

Name of Claimant KOSAKA, Moichi
" Kinoe

Case.....571.....

Custodian File 2924 & 3425

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					487.00		389.60			389.60
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
20.00	4.85	1.45	24.25%	85.00	20.61					22.06
TOTAL RECOMMENDATION										411.66

CASE NO: 571

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MOICHI & KINOE KOSAKA.

PROCEEDINGS AT HEARING.

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

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

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Lethbridge, Alberta,
August 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MOICHI & KINOE KOSAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

SIAMU KOSAKA, Esq.,

appearing for the
claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

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S. Kosaka,
In Chief.

THE SECRETARY: Case No. 571, Moichi Kosaka and Kinoo
Kosaka.

SIAMU KOSAKA, a witness called on
behalf of the claimants herein,
being first duly sworn, testified
as follows:

THE WITNESS: This is a claim with regard to Lot 14 of
the south-west Quarter of Section 6, Township 15,
Map 2721, District of New Westminster, C. of E.
51239, 10 acres of fruit farm valued at \$1700.00,
10 and we have been credited from the Custodian ---

THE SUB-COMMISSIONER: Q: -- Just a minute, please.

Whose property is that?

A In the joint name of Moichi Kosaka and Kinoo
Kosaka.

MR. RICE: Q: Is that your father and mother?

A Yes, father and mother. We figure the total value
of the building and property at \$1700.00. We
are credited from the Custodian with \$487.00 and
20 we put in a claim of \$1213.00. This property was
bought in March, 1925, ten acres at \$200.00 per
acre, from Henry Cecil Akroyd of Richards, Akroyd
& Gall, a real estate firm at Vancouver. Since
buying that property for \$2000.00 uncleared, we
had to clear four acres and put on several
buildings.

THE SUB-COMMISSIONER: Q: What did it cost you to
clear it?

an acre.

A: About \$350.00

Q What buildings did you put on?

30 A The buildings, there is a chicken house, a stable,

S. Kosaka,
In Chief.

woodshed, packing house, and a bath house.

Q What did you value the buildings at?

A We didn't have a separate figure on buildings alone; we grouped them together and figured about \$1700.00. The reason we arrived at that figure, the real estate agent at Haney, Menzies, come up and asked us to sell it at that just a year before evacuation and we didn't think it was enough and didn't sell it at the time.

10 THE SUB-COMMISSIONER: We will mark the agreement for sale as Exhibit No. 1, ~~de~~
(DEED MARKED EXHIBIT NO. 1).

THE WITNESS: And on this Custodian's sketch here they have not made a true sketch, either that or the thing has been let go to bush, and that patch is missing.

THE SUB-COMMISSIONER: Have you an appraisal on this property, Mr. Rice?

MR. RICE: Yes, I will put it in, if you wish.

20 THE SUB-COMMISSIONER: If you will, file it, please.

MR. RICE: Yes, the farm appraisal report will be Exhibit No. 2.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

THE SUB-COMMISSIONER: Q: Proceed.

A On this map that the Custodian sent us, it isn't a true copy of our property.

MR. RICE: Q: It was the Soldier Settlement Board that sent you that?

A: Yes, I believe it was. They have missed about an acre of fruit trees and rhubarbs, and there was eight

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S. Kosaka,
In Chief.

hazelnut trees, black currants, and 35 apple trees on this part that they missed, and besides that we planted strawberries, had apple trees, hazelnuts, rhubarb, asparagus, and various other fruit trees on this property, and I think it is a very conservative figure when I only claim \$1700.00 for it.

THE SUB-COMMISSIONER: Q: Anything else you wish to say about the farm?

A No, I think that will be all.

10 Q Now you have a claim for chattels, have you not?

A Yes. In this building we had two heaters valued at \$25.00, one roll-top desk, \$35.00, gramophone and records, \$50.00, kitchen tables and chairs \$20.00, and farm tools, various farm tools, at \$100.00, and that chattel claim for the property lost would be \$230.00. That is for the chattels.

Q What did the farm tools consist of?

A Mattocks, saws, shovels, axes, and various other tools, hoes, and rakes, and I know there was a new
20 water pump included in that thing, too.

THE SUB-COMMISSIONER: Have you an analysis, Mr. Rice, of the personal property claim?

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair value. I am submitting that the property sold by the Custodian was sold at its fair value. I am submitting that the balance of the claim for the various items claimed is exorbitant in each case.

30 CROSS-EXAMINATION BY MR. RICE:

Q I notice from your J.P. form that your claim was

S. Kosaka,
Cross-Exam.

for one heater; now you claim two heaters?

A This should be an exact duplicate here of what I sent.

Q I mean the J.P. declaration. That is your father's signature, is it? A: Yes.

Q That is the Japanese declaration form, is it not?

A Yes.

Q And under the statement of personal property on page 2 it shows only one heater.

10 A One heater.

Q Is that right? A: Yes, it does.

There was two heaters in there but I will cancel the one heater.

Q You will cancel the one heater?

A Yes, that must be a misprint on somebody's part. I will cancel the one heater.

Q And there is no mention made of farm tools here

(indicating). A: No, there is not.

20 Q You don't mean the five cultivators as farm tools, do you? A: No, it is

all hand tools, saws, shovels, and stuff that you can put in the room.

Q Oh, I see. Well it isn't mentioned here, so that I take it you will cancel that.

THE SUB-COMMISSIONER: Mr. Rice, I would just like a little information to enlighten me. This form here ---

MR. RICE: -- That is the claim form.

30 THE SUB-COMMISSIONER: This claim form is signed by

the two claimants and in that they list the chattels.

MR. RICE: That is right.

THE SUB-COMMISSIONER: Now when is that form that you have there prepared?

MR. RICE: This is a declaration that is prepared at the time they vacated. Am I right on that, Mr. Shears?

MR. SHEARS: At the time of the evacuation.

10 MR. RICE: At the time of the evacuation this was a form that was completed by the claimant.

THE SUB-COMMISSIONER: Prior to completing this other form.

MR. RICE: Yes, that was afterwards turned in, the claim form would be turned in some time later.

THE SUB-COMMISSIONER: All right, thank you.

THE WITNESS: No, I won't cancel the farm tools.

MR. RICE: Q: What right have you to claim them if you did not declare them?

20 A: That was a very brief thing that we made out in a hurry when we left there.

Q: Well you had plenty of time to make it out, did you not?

A: Not very much time.

Q: Well were you denied time to make it out? Why don't you say so?

A: It was all done in a confusion and there was just a brief time and when we sat down and thought the thing over, we had re-arranged things to those that we have got here now.

Q Why would you have five cultivators on a 10-acre parcel of land?

A Five cultivators? That must be a mistake.

Q That is a mistake? A: Yes.

Q Just one cultivator? A: Yes, just one cultivator.

Q And the 5 cultivators in your claim should be changed to one cultivator?

A That is right.

10 Q How old was this roll-top desk?

A I couldn't give you the exact age of the thing.

Q It was second-hand, two or three times over, was it not? A: I

couldn't say. We bought it off a friend of ours.

Q Well, the gramophone and records. What vintage were they? A: I would say at the time they were 2 or 3 or 4 years old.

Q What, the records, or the gramophone?

A The gramophone.

20 Q What was it, a table model?

A A console model.

Q A console model? A: Yes.

Q What did it cost new? A: I couldn't tell you exactly.

Q And you don't know anything about the records; how many records there were?

A I couldn't give you the exact number of the records either. There was quite a few there.

Q Can you tell me how you arrived at the price of \$50.00? A: Just

taking the pile of records that we had, they were stacked about that high (indicating) but I couldn't tell you exactly.

Q Well, are you just trying to make sure that you are claiming enough? A: Pardon?

Q Well, are you just trying to make sure that you are claiming enough in putting in \$50.00?

A I will give you \$50.00 and you go downtown and see if you can buy a stack of records that high
10 for a gramophone.

Q I probably could, records four years old, probably played many times over. When did you buy the records? Did you buy them new?

A Yes, I bought them new.

Q And bought some secondhand?

A No, we didn't buy secondhand records.

Q But you had been playing them for four years?

A No, you asked me how old the gramophone was.

Q9 Yes, and you had the gramophone and the records,
20 I think, you told me, four years?

A No, you asked me how old was the gramophone.

Q Well, how old were the records then?

A The records, we were buying them like an ordinary family would, a new one every so often.

Q How long did you get the gramophone before you bought any records?

A What is the question again?

Q How long did you get the gramophone before you bought records to play on it?

30 A We had several records when we bought the gramophone.

S. Kosaka,
Cross-Exam.

- Q Well there would be several records that would be four years old if the gramophone was four years old. A: I said we didn't buy the gramophone new, did I?
- Q You didn't buy the gramophone new?
- A No.
- Q You bought it secondhand? A: Yes.
- Q And you had the gramophone how long?
- A Oh, I would say about a year.
- 10 Q Well how do you know it was only four years old?
- A I surmised it was only four years old.
- Q But you don't know?
- A I am not sure.
- Q And you don't know what you paid for it?
- A I couldn't say exactly, no.
- Q And the farm tools, you say you can't give an itemized statement?
- A No, we just took them out of the yard and put them into a room and figured we were coming back in
- 20 a year or two and we didn't see any sense in itemizing everything.
- Q The farm tools you didn't itemize at all?
- A Couldn't.
- Q In your J.P. form? A: You couldn't itemize them.
- Q Well, how would you value them at \$100.00?
- A By the pile of tools that was lying in the room.
- Q Just by the size of the pile you judge it was \$100.00?
- 30 A A very conservative figure at \$100.00.

S. Kosaka,
Cross-Exam.

Q And you can't give us any information as to how the \$100.00 was made up?

A The \$100.00 was very conservative, I felt.

MR. RICE: I am filing an analysis, your Honour. I wish to tender as an exhibit at this time, your Honour, an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 3).

MR. RICE: And I also wish to file or to tender as an exhibit, a claim of real and personal property.

10 9 (STATEMENT MARKED EXHIBIT NO. 4).

MR. RICE: Q: With respect to the land, how do you arrive at the value of \$1700.00? Can you break down at all the value of the land and the value of the buildings?

A The way that we arrived at that figure, we figured it at a very conservative figure for real estate in that district and anyone that owns land in that district, and we figured the land was a very conservative figure at \$1700.00.

20 Q Yes. A: We got that \$1700.00 from a real estate agent in that district who offered us \$1700.00 and that is how we arrived at that figure.

Q That is the only value you have for it?

A Yes.

Q When was that? A: That was about a year ago, a year before we left, and since then we made several improvements, too.

Q What district is this land in?

30 A In the Whonnock District. It would be. Do you

S. Kosaka,
Cross-Exam.

want a detailed description?

Q No, I have that, thanks. That is all.

THE SUB-COMMISSIONER: Q Have you anything further
to say?

A No.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
OFFICIAL REPORTER.

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Certified Correct.

F. J. Stach
SUB-COMMISSIONER.

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May 28/49

Dear sir,

We received your letter of
May 18. and we do not intend
to submit further evidence or
argument.

Yours truly,
Sam. K. Hoar
#572
#571

May 18th 1949.

Mr. Sam Kosaka,
1601 - 2nd Ave. A. North,
Lethbridge, Alberta.


Dear Sir,

Re-claims - Moichi & Kinoe Kosaka #571.
Sam Kosaka #572.

We shall feel obliged if you will favor
us with an acknowledgment of our letter to you
of April 26th.

While we are assuming that it is not
your intention to submit further evidence or argument
in support of the above claims, an acknowledgment
from you would indicate that you received our letter.

Yours truly,


A. WATSON
Secretary.

AW/W.

April 28th 1949.

Mr. Sam Kosaka,
1601 - 2nd Ave. A. North,
Lethbridge, Alberta.

Dear Sir,

Re claims: Moichi & Kince KOSAKA - #571
Sam KOSAKA - #572

The Commissioner directs me to advise you that he expects to conclude Sessions of the Commission during the month of June 1949. The Commission's records show that you personally presented for hearing the claims set out above.

Government Counsel has informed the Commissioner that in answer to the foregoing claims the Government will rely on the documentary evidence which was adduced before the Commission, when each of the above claimants was heard, as well as evidence of general application which has been introduced since September 1948,- the latter being of a general character relating to the administration of the Custodian's office and the conduct of sales of evacuee property by the Custodian. The Government does not propose to adduce other specific evidence relating to the above claims.

In these circumstances the Commissioner instructs me to ascertain whether or not you desire to present argument in support of the claims.

Will you kindly advise me on or before May 14th next whether or not it is your wish to present argument. If so, a date will be fixed for the hearing of such argument, subsequent to May 16th next, at Vancouver B.C. Otherwise, the Commissioner proposes to make his recommendations upon the claims above noted, based on the material which is now before the Commission.

Please note that unless advice is received before May 14th next of your desire to present argument, the Commissioner will assume that you do not wish to do so, and will make his recommendations accordingly.

Yours truly,

N
A. WATSON
Secretary.

NOV 27 1947

Case No. 571

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

[Signature]

2924
3425

Lethbridge

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

(1) NAME KOSAKA MOICHI, KOSAKA KINOE. (RCMP) Reg. No. 13547
(Print) Surname Given Name " 13545

(2) Pre-Evacuation Address P.O. BOX 215. WHONNOCK. B.C.

(3) Present Address 1601-2ND AVENUE. A. NORTH. LETHBRIDGE. ALTA.

(4) REAL ESTATE
(a) Street Address (if any) 2nd ROAD NEAR 28th AVENUE, WHONNOCK, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 14 of the South West quarter of Section 6,
TOWNSHIP 15, Map 2721, District of NEW WESTMINSTER,
C of E, 51239.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business FRUIT FARM.
(iii) ~~Business~~
(iv) Any other type of property (describe) CHICKEN HOUSE, BARN.
(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.)
JOINT Tenant.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$
(ii) Buildings - - to gether - - - - - \$ 1700.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1700.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 487.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1213.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation Residence.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
(c) How stored or packed at time of evacuation Left in rooms and Locked.
also stored in attic over front porch.

(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")

Custodian

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

1.	<u>2 HEATERS</u>	Estimated Value \$	<u>25.00</u>
2.	<u>1 LARGE ROLLED TOP DESK</u>	Estimated Value \$	<u>35.00</u>
3.	<u>1 GRAMAPHONE & RECORDS</u>	Estimated Value \$	<u>50.00</u>
4.	<u>KITCHEN TABLE + CHAIRS</u>	Estimated Value \$	<u>20.00</u>
5.	<u>FARM TOOLS</u>	Estimated Value \$	<u>100.00</u>
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	<u>230.00</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 230.00

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) - - - - - \$ 1443.00

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

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

M. Kosaka and K. Kosaka
of Lethbridge in the Province of Alberta Retired
and Housewife respectively.

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 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".

Sincerely DECLARED before me at the City
of Lethbridge
in the Province of Alberta
this 20th day of November
A.D. 1947.

M. Kosaka
K. Kosaka

A. Carson — A Commissioner for oaths in and for the Province of Alberta

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.

This Indenture,

Made the 27th day of March in the year of our Lord one thousand nine hundred and twenty- **Five.**

In Pursuance of the "Real Property Conveyance Act"

Between

HENRY CECIL AKROYD, of 325 Homer Street, in the City of Vancouver in the Province of British Columbia, Broker,

571

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

MOICHI KOSAKA, of Port Haney in the Province of British Columbia, Farmer,

(hereinafter called the "Grantee")

EXHIBIT No. 571-1
DATE Aug. 13/48
FILLED BY

Sam Kosaka for Claimant

Witnesseth, that, in consideration of **TWO THOUSAND (\$2000.00) - - - - -**

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **Doth Grant** unto the said Grantee, his heirs and assigns **FOREVER**

All and Singular th at certain parcel or tract of land and premises situate, lying and being in the Maple Ridge Municipality in the Province of British Columbia, and more particularly known and described as Lot Fourteen (14) South West Quarter of Section Six (S.W. $\frac{1}{4}$ 6) Township Fifteen (15), Group One (1), New Westminster District, according to the registered map of the said sub-division deposited in the Land Registry Office at the City of New Westminster in the said Province and numbered 2721.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~Subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature
of Witness

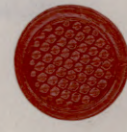
Street Address

City or Town

Occupation of Witness

R. Brand
325 Towner St.
Vancouver B.C.
Building Manager

Thompson



60124 C.

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____ 192____, at _____ in the Province of British Columbia (whose identity who is) _____, who is _____, in the Province of British Columbia, has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____, knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and twenty-

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

THE CLARKE & STUART CO., LTD., LAW PRINTERS AND STATIONERS
VANCOUVER, B. C. FORM No. 2

Lot 14,
S.W. $\frac{1}{4}$ of Sec. 6,
Township 15,
Maple Ridge Municipality, B.C.

Richards, Akroyd & Gall,
Estate Agents,
Vancouver, B. C.

Dated 27th March A. D. 192 5.

HENRY CECIL AKROYD,

TO

MOICHI KOSAKA.

Deed of Land

I Hereby Certify that, on the _____ day of _____ 192____, at _____ in the Province of British Columbia (whose identity has been proved by the evidence on oath of _____, who is) _____ personally known to me, appeared before me and acknowledged to me that _____ the maker thereof, and whose name _____ contents thereof, and that _____ subscribed thereto as part _____, that _____ know the same voluntarily, and is of the full age of twenty-one years.

FOR MAKER (INCLUDING MARRIED WOMAN)

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and twenty-

Note.—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
To Wit:

I, _____, of the _____, in the Province of British Columbia

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part _____, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 192____

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

Farm Appraisal Report

File No. J.L.348

Land Description Lot 14 of S.W. 1/4 of Sec. 6, Tp. 15, Map 2721, N.W.D.

Containing 9.83 Acres

Owner's Name K. & M. KOSAKA Post Office Address Whonnock, B.C.
(Joint Tenants)

Nearest Rail Point Whonnock, B.C. - C.P.R. Distance 1 mile

Market Town New Westminster, B.C. Distance 26 "

Church (give denomination) C. of E. & Presbyterian, Whonnock, B.C. Distance 1 "

Nearest School Whonnock Public School Distance 1 "

State how property was identified: 2 corner posts located and map and road check.

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

Fronts on poor narrow gravelled road - No. 2 Road.

Is this district a good one? Fair; mostly small holdings.

Employment opportunity Extremely limited

Predominating Nationality and religion: British; Protestant; Japanese predominating in area.

Describe Fencing and its condition: No fencing Value \$

Water supply: 22' dug well at house; said to be constant Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 36	Frame	10'	Shgle.	10 yrs	Cedar blocks	Fair	350.00
Woodshed	18 x 24	Pole & shake	10'	Shake	10 "	poles in ground	Poor	Nil
Henhouse	20 x 30	Frame	8'	Shgle.	10 "	Cedar blocks	Fair	50.00
BARN	X							
Packing shed	15 x 20	Pole & shake	8'	Shake	6 "	Cedar blocks	Poor	Nil
BARN Leanto	12 x 15	" "	8'	"	" "	" "	"	-
Bathroom	9 x 9	Frame	6'	"	" "	" "	"	-
GRANARY	X							
Packing shed	12 x 12	Built partly on road allowance.						
	X							
	X							
	X							

No electric light available

Total present day value \$ 400.00

Total Value Buildings add to farm House and outbuildings \$ 300.00

Is dwelling habitable without repairs? No If not what is your approximate estimate of cost to make it

habitable? House has only stove pipe chimneys, and was tightly boarded; could not see interior. \$

Describe the basement and chimneys: No basement; stove pipe.

No. rooms downstairs? 4 ? Upstairs? nil. How finished Lumber ?

Are buildings painted? No Condition of paint -

Distance from nearest bush Bush 100' either side of dwelling.

EXHIBIT No. 671-2
DATE Aug 13/48
FILLED BY G. Rice

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
	2.45	Gentle slope to south	10" sandy to gravelly loam	clay and gravel	Strawberries, raspberries boysenberries and young rhubarb.	\$50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.38	sidehill	10" sdy. to gravelly loam	gravel and clay	Lt. to heavy bush; some useful fire-wood.	\$150 per acre up.	\$10
						73.80
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 196.30

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 496.30

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

Japanese family have vacated and Custodian Notice is on house. A Mr. C.W. Telford purchased the crop for \$50 and, when talking with him, he figures he will lose money owing to bad weather and loss of strawberries.

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

Noxious weeds:

Some Canadian Thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality, Haney, B.C.
Land assessed at \$600.00
Improvements " 400.00 - 1942 taxes \$24.11
\$1000.00

Date: 20th June, 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 19th day of June 1942.

Inspector's Signature

"L. B. PLUMBLY"

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

Farm Appraisal Report

Remarks: Farm vacant and house boarded up. Custodian Notice posted on house. Crop sold to C.V.Telford for \$50; the only cash crop is from strawberries and boysenberries. Raspberries are new planting with rye between rows, which is retarding their growth. House needs brick chimney and is of poor construction; other buildings are of little value. Property rises from No.2 Road to the north line and as it rises land seems to get more gravelly. Cleared land has been brought under cultivation in the last ten years and would appear to dry out badly in summer months.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. 1 peach; 3 cherry; 20 Italian prunes; 6 apple trees - all young trees.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

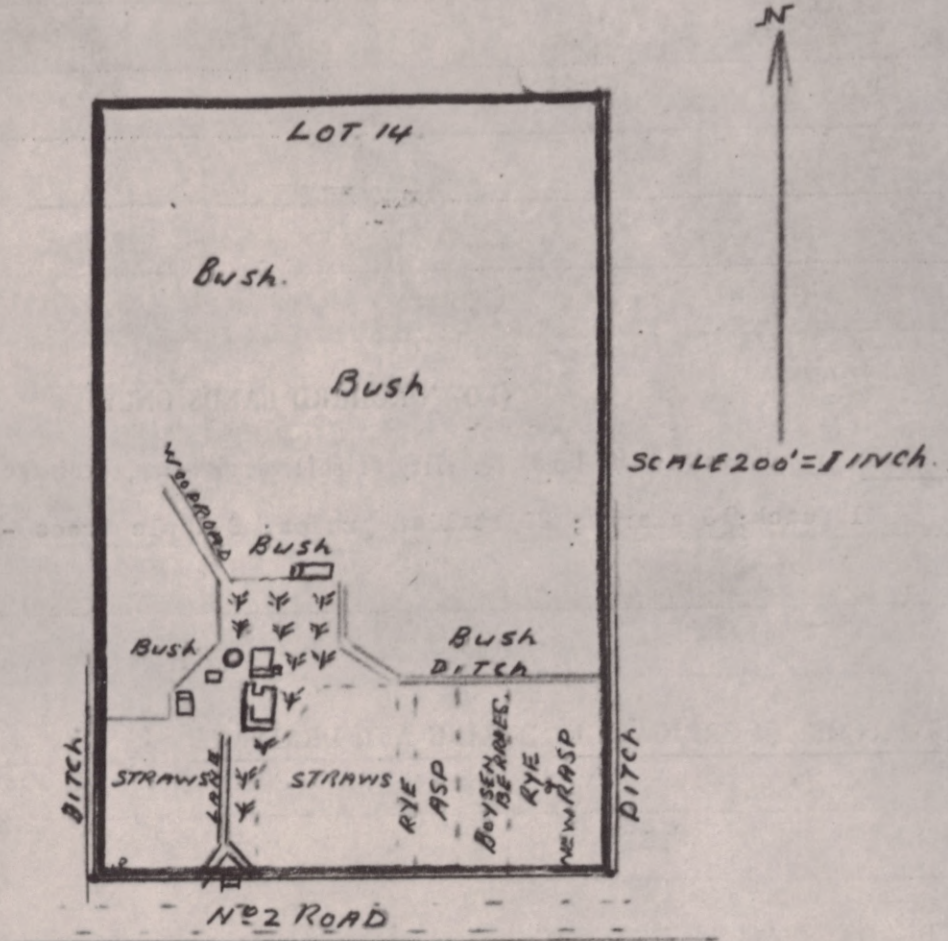
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	<u>Present Value</u>
1.10 acs. strawberries - 2nd and 3rd year plants	\$
.23 " boysen berries; some winter killed	\$
.45 " raspberries, new planting with rye between rows.	\$
.22 " asparagus	\$
.35 " buildings and young orchard	\$
.10 " rye	\$
2.45 " clear; balance bush.	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	<u>\$</u>

Amount fruit trees add to value of farm \$

Diagram of Property

KINOE & MOICHI KOSAKA JOINT TENANTS.
LOT 14 of S.W. 1/4 of SEC. 6 TR. 15. MAP. 2721 N.W.D.
9.83 ACRES.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 450

Date 24th June 19 42

"I. T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

NAME (Mr.) Moichi KOSAKA.
 (Mrs.) Moichi (Kinoo) KOSAKA.

2924
 FILE No. 3425
 13547
 REG. No. 13545

EXHIBIT No. _____

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION <u>13/4/42</u>	TAKEN BY _____		AUCTION	TENDER &c		
EVACUATION <u>16/4/42</u>	DATE _____					

Husband's "JP" Form:

- 1 Heater
- 7 Kitchen Chairs
- 2 Willow Chairs
- 1 Roll Top Desk
- 2 Tables
- 1 Bureau
- 5 Cultivators
- Kitchen Utensils
- 2 Sofas
- 2 Beds

2 Heaters	\$ 25.00
1 large Roll Top Desk	35.00
1 Gramophone & Records	50.00
Kitchen Table & Chairs	20.00
Farm Tools	<u>100.00</u>
Amt. of Pers. Prop. Claim:	\$230.00

\$ 4.85 ✓

Summary of Auction Sale:

1 Cultivator	<u>7.00</u>
Gross proceeds Auction Sale:	\$11.85
Less Charges:	<u>2.62</u>
Net proceeds Auction Sale:	\$ 9.23

\$ 9.23

MS

Vancouver, B. C., May 31/48.

RGB/P.

SENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
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(1) ✓ (1) ✓

✓
✓
✓
✓

Only chairs sold; table missing.

EXHIBIT No. 571-3
 DATE Aug 13/48
 FILLED BY Gra Rice

8.

g/3924
3425

EXHIBIT NO. 1
INVENTORY OF PERSONAL PROPERTY
NAME: [Name] (Kase) KOGAKI

CASE NO. [Number]
VENUE [Location]

REMARKS

NO RECORD AT ANY TIME	ABANDONED	UNACCOUNTED FOR	THFT BC	UNSOLED	REMARKS
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Only chairs sold; table missing.

- 1. large Roll Top Desk
- 1. Crampione & Bennett
- 1. Kitchen Table & Chair
- 1. Paro Tools

Summary of Auction Sales

1. Culliton	1.00
2. [unclear] Auction Sales	1.88
Less Charges	5.82
Net proceeds	9.33

EXHIBIT NO. [Number]
DATE [Date]
FILED BY [Signature]

[Handwritten notes and signatures]

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: (Mr.) Moichi and (Mrs.) Kinoe KOSAKA.

Files 2924 & 3425.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>Realized</u>	<u>Remarks</u>
(1) \$1,213.00	Farmland (9.83) acres and Buildings, Whonnock, B. C.	\$1,700.00	\$1,000.00	\$496.30	\$487.00	(1) VLA Appraiser does not say very much about this small parcel of farmland, but from the value placed on it (\$196.30) his opinion is not a high one. 2.45 acres under cultivation are valued @ \$50.00 per acre and 7.38 acres described as "sidehill" @ \$10.00 per acre.
\$1,213.00	<u>Amount of Real Property Claim</u>					
(2) \$ 230.00	Furniture and Tools as listed in Claim	\$ 230.00	—	—	\$ 11.85	(2) Some of the chattels declared were found to be missing at the time (Jan. 31/45) everything saleable was moved to Mission for sale there by auction (Jan. 31/45). Gross proceeds realized at this auction was only \$11.85.
\$ 230.00	<u>Amount of Personal Property Claim</u>					
<u>\$1,443.00</u>	Total amount of Claim					

The House (4 rooms) is described as of poor construction and other buildings as of little value.

(2) Some of the chattels declared were found to be missing at the time (Jan. 31/45) everything saleable was moved to Mission for sale there by auction (Jan. 31/45). Gross proceeds realized at this auction was only \$11.85.

Vancouver, B. C., May 31/48.

RGB/P.

EXHIBIT No. 571-4
DATE May 13/48
FILLED BY Gracie

COPY LETTER FEB.28/50 FROM D.T.BRAIDWOOD TO COMMISSIONER

ORIGINAL FILED IN CLAIM #570:

Re 570, 571, 572.

I beg to advise you that in the above amended cases the claimants appeared in person. I have had award sheets prepared on the material procured from the Custodian and I am proposing to file these on the lines of general settlement.

If you have any other directions to give me in this matter I will be pleased to hear from you.