

REAL PROPERTY										
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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					280.00		426.72			420.00
					731.00		461.59			
					3113.00		2717.44			3605.75
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
110.00	30.50		27.77%	295.00						
		9.15			81.92				91.07	
TOTAL RECOMMENDATION									4116.82	

CASE NO: 833.

JAPANESE PROPERTY CLAIMS COMMISSION.

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIZUO HOSAKI.

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

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

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIZUO HOSAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,
appearing for the
Dominion Government.
S.M. CHERNICK, Esq.,
appearing for the
Claimant.

A. WATSON, Esq.,
Secretary.
K. HANADA, Esq.,
Interpreter.
D.T. RANDFORD, Esq.,
Official Interpreter (acting
as check interpreter).
H.M. LANGFIELD, Esq.,
Official Reporter.

S. Hosaki,
In Chief.
Discussion.

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

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

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

THE COMMISSIONER: Which claim are you starting on?

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

THE COMMISSIONER: No, take them all.

MR. CHERNIACK: I have them divided into parcels.

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

MR. CHERNIACK: Shall I say each parcel then?

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

THE COMMISSIONER: What are your amendments?

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

SHIZUO HOSAKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

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

THE COMMISSIONER: Instead of \$637.75.

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

THE COMMISSIONER: \$374.43.

MR. CHERNIACK: \$374.50.

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

MR. CHERNIACK: Yes, my lord.

S. Hosaki,
In Chief.

DIRECT EXAMINATION BY MR. CHERNIACK:

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

Q Is that your signature on all four sheets?
A Yes.

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

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

THE COMMISSIONER: Yes.

THE SECRETARY: Separate numbers, Mr. Cherniack?

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

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

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

MR. HUNTER: What is 4?

20 MR. CHERNIACK: The personal estate. M

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

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

THE COMMISSIONER: Yes.

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

S. Hosaki,
In Chief.

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

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

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

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

THE COMMISSIONER: That covers which parcel number?

MR. CHERNIACK: I could not say.

THE COMMISSIONER: Lot 6 is parcel 2?

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

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

THE COMMISSIONER: Yes.

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

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

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

30

S. Hosaki,
In Chief.

A No, they are all separate.

Q They are all separate?

A Yes.

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

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

THE COMMISSIONER: Yes, I see.

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

THE COMMISSIONER: Yes.

MR. CHERNIACK: Parcel 1 shows considerable work done on this property, which when purchased had only one-
20 half acre cleared. There is considerable clearing and cultivation, about $2\frac{1}{2}$ acres at an estimated cost of about \$150.00 per acre, 150 mixed fruit trees were planted, and he constructed about one thousand feet of barbed wire fence. There were 3 small houses all built some time ago and the estimated cost is shown. The appraiser's opinion of the soil is that it is very good and the same applies to the statement of the claimant so that they agree in the matter, and he states that he
30 cannot understand how as low a value as \$150.00

S. Hoasaki,
In Chief.

was arrived at per acre. He states that the fair market value of the land and improvements at date of sale was at least \$1500.00. As to parcel 2, my lord, this is in a slightly different area with regard to location. The other two lots are on the main highway and No. 2 parcel is not. On this parcel he constructed about 300 feet of tile ditching and about 300 feet of covered ditching and cleared and cultivated over 3 acres from time to time with his own labour, and estimates the cost at \$200.00 per acre. He planted about 130 mixed fruit trees at a cost of about \$60.00. He does not agree that the development is limited because any money or efforts spent in clearing is amply repaid by a very good crop and the crops that he took off the land were very good. The fruit trees were growing well and proved an asset to the land. He further states that he cleared the first two acres and sold the wood to a box factory in Haney for \$100.00, and the uncleared six acres would have brought about \$50.00 each from this source and he would have substantial firewood in addition. He considers that the appraisal and sale price are much too low and that a fair market value at date of sale was at least \$1500.00. The next is the property which belonged to the father of the claimant, and sets out what he believes was the purchase price. This is only information he remembers getting from his father. It sets out all the work done and I may say, my lord, the estimated values shown in

S. Hosaki,
In Chief.

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

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

MR. CHERNIACK: No, my lord, values.

THE COMMISSIONER: Values, I see.

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

THE COMMISSIONER: Is this a Soldier Settlement Board appraisal?

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

S. Hosaki,
In Chief.

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

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

A Yes.

Q Near which village? A: Haney.

Q How close to Haney? A: Little over a quarter of a mile.

10 Q From the cross roads where the town is?

A Yes.

Q Off the main road or on a side road?

A Yes, side road.

MR. CHERNIACK: The appraiser says, "has direct access to 18th Avenue", "which is a good hard surfaced road".

THE COMMISSIONER: Yes.

MR. CHERNIACK: As to the personal chattels claim, my lord, it is all set out in Exhibit 4, and in the right hand margin we have written the price at which we sold and I don't know whether I wrote it on the original, but the first item states, "Abandoned" and there is no mention of the heater stove.

20

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

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

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

30

S. Hosaki,
In Chief.

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

THE COMMISSIONER: No, There is a heater stove shown on the top of 34, which the claimant values at \$15.00. Now it is conceivable that such a stove might be abandoned, but I find that a new stove costing \$140.00 in 1941 is mentioned and I doubt that such a stove would be abandoned.

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

Q Do you know where it was bought?

A No.

Q Do you know what shape it was in?

A I couldn't remember.

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

A No.

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

A My dad was still then.

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

Q Well, is she living? A: Yes.

But she went back to Japan.

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

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

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

S. Hosaki,
In Chief.

MR. HUNTER: I have not seen any.

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

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

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

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

10 Q You had not intended to claim for that?

A No.

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

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

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

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

S. Hosaki,
In Chief.

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

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

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

MR. HUNTER: That is agreeable.

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

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

THE COMMISSIONER: Q: Where are you living?

A In Edmonton.

Q In Edmonton?

A: Edmonton Street.

MR. CHERNIACK: Edmonton Street here.

A That is the name of the street.

THE COMMISSIONER: Come back at 2:30 on Friday afternoon. Does that mean that you are losing time?

A No.

20 THE COMMISSIONER: Well come back on Thursday afternoon.

THE WITNESS: Yes.

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

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

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

S. Hosaki,
In Chief.

Discussion.

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

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

THE COMMISSIONER: That is a \$900.00 total?

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

THE COMMISSIONER: \$4000.00 for the third parcel?

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

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

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

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

S. Hosaki,
Discussion.

THE COMMISSIONER: Well I imagine that you should.

The best way of establishing it would be to file the inventory.

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

THE COMMISSIONER: Yes.

MR. HUNTER: We could get copies of those?

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

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

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

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

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

MR. HUNTER: As far as I can tell from the chattels now, and I refer to Exhibit 4, the personal property statement, the first one we will have to say is missing because that doesn't appear to be the one abandoned. The next one is \$15.00, the heater stove, missing as far as I can ascertain. The next three, it does show prices sold opposite them, and I could find last night no trace of the three incubators. They appear to be missing. However, 30 we will try to amalgamate them in an analysis form

for him.

THE COMMISSIONER: Very good.

CROSS-EXAMINATION BY MR. HUNTER.

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

A Yes.

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

10 A I forget now.

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

A I don't know. I have no -

Q You don't remember? A No.

MR. HUNTER: That's all my Lord.

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

MR. CHERNIACK: Just one question.

RE-EXAMINATION BY MR. CHERNIACK:

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

A From Mr. Coldwell in Portage la Prairie.

Q Mr. Coldwell, solicitor of Portage la Prairie?

A Yes.

Q Do you know who prepared them? A No.

Q You signed them at his request?

A Yes.

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

Coldwell has the information you want.

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

S. Hosaki.
Conclusion.

have now.

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

MR. HUNTER: Well no, my lord.

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

MR. CHERNIACK: Did you say 10.30 my lord?

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"H. M. LANGFIELD"
Official Reporter.

S. Hosaki,
Cross-Exam.
Discussion.

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

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

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

THE COMMISSIONER: Yes, what was the number?

MR. HUNTER: 833, my lord.

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

MR. HUNTER: Yes, my lord.

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

THE COMMISSIONER: I think not.

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

THE COMMISSIONER: Q: mYou are already sworn, Hosaki.

20 A Yes.

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

(ANALYSIS MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

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

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

S. Hosaki,
Cross-Exam.

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

A My father's.

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

THE COMMISSIONER: Yes.

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

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

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

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

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

THE COMMISSIONER: Where is your father now?

A He died in 1940.

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

S. Hosaki,
Cross-Exam.
Discussion.

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

THE COMMISSIONER: Yes.

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

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

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

Q You are Shizuo, are you not? A: Yes.

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

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

S. Hosaki,
Cross-Exam.

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

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

MR. HUNTER: No, in view of the Succession Duties, my lord, your Lordship will recall that the values shown in the schedule were \$4000.00 and shows no personal property, my lord.

10 THE COMMISSIONER: I see.

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

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

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

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

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

Q He had some furniture with you?

A Yes.

Q And do you know whether he received any credit?

A No, he did not.

Q Is there any possibility of his furniture being sold as your father's or vice versa?
30

S. Hosaki,
Cross-Exam.

Re-Direct Exam.

A No, I don't know that.

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

THE COMMISSIONER: Thank you, Mr. Hosaki.

MR. CHERNIACK: Just one question.

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

10 A Yes, they were.

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

A Yes.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H. M. Langfield

"H. M. LANGFIELD"
Official Reporter.

base 833.

DEC - 3 1947

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

5403
WPL

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

(1) NAME Hosaki Shizuo (RCMP) Reg. No. 14008
(Print) Surname Given Name

(2) Pre-Evacuation Address 8th Ave., Haney, B.C.

(3) Present Address 704 Flora Ave., Winnipeg, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

1 Lot 15 of West half of Section 20, Twp. 12, Map 1161, District
of New Westminster.
C. of E. #50711

(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) _____

(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.) _____

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 1500.00

(ii) Buildings - - - - - \$ _____

(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____

(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 1500.00

(v) Amount at which Custodian sold property and credited your account - - \$ 731.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 769.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

(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")

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

- 1. _____ Estimated Value \$ _____
- 2. _____ 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) - - - - - \$ 769.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no No

Winnipeg

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)
County of York)
TO WIT:)

I, Shizuo Hosaki of the City of Winnipeg in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Toronto)
in the County of York)
this 29th day of November)
A.D. 1947.)

RA Gest

A Commissioner &c.

S Hosaki

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.

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

Bj

5403
W.P.F.

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

(1) NAME Hosaki Shizuo (RCMP) Reg. No. 14008
(Print) Surname Given Name

(2) Pre-Evacuation Address 8th Ave., Haney, B.C.

(3) Present Address 704 Flora Ave., Winnipeg, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge British Columbia
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
2 Lot 6 of Lot 1 of N.E. 1/4 of Section 20, Twp. 12, Map 5430,
District of New Westminster.
Certificate of Title #50710

(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) _____

(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.)
Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ 1500.00
- (ii) Buildings - - - - - \$ _____
- (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) - - - - - \$ 1500.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 280.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1220.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation _____
- (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 _____

(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")

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | ..... | Estimated Value \$ | ..... |
| 2. | ..... | 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) - - - - - \$ 120,000

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Winnipeg
(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 }
County of York)
TO WIT: }

I, Shizuo Hosaki of the City of Winnipeg in the Province of Manitoba

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

DECLARED before me at the City of Toronto in the County of York this 29th day of November A.D. 1947.

S Hosaki
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.

DEC - 2 1947

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]

5403
W.P.G.

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

(1) NAME HOSAKI Shizuo (RCMP) Reg. No. 14008
(Print) Surname Given Name

(2) Pre-Evacuation Address 8th Avenue, Haney, British Columbia

(3) Present Address 704, Flora Avenue, Winnipeg, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

12

③ Lots 11 and 12, Lot 399, Group 1, Map 112, District New Westminster
Certificate of Title #157187E

(c) Type of Real Property (cross out words which do not apply):

(i) Farm ~~X~~

(ii) Residence

Type of business Fruit and Poultry Farm

(iii) ~~Business~~

(iv) Any other type of property (describe)

(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.)

Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$

(ii) Buildings - - - - - \$

(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) - - - - - \$ 10,000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 3,113.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 6,887.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Farm house above

(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

Smaller articles packed in boxes - larger locked in house

(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

Answers.

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

1.	Furniture and personal articles per	Estimated Value \$	
2.	list given to Custodian	Estimated Value \$	
3.	Value \$917.75	Estimated Value \$	405-
4.	Custodian selling price \$280.00	Estimated Value \$	637.75
5.		Estimated Value \$	30.50
6.		Estimated Value \$	
7.		Estimated Value \$	374.90
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 637.75

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) - - - - - \$ 7524.75

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

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

Winnipeg

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)
County of York)
TO WIT:)

I, Shizuo Hosaki of the City
of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Toronto)
in the County of York)
this 27th day of November)
A.D. 1947.)

RA Best

A Commissioner &c.

S Hosaki

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.

S. HOSAKI

(Claimant's Name)

REAL ESTATE

(Farm Land)

Parcel 1 - Lot 15 of W 1/2 -12-Map 1161

14008

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 1/2 acre		1928	Don't know	Don't know			
Cultivated not planted 1/2 acre							
Cultivated and in crop				but I think about \$450			
List Crops							
Raspberries 1 1/2 acres	1 1/2		This property was bought by my father who transferred it to me in 1934		1/2 cleared	none	land and improvements \$1500.00
Strawberries 1 "	1				balance bush		
Clear orchard 1/4 "	1/4						
chicken run 1 "	1						
Total 4 3/4 acres							

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost		
Cleared & cultivated balance of about 2 1/2 acres - estimated cost about \$150 per acre									
Constructed about 2500 feet of ditching of which 3/4 was cedar covered and 1/4 tile									
Planted about 150 mixed fruit trees									
Construct about 1000 feet of barbed wire fencing									
BUILDINGS									
Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost
Brooder house	12 x 14	Lumber on runners shingle roof, fir flooring	about 1932		own labour and bought materials			125.00	
Brooder house	10 x 12	"	about 1930		" " " " "			125.00	
Henhouse	20 x 40	Lumber on posts, shingle roof, fir floor	1935		" " " " "			250.00	

EXHIBIT No. 833-1
 DATE 13 apr 1948
 FILED BY Bm. Chernack

Comments re Appraiser's report not covered by above information: I agree with the appraiser's opinion as to the good location and good soil. In view of this, I cannot understand his low value of \$150 per acre. I believe that the fair market value of the land and improvements at date of sale was at least 1500.00.

S. Hosaki
 Signature

S. HASAKI

(Claimant's Name)

REAL ESTATE

(Farm Land)

Parcel 2 - Lot 6 of NE 1/4 of 20-12-Map 5430

14008

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 6 acres Cultivated not planted Cultivated and not in crop List Crops Strawberries over 3 acres	9 1/2	1936	N. Fugita	550.00	uncleared, heavy bush & rocks	none	\$1500.00

Total

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Cleared and cultivated over 3 acres - time to time - own labour - estimated cost \$200 per acre. Constructed about 300 feet of tile ditching and about 300 feet of cedar covered ditching. Planted about 130 mixed fruit trees at cost of about \$60.00.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Nil								

EXHIBIT No. 833-2
 DATE 13 April 1948
 FILED BY Sm. Churnack

(- money or effort spent in clearing is amply repaid by a very good crop. The -)
 Comments re Appraiser's report not covered by above information: I disagree that development is limited because any crops I took off the land proved very good. The fruit trees were growing well and proved an asset to the land. When I cleared the first 2 acres, I sold the wood to a box factory in Haney for \$100, and the uncleared 6 acres would have brought about \$50 each from this source and substantial fire wood in addition. I consider the appraisal and sale price much too low and think that the fair market value at date of sale was at least \$1500.00

S. Hasaki
 Signature

S. HOSAKI

(Claimant's Name)

REAL ESTATE (Farm Land)

14008

Reg. No.

Parcel 3 - lots 11, 12, lot 399 - 6p1, Map 112

Table with columns: LAND, Acres. Rows include Uncleared (2 1/3 acres), Cultivated not planted, Cultivated and not in crop, Strawberries (1 acre), Raspberries (2 1/2), Balance fruit trees (about 10 acres), blgs. etc.

Date of Purchase: About 1919. From Whom: Don't know. Cost Price: \$3500, I believe. Description: This property was purchased by my father and devised to me. I am the administrator of his estate by Letters Probate issued to me by the Supreme Court of Brit. Columbia, Vancouver Registry on Aug. 21st, 1942.

Table with columns: Improvements at date of Purchase, Estimated value at Date of Sale. Rows include 2 1/2 acres cleared Old Balance bush shack subsequently removed. Estimated value: \$10,000.00.

Total

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Table with columns: Description, When Made, Cost. Description: Cleared about 5 acres and cultivated land. Planted over 600 trees. Constructed about 1 mile of ditching, half cedar covered and half tile. Brought in piping to all buildings - Constructed about 1800 ft. of barbed wire fencing.

EXHIBIT No. 833-3. DATE 13 apr 1948. FILED BY D.M. Cherniack

Table with columns: BUILDINGS, Type, Size, Finish, Date Built, Cost Material, Paid for Labour, Value of Own Labour, Allowance for Depreciation, Estimated Value. Rows include House (3300.00), Barn (400.00), Chicken house (1100.00), 2 brooder house (200.00), 1 brooder house (150.00), 1 brooder house (150.00), Incubator & Sleeping quarters (350.00). Total: \$5650.00.

Comments re Appraiser's report not covered by above information:

The appraiser omitted to mention 1 chicken and one brooder house and overestimated the ages of most of the buildings. In April 1942, we sold our 2000 chickens and up to that time had used the poultry houses constantly.

Comment - I agree with the appraiser's opinion of the good locality and excellent land and crop and in view of this, cannot understand the low acreage value. I believe the fair market value of improved land and buildings at date of evacuation to be at least \$10,000.00

Signature: S. Hosaki

S. HIRAKI

(Claimant's Name)

PERSONAL CHATTELS

14008

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation	Price Sold
Kitchen Stove	1941	New	140.00	good	100.00	
Large Kitchen Cabinet	1934	made to order	don't know	good	25.00	3.00
Heater Stove	1934	new	"	"	15.00	
3 double beds	1936	"	"	"	40.00	10.00
Chesterfield suite	1936	"	"	fair	25.00	9.00
Electric fan	1930	"	"	good	20.00	8.50
3 incubators	1930	"	360.00	fair	180.00	
					<u>405.00</u>	<u>30.50</u>
			Amount sold by Custodian		- 30.50	
			Loss		- \$374.50	

per number
missing
missing
missing

Description of Storage of Goods: The above goods were stored on the second floor of our house, except the incubators which were stored in the incubator house.

General Statement as to Chattels not Described above:

I am abandoning my claim for the other items.

EXHIBIT No. 833-4
DATE 13 April 1948
FILED BY R. M. Cherniack

Additional Comments, if any:

I do not know the prices paid for the above goods except the stove and the incubators, because my father bought them. I believe, however, that I have correctly estimated their fair market value.

S. Hiraki
Signature

BC-36-P
BC-2262-B

Farm Appraisal Report

AP

File No. J.L.137

Land Description Lot 15 of W¹ of Sec.20 Sk.1161 Municipality of Maple Ridge.
Containing 4.73 more or less. Acres

Owner's Name S. HOSAKI Post Office Address R.R.1, Haney, B.C.

Nearest Rail Point C.P.R. Station, Haney Distance 1/2 mile

Market Town Haney 1/2 mile, New Westminster 20 miles Distance

Church (give denomination) All denominations Distance " "

Nearest School Haney Public and High Schools 1/2 mile Distance

State how property was identified: Road and line fences.

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

Good access, and has 242' frontage on 8th Avenue which is a good, hard-
surfaced road

Is this district a good one? Yes, closely settled small holdings about 1/2 mile
directly north of Haney.

Employment opportunity Fairly good.

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

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

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

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X						only	
Brooder Hse.	16 x 18	Lumber	6'	Shgle	10	Post	fair	\$40.00
" "	12 x 18	"	6'	"	10	"	" "	30.00
BARN	X						" "	
Henhouse	20 x 30	"	6'	"	10	"	" "	70.00
BARN	X							
GRANARY	X							
	X							
	X							
	X							

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

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? No dwelling; owner, age 28, and unmarried, lives with parents across road on a 10-acre property they own. \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished EXHIBIT No. 833-5

Are buildings painted? Condition of paint DATE 13 apr 1948

Distance from nearest bush SIGNED BY D.M. Cherniack

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
4.23	Fairly level or slight slope to north.	Good clay loam 12" to 18"	Good clay	About 3 acs. orchard, straws, rasps & peas. Average quality & condition.	\$150.	\$634.50
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.						
0.50	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
	Rough cleared gully, too steep for cultivation other than seeding down to pasture.		Rough cleared.		\$20.	10.00

Total value of Land \$ 644.50

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 744.50

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

Farm fairly well under-drained with cedar and tile and in good condition and tillage. Has been largely developed from bush in the last 10 years. Owner, who is 28 and single, lives with his parents on opposite side of road.

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

Poultry, small fruit and vegetables.

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

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

1942 taxes \$20.95.

Municipality of Maple Ridge.

Date: 19th May, 1942.

Place: New Westminster, B.C.

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

Inspector's Signature

"J.D.PATTERSON"

Farm Appraisal Report

S. HOSAKI

Remarks: Property well located on a good road about 1/4 mile directly north of Haney and should sell readily enough at the value given, in my opinion. It is in a good state of production and in addition to small fruits has about 140 good young fruit trees 2 to 8 years old.

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

(FOR ORCHARD LANDS ONLY)

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

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

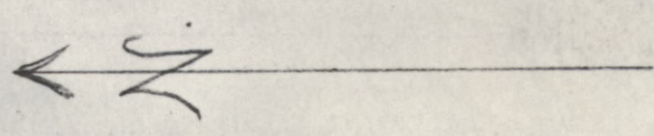
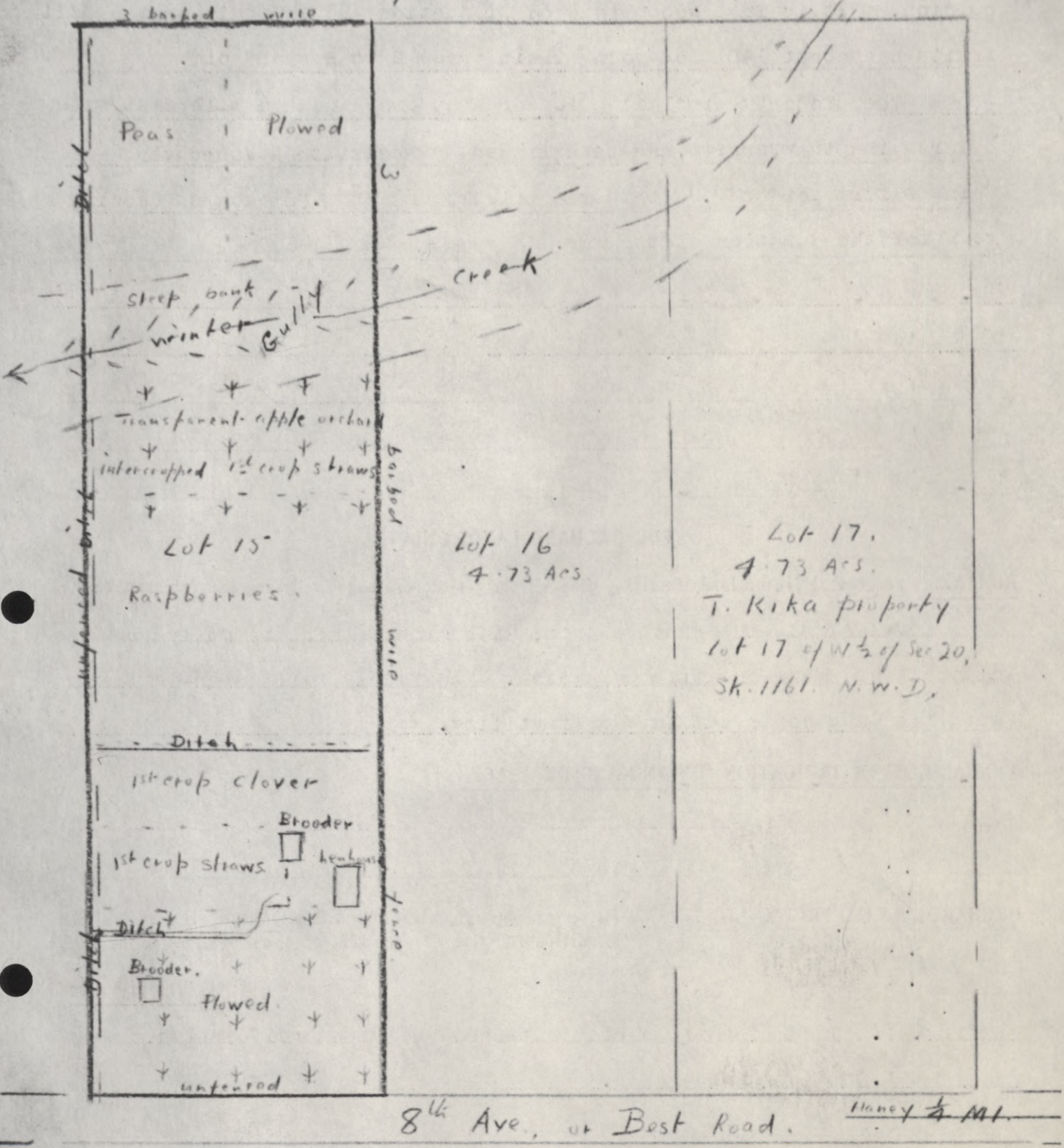
<u>Approx. 1.50 acs. orchard partly intercropped with strawberries.</u>		\$
1.25 "	raspberries.	\$
0.50 "	peas	\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Total \$		\$

Amount fruit trees add to value of farm \$

Scale 100' = 1 inch

Diagram of Property - Outlined in Red:

S. Hosaki property - Lot 15 of W 1/2 of Sec. 20 Sketch 1161. N.W.D.
cont'g 4.73 Acs more or less.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 700.00

Date 26th May 19 42

"I. T. BARNET"
District Superintendent.

RP2

Farm Appraisal Report

File No. JL 137

Land Description Lot 6 of Lot 1, of NE 1/4 Sec. 20, Tp. 12, Map 5430.

Containing 9.471 Acres

Owner's Name HOSAKI, S. Post Office Address Haney, B.C.

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

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

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

Nearest School Haney Distance 1 1/2 miles

State how property was identified: Map location - corner posts

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

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

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

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

Predominating Nationality and religion: Immediate vicinity, Japanese owners.

Describe Fencing and its condition: No fencing. Value \$

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

Electricity: - nearest distribution power line 400 yds.
No light now available.

BUILDINGS ON FARM

5403

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

Total present day value \$

Total Value Buildings add to farm \$

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

habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT NO. 833-6
DATE 13 apr 1948
FILED BY R. M. Chernack

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
3.21	level	sand & gravel loam 6" to 15"	gravelly	strawberries	60.00	192.60
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
6.216	level	sand & gravelly loam 6" - 15"	gravelly	heavy bush to clear and stumps	\$175 to \$200	15.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 285.84

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 285.84

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

Not occupied, but land appears to be well cared for. Growth indicates a poor state of fertility.

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

Under present condition - small fruits only.

Noxious weeds: No serious weed condition.

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

Maple Ridge Municipal Assessment.

Ass'd Imp. \$100.00

Land 700.00

\$800.00 - Taxes, 1942: \$23.97 (paid)

Date: June 1, 1942.

Place: New Westminster, B.C.

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

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

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

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

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

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

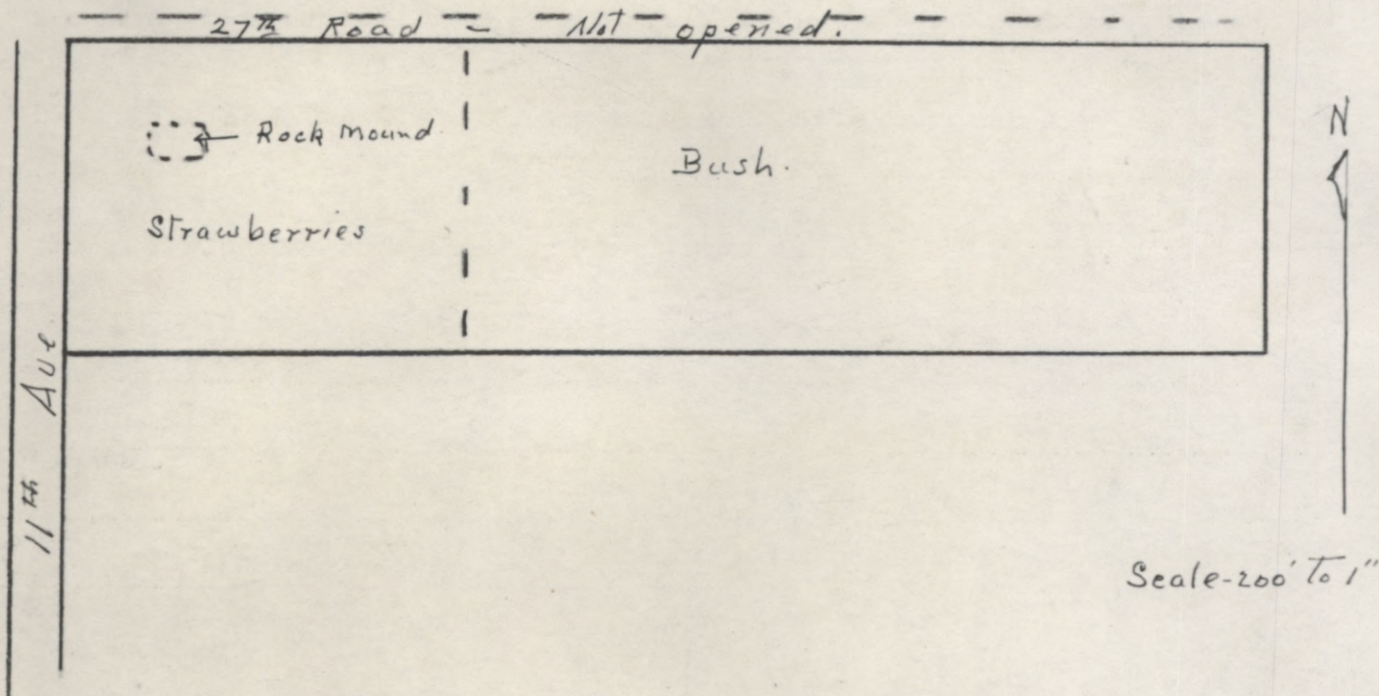
Strawberries -	3.20 acres.	\$
Bush	- 6.211 "	\$
Rock out-crop in cleared land	<u>.06</u> "	\$
	9.471	\$
Also planted amongst strawberry crops on west side:-		\$
Apple trees	154 - 2 yr. old.	\$
Damson "	22 - 2 yr. old.	\$
		\$
		\$
		\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

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



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

value is \$ 250.00

Date 2nd June 19 42.

"I. T. BARNET"
District Superintendent.

Farm Appraisal Report

R.P. 3

File No. J.L. 105

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

Containing 9.9 Acres

Owner's Name Ichitora HOSAKI Post Office Address Haney, B. C.

Nearest Rail Point Haney, B. C. Distance 1/2 mile

Market Town New Westminster, B. C. Distance 20 miles

Church (give denomination) Haney. All denominations Distance 1/2 mile

Nearest School Haney Distance 1/2 mile

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

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

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

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

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

Predominating Nationality and religion: Immediate vicinity - Japanese.

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

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

Electricity: Served with electricity - lights installed.

BUILDINGS ON FARM

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

Total present day value \$ 3,140.00

Total Value Buildings add to farm \$ 2,000.00

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. Brick chimney to ground.

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

Are buildings painted? House only Condition of paint Good. EXHIBIT No. 833-7

Distance from nearest bush Approx. 500 yards. DATE 13 April 1948

FILED BY D.M. Cherniack

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
7.57	Undulating	Clay loam Average 18"	Clay	Tree and cane fruit	\$150.00	\$1,135.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, 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	
2.33	Ravine and bank of ravine. Mostly cleared of bush, but too steep to work. In grass and would make fair pasture				\$ 15.00	34.95

Total value of Land \$ 1,170.45

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

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

Total value of farm \$ 3,170.45

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

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

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

Noxious weeds:

Very free of weeds.

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

Maple Ridge Municipality Assessment.
On Lot 11 - \$31.40 - paid.
" " 12 - 18.00 - paid.

Date: May 18, 1942.
Place: New Westminster, B.C.

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

Inspector's Signature "D. Dodding"

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

Farm Appraisal Report

I. Hosaki

Remarks: This property is highly developed and in a first class state of production. The crop is largely of a permanent nature consisting of apple trees and raspberry canes. The trees are well pruned and sprayed. They vary from 12 to 5 years of age. The cane fruit is in excellent condition and promises good production. In arriving at a valuation the permanent nature of this crop has been taken into consideration. The poultry houses, while they have been double-deckers and quite good structures are depreciating fast and have not been used for 4 years. The cost of re-conditioning will be heavy. The property is rented to a Chinaman for \$300.00 until December 31st this year and then \$200.00 a year for the duration. The dwelling is also rented for \$12.50 per month. The owner pays the taxes.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Land is undulating with the general slope to the north. Soil is in a good state of tilth and fertility.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Raspberries	3.72 acres	good	\$
Strawberries	1.02 "	"	\$
Apple trees - 5 to 12 years	1.43 "	"	\$
Building site for house and chicken houses	1.40 "		\$
Ravine and slopes	2.33 "	"	\$
	<u>9.90 acres.</u>		\$

There are 600 Transparent apple trees, many of these are around the buildings and intercropped with other small fruits. Value of above included in land valuation.

Total \$

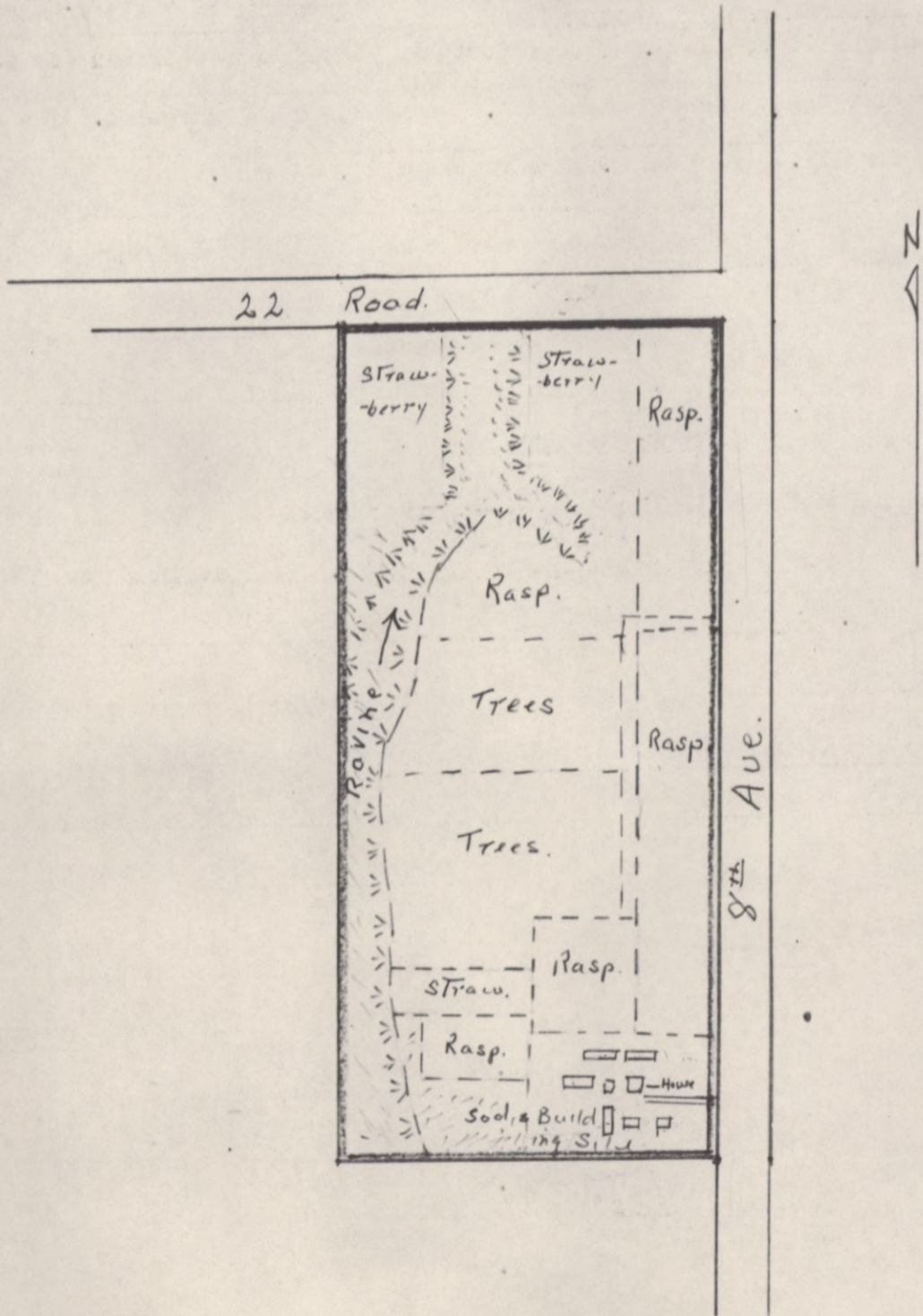
Amount fruit trees add to value of farm \$

Diagram of Property

Ichitara Hosaki.

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

Scale 200' to 1"



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

value is \$ 3200.

Date 20th May 19 42

"I. T. Barnet"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5403

EXHIBIT No. _____

NAME Shizue Hosaki

Ichitaro Hosaki (deceased)

REG. No. _____

DATE		INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	<u>23 Apl. 42</u>	TAKEN BY <u>Custodian</u>			AUCTION	TENDER &c		
EVACUATION	<u>19 May. 42</u>	DATE <u>13 Aug. 42.</u>						
Declared by Father		Includes all items claimed	Kitchen Stove	100				
Chesterfield Stoves			Kitchen Cabinet	25	3			
Chairs			Heater Stove	15				
Tables			3 Double Beds	40	10			
Farm Machinery			Chesterfieldsuite	25	9			
Plough			Electric Fan	20	8 50			
Cultivator			3 Incubators	180				
				405	30 50			
All Leased to Park Gin with House and Land			Goods Valued @	\$100.00	Sold for	30 50		
			" "	295.00	Not accounted for			

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

June 12, 1948.

C. McElroy

ADMITTED TO FILE

E No. 5403

EXHIBIT No. _____

CASE No. _____

S. No. _____

VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
QUANTITY	TENDER & C							
100						X		
25	3							
15						X		
40	10							
25	9							
20	8 50							
180						X		
<hr/>								
405	30 50							
Sold for 30 50								
accounted for								

copy of the original whereof they purport to be a copy.

C. McHughan

5277

19

April 20, 1942
Haney, B. C.

As an extension of the lease to which this is attached, the parties thereto have agreed that the Lessee shall also have the full use of the house, household furniture and all other buildings now on the property for a further consideration of One Hundred Dollars (\$100.00).

If the Lessor is unable to repossess the aforesaid property at the end of the term hereby granted, the Lessee may continue in possession of the property at the full yearly rentals of Two Hundred Dollars (\$200.00) for the year 1943 and One Hundred and Fifty Dollars (\$150.00) for 1944 and for subsequent years One Hundred Dollars (\$100.00) per year. All annual rental payments to be made by the 31st day of July in each year.

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

Signature I. HOSAKI (Signed)

Witness HALBERT MENZIES (Signed)
Haney, B. C.
Notary Public

Signature NG PARK GIN
Per L.K.LEE (Signed)

Replaces by Lease #154

EXHIBIT No. 833-9
DATE 16 apr 1948
FILED BY J. W. G. Hunter

Haney, B. C.
April 20, 1942

I, ISHITARO HOSAKI, owner of all the goods and chattels on the following described property Lots Eleven (11) and Twelve (12) of District Lot Three Hundred Ninety-nine (399) Group One (1) in the District of New Westminster, in consideration of the sum of One Hundred Dollars (\$100.00) which I hereby acknowledge having received from NG PARK GIN, do sell and transfer and surrender all my rights and title to all the garden tools including the plow and harrow, etc. now on the property and also one horse and harness and all straw and I hereby affirm that there are no liens or charges against the afore-said chattels and stock.

Signature I. HOSAKI (Signed)

Witness. HALBERT MENZIES, (Signed)
Haney, B. C.

Haney, B. C.
April 11, 1942

This AGREEMENT for sale of crop between Ichitaro Hosaki, farmer, of Haney, B. C. hereinafter called the "Vendor" of the one part, AND Ng Park Gin, produce Merchant, of Vancouver, B. C. hereinafter called the "Purchaser" of the other part, WITNESSETH that in consideration of the sum of \$500.00 (Five Hundred Dollars) now paid to the vendor by the purchaser, the vendor agrees to sell to the purchaser the 1941-1942 crop produced on the property known and described as Lots Eleven (11) and Twelve (12) of District Lot Three Hundred Ninety-nine (399) Group One (1) Map 1112, Township Twelve (12) in the municipality of Maple Ridge, in the District of New Westminster, up to the 31st December, 1942.

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

The vendor also agrees to allow the said purchaser to use the barn, the smaller house (situated behind the big house) the chicken coops, sheds and the various roadways leading into the farm for the purpose of removing the crops.

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

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

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

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

Signed I. HOSAKI (Signed)

Witness _____

Signed Ng PARK GIN (Signed)