

69994

NOTHING LEFT HERE TAKEN IN POOR SHAPE
A 6th

Door locked but windows open (Honey)

FILE NO. 6994

HAMEY, 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, Matsutaro
HOME ADDRESS: 2449 R. R. #1, 15th Rd., Hamoy, B. C. *Between 21st & 25th Rds. N. 15th Rd.*
REGISTRATION NUMBER 13950 SEX: Male AGE: 59
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: Kiyaka

ADDRESS OF WIFE OR HUSBAND: 15th Rd., Hamoy, B. C.

NAMES OF ANY LIVING CHILDREN: Kenauke(M); Ayano(F); Yoshiyo(F);
Kikuyo (F)

ADDRESS OF CHILDREN: 15th Rd., Hamoy, B. C.

AGE OF CHILDREN: 26; 21; 17; and 12 years respectively.

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

1. LOCATION AND DESCRIPTION: Municipality of Maple Ridge...
15.50
19.59 & 2.19 acres of S. Sec. 14 Township 12 Title No. 52338E, in District of
New Westminster. (2) 15th Rd., Hamoy, B. C. this is adjoining to above mentioned
property defined as 1.953 of S. S. 1/4 Sec. 15 Tp. 12, lettered "B" on Sketch Nov
5672 Title No. 57711 E, in the District of New Westminster. Plan. 3309
2. BUILDINGS AND OTHER IMPROVEMENTS: 1-storey, 6-rooms wooden frame house;
1-barn; 1-woodshed; Property (2) no buildings.

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

(2)
4. TAXES (Amount and where payable) total taxes for properties (1) & (2) \$23.27 paid 1941 payable Municipal Hall, Hamoy, B. C.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) (1) Owner (2) none

Declarant will leave key of property to Custodian upon family's evacuation.
Greenhouse rented to Mrs. Snow, Water St. Can.

This plan has been checked by KOSAKA, Kiyaka

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registrar's office New Westminster, B.C.
One half interest with
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none - None Kamaoka Kosaka
9. IF FARM LAND STATE CROPS SOWN 2 acres of strawberries & raspberries,
1/2 acre garden vegetables, fruit trees (30 trees)

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Sewing machine(Singer); stove; 5-bedst included with furnishings for 6-room house.
at dwelling house 15th Rd., Haney, B. C.
Garden cultivator and hand tools in the barn at 15th Rd., Haney, B. C.
Declarant will leave key to home and personal property to the Custodian upon
family's evacuation.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1-cat
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
4 Shares #524; 10 shares #532; 9 shares #663; 12 shares #763 of Maple Ridge
Co-operative Produce Exchange and 1-\$5.00 War Saving Certificate these
securities are all in owner's possession.8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 20th day of April 1942.

(Signature)

M. KosakaJ. W. Shaw

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Dec 30/42

✓
Full Name KOSAKA, Matsutaro
(Surname in Block Letters)

Registration No. 13950

✓
Male - Female
(check)

Age Feb. 20, 1883

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

Date Evacuated 19/9/42 Naturalized - Canadian-Born - National
(check)

Present Address Sloian Extension, B.C.

✓
Married - Single
(check)

Name of Wife nee (MIYOSHI) Kiyoko - 13592

Name of Husband _____

Name of Mother nee (SHIGESHIRO) Sho

Name of Father Shinsuke

Names of Children under 16 Takue (f) 14/12/29

Our File No. 6994

Registered with Custodian Yes
(yes or no)

Requested By C. Girard

Additional Information Farmer. Houses & bldgs.

6987 & 6994

November 16th, 1990.

Messrs. Kensuke & Matsutaro KOSAKA,
36 Salisbury Avenue,
Toronto 5, Ontario.

81

422

\$580.12.

\$557.36

\$ 22.76

FOS/js
1 encl.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Kensuke KOSAKA Reg. No. 14290 File No. 6987.
 Matsutaro KOSAKA " " 13950 " " 6994.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
 BC/69-P. First Offer.

PROPERTY ADDRESS: 15th Road R.R. No. 1, Haney, B. C.

LEGAL DESCRIPTION: Two portions 15.89 acres more or less and 2.19 acres more or less
 respectively of the South half of Section 14, Township 12, lying
 South of Kanaka Creek as shown outlined Orange on Sketch deposited
 No. 3329, Municipality of Maple Ridge, D. N. W.
 AND
 Part 1.953 acres more or less of South East quarter of Section 15,
 Township 12 as shown outlined in orange color and lettered "B" on
 Sketch deposited No. 5672, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Matsutaro KOSAKA and Kensuke KOSAKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

2 portions 15.89 acres - Vesting Order filed No. 25147, dated December 11th, 1942.
 Part 1.953 acres - Vesting Order filed No. 25148, dated December 11th, 1942.

ASSESSED VALUES: 2 portions 15.89 acres - Land - \$600.00
 Impts. - \$200.00 - \$800.00. Taxes - \$21.91.
 Pt. of "B" 2 acres - Land - \$80.00 - \$80.00 " 2.53
 \$880.00 \$24.44

CLASSIFICATION: Small Fruit and Berry Farm, Dwelling and out-buildings.
 The Custodian's representative reported on February 26th, 1943, that
 No. 1 place had an area of 17.78 acres - only a small patch cleared,
 and planted to the following crops: small patch of strawberries.
 The owners both declared on their individual JP Forms, dated April 30th
 1942, that they had planted 2 acres of strawberries, $\frac{1}{2}$ acre garden
 vegetables and 36 fruit trees.
 1 - 2 storey 6 room dwelling, 1 woodshed 22' x 24', 1 storehouse 12' x
 12', 1 bath house 8' x 10'.
 No buildings on No. 2 Lot "B", 1.953 acres.

HISTORY OF ADMINISTRATION: According to our records this property was not occupied from 19th
 September, 1942, date of evacuation, until the Custodian leased this
 property on 23rd March, 1943 to Douglas A. Siegner for a Term of 10
 months from 1st March, 1943 to 31st December, 1943, for a consideration
 of \$65.00 cash.
 Buildings included, space reserved for storing chattels.

SOLD: To The Director, The Veterans' Land Act for \$410.00 as at 1st January,
 1943.

1943.

Page 2.

File Nos. 6987 and 6994.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Matsutaro KOSAKA and Kensuke KOSAKA Joint a/c as at May 9th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$389.00 from said transaction.

In view of the rents for 1943, having been collected by the Custodian, a cheque for \$65.00, was issued to The Director, The Veterans' Land Act, covering same, on November 17th, 1943.

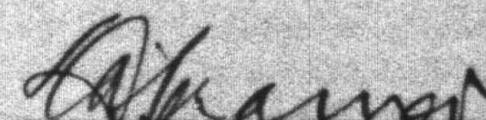
Certificates of Title Nos. 169434-E and 169435-E in the name of The Director, The Veterans' Land Act.

PROTEST:

Matsutaro KOSAKA protested the sale of this property - see letter of 25th September, 1944 on file 6994, and Kensuke KOSAKA also protested the sale - see letter of Dec. 4th, 1944 on file 6987 - both claiming that the price obtained was too low.

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

March 25th, 1946.


D. A. CRAMER.

DAC:JS

6994

FIRE INSURANCE SUMMARY

File Nos. 6987 and 6994.

Kensuke KOSAKA - Reg. No. 14290.
Nobuharu KOSAKA - Reg. No. 13950.

Both the above named Japanese declared on their
JP Forms, signed 30th, April, 1942, that they carried no
Fire Insurance, and none was placed by the Custodian.

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

March 26th, 1946.


D. A. CRAMER.

LIABILITY SUMMARY

File No. 6994.

Matsutaro KOSAKA - Reg. No. 13950.

The above named Japanese declared on his JP Form, dated April 30th, 1942, that he had no Personal or Trade Debts.

However, on 31st October, 1942, a claim was filed by the Royal Columbian Hospital for \$88.75. This amount was disputed - Matsutaro KOSAKA stating that he had not been credited with a \$2.00 payment, which the Hospital later acknowledged. On 22nd March, 1944, Matsutaro KOSAKA sent in \$10.00, asking us to pay this to the Hospital. This was done, leaving a net debit of \$76.75 still owing. The funds from the sale of the property owned jointly by Matsutaro KOSAKA and Kensuke KOSAKA, file 6967, having been divided between the owners, a cheque for \$76.75 was paid to the Royal Columbian Hospital and charged to Matsutaro KOSAKA'S personal account.

This file reveals no other Liabilities.

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

March 26th, 1946.


D. A. CRAMER.

DAC:JS

6994 / 6987
13950 / 14290

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/69P
File No. (JL-176)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

*KOSAKA, Masutaro
Kensuke.*

Dear Sir:-

Re: Two portions, 15.89 acs., m. or l., & 2.19 acs.,
m. or l., resp., of S $\frac{1}{2}$ of Sec. 14, Tp. 12, lying
South of Kanaka Creek shown Orange on
Sketch deposited #3329. - C/T #169434-E, and
Pt. 1.953 acs., m. or l., of S $\frac{1}{2}$ of Sec. 15, Tp.
12, shown Orange & lettered "B" on Sketch
No. 5672. - C/T #169435-E.

MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. (see above) of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 20,576.21, in favour of The Secretary of State,
forwarded to you and dated March 14th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 410.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	\$ 410.00 ✓

*Reg. fees
6*

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate herof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 6724/6327

Reg. No. 13750/14290

506 Royal Bank Building,

Vancouver, B. C.

JUN 8 1944

Mr. Motomaro KOSAKA and Mr. Kenzoku KOSAKA.

Dear Sir:

Sum. of Maple Ridge, 2 portions of 15.89 acres more or less and 2.19 acres more or less respectively of the S. $\frac{1}{2}$ of Sec. 14, Tp. 12, lying S. of Re: Kanaka Creek as shown outlined orange on sketch dep. No. 3329, Dis. of New Westminster, C. of B. 50721. AND Part 1.953 acres more or less of S.E. $\frac{1}{4}$ of Sec. 15, Tp. 12, as shown outlined in orange color and lettered "B" on sketch dep. No. 5072, Dis. of New Westminster, C. of B. 50722.

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	430.00
Add:	
Unexpired insurance premium as at January 1st, 1943	430.00
Less:	
Tax arrears to December 31st, 1942	6.00
Registration fee	6.00
Encumbrance—Principal	
—Interest	6.00
Net proceeds of sale	424.00

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.

R

1943

Jan. 1

Credit Re Sale of Property

Land Registry Office C/S

Debit

Credit

Balance

\$404.00

\$ 1.00

1944

Feb. 20

Cheque from you

10.00

27

Royal Columbian Hospital on a/c

10.00

\$11.00

\$414.00

CR \$403.00

EXHIBIT No. 422 - 5DATE June 23/48

FILED BY

Cross**REPORT
ON EVACUATED JAPANESE PROPERTY**File No. MUNICIPALITY: MAPLE RIDGEDate: Feb. 26th. 1943NAME: KOSAKA, MatsutaroREGISTRATION NO. 13990ADDRESS: 1st. Place on left past Nagai property on 15th Rd. Haney, B.C.PROPERTY: 15.99 & 2.19 acresACREAGE: Sal. patch clearedKINDS OF CROPS: Sal. Patch of Straws.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 1/2 StoreyVACANT: Yes

OCCUPIED:

DESCRIPTION: Frame unfinishedROOF: ShakeSIZE: 30 x 36NO. OF ROOMS: 6CONDITION: PoorOTHER BUILDINGS: Woodshed 22 x 24Storehouse 12 x 12,Bath house 8 x 10.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: This property has been broken into several times as we have had to nail it up on several occasions.House is poor inside & roof leaks.Confusion of personal effects & belongings etc. stream about place.**INVENTORY OF CHATTELS LEFT ON PROPERTY:****IN HOUSE**2 Beds complete & 2 mattresses1 Sal. heater stove6 Crtns. of clothes2 H.M. Tables1 Lantern1 Wash tub1 Large drum heater2 H.M. Bunks6 Kitchen chairs & 1 High chair3 Benches1 Old kitchen range2 Oil lampsSal. box of carpenters toolsQuan. of dishes & utensils loose1 Hand bag of medicines & pers effects1 Roll of berry wire1 Straw trunk1 Oil heater1 Sal. gas heaterSal. quan. of garden toolsSal. quan. of cable4 loose windows**STOREHOUSE**30 picker trays12 Jap tubs1 Pr. cars.APPRAISAL VALUE : \$25.00

Signed:

"S.G. Carlson""R.M. Anderson".

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

G.M.L. MacNeil

File #4994

MEMORANDUM

Re: Matsutaro KOSAKA

On investigating the subject Japanese property between September 9th and 15th, 1942, our field men report that the dwelling house was found to be locked but the windows left open, which they nailed for the protection of the household fixtures and equipment left.

HRC/BM

[Handwritten signature]

C O P Y

File No. 6970, 6987
6994

Albion P.O., B. C.
March 23rd, 1943.

R. D. Richardson,
Farm Dept.

Dear Sir:

I would like to purchase wood trees on Japanese property namely Toshio Oki, Lot 8 of NW of Sec 11, Tp 12, and Matsutara & Kensuki Kosaka SW part of South $\frac{1}{2}$ of Sec 1e, Tp 12.

If this offer is in order I would prefer buying wood trees on stampage basis if not could the property be bought at a reasonable price.

I have supplied the B. C. Government Aliso Hospital Camp for the past seven years with wood fuel, it is now impossible to buy from wood cutters so we will have to cut it ourselves so if that supply is to be met this year we will need co-operation all around.

Awaiting your early reply, I remain

Very truly yours,

"C. H. Owen"

6994

April 2, 1948.

Mr. Matsutaro KOSAKA,
Reg. No. 13950,
New Denver, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 28th instant, enclosing certificates covering 35 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque for \$161.46, which is the balance of your account at this office, and represents 50% of the sale of real property and \$44.71 from the redemption of the Maple Ridge shares at the rate of \$1.27755 per share.

The amount is arrived at as follows:

	<u>Dr.</u>	<u>Cr.</u>	<u>Bal.</u>
Transferred from joint account, as per statement attached	\$	\$ 193.50	
Payment of claim to the Royal Columbian Hospital	76.75		
Redemption of Maple Ridge Shares		44.71	
Cheque to you	<u>161.46</u>	<u> </u>	
	\$238.21	\$238.21	NIL

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (2)

File No. 6994 & 6987
Reg. No. 13950 & 14290

Matsutaro KOSAKA & Kensuke KOSAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property	\$	\$ 404.00	
	Land Registry Office - Certificate of Encumbrance	2.00		
1944 March 20	Cheque from you		10.00	
March 27	Royal Columbian Hospital on account	10.00		
1945 April 23	Legal fees re Sale of Property	15.00		
1946 March 28	50% account to K. Kosaka	193.50		
	50% account to M. Kosaka	193.50		
		\$ 414.00	\$ 414.00	

NIL

Accounting Department
March 3rd, 1948