Name of Claimant KOSAKA, Jiro
" Tamotsu
" Masaru

Custodian File 6980. 6981, 6982

Case 50.

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% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					3088.						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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS 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

14

CASE NO: 50.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 20th, 1948.

IN THE MATTER OF THE CLAIM OF

JIRO, TAMOTSU & MASARU KOSAKA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 50.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Lytton, B.C.,

January 20th, 1948.

IN THE MATTER OF THE CLAIM OF

JIRO, TAMOTSU & MASARU KOSAKA.

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.N.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. Engeman originally was going to take thecase. 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

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
10 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?

20 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
30 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.

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.

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?

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 1, 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 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.

Q Does it show the type of material and the constructions 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 the construction is a substantial construction

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

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).

Q Now, witness, with regard to this last letter

20 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?

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. Kosaka, 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 Custodian 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 sell 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

30 apply to a place like that.

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? A: 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? A: Yes.

20 Q And you stated that you sold about 200 cases of No. 2 tomatoes? A: 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 those rough estimates of the sale of the crop into consideration?

30 A Yes.

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.

T. P. Horrobin

"T.P. Horrobin"
Official Reporter.

30

N.B.: The attached page 12 is to be added to

CASE NO: 50.

Lytton, B.C.,

January 20th, 1948.

IN THE MATTER OF THE CLAIM OF

JIRO, TAMOTSU & MASARU KOSAKA.

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.

T.P. Horrobin

"T.P. Horrobin"
Official Reporter.

20

30

29 NOV 28 1947 Case 50.

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

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

ACKNOWLEDGED NOTIFIED 6981 6987 6980 Kamloops Lillooet

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

02868 - J.K
03987 - M.K.
13625 - T.K.

(1) NAME JIRO, TAMOTSU & MASARU KOSAKA (RCMP) Reg. No.
(Print) Surname Given Name

(2) Pre-Evacuation Address 17th Avenue, 15th Road HANEY, B. C.

(3) Present Address EAST LILLOOET, B. C.

(4) REAL ESTATE

(a) Street Address (if any)
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 1 AND 2 OF THE S.E.¼ SEC. 15TP. 12, MAP 6452, N.W.D.
20 acres

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe) Growing Tomatoes in Greenhouse

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) 1/3 interest each

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 2,500.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 19,174.49
Building Includes: Greenhouse Two Houses, Sawdust Shed, Packing House, Boiler Shed, Etc.
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 21,674.49
(v) Amount at which Custodian sold property and credited your account - - $

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

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Left on our own house at above mentioned property

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

(c) How stored or packed at time of evacuation

(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.)

Kamloops

(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, TAMOTSU, MASARU KOSAKA of the Village
of LILLOOET in the County of Cariboo

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of ~~my~~ our knowledge, information and belief and ~~I~~ we 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. F. W. Engeman)

Jiro Kosaka
Tamotsu 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 intemized 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,

Juro Kosaka
Tamitsu Kosaka
Masao Kosaka

AND PROPERTY

ASSESSEMENT FOR NO. 1 AND 2 GREENHOUSE SITUATED ON

LOTS 1 AND 2 OF THE S.E.¼ 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') No. 1 Grade	40 pcs. @ 50.00	80.00	
Bolts and Washers	12 boxes @ 4.75	57.00	
			514.00
GLASSES	210 boxes @ $7.00		1,470.00
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 @ .04½	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	16 pcs. @ 4.50	72.00	
2" Tee	8 pcs. @ .75	6.00	
3" Black	200' @ .75	150.00	
3" to 2" Coupling	6 pcs. @ 1.00	6.00	
4" Black	275' @ 1.50	412.50	
4" Elbow	8 pcs. @ 2.50	20.00	
4" Valve	3 pcs. @ 24.00	72.00	
4" to 3" Coupling	4 pcs. @ 1.50	6.00	
4" x 2" x 4" Tees	24 pcs. @ 1.55	37.20	
4" x 2½" x 4" Tees	4 pcs. @ 1.55	6.20	
4" x 3" x 4" Tees	8 pcs. @ 1.55	12.00	
			3,361.42

Cont'd. Page 2

Assessement of No. 1 and 2 Greenhouse AND property.

LABOUR FOR BUILDING			
Carpenter and Plumbing, etc.			3,600.00
BOILER AND SHED			
Boiler 4' x 14' and Stack		500.00	
Fire Brick	900 @ $ .10	90.00	
Red Brick	1000 @ .03	30.00	
Cement and Gravel		45.00	
Grates in Sawdust Burner		100.00	
Sawdust Hopper		15.00	
Boiler Shed, Corrugated Roof		150.00	
Labour for Boiler and Shed		750.00	
			1,680.00
WATER SYSTEM			
One Pump		120.00	
One Pressure Tank		24.00	
One Electric Motor, Automatic Switch, Etc.		95.00	
Electric Wiring 2000 Feet		80.00	
Labour		100.00	
			419.00
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	
			2,872.82
SAWDUST			
175 Truck Loads @ $4.50		787.50	
WOOD			
Four Feet Length	55 Cords @ $4.50	247.50	
Sixteen Inches	10 Cords @ 9.00	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
GRAND TOTAL			21,674.49

REG. NOS: 02868 (J.K.)
03987 (M.K.)
13625 (T.K.)

JIRO, TAMOTSU & MASURA KOSAKA

Statement re Claim

(LANDS & PREMISES - GREENHOUSE BUSINESS

EQUIPMENT - CHATTELS).

LAND 20 acres more or less situate about 4 miles from Haney, B.C.

Purchased in 1936 from Mr. Nagai for $2000.00.

When we purchased the dwelling house and addi tion were on the premises. Ten acres had been cleared and previously cultivated but were not in crop. There were some 300 fruit trees on the premises. The property was fenced on three sides.

EXHIBIT No. 50-1
DATE 20 Jan 1948
FILED BY R. J. Vermaster.

IMPROVEMENTS MADE BY CLAIMANTS

BUILDINGS.

GREENHOUSES	Size	Built.
1 Double greenhouse	36' x 200'	1936
1 Double greenhouse	36' x 200'	1938
GARAGE & WORKSHOP (Converted from Packing House)		
	18' x 24'	1936
	Converted	1938
BOILER & SHED	20' x 30'	1936
SAWDUST BARN	40' x 80'	1940

WATER SYSTEM (Pump, pressure tank, electric motor, automatic switch & 200 ft. electric wiring). replacing gasoline engine 1941.

Re Values in Claim Form

The property was purchased from Mr. Nagai who is Tamotsu's father-in-law and therefore we got a good buy. We do not know how much land was selling for in our district in 1942 or '43.

With respect to the Improvements and additions which we put on the premises we have set out in the schedule attached to the claim the best estimate we could make of the cost price at 1942 prices. We admit that this represents the replacement value as at 1942 and not necessarily the fair market value. We did not have any record of what we had paid for the materials so we consulted 1942 price lists. We had no basis of estimating the fair market value other than this.

With regard to the house and addition we do not know the cost. However, we do know that we got a good buy from Mr. Nagai, and estimated the value as shown in the statement. In estimating the value of the house and addition, we took into consideration the fact that we did not want to sell. We are now advised by our solicitor that this is not a proper consideration in determining fair market value, and accordingly we are agreed that the value placed on these buildings is too high from that point of view.

We have no experience in determining the fair market value of the property and business and shall have to rely upon the Commissioner's judgment with such aid as our counsel may be able to give him.

LEASE

We were evacuated from the premises on August 31st, 1942. Mr. Nagai had made arrangements for a Mr. Stonehouse to take care of his place and we paid Mr. Stonehouse a small sum to keep an eye on our place until such time as the Custodian would rent it. Mr. Stonehouse was not to operate the place.

About the 1st of October, 1942, I believe the Custodian entered into a lease with Mr. G.H. Snow leasing the property, including the lands, buildings, dwellings, chattels and equipment. The Custodian wrote to us with respect to this matter and certain correspondence ensued concerning the amount of the lease. We suggested a rental of $550.00 plus $150.00 for the use of equipment and chattels; however, the Custodian advised that Mr. Snow would not pay more than $550.00 per annum. We understand that a formal lease was entered into by the Custodian on December 17th, 1942, running from the 1st day of October, 1942. We do not knowwhat a fair rental would be but we considered that $700.00 was the minimum which we were prepared to agree to in the circumstances having regard to the fact that he was going to use our equipment and operate our greenhouses.

GOODWILL

We understand that Mr. Snow wasstill operating our greenhouse business at the time the premises were purchased by the Soldier Settlement Board and, in our opinion, the property was sold as a going concern.

In 1942 we sold about 1400 cases of No. 1 Tomatoes at an average price of about $3.25, and 200 cases of No. 2 Tomatoes at an average price of $2.75 per case. Our gross incomewas roughly $5100.00 and our expenses would be a little less than 50%. Tamotsu worked in the greenhouse all the time. Masura was attending school and helped after school and on holidays. I assisted about the greenhouse but took some outside work to supplement our income. The statement in my letter to the Custodian of December 17th, 1942, that the gross income around

was around $4500.00 was a general statement without particular calculations.

J. Kosaka

RE CHATTELS AND EQUIPMENT

We were required to sign J.P. Forms in April of 1942 as we all attended the Custodian's representative's office at the same time the general statement of personal property was shown on my form only. I do not remember whether this was on the advice of the Custodian's representative or not. The information which I gave was of a general nature and apparently I neglected to mention the stock of wood and sawdust which we had on hand. I do not now recall why I did not mention these items and certain of the other greenhouse materials, unless it was because I thought of them as part of our greenhouse operation. We did not make any inventory of the chattels and equipment which we left behind and I cannot honestly say that I recall the various items. In these circumstances my brothers and myself have decided to limit our claim to the following items which we specifically recall leaving on the premises at the time of our evacuation:-

		Estimated Value
Pump Organ - purchased second-hand	1937 Cost $55.00	$30.00
1 Pool Table - quite old in just fair condition	(Don't recall cost)	150.00
1 Pool Table - quite old but in good condition	(" " ")	300.00
(Included with Pool Tables were cues and balls)		
1 Stove - (wood and coal) quite old but in working order		15.00
7 Cases Greenhouse Glasses, at $7.00 cost price, each.		49.00
3000 ft. Lumber at $32.00 per M. cost price.		96.00
10 Cords 16-inch Wood at $9.00 cost price.		90.00
55 Cords 4 ft. wood at $4.50 cost price.		247.50
175 truckloads of Sawdust, mostly purchased May to July, 1942, at $4.50 per load cost price.		700.00
	Total	$1677.50

Sold $210.00 Still on property

? Shipped

All pipe braces are laid 10' apart

16 rows of 2" pipes laid from end to end of greenhouse as heaters

2"x3" SASH all around

Ventilators open by turning crank at middle of house

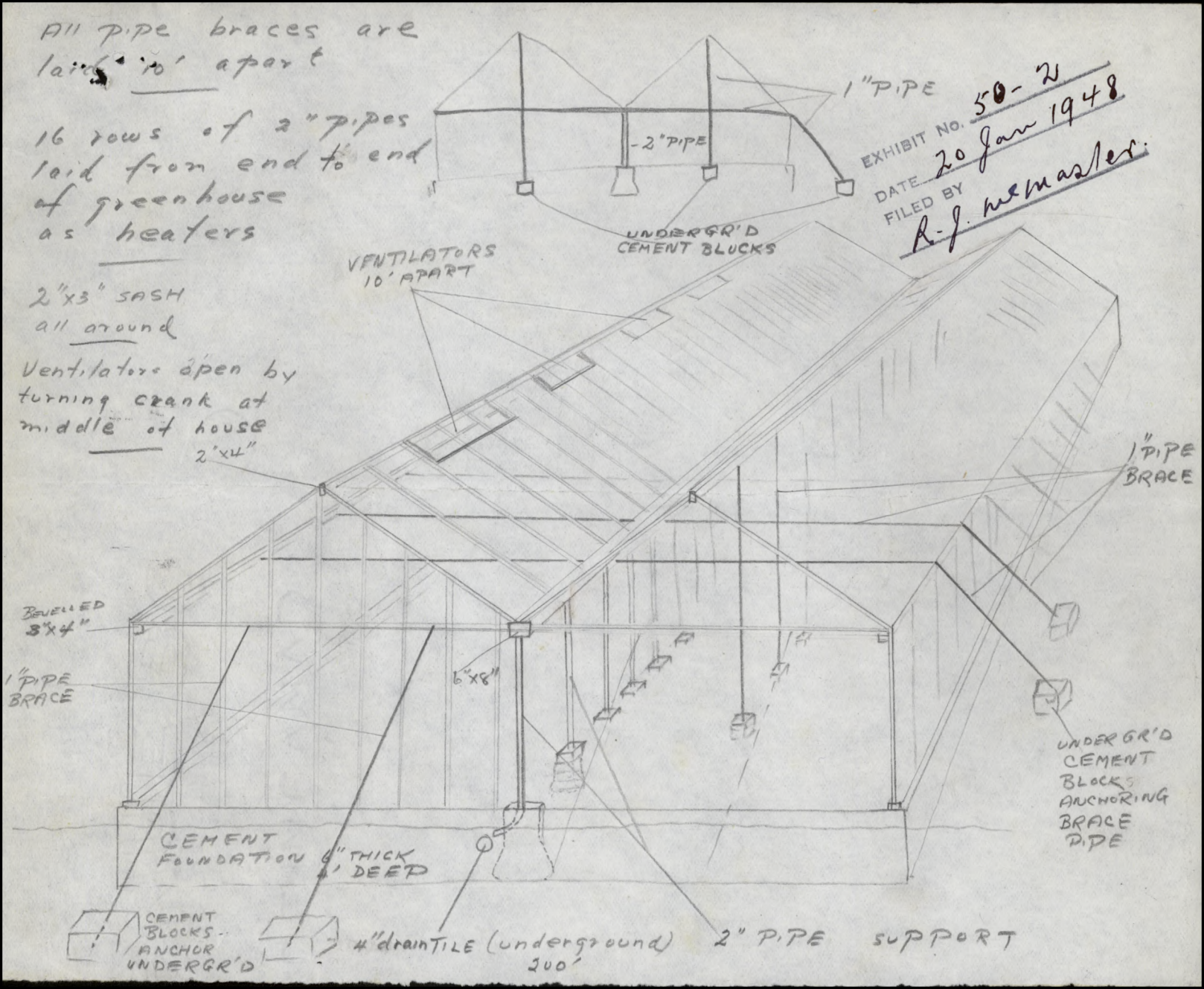

EXHIBIT No. 50-2
DATE 20 Jan 1948
FILED BY R. J. McMaster

EXHIBIT No. 50-3
DATE 20 Jan 1948
FILED BY
R. J. McMaster.

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 continuied 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.

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

477

Reference to file No. 6980, 6981, 6982.

East Lillooet B.C.
December 17, 1942

EVACUATION SECTION
Rec'd DEC 28 1942
File No. 6980, 6981 & 6982
Ans. 31-12-42 HRG
Referred Richardson

Mr. R. L. 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 as 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 isn't very much to a man in Mr. Snow's position, but it means very great deal to us when no income of any kind 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 lumbers 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 ~~it~~ 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 Custodians 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 in behalf of my brothers
Tamotsu Kosaka Reg No 13625 and
Masaru Kosaka Reg No 03987.

File Nos. 6981, 6980, 6982.

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

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

Rec'd JUN 8 1944
File No. -
Ans. W.E.A.
Referred

Dear Sir,-

I was not previously advised of the sale of my brother's and my property so there is one thing I wish to be made clear.

I consider the price of $3088.00 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 $3088.00 is for property only or it includes greenhouses and other buildings.

Yours truly
Jiro Kosaka Reg. No 02868
Tamatsu 13265
Masaru 03987

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 14 1942

Copies for file
6981 + 6982

~~Richardson~~
Coffey

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 Nos. 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. How much?

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 Tsuka

Reg. No 02868

Reference to file No 6980, 6981, 6982.

EVACUATION SECTION
Rec'd JUL 12 1943
File No. 6981
Ans. SMZ
Referred Gibson

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

Mr. K. F. 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	~~7~~$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. Kasuka, 02868.

BC-67-P

K102 103

BC/67-P Page 1 Copy

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

Farm Appraisal Report

File No. JL 685

Land Description Lots 1 & 2 of pt. of the SE¼ Sec.15, Tp.12, Map 6452, N.W.D.

Containing 19.022 more or less Acres

Owner's Name KOSAKA, J., T., & M. Post Office Address Haney, B.C.

Nearest Rail Point Albion on C.P.R. Distance 2 miles

Market Town Haney, 4 miles; New Westminster 25 miles Distance

Church (give denomination) All denominations, Haney Distance

Nearest School Public School 1½ miles, Haney High, 3½ Distance

State 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 ½ mile east of Baker Rd.(17th Ave.

Is this district a good one? Fairly good.

Employment opportunity Very 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 only. Value $

Water supply: Barely adequate in dry summer from 2 20'-wells but another well would probably correct. Value $

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	"	"	
Garage & workshop	18 x 24	"	8	"	10	"	"	50.00
	x							
Double Grnhse	36 x 200	Sash & glass	8'6"	glass	6	cement wall	good	1440.00
" "	36 x 200	" " "	8'6"	"	6	" "	"	1440.00
Boiler & shed	20 x 30	cement & lbr.	18'	zinc	6	" " & timber	fair	500.00
GRANARY	x							
Sawdust barn	40 x 80	tbr.& rgh.lbr.	38'	"	6	" " & timber	"	500.00
	x							
	x							
	x							

Electric light installed in buildings.

Total present day value $ 4430.00

Total Value Buildings add to farm $ 2200.00

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 only painted. on greenhouses Condition of paint Fairly good.

Distance from nearst 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.	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.	Logged over scrub bush and stumps. No marketable 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 19 42.

Inspector's Signature "J.D. PATTERSON"

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

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

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 $

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 3500.00

Date 30th July, 1942.

"I.T. BARNET"
District Superintendent.