

Name of Claimant

KOGA, Tseneichiro

Case 912

Custodian File

2885

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1408.					1463.05
<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 CHATELS</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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
24.88	11.25	3.37	45.21%	214.62	97.03					100.40
TOTAL RECOMMENDATION										1563.45

CASE NO: 912

JAPANESE PROPERTY CLAIMS COMMISSION  
(SUB-COMMISSION)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TSUNEICHIRO KOGA

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TSUNEICHIRO KOGA

20

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq.,            Appearing for the  
                                  Dominion Government.

S.M.CHERNIAK, Esq.,        Appearing for the  
                                  Claimant.

- - - - -

G.N.R.UPTON, Esq.,        Official Interpreter.

30

MARK H. PEARCE, Esq.,     Official Reporter.

TSUNEICHIRO, KOGA, the Claimant herein being first duly sworn, testified as follows:

MR. CHERNIAK: In this matter, Your Honour, I ask leave to amend to show the real property at a value of \$4,000.00, Custodian's sale price \$1,408.00 and the loss is therefore \$2,592.00. As to the chattels, Your Honour, the total value is \$239.50; sold for \$11.25, showing a loss of \$228.25. The total real property and personal property losses comes to \$2,820.25.

10

THE COMMISSIONER: You are filing an amended statement?

MR. CHERNIAK: Yes, Your Honour, that will show it.

DIRECT EXAMINATION BY MR. CHERNIAK;

Q Mr. Koga, I show you two typewritten statements, were these prepared in accordance with your instructions? A Yes. I am not sure of the house measurements, they might be two feet different and I never measured up the cleared land.

20

Q Alright; are these your signatures?

A Yes.

Q Well, subject to the two things you have pointed out to us, do you swear that the contents of these two statements are true to the best of your knowledge and recollection?

A Yes.

30

MR. CHERNIAK: I tender as Exhibits 1 and 2 respect-

T.Koga.  
In Chief.

ively, the real estate statement and the personal chattel statement and on behalf of my learned friend I will tender the S.S.B. Appraisal as Exhibit 3 and the Custodian's Analysis as Exhibit 4.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

(APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

10 MR. CHERNIAK: Exhibit 1, Your Honour sets out that the Claimant purchased this property in 1925 from J.Inouye for \$1,000.00 at which time it was all bush. I have on my file and I am showing to my learned friend certificate of title No. 113264-E, dated November 2nd, 1935 in the name of the Claimant for the land for which claim is made.

20 Q Am I correct in saying Mr. Koga that you bought the property in 1935, or 1925 rather, but you didn't get it paid up actually until 1935 when you got title, is that right?

A Yes.

30 MR. CHERNIAK: The claimant sets out that he had 15 acres of land and not 14.9 acres as shown in the appraisal. He has already stated, however, that he has never measured it himself. As to the area that had been cleared he believes there were seven acres cleared and not six as stated in the appraisal, Exhibit 3. The Claimant sets out that he cleared these seven acres at a very

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cost. The S.S.B.Appraiser in Exhibit 3 indicates the cost of reclamation at \$175.00 to \$200.00 per acre. The Claimant further dug a sixteen foot well and planted over 100 mixed fruit trees. He indicates the buildings which he had on the property and the years they were built and the estimated cost of same.

- 10 Q You say, Mr. Koga, that you built your house in 1928 and you estimated the cost at \$3,500.00 at that time? A That is correct.
- Q I show you a snapshot of a building with a truck in front of it and several people there?
- A Yes.
- Q Do you recognize that building?
- A That is my house.
- Q On the land which you are making claim?
- A Yes, this is a front view of my house.
- Q Are you claiming for a truck?
- A No.
- 20 Q That wasn't your truck? A No.
- Q When was this snapshot taken?
- A 1934 or 35, I don't know exactly.
- Q On the back is 1939? A I think that is right.
- Q You think this was taken about 1939?
- A I am not very sure.
- Q There is a building, a small building at the back of this house, part of it is shut out of the picture? A That is a small shed, that is where the pump is.
- 30

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Q Would you say that is a fairly good picture of your house? A Yes.

Q At the date of evacuation did it look very much the same or was it run down; was it any worse than when it was when you took this picture?

A Some of the siding may have been a little cracked when I left.

Q You have a full cement basement?

A Yes, full basement.

10 Q Had you painted the house recently before this?

A Only once I painted it.

MR. CHERNIAK: I tender this as Exhibit 5, Your Honour.

(PHOTOGRAPH, EXHIBIT 5.)

MR. CHERNIAK: The claimant sets out that in his opinion the value of the land and buildings at date of sale was about \$4,000.00. The appraiser in Exhibit 3 sets out that this property was one mile from Haney, B.C., having direct access to 10th Avenue, a good gravel road. The building is shown here as being 20 years of age, Your Honour will note that it was only 14 years of age at that time and the appraiser shows a valuation of \$1,000.00.

Q Mr. Koga, the man who looked at your property for the Government says that there is a full basement with concrete walls; how was the floor was that concrete too? A Oh yes, all finished.

30 Q He says that the roof requires reshingling?

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A When I left the house the shingles looked bad.

THE COMMISSIONER:

Q When was this photograph taken?

MR. CHERNIAK: 1939 or thereabouts.

THE COMMISSIONER: It is an attractive looking house.

MR. CHERNIAK: It is a very attractive house for the valuation of \$1,000.00. It may be difficult for the appraiser to explain it.

THE COMMISSIONER: The appraisal report says that  
10 the paint is poor.

MR. CHERNIAK: It does too, Your Honour. That picture wasn't so very old, three years old and he says he only painted the house once and that was when he built it in 1928, so if it stands up as good as the picture shows it I don't suppose the three extra years would have deteriorated it very much.

Q According to the appraiser there was two acres of this land that were useless and worth only  
20 \$1.00 an acre, there was a creek there; do you agree it was useless or was it of some use?

A Yes, I agree with the appraiser.

Q Then your valuation of \$4,000.00 for land and buildings does not include that two acres?

A No, I am not including those two acres.

MR. CHERNIAK: The comment on page 3, Your Honour of the appraisal, is of interest "This property has possibilities and could be made into a reasonably good holding. Much of the land is rapidly reverting to a wild state. Canada Thistle  
30



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is spreading fast and the property generally has a run down appearance. The bush land carries considerable alder, and a small quantity of fir which could be cut for cordwood, and the value of the bush land has been advanced slightly for this reason. A small creek traverses the property, and this tends to facilitate drainage which will be required on the south portion of the property.

The house is a large substantial structure, and appears to have been kept in better condition than the farm itself. Electric light in house."

10

Q Is that right Mr. Koga, that although that land where the creek is is of no use, yet, the creek is good for the drainage of the land?

A Yes.

Q From that standpoint it saved you the cost of ditching, did it? A Yes.

Q Am I right in saying that if you didn't have a creek of that type there you would have to construct ditching there which would have been fairly costly, is that right?

20

A Yes.

MR. CHERNIAK: The house is a large substantial structure according to this Exhibit 3 and appears to have been kept in better condition than the farm itself. There is electric light in the house. I am sure my learned friend would like to acquaint your Honour with the assessment on this property.

30

MR. FERG: The assessment for 1943, Corporation of

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In Chief.

the District of Maple Ridge; land \$1,200.00,  
improvements, \$2,150.00, Total \$3,350.00

MR. CHERNIAK: Turning now to the chattels, Your  
Honour, you will note that Exhibit 2 - - -

THE COMMISSIONER: Just so that there will be no  
confusion, you told me, instead of \$535.50, you  
are now putting in a value of \$239.50, that is  
personal chattels.

MR. CHERNIAK: I wanted to indicate, Your Honour  
10 that Exhibit 2 shows the total claim for  
chattels.

THE COMMISSIONER: And the amount received was  
\$11.25?

MR. CHERNIAK: Yes, Sir, that is the information  
received from the Analysis Sheet.

THE COMMISSIONER: Yes.

MR. CHERNIAK: The Claimant sets out in Exhibit 2  
20 that in his original claim he put in what he  
considered to be the replacement costs opposite  
most of the items claimed, and he states "I have  
now been advised that I must give my opinion of  
the fair market value of these items as at date  
of sale and I have now done so after depreciating  
for age and use.". So that Your Honour will  
note that all items for which claim is made are  
shown in Exhibit 2. The approximate purchase  
date and the price paid is shown there except  
for the last line which sets out 'Miscellaneous  
farm tools listed in claim for a total of \$43.50.'  
30 The Claimant sets out that these tools were

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bought from time to time at an approximate price of \$75.00 new and the tools referred to are those shown in his claim and which are repeated in Exhibit 4, the Custodian's Analysis.

THE COMMISSIONER: Exhibit number 2 shows a toilet and tank, price paid \$25.00, never used. That apparently wasn't attached to the land at all, it was just bought and packed away?

MR. CHERNIAK: That is true, Sir.

10 THE COMMISSIONER: That item does not appear either on the original claim nor does it appear in the Analysis.

MR. CHERNIAK: These were shown as two wash basins and the claim was made for them but after I went into it with the claimant I discovered what he meant.

THE COMMISSIONER: I see.

MR. CHERNIAK: I might say, Your Honour, that there was one wash basin and a toilet and a tank and both of these were bought in 1927 and were never used and instead of claiming it that way the claim showed two wash basins.

20

Q This wash basin and toilet and tank, you bought them for the house? A Yes.

Q Where were these wash basins and toilet and tank? A Upstairs in the house.

Q Were they installed? A No, just left on the floor upstairs.

Q Were they wrapped up or crated?

30

A No, nothing wrapped.

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In Chief.

Q Were they in a box or cartons?

A No, no boxing.

Q But they were never attached?

A No.

Q Had they ever been used at all?

A No.

Q Were they smashed in any way?

A No.

Q They were just stored there, were they?

10

A Yes.

Q They were bought at the time that you built your house were they? A Yes.

THE COMMISSIONER: Your Exhibit 2 shows it having been sold for \$5.00 and the Analysis Sheet has it 'Not accounted for, etc.'

20

MR. CHERNIAK: It may be, Your Honour that I found in the Custodian's file reference to the fact that this toilet and tank had been sold for \$5.00 and possibly the Custodian didn't show it because of the fact that the Custodian didn't realize we were claiming for the toilet and tank but claiming for some wash basins that the Custodian never found. That is possibly why there is no record at any time. Your Honour will also note that two of the items for which claim is made, that is a bunk bed and three large tables are indicated as having been made by the Claimant's father who was a cabinet maker and that there is only an indicated estimate of what he believes was the cost of

30

T.Koga.  
In Chief.

material and his father's labour.

Q Your father was a cabinet maker?

A Yes.

Q He was a man who actually made these things for re-sale, is that correct?

A Yes.

Q And he made these for you?

A Yes.

10

MR. CHERNIAK: Of all these items shown on the Analysis Sheet, Your Honour, it is of interest to note that the radio, for which claim had been made for \$20.00 was sold for \$32.00. That is \$12.00 more than the Claimant showed as the fair market value. I am pointing this out as to the fairness of his other values. There is mention here of a cooking stove which the Custodian shows as having been abandoned. Possibly my learned friend has the appraisal to show why this was abandoned where practically all the other items are shown not accounted for theft, etcetera.

20

MR. FERG: I can only say this, I have a letter dated the 8th of July, 1948, from the Custodian to K.C. Buchanan, 183-10th Avenue, Haney, B.C., who was a tenant of the property at the time of evacuation or after evacuation, in which the Custodian wrote to Buchanan asking for a statement regarding the chattels belonging to this claimant Koga, and the reply is attached to the same letter. I will put it in.

30

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In Chief.

MR. CHERNIAK: Is that subject to his production?

MR. FERG: It deals with a stove and my learned friend asked me if there was any appraisal and this answer is given by Mrs. Kenneth Buchanan. I don't know if she is available.

THE COMMISSIONER: Well, show it to Mr. Cherniak.

10 MR. CHERNIAK: Well, I object to the production of it; I don't mind it being filed subject to my objection. Only that article is abandoned, that means the Custodian has sent someone whom the Custodian thinks is reliable, to value it. This is just an opinion and I think we should be given the opportunity to cross-examine on it.

THE COMMISSIONER: It may go in subject to your objection and if the man who made that valuation is not available the Commissioner won't consider it.

20 MR. FERG: If these goods were removed by the Custodian's employees then no doubt there was an appraiser or somebody attended who would have the authority to say whether an article should be abandoned or not. We will put the letter in for what it is worth and subject to the objection of my learned friend.

(LETTER; EXHIBIT 6.)

30 MR. CHERNIAK: In the Custodian's Analysis, Exhibit 4, the Custodian shows that a grind stone and 100 feet of cable, they give that as no record at any time. I am under the impression that when the Custodian puts in the column 'No record at

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In Chief.  
Cr-Exam.

any time', they mean it was never declared in the J.P. Form, never subsequently declared and never inventoried. I would therefore like to point out that in the J.P. Form, the declaration is listed in the Analysis, Exhibit 4, there is mention of farm tools and I contend that the grind stone and cable were part of the farm tools.

MR. FERG: It is submitted that the real property sold at its fair market value; that the chattels sold were sold at their fair market value and that the claim made for articles not accounted for is excessive and unreasonable.

10

CROSS-EXAMINED BY MR. FERG:

Q Mr. Koga, you haven't had an independent valuation of your farm and home either at the time of evacuation or since?

A No.

Q And you haven't actually measured the cleared land on your farm? A No.

20

Q You never attempted to sell your property yourself? A Yes, one time.

Q How long ago? A Around 1939.

Q Did you offer to sell it to somebody then?

A Yes, I offered it for sale.

Q Did you put a price on it then?

A \$3,500.00 cash.

Q That is what you offered it for?

A Yes.

30

Q And you didn't get a purchaser?

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Cr-Exam.

A I received a letter from my Dad who was in Japan saying it was too cheap and to forget about it.

Q Had you advertised it for sale for \$3,500.00?

A I didn't advertise it.

Q What did you do, just sort of spread the news around that you were prepared to sell for \$3,500.00? A I went to a real Estate Office.

10 Q And listed it with a Real Estate man for \$3,500.00? A Yes.

Q You had no bidders at that price?

A Yes, there were a couple.

Q And you were ready to sell it for that price?

A They never had enough cash.

Q They didn't have the cash to complete the deal?

A No.

20 Q Now, with regard to your cook stove, apparently the Custodian says it was abandoned because it wasn't worth anything; you purchased the cook stove in 1928? A Yes.

Q You bought it new? A Yes.

Q Did you pay \$75.00 for it?

A Yes.

Q It must have been a big stove?

A Yes.

Q Was it a wood or coal stove?

A Both, it burned both wood and coal.

30 Q And what answer have you to make to the Custodian saying it was valueless?



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Cr-Exam.

A I don't think it is absolutely worthless although  
it was pretty old.

Q Pretty far gone, was it?

A I replaced the fire box in 1940.

Q That is you put new fire brick in?

A Yes.

Q Well, at any rate, the stove was rather old  
and wasn't worth much? A No, not  
worth much.

10 Q Now, regarding your cabinet - - -

THE COMMISSIONER: Before we go on I think we will  
take a recess for a moment or two.

COURT ADJOURNED: 3.45 p.m.

COURT RESUMED: 4.00 p.m.

MR. FERG:

Q Your cabinet Mr. Koga and your tables, these  
were home made? A Home made, yes, my  
father made them

Q Were they well finished furniture?

20 A Yes.

Q Painted? A Yes.

Q Polished? A Yes.

Q And the metal parts put on?

A Yes.

Q The equivalent to a regular commercial buffet  
or cabinet? A Yes.

Q The buffet was made in 1929?

A Yes.

Q And used by you constantly afterwards as a  
kitchen cabinet? A Yes.

30

T.Koga.  
Cr-Exam.

- Q In the kitchen or in the dining-room?  
 A In the kitchen and in the dining-room and the other one was for my son's study.  
 Q- Your gramophone, you bought that in 1923 for \$120.00? A Yes.  
 Q And you had to wind it up by hand?  
 A Yes.  
 MR. FERG: That is all, Your Honour.  
 MR. CHERNIAK: Just a few questions, Your Honour.

10

RE-EXAMINED BY MR. CHERNIAK:

- Q In regard to this cooking stove that you were speaking of, you say that you replaced the fire-box in 1940? A I am not sure about the year, I think it was 1939 or 40.  
 Q And you have said in your statement that at the date of evacuation you thought it was worth \$25.00 is that correct?  
 A Yes.  
 20 Q Now, coming to this answer that you gave Mr. Ferg about offering this property for sale, you say you offered it for sale for \$3,500.00 in 1939? A Yes.  
 Q And you say there were some people interested at that price? A Yes.  
 Q And I think you explained that they couldn't raise enough cash, was that the trouble?  
 A Yes.  
 Q Now you say, as of date of sale, which would be  
 30 January, 1943, you thought the property was

T. Koga.  
Re/Exam.

worth \$4,000.00, is that correct?

A Yes.

Q But I understood you to say that your father had written you about selling the house?

A It was a wire.

Q A wire from Japan? A Yes.

Q Saying what? A The price is too cheap so don't sell.

Q For \$3,500.00? A Yes.

10

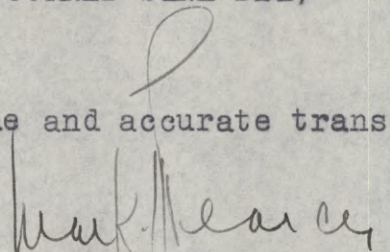
Q And it was then that you took it out of the hands of the real estate agent?

A Yes.

MR. CHERNIAK: Thank you, Sir.

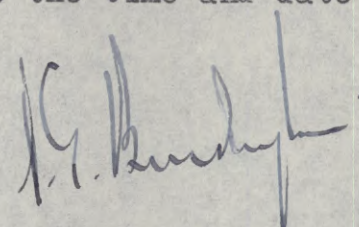
(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

  
(MARK H. PEARCE)  
OFFICIAL REPORTER

20

I, the undersigned Sub-Commissioner hereby certify that the foregoing 17 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

  
(SUB-COMMISSIONER)

30

Case 912

NOV 28 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 2885 [Signature]

[Handwritten initials]

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

(1) NAME KOGA (Print) Surname Tsuneichiro (RCMP) Reg. No. 11253 Given Name

(2) Pre-Evacuation Address R. R. #1, Haney, B.C.

(3) Present Address East St. Paul, Manitoba c/o L. Sukers, Box 455, R.R.1, Winnipeg

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Mapleridge, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lots Thirty-seven (37) Thirty-eight (38) and Thirty-nine (39) of the West Half of Section Twenty (20) Township Twelve (12) Map One Thousand One Hundred and Sixty-one (1161) in the District of New Westminster.

(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 \$ 1,500.00
(ii) Buildings \$ 2,500.00
(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) \$ 4,000.00

(v) Amount at which Custodian sold property and credited your account \$ 1,407.77 - 1408.

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 2,592.23 2592.

(5) PERSONAL PROPERTY

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

In the House

(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 kitchen utensils, etc. crated and left upstairs, furnitures left in the 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 care of Custodian

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

1.	<u>Chattels as per attached list</u>	Estimated Value \$	<u>535.50</u>
2.		Estimated Value \$	
3.	<u>Proceeds of Auction sales</u>	Estimated Value \$	<u>27.37</u>
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 \$ 508.13

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) - - - - - \$ 3,100.36

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

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 )  
 Province of Manitoba )  
 TO WIT: )

I, Tsuneichiro Koga of the Municipality  
 of East St. Paul 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 Winnipeg )  
 in the Province of Manitoba )  
 this 15th day of November )  
 A.D. 1947. )

*T. Koga*  
 BARRISTER AT LAW ENTITLED TO PRACTISE  
 IN THE PROVINCE OF MANITOBA. )  
 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.

List No. 1 re (e)

1 cooking stove	\$50.00
1 heater stove	25.00
3 big tables	40.00
7 chairs	10.00
2 double beds	40.00
1 single bed	10.00
1 mirror	10.00
1 buffet	120.00
dishes and kitchen utensils	50.00
1 gramophone	60.00
2 wash basins (brand new)	50.00
1 radio (in care of R.C.M.P.)	20.00
1 cultivator	7.00
3 hoes	1.00
2 shovels	1.50
4 rakes	2.50
1 hay fork	1.00
1 bar and peevee	2.00
5 sickels	1.50
7 ft. and 4 ft. cross cut saws	15.00
1 sledge hammer and 3 wedges	2.50
1 vise	5.00
3 axe	1.50
1 grindstone	5.00
100 ft. cable	5.00

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\$535.50

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KOGA, Tsunëichiro

(Claimant's Name)

**REAL ESTATE  
(Farm Land)**

11253

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	8 acres	1925	J. Inouye	1000.00	all bush	none	land & bldgs \$4000.00
Cultivated not planted & bldgs.	2 acres						
Cultivated and not in crop							
List Crops							
strawberries	3 acres						
raspberries	1½ acres						
orchard	½ acres						
<b>Total</b>	<b>15 acres</b>						

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

Description	When Made	Cost
Cleared about 7 acres - very heavy clearing dug 16 foot well planted over 100 mixed fruit trees		

**BUILDINGS**

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour and hired labour	Allowance for Depreciation	Estimated Value Cost
house	30 x 36 1½ storey	cedar siding on full concrete basement, shingle roof inside plaster	1928		bought material & own			3500.00
Bathhouse & pumphouse	14 x 18	logs	1929	estimated cost				75.00
Barn	12 x 14	lumber	1935	" "				50.00

Comments re Appraiser's report not covered by above information: The house was 14 years old not 20; it was very well constructed and in very good condition. Both the land and the buildings were worth considerably more than shown by the appraiser. I was always told that I had 15 acres of land, not 14.19 and I believe 7 acres were cleared, not 6. In my opinion the fair market value of the land and buildings at date of sale was at least \$4000.00.

EXHIBIT No. 912-1  
DATE Sept. 15/48  
FILLED BY Claimant

T. Koga  
Signature

(Claimant's Name)

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	
cooking stove	1928	new	75.00	fair	25.00	<u>sold for</u>
1 heater stove	1940	"	20.00	good	15.00	
3 big tables	1930	made by father who was a cabinet maker	material & labor 45.00	good	20.00	
7 chairs	1930	new	15.00	"	7.50	
2 double beds (steel)	1928	"	50.00	"	20.00	
Buffet	1929	made by father	material & labor \$100	"	50.00	
Dishes & kitchen utensils	time to time	new	50.00 - 60.00	fairly good	20.00	
1 gramophone	1923	"	120.00	fair	25.00	
1 wash basin	1927	"	20.00	never used	10.00	
1 toilet & tank	1927	"	25.00	" "	15.00	5.00
1 cultivator	1938	"	15.00	good	7.00	3.50
Miscellaneous farm tools listed in claim for a total of 43.50	time to time	"	about 75.00	fair	25.00	2.75
					239.50	11.85
					Received - 11.25	
					Loss - 228.25	

Description of Storage of Goods:

left at my home at 183, 10th Avenue Haney B.C.

General Statement as to Chattels not Described above: all set out above.

In my original claim I put what I considered to be the replacement costs opposite most of the items claimed. I have now been advised that I must give my opinion of the fair market value of these items as at date of sale and I have now done so after depreciating for age and use.

Additional Comments, if any:

EXHIBIT No

912-2

DATE

Sept. 15/48

FILLED BY

Claimant

T. Koga

Signature



BC-63-P EXHIBIT No. 912-3  
 BC-2634-B FILED BY Sept. 15/44  
 COPY Chamant

BC/63-P  
 BC/2634-B

# Farm Appraisal Report

File No. J.L.166

Land Description Lots 37, 38 & 39 of W<sup>1</sup>/<sub>4</sub> of Sect. 20, Plan 1161.

Containing 14.19 Acres

Owner's Name Tsunuchite KOGA Post Office Address Haney, B.C.

Nearest Rail Point Haney - B.C. Distance 1 mile

Market Town New Westminster; also local facilities Distance 24 miles

Church (give denomination) Haney - all denominations Distance 1 "

Nearest School " Distance 1 "

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.

Property has direct access to 10th Avenue - good gravel road.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Two Sawmills and Brickyard & Peat Plant.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences Value \$

Water supply: From shallow well Value \$

Electric power available - electric light in house.

## BUILDINGS ON FARM

2885

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 36	Frame	1 1/2	Shingle	20	Concrete	Fair	\$1000.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
frame shacks of	X	no value.						
	X							
	X							

Total present day value \$ 1000.00

Total Value Buildings add to farm \$ 800.00

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

habitable? Roof of dwelling requires reshingling - approximate cost \$225.

Describe the basement and chimneys: Full basement with concrete walls - brick chimney to ground.

No. rooms downstairs? 5 Upstairs? 2 How finished Plaster finish downstairs.

Are buildings painted? House stained Condition of paint Poor

Distance from nearest bush Approx. 200 yards.

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
6.00	Level <i>6 acres</i>	Sandy loam 10" to 16"	Gravelly	Mixed small fruits in very poor condition.	\$90	\$ 540.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.19	Level <i>6.19</i>	Sandy loam 10" to 16"	Gravelly	Clearing, stumping, levelling and breaking	\$175 to \$200	\$15
Area Unsuitable for Cultivation.						
ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL		
2	Creek and 'busted' creek banks <i>2 acres</i>	Scrub only	\$1.00	2.00		

*14.19 acres*

Total value of Land \$ 634.85

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$1434.85

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

Property has not been occupied for some time, and the land is in a rundown and neglected condition. This condition will progress unless cultivation is undertaken.

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

Small fruits and poultry.

Noxious weeds: Thistle, Sorrell, Chickweed and Couch Grass intrusion is noticeable.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Lot 37 - \$13.19 )  
" 38 - 13.75 ) 1942 - District of Maple Ridge  
" 39 - 25.59 )

Date: May 27th, 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 21 day of May 19 42.

Inspector's Signature

"H. L. Sinclair"

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

BC/63-P  
BC/2634-B  
Farm Appraisal Report

Remarks: This property has possibilities and could be made into a reasonably good holding. Much of the land is rapidly reverting to a wild state. Canada Thistle is spreading fast and the property generally has a run down appearance. The bush land carries considerable alder, and a small quantity of fir which could be out for cordwood, and the value of the bush land has been advanced slightly for this reason. A small creek traverses the property, and this tends to facilitate drainage which will be required on the south portion of the property.

The house is a large substantial structure, and appears to have been kept in better condition than the farm itself.

Electric light in house.

(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

Rhubard and Thistle -	.67	\$
Strawberries - good -	.23	\$
" - fair -	.56	\$
" overrun with weeds	.46	\$
Raspberries - Fair -	.39	\$
" Thistles - poor -	.77	\$
Small fruit trees, Raspberries, Strawberries, Thistle bad	1.21	\$
Fallow, lane and buildings	1.71	\$
	5.00	\$
		Total \$

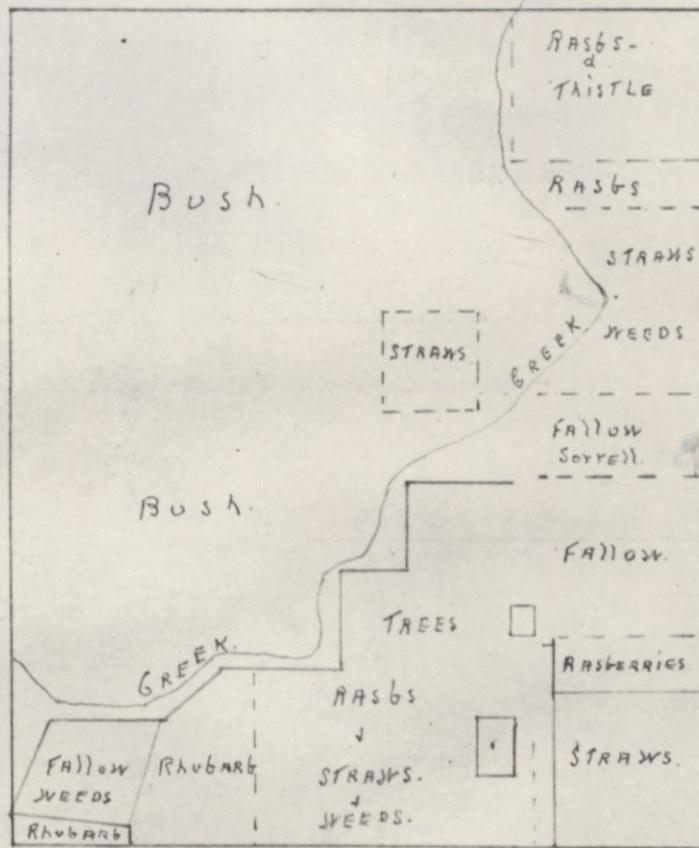
Amount fruit trees add to value of farm \$

Diagram of Property

LOTS 37-38-39- of NW 1/4 of SECT 20. PLAN 1161

14.19 Acs

Tsumuchito Koga.



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

value is \$1400.00.....

Date 1st June 19 42.

"I.T.BARNET"

District Superintendent.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

 FILE No. 2885

EXHIBIT No. \_\_\_\_\_

 NAME Tsuneichiro KOGA

 REG. No. 11253

DATE		INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	<u>Apr. 8/42</u>	TAKEN BY	<u>I.C. Bardwell</u>		AUCTION	TENDER &c		
EVACUATION	<u>Apr. 11/42</u>	DATE	<u>May 19/42</u>					
1 stove		1. Cooking stove		\$50 00				
1 heater stove		2. 1 heater stove		25 00				
3 tables		3. 3 big tables		40 00				
7 chairs		4. 7 chairs		10 00				
2 double beds		5. 2 double beds		40 00				
1 single bed		6. 1 single bed		10 00				
1 mirror		7. 1 mirror		10 00				10 00
1 show case		8. 1 buffet		120 00				
Kitchen utensils		9. Dishes & kitchen utensils		50 00				
1 dinner set		10. 1 gramophone		60 00				
Gramophone		11. 2 wash basins (brand new)		50 00				
Farm tools		12. 1 radio (in care R.C.M.P)		20 00	32 00			
1 cultivator		13. 1 cultivator		7 00	3 50			
3 hoes		14. 3 hoes		1 00				
2 shovels		15. 2 shovels		1 50				
4 rakes		16. 4 rakes		2 50				
1 hoe		17. 1 hay fork		1 00				
3 matting		18. 1 bar & peavey		2 00				
5 peaveys		19. 5 sickles		1 50				
7 ft. cross cut saw		20. 7 ft. & 4 ft. cross cut						
4 ft. cross cut saw		saws		15 00				7 50
1 sledge hammer		21. 1 sledge hammer & 3 wedge		2 50				
3 wedges		22. 1 vise		5 00	2 75			
		23. 3 axes		1 50				
		24. 1 grindstone		5 00				
		25. 100 ft. cable		5 00				
				<u>\$535 50</u>				
					\$38.25			
		Other goods sold at auction			<u>9 50</u>			
					\$47.75			17 50

EXHIBIT No. 912-4  
 DATE Sept. 15/48  
 FILLED BY Claimant

CANADA WEST BOND

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
					50 00	25 00 40 00 10 00 40 00 10 00		
			10 00			120 00 50 00 60 00 25 00		
32 00 3 50				25 00		1 00 1 50 2 50 1 00 2 00 1 50		
			7 50			7 50 2 50 1 50		
2 75				5 00 5 00				
<u>\$38.25</u>			<u>17 50</u>	<u>35 00</u>	<u>50 00</u>	<u>401 00</u>		
<u>9 50</u>								
<u>\$47.75</u>								

Goods valued by claim ant at \$32.00 sold for \$38.25  
 " " " " " 17.50 declared not found  
 " " " " " 35.00 no record at anytime  
 " " " " " 50.00 abandoned  
 " " " " " 401.00 not accounted for, theft, etc.  
\$535.50

M.S.



Ex 5-

1939

EXHIBIT No. 912-5  
DATE Sept. 15/48  
FILLED BY Claimant.

Ex 5-



EXHIBIT No. 912-6  
DATE Sept. 15/48  
FILED BY Crown

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

File 2885

8th July, 1948.

EVACUATION SECTION  
Rec'd JUL 12 1948  
File No. 2885  
Retained H. Allan

K. C. Buchanan, Esq.,  
183-10th Avenue,  
Haney, B. C.

Dear Sir:

Re: Tsuneichiro KOGA

We should be obliged if you would kindly reply by return mail, to our letter of the 28th June, regarding chattels belonging to the above Japanese.

Yours truly,

"H. Allan"

HA

Office of the Custodian.

Dear Sir.

All of the Japanese properties were taken from here in 42 or 43.

The only thing left was a stove that they didn't consider worth taking.

"Mrs. Kenneth Buchanan"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.  
Dec. 10/48 *[Signature]*