

I, WE, JIRO, TANOTU, MASARU KOSAKA

of the Village

of LILLOOET

in the CARIBOO County

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Town
of Lillooet

in the County of Cariboo
this 22nd day of November

A.D. 1947.

J. W. Longman

Jiro Kosaka
Tanotu Kosaka
Masaru Kosaka

A Commissioner &c.

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

STIPENDIARY MAGISTRATE
IN AND FOR THE COUNTY OF CARIBOO

East Lillooet, B. C.
November 22, 1947.

The Commissioner,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

We are enclosing herewith an itemized description of a real and personal property that was left in the hands of a custodian prior to our evacuation from the Coast.

We have estimated the values to the best of our abilities, and the total value comes within the actual value. Although, we have filed our claims to you, we are not endeavouring to accept the loss claims nor the funds credited to us from the sales of our property.

We have evacuated to a self-supporting project, but we have not been able to settle down permanently. It is therefore our utmost desire to have our former property returned to us so that we may live with a sense of security behind us.

Yours very truly,

Jim Kaska
Samuel Kaska
Norman Kaska

Cont'd Page 2

Assesment of No.1 and 2 Greenhouse and Property

LABOUR FOR BUILDING

3,600.00

Carpenter and Plumbing, etc.

BOILER AND SHED

Boiler (4' x 14') and Stack
Fire Brick 900 @ \$.10
Red Brick 1000 @ .03
Cement and Gravel
Grates innSawdust Burner
Sawdust Hopper
Boiler Shed, Corrugated Roof
Labour for Boiler and Shed

500.00
90.00
30.00
45.00
100.00
15.00
150.00
750.00

1,680.00

WATER SYSTEM

One Pump
One Pressure Tank
One Electric Motor, Automatic Switch, Etc.
Electric Wiring 2000 Feet
Labour

120.00
24.00
95.00
80.00
100.00

419.0

SAWDUST SHED (40' x 80')

1" Lumber 10,600' @ \$32.00 per M 339.20
Cedar poles, 22 Feet 80 pcs. @ 4.00 320.00
2" x 8" 1,360' @ 32.00 per M 43.52
3" x 8" Rafter 4,032' @ 32.00 per M 129.00
3" Planks (Floor) 13,432' @ 32.00 per M 429.80
12" x 12" Timber (joist) 11,710' @ 32.00 per M 374.70
4" x 8" Post Tops 448' @ 32.00 per M 14.33
18" x 18" Joist 2,268' @ 32.00 per M 72.57
3 pcs. Centre Post @ \$7.00 21.00
Corrugated Iron Sheet 186 pcs. @ 6.50 per C 362.70
Two Kegs Nails @ \$8.00 16.00
Labour 750.00

2,872.8

SAWDUST

175 Truck Loads @ \$4.50

787.50

WOOD

Four Feet Length
Sixteen Inches

55 Cords @ \$4.50
10 Cords @ 9.00

247.50
90.00

1,125.00

MISCELLANEOUS CHATTELS

Spare Pipe Fittings, Lumber, Glasses, Nails, Tools,
Half Drum Lubricating Oil, Diesel Oil--180 gallons,
Bench Saw, Two ?Sets Billiard Tables, Beds, Oil
Drums, Hose, Furniture, Books, Organ, Stove, Farm
Implements //

750.00

21,674.49

GRAND TOTAL

ASSESSMENT FOR NO. 1 AND 2 GREENHOUSE SITUATED ON
LOTS 1 AND 2 OF THE S.E. 1/4 SEC. 15 TP. 12, MAP 6452, N.W.D.
FORMERLY OWNED BY JIRO, TAMOTSU AND MASARU KOSAKA

LAND		
20 Acres	(3 Acres Orchard)	2,500.00
House 20' x 24'		600.00
House 24' x 34'		1,250.00
Packing House		120.00
1942 Crop	from orchard	150.00
		4,620.00

GUTTER FOUNDATION

Cement, Lumber, Gravel		120.00
Gutter Post (2" x 8") Galv. pipe	38 pcs. @ \$ 3.20	121.60
Gutter Flanges 2" hole (6" x 8")	38 pcs. @ 1.40	53.20
Gutter Elbows 2"	38 pcs. @ .70	26.60
Gutter Nipples (2" x 4")	38 pcs. @ .20	7.60
Drainage Tiles	1200 pcs. @ .04	48.00
Cedar Timber (6" x 8" x 10')	40 pcs. @ 80.00	80.00
Bolts and Washers No. 1 Grade	12 boxes @ 4.75	57.00
		514.00
	210 boxes @ \$7.00	1,470.00

GLASSES

MATERIAL MATERIAL

Nails (galv.)	200 lbs.	22.00
Lumber (2" x 3")	8500' @ \$50.00 per M	425.00
" (3" x 4")	840' @ 50.00 per M	42.00
" (2" x 4")	2000' @ 50.00 per M	100.00
White Paint	50 gals @ 5.00	250.00
Tar	10 gals @ .70	7.00
Linseed Oil	5 gals @ 1.50	7.50
Plants Pots	6000 @ .03	180.00
Lumber (1" x 10") for plant table	@ 32.00 per M	48.00
		1,081.50

VENTILATIONS

Hinges	80 pcs. @ \$.75	60.00
Screws and Eyes	12 boxes @ .50	6.00
Galv. Wiring	300 lbs. @ 2.00 per 25 lbs.	48.00
Bolts	12 boxes @ .50	6.00
Soft Cables	150 feet @ .04	6.75
1" Pipe for opening windows	360' @ .15	54.00
		180.75

PIPES

1" Braces, Posts and Beams	2800' @ \$.15	420.00
1" Water Pipe (galv.)	1500' @ .20	300.00
1" Valves	12 pcs. @ 2.00	24.00
1" Elbows	32 pcs. @ .70	22.40
1" Tees	10 pcs. @ .40	4.40
1" Union	4 pcs. @ .45	1.80
2" (black) as Heater	7000' @ .25	1,750.00
2" Elbows	32 pcs. @ .70	22.40
2" Unions	16 pcs. @ .75	12.00
2" Nipples	16 pcs. @ .12	1.92
2" Valves	15 pcs. @ 4.50	72.00
2" Tee	8 pcs. @ .75	6.00
3" Black	3 pcs. @ .75	150.00
3" to 2" Coupling	200' @ .75	6.00
4" Black	6 pcs. @ 1.00	412.50
4" Elbow	275' @ 1.50	20.00
4" Valve	8 pcs. @ 2.50	72.00
4" to 3" Coupling	3 pcs. @ 24.00	5.00
4" x 2" x 4" Tees	4 pcs. @ 1.50	37.20
4" x 2 1/2" x 4" Tees	4 pcs. @ 1.55	6.20
4" x 3" x 4" Tees	8 pcs. @ 1.55	15.00
		3,361.42

6980

~~Continued~~

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Victoria, B.C.,

January 20th, 1948.

IN THE MATTER OF THE CLAIM OF
SHO. TADOTSU & MASARU HOSAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

MR. McMASTER: The Kosaka case is next, my lord.

THE COMMISSIONER: Is it No. 29 on the list?

MR. McMASTER: I believe so, my lord, the claim of three brothers.

My lord, I would like to say with respect to this case that Mr. Kugeman originally was going to take the case. I first had an opportunity to consult with my clients yesterday and this is a complicated greenhouse case with a claim made for certain chattels and fixtures. I think my lord will appreciate it was somewhat of a rush to prepare the case by reason of certain vagueness on the part of my clients concerning chattels and equipment. I have advised them to abandon certain of their claims with respect to chattels and equipment.

This morning I had produced to me from the Custodian a letter with a copy of a report attached thereto which relates very vitally to the question of chattels which I find most embarrassing at this moment. I would ask for leave to proceed with the claim with respect to the real property and the greenhouse business and to leave over until I have had an opportunity to discuss the matter with my clients whether to proceed and present their claim concerning chattels and equipment.

THE COMMISSIONER: Very well.

MR. McMASTER: My lord, I might also say with regard to this case, this is one of these cases concerning greenhouses where apparently the Japanese

3
J. Kosaka,
In Chief.

who operated greenhouses did their estimates on the same basis, that is a cost basis based on 1942 prices which I have had to advise them now, not having had an opportunity to consult with them before, is hardly a proper way of arriving at the fair market value at the date of sale. I think quite likely the claim with respect to the real property is too high; on the other hand, it is a case until where I myself get expert advice it is difficult to advise my clients what a proper claim is, and they themselves have no way of arriving at a proper determination.

I propose to leave the claim on that basis as it stands until we can establish what is the fair market value.

THE COMMISSIONER: In Mr. Watson's absence I will swear the witness.

Q Do you speak English?

THE WITNESS: Yes.

JIRO KOSAKA, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, I understand that this claim is made by yourself and your two brothers, Tamotsu and Masaru Kosaka?

A Yes.

Q And that you have been authorized by your brothers to give evidence with respect to the

whole claim?

A: Yes.

Q May I have the claim form, please? Is this your signature on the claim form, witness?

A Yes.

Q And did you swear that declaration?

A Yes.

Q And are the other two signatures the signatures of your brothers?

A: Yes.

10 Q And did they swear the declaration jointly with you at the same time?

A Yes.

Q Now, witness, you instructed me to prepare a statement with regard to your real property, the greenhouse and chattels. Have you had an opportunity to read that statement?

A Yes.

20 Q We are leaving the question of the claim for chattels over to a subsequent hearing, and I have crossed out the statement made with regard to the chattels. Aside from what is crossed out, is that the information that you gave me and instructed me to put in that statement?

A Yes, it is.

Q Would you be good enough to sign it just above the crossing out there? I will file that statement as Exhibit 1, my lord.

THE COMMISSIONER: These three claimants were engaged in the greenhouse business between them, were they?

30 MR. McMASTER: Yes, my lord. I would like to refer

very briefly to the statement. There is no necessity for the reporter to take down my remarks, I think, my lord (reading).

Q Now, witness, are the statements contained in Exhibit I, the statement that I have just produced to you, a few moments ago, true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: Perhaps my learned friend will admit
10 in 1943 the assessed value of the land was \$850.00 and the assessed value of improvements \$5700.00.

MR. HUNTER: That is correct, my lord.

MR. McMASTER: Q: Witness, while I am waiting to get the correspondence from my learned friend, I produce to you a sketch. Did you make that sketch?

A: Yes, I did.

Q And what does that show?

A That is one of my greenhouses.

20 Q Does it show the type of material and the construction of the greenhouse?

A Yes.

Q Were both greenhouses constructed in the same manner?

A: Yes, both greenhouses constructed in the same manner.

MR. McMASTER: I would ask to file this as an exhibit, my lord. I have applied my learned friend with a copy of it. The particular thing which I would draw my lord's attention to is
30 the construction is a substantial construction

6
J. Kosaka,
In Chief.

using pipe as a means of support for corners and by way of stays, and as the main support for the roof, and also the cement foundation on which it was built.

(DIAGRAM MARKED EXHIBIT NO. 2).

MR. McMASTER: Perhaps my learned friend will admit that these letters were received from the witness and that these others are copies of letters which the Custodian sent. With respect to the correspondence to which I am now referring, my lord --

10

THE COMMISSIONER: Between what dates?

MR. McMASTER: November 12th, 1942, and June 5th, 1944. A letter dated November 12th from this witness to R.D. Richardson, received by the Custodian November 14th, 1942. (Reading). I will put them all in together, my lord. A letter dated December 5th, 1942, from the Custodian's office, Mr. Richardson, to the claimants. This is a letter, my lord, which referred to a letter of November 30th which has not been produced to me. I don't know what is in it. (Reading). Then a letter dated December 17th, 1942, addressed to Mr. Richardson, received by the Custodian's office from this witness (reading). Then a further letter, my lord, from this witness which I would like to put in, is dated June 5th, 1944 (reading). There is some pencil writing on here, my lord, but I do not think it is part of the witness'.

20

30 THE COMMISSIONER: All those letters will go in as

7
J. Kosaka,
In Chief.

Exhibit 3.

(4 LETTERS MARKED EXHIBIT NO. 3).

MR. McMASTER: This is a letter that is not included in that last group.

Q Do you recognize the signature on that letter, witness?

A: Yes.

Q Whose is it?

A: It is mine.

Q Are you known as "Robert J."?

A Yes.

10 Q So that is your letter?

A: That is my letter.

Q And your signature. You wrote this letter, did you?

A: Yes.

MR. McMASTER: This is a letter, my lord, dated July 9th, 1943. I think after all it might be included with the others. I hadn't realized it was the claimant's letter. It is addressed to R.P. Alexander (reading).

20 Q Now, witness, with regard to this last letter forming part of Exhibit 3 and dated July 9th, 1943, relating to insurance, when you stated in that letter "After consulting my father and brothers by mail, we have decided to insure against fire our sawdust shed and boilerhouse, tool shed, and dwelling house, which have the following valuations", and then you set out your values. Were those valuations intended by you to represent the fair market value of your property?

A: No.

30 Q For what purpose did you set out those valuations?

3.
J. Kozaka,
In Chief.
Cross-Exam.

A We thought we would insure for about, say,
half the price.

Q Yes, in other words it was for insurance purposes?

A Yes.

Q And it didn't represent the full value of the
premises?

A: No, it

didn't.

THE COMMISSIONER: July, 1943, was that the date of
the last letter?

10 MR. McMASTER: Yes, my lord, July 9th, 1943. Your
witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kozaka, in this statement which has been
signed by you and your brothers, I believe you
have stated that your annual gross income was
\$5100.00 but at the time that you wrote the
Sustodiam originally and stated that it was
\$4500.00 that that was just a general statement,
20 the \$4500.00. How was the division of your
income made up among the three of you?

A We all had a one-third interest in the property
so we divided the income amongst us.

Q What do you call that -- by the year?

A Yes. When we got the cheque, we used to divide
it.

Q Yes, and you kept track of this? Did you keep
books?

A: No, we never kept any

books.

30 Q You never put in any income tax returns or anything?

A No.

Q You never did have any books?

A No, we didn't have any.

Q How do you know years later having kept no books that your income was \$5100.00 instead of \$4500.00?

A I was trying to get the approximate figures. I wasn't quite sure exactly.

Q You are not sure of the \$5100.00 any more than you are of the \$4500.00, are you?

10 A Well, that is about the closest I can get.

Q How did you get even close if you haven't any books or any records?

A Well, we did have a record. We lost the whole thing in the fire.

Q You had a record? A: I mean to say those bills from the broker that we used to call our tomatoes to. We kept some of those, and out of them I made a rough estimate on the first \$4500.00.

20 Q Yes, and at the time you wrote that letter stating that your income was \$4500.00, you were writing to raise the rent? You were trying to show you were entitled to more rent and therefore you had a fairly substantial income, weren't you?

A Yes.

Q In other words, you were putting it as high as you felt you could estimate the gross income, weren't you?

A: Well, I didn't know anything about how the rent would apply to a place like that.

J. Kosaka,
Cross-Exam.
Re-Direct Exam.

Q No, but that isn't the point. You are not answering my question. You were trying to get a bigger rent put on the place by showing how much income you got from this property. I put it to you you showed the largest possible income you could in that letter, is that not so?

A That income isn't very definite.

Q No, it certainly isn't. That is all, my lord.

THE COMMISSIONER: Any re-examination?

10

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, in this statement, Exhibit 1, to which my learned friend has referred, you state that you sold about 1400 cases of No. 1 tomatoes in 1942? At Yes.

Q Is that to the best of your recollection?

A Yes, that is to the best of my recollection.

Q And that the average price for those was about \$3.25? At Yes.

20 Q And you stated that you sold about 200 cases of No. 2 tomatoes? At Yes.

Q Is that to the best of your recollection all your business in 1942?

A Yes.

Q And that the average price was \$2.75?

A Yes.

Q Now in estimating this rough income at \$5100.00, did you take these rough estimates of the sale of the crop into consideration?

20 A Yes.

J. Kosaka,
Re-Direct Exam.

MR. McMASTER: That is all, my lord.

THE COMMISSIONER: Now, you want to stand over the chattel claim until when -- this afternoon?

MR. McMASTER: I would ask to stand it over, my lord, until such time as I might apply to put it on the list, or, alternatively, if your Lordship would prefer, a convenient date perhaps at Kamloops.

THE COMMISSIONER: I see.

10 MR. McMASTER: It is quite possible, my lord, I might abandon the chattel claim; I don't know.

THE COMMISSIONER: I think we ought to dispose of it during the Kamloops session. That should give you sufficient time, should it not?

MR. McMASTER: Very well, my lord, that is fine.

THE COMMISSIONER: Mr. Secretary, will you note this for the second day at Kamloops?

MR. McMASTER: The second day, did you say, my
20 lord?

THE COMMISSIONER: Yes. Mr. Pratt, I think, has the first day.

MR. McMASTER: Yes, that is right.

THE COMMISSIONER: Thank you, Mr. Kosaka.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"T.P. Horrobin"
Official Reporter.

Index 6780
6781
6782

M.R.1

The attached page 12 is to be added
to

CASE NO: 50.

Lytton, D.C.,

January 20th, 1948.

*Chattel claim
withdrawn*

IN THE MATTER OF THE CLAIM OF
YASUO TAMOTSU & MASARU KOBAYASHI.

Kamloops, B.C.,

February 10th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. McMASTER: Speaking to Case No. 50 at Lytton, I would ask for leave to withdraw the claim with respect to the chattels.

THE COMMISSIONER: That means we have nothing more to do with it?

MR. McMASTER: Yes, that is correct.

10 THE COMMISSIONER: Yes.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"J. P. Horrobin"
Official Reporter.



V.L.A.
Lytton, B.C.
20th Jan. 1948.

DEFENCE BRIEF

Jiro, Tamotsu and Masaru KOSAKI

Case No. 50

File No. 6980
6981
6982

REAL PROPERTY CLAIMS

Claim -

Appears to be a question of valuation only.

Soldier Settlement Board purchase valuation	\$3145.11
Soldier Settlement Board Top value of buildings	\$4430.00
Barnet	\$3500.00
Soldier Settlement Board Top valuation Land and buildings	\$5375.11
Custodian Sale Price	\$3088.00
Claim	<u>\$21674.49</u>

Appraiser - J.D. Patterson

Mr. McMaster admits at Page 2-3 that basis of Japanese estimates is not proper. Japanese used cost basis with 1942 prices. Mr. McMaster further admits that "quite likely the claim with respect to the real property is too high". He leaves the claim on the cost basis until fair market value is established.

There is a lengthy discussion regarding income from the farm, which, in cross examination of the witness appears to be only a very rough estimate.

CHATTEL CLAIM WITHDRAWN.

JLG/ma

Name of Claimant

KOSAKA, Jiro
-
Tosatsu
-
Miyuru
6920, 6921, 6922

Case 20.

Custodian File

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
										7256.31
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										7256.31

September 14, 1950.

R. J. McMaster, Esq.,
Barrister & Solicitor,
Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Jiro KOSAKA
Tamotsu KOSAKA
Masaru KOSAKA
Case No. 50.

We hand you herewith our cheque in the amount of
\$7,256.31, the amount of the award. in the above case.

We have received from you Release signed by the
interested party.

Yours truly,

F. G. Shears,
Director.

FOS/GH
Encl. 1 cheque.

6950

CLAIM NO. 50 - Jiro KOSAKA

Counsel for the claimant seeks special consideration for the claim made by this claimant in respect of two double greenhouses, each being 36 ft. by 200 ft. on concrete foundations, which the claimant states were built in 1936 and 1938 respectively. The Soldiers Settlement Board Appraiser describes these greenhouses as 6 years old. He values the two at \$1440.00 and makes the following comment:

"This property has been developed from small fruit farm into a greenhouse proposition by the Japanese owners in the last 6 years, but it is very doubtful if it could be sold as such or an efficient operator even found to rent it, although the greenhouses are of good construction and well laid out for tomatoe and cucumber growing. In view of this and since depreciation of the plant if vacant would be extremely heavy, the property could only be sold at a bargain price in my opinion and the valuation herewith is based accordingly."

The property was sold to the Director, Veterans Land Act, at the sum of \$3088.00, the sale price having been based on the S.S.B. appraisal made June 2nd 1942 at the sum of \$3145.11.

The claimant testified that he paid in 1936 for the land alone the sum of \$2000.00, and that buildings shown in the S.S.B. appraisal report were erected subsequent to 1936 at a cost in excess of \$20,000.00. The 1943 assessment covering land and buildings was \$6550.00.

On the basis of the Fatkin formula, depreciated replacement cost of the greenhouses is estimated as follows:

Replacement cost of greenhouses in 1943	\$10,712.00
Deduct 15% depreciation, since buildings 6 years old -	<u>1,606.80</u>
Depreciated replacement cost -	\$ 9,105.20
Deduct 20% from Fatkin estimate of \$9105.20	<u>1,821.00</u>
Estimated fair market value -	\$ 7,284.20

Upon the application of the formula adopted in the memorandum of even date on greenhouse properties, the fair market value is taken to be \$10,344.31.

80% 85% of depreciated replacement value of
greenhouses at \$9105.20 shows - \$7284.20

Fair market value of 10 acres of land
capable of cultivation - 1620.00

Fair market value of other buildings - 1395.00

Fair market value of 9.02 ac. wild land - 45.11

\$10,344.31

The claimant received on sale to D.V.L.A. 3,088.00

\$ 7,256.31

*chall
gan*

I THEREFORE RECOMMEND payment to the claimant in the sum
of \$7256.31, being the difference between fair market value
as so determined, and the price paid by the D.V.L.A.

H. J. Lind
Commissioner.

December 15th 1949.