

Name of Claimant KODAMA, Suekichi

Case 1173

Custodian File 4619

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					2076		927.56			927.56
<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		
						% of Total	Amount	% of Total	Amount	% of Total
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		Total	
							% of Total	Amount	% of Total	Amount
251.76	110.55	33.16	43.86%	376.45	165.11	25.00		3.00		201.27
TOTAL RECOMMENDATION										1128.83



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CASE NO: 1173

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 26, 1948.

IN THE MATTER OF THE CLAIM OF

SUEKICHI KODAMA

PROCEEDINGS AT HEARING

Original.

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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,
October 26, 1948.

IN THE MATTER OF THE CLAIM OF
SUEKICHI KODAMA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.



S. Kodama,
Dir.ex.

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SUEKICHI KODAMA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Kodama, is this your signature on a document entitled Real Estate Farm Land?

A. Yes.

Q. And the facts set out here are correct?

A. Yes.

Q. This is a farm in Clayburn, B.C. of which you were the owner. Is that right?

A. Yes.

MR. BREWIN:, I will file that as Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO.1)

MR. BREWIN: I would ask my friend if he would file the appraisal of the Soldiers' Settlement Board.

MR. CHRISTIE: I am tendering as Exhibit 2 the appraisal, Farm Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

MR. BREWIN: You bought this property in 1936 from a Mrs. Shikaze for \$1,500.?

A. Yes.

Q. And at that time there were no buildings on it with the exception of a pickers' house?

A. These was a house 20 by 24 there.

Q. Is that what you call a pickers' house?

A. I moved in there originally but when I built my new house I used it as a pickers' house.



1 Q. It is the pickers' house which you value at
2 \$150.?
A. Yes.

3 Q. I see that you cleared three and one-half
4 acres and did some ditching?
A. Yes.

5 Q. And put a number of new buildings on it?
6 A. Yes.

7 Q. In regard to the Farm Appraisal Report
8 I see that he puts the age of the different buildings
9 there, in one case the building 18 by 36 he ^{says} was
10 5 years old. How old was it, actually?

11 A. At the time of the war that was three years.

12 Q. "The time of the war" is pretty vague. Do
13 you mean 1942?

14 A. That is ¹⁹⁴² when I was evacuated it was three
15 years old.

16 Q. And is that also true of the addition
17 referred to here, 12 by 14?

18 A. That was at the same time. It was built
19 at the same time.

20 Q. And, what about the shed; when was it
21 built?
A. At the same time. That was about
22 two years old.

23 Q. The old house, now a pickers' house is
24 described as old having regard to its age. What do
25 you say about that?

26 A. About four or five years before I went
27 there, that was its age.

28 Q. It said:

29 "When development is complete this will be a
30 reasonably good farming unit, through --"



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I am sorry; I read:

"When development is complete this will be a reasonably good farming unit, though soil is not of the best, and subsoil too porous to stand any protracted period of dry weather."

Have you any comment to make about that?

A. I do not agree with that because the soil is good for the development of strawberries and that sort of thing and at the time I left it was in good condition for farming.

Q. I might almost make the comment, myself, that I did not know they had any protracted period of dry weather in B.C.

THE SUB-COMMISSIONER: In the interior of British Columbia it is almost all irrigated, in the mountain valleys.

Q. Where is this land? A. It is in the Okanogan. It is not in the dry area.

THE SUB-COMMISSIONER: I have seen the grass burned off in mid-summer in Vancouver.

MR. BREWIN: It is my limited experience which prompted me to say that. That is largely a question of valuation.

Would my friend file the Personal Property Claims Analysis?

MR. CHRISTIE: I tender as Exhibit 3 the Analysis of Personal Property claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM,
MARKED EXHIBIT NO.3)



S. Kodama,
Dir.ex.

1 MR. BREWIN: Q. You are making claim for
2 the articles listed in Column 3 of this Personal
3 Property Claim, are you not? A. Yes.

4 Q. And I see you have set on the righthand
5 side a list or a number of figures presumably showing
6 the value. How did you arrive at those figures?

7 A. Which do you mean, these prices or those?

8 Q. No; I mean this here (Indicating).

9 A. Those were the prices at which I bought
10 the goods. I reduced the prices of the used
11 articles.

12 Q. I am showing you a document entitled Per-
13 sonal chattels. Is that your signature (Indicating)?

14 A. Yes.

15 Q. And are the facts set out there correct?

16 A. Yes.

17 MR. BREWIN: That will be Exhibit 4.

18 (PARTICULARS OF PERSONAL CHATTELS MARKED
19 EXHIBIT NO.4)

20 MR. BREWIN: That is all, thank you.

21 _____
22 CROSS-EXAMINATION BY MR. CHRISTIE:

23 Q. I produce a J.P. Form, dated March 20,
24 1942. Whose signature is that? (Indicating)

25 A. That is my signature.

26 Q. And you just stated the personal property
27 in general terms here?

28 A. Yes. It is stated roughly.

29 MR. CHRISTIE: I am filing this as Exhibit 5.



1 (J.P. FORM, MARKED EXHIBIT NO.5)

2 Q. I am showing you a photo of the property.
3 Is that your house (Indicating)?

4 A. Yes.

5 MR. CHRISTIE: I am filing this as Exhibit 6.

6 (PHOTO OF CLAIMANT'S PREMISES, MARKED
7 EXHIBIT NO.6)

8 THE SUB-COMMISSIONER: Q. Where is that?

9 A. Near Abbotsford. It is just on the other
10 side of the river from Mission.

11 MR. CHRISTIE: I am tendering the Notice of
12 Assessment for the year 1943 as Exhibit 7. The land
13 is shown at \$492., value of improvements \$600.,
14 making a total of \$1,092.

15 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT
16 NO. 7)

17 Q. Did you make your living from this farm?

18 A. I worked on the farm only. No, I did no
19 all
20 other work at, except the farming. Occasionally I
21 went to the Fern Ridge Lumber Company.

22 Q. What gross income would you derive from
23 the farm?

24 A. The second year I made about \$2,500.,
25 but the first year owing to insect trouble I did not
26 make so much.

27 Q. From whom did you buy this land?

28 A. From a man called Shikaze.

29 MR. CHRISTIE: I think I had better file this
30 Certificate of Encumbrance. It shows the registered
owner as Shikaze but apparently the claimant has



1 purchased it from him under Agreement for Sale.

2 I will file as Exhibit 8 the copy of the
3 Certificate of Encumbrance.

4 (COPY OF CERTIFICATE OF ENCUMBRANCE,
5 MARKED EXHIBIT NO.8)

6 Q. Were there any wells on this land?

7 A. Two.

8 Q. Did they go dry in the summertime or were
9 they in good supply? A. They supplied through-
10 out the year.

11 Q. At how much would you value the land of an
12 acre of strawberries?

13 THE SUB-COMMISSIONER: You mean the land and
14 the strawberry plants?

15 MR. CHRISTIE: Yes; I mean the land, ^{and} the
16 strawberry plants. We have had some very striking
17 different valuations during the hearings before this
18 Commission.

19 THE WITNESS: \$2,500.

20 Q. \$2,500.? A. Yes.

21 Q. I do not mean with a crop of strawberries,
22 but what is an acre with strawberry plants worth
23 in your estimated value?

24 MR. BREWIN: I wonder when he is being asked
25 to give this value on it.

26 THE WITNESS:, I am unable to say. I would have
27 to take a pencil and figure the whole thing out.

28 MR. CHRISTIE: Q. Did you receive from the
29 Custodian's office an inventory subsequent to your
30



1 evacuation? I think this is it here (Indicating)?

2 A. Yes.

3 Q. That is your signature there (Indicating)?

4 A. Yes.

5 MR. CHRISTIE: I will file this inventory as
6 Exhibit 9. It is dated October 7, 1942, and it is
7 signed by the claimant.

8 (INVENTORY, OCTOBER 7, 1942, MARKED EXHIBIT
9 NO.9)

10 Q. How old was this kitchen range?

11 A. One and one-half to two years. It was new
12 when I bought it.

13 Q. How old was this china cabinet which you
14 estimate at \$42.50 and which was sold for \$1.25.?

15 A. That was made for me by a cabinet-maker.

16 THE SUB-COMMISSIONER: Q. How old was it?

17 MR. CHRISTIE: Q. How old was it?

18 A. About five years.

19 Q. Do you know of what kind of wood it was
20 made? A. Clear douglas fir.

21 Q. How old was this bed which you estimate
22 at \$47.50 and which sold for \$3.75? A. It was
23 new when I built the house. It includes the mattress.

24 Q. You rented this property prior to your
25 evacuation? A. No.

26 Q. No? A. No.

27 Q. Did you sell some articles subsequent to
28 a tenant or were those sold by the Custodian?

29 A. Subsequent to my evacuation?

30 Q. Yes? A. I did not sell anything at all.



1 Q. In respect of this 1,750 feet of lumber,
2 what kind of lumber was that, referring to the one
3 which you estimated for \$70., and which sold for
4 \$4.?

5 A. The interior of the house was unfin-
6 ished and this lumber had been bought for that
7 purpose.

8 Q. What kind of lumber was it? A. V-joint;
9 V-joint and casing.

10 THE SUB-COMMISSIONER: Q. Was it B.C. fir,
11 or what was it? A. It was B.C. fir.

12 MR. CHRISTIE: Q. What were these 90 stands
13 which you estimated at \$45.?

14 A. They were for the pickers to use. They
15 were standing equipment, stands to put the boxes, the
16 strawberry boxes in. Those were made by a carpenter
17 and cost 50 cents each. They were made of cedar.

18 Q. How old was this scale, referring to the
19 one 240-pound scale? A. It was not very old when
20 I bought it, but it registered correctly.

21 Q. Do you know what you paid for it when
22 you bought it? A. About \$20. I am not quite
23 certain.

24 Q. In respect of these two cook-stoves
25 which you valued at \$45., I imagine you can tell me
26 how old this cookstove in brackets was which sold
27 for \$8.? A. Which one? I had three.

28 THE SUB-COMMISSIONER: Two cookstoves, \$45.,
29 and one below that with nothing against it, no
30 value.



1
2 MR. CHRISTIE: Q. This one, \$45, and one
3 I imagine they only found "X", "abandoned," they
4 probably sold the other one. How old were they?

5 A. They were bought secondhand. They were
6 in the pickers' house.

7 Q. Bought secondhand? A. Yes.

8 Q. And, how long ago since you purchased them?

9 A. In 1940 they were bought.

10 Q. I think that is all, thank you.

11 THE SUB-COMMISSIONER: Anything more, Mr.
12 Brewin?

13 MR. BREWIN: I do not think so.

14 MR. CHRISTIE: Perhaps I might have a moment to
15 look through these papers for the exhibits, your
16 honour?

17 THE SUB-COMMISSIONER: Yes.

18 MR. CHRISTIE: I am filing as Exhibit 10 the
19 Auctioneers' sheets.

20 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.10)

21 I tender as Exhibit 11 the Real Property
22 Summary.

23 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.11)

24 And, in the same exhibit I file the Personal
25 Property Summary.

26 (PERSONAL PROPERTY SUMMARY, PART OF EXHIBIT 11)

27 I think that concludes the exhibits, your
28 honour.

29 MR. BREWIN: I would ask my friend if he would
30



1 file the letter referred to here which indicates
2 evidence of theft. I refer to the letter of August
3 22, 1944.

4 MR. CHRISTIE: August 22, 1944, a letter to
5 H.F. Green from Mervin Terris. I tender this as
6 Exhibit 12.

7 (LETTER, AUGUST 22, 1944, MARKED EXHIBIT NO.12)

8 MR. BREWIN: It contains a statement with
9 respect to the rest of the tools. He says he has
10 some, himself.

11 "The rest of the tools have been stolen and
12 I reported to the police that the place had
13 been broken into on several occasions."

14 I wonder if there is any explanation? Exhibit 10
15 is the auction sheets and I notice that against the
16 Item 1750-B.M. Lumber bought from Fraser Mill for
17 which we are claiming \$70., is the item \$4., and in
18 the margin it calls it siding and in this auction
19 sheet there is an item of \$4. for siding. I do not
20 know how that is identified with the 1,750 feet.

21 THE SUB-COMMISSIONER: Except that siding is
22 lumber and there does not seem to be any other
23 lumber on the list.

24 MR. BREWIN: It is that type of thing which
25 makes these recapitulations so difficult to follow,
26 sometimes.

27 MR. CHRISTIE: I will see if there is any
28 memo on it.

29 MR. BREWIN: In fact, I think I should perhaps
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1 point out in this Analysis of Personal Property Claim
2 of which this is an illustration goods valued by
3 the claimant at \$457.33 were sold at auction for
4 \$114.15. That statement may or may not be accurate,
5 depending on whether the items which were sold by
6 auction were all of the items for which the claim
7 is made or could be identified with them. Sometimes
8 it creates a false impression when one reads a
9 statement of that sort.

10 MR. CHRISTIE: It is submitted that the Real
11 Property was sold at its fair market value.

12 It is submitted that those articles of Personal
13 Property which were sold at auction were sold at
14 their fair market value.

15 It is submitted that the other articles marked
16 as abandoned or not accounted for, that their valua-
17 tion is excessive.

18 That concludes the defence.

19 THE SUB-COMMISSIONER: Any articles sold other-
20 wise than by auction?

21 MR. CHRISTIE: Yes. There were articles sold
22 by tender.

23 THE SUB-COMMISSIONER: Had you not better broaden
24 your submission as to the articles sold?

25 MR. CHRISTIE: By auction and by tender.

26 MR. BREWIN: The only curious thing about the
27 tender, and it is rather helpful to us perhaps, is
28 that the articles sold by tender were sold at the
29 claimant's valuation. The articles sold by auction
30 were sold at a very considerable less value.



1 MR. CHRISTIE: There was an appraisal got in
2 that case, and they agree, that is all.

3 THE SUB-COMMISSIONER: Very well.

4

5 (PROCEEDINGS ADJOURNED SINE DIE)

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

8

9

"A.G. VEITCH"
Official Reporter.

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11

12 I, M.A. Miller, Deputy Commissioner,
13 appointed to hear a Commission to
14 investigate claims of Japanese Canadians
15 for property loss, do certify the fore-
16 going is a true copy of the evidence
17 heard on the within claim.

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M.A. Miller,
Deputy Commissioner.

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DEC -2 1947

base "1178"

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

B.W.

4619
Toronto

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

(1) NAME KODAMA SUEKICHI (RCMP) Reg. No. 10618
(Print) Surname Given Name

(2) Pre-Evacuation Address CLAYBURN. B.C. 1041 SCOTT ROAD

(3) Present Address 117 ROBERT ST. TORONTO ONT.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
MATSQUI MUNICIPALITY
LOT 11 SW 1/4 of SEC 28, TWP. 16,
MAP 57931

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence ~~Type of business~~ TWO PICKERS HOUSE, BARN, PACKING SHED
(iii) ~~Business~~
(iv) Any other type of property (describe) FRUIT FARM RESIDENCE

(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 - - - - - \$ 2550.00
(ii) Buildings - - - - - \$ 2000.00
(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) - - - - - \$ 4550.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2076.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2474.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation in above
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) property in house except for implements
(c) How stored or packed at time of evacuation unpacked in house

(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 custodian care
from implement with Cliff Gropp & Henry Tennis tenants*

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

1.	<i>List compiled by custodian dated</i>	Estimated Value \$	
2.	<i>Oct 7th 1942</i>	Estimated Value \$	<i>400.80</i>
3.	<i>Sold by custodian</i>	Estimated Value \$	<i>122.60</i>
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 \$ *277.40*

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) - - - - - \$ *277.40*

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA }
 of)
 TO WIT:)

I, *S. Kodama* of the *city*
 of *Toronto* in the *county of York*

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 *26th* day of *November*)
 A.D. 1947. *F. Brown* *S. Kodama*)

A Commissioner &c. *S. Kodama*

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.

KODAMA Suokichi
(Claimant's Name)

**REAL ESTATE
(Farm Land)**

EXHIBIT No. 1178-1
DATE OCT 26 1948
FILLED BY F. A. [unclear]

10618
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	14-7	1936	Mrs. Y Shikaze	\$ 1500.00			
Strawberries	3.5				1 1/2 acres	Pickers	\$ 2550.00
Loganberries	.7				cleared	House 20 x 24	
Raspberries	.5				18 acres uncleared		
Rhubard	.5						
Potatoes	19 1/2						

Total

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

Description	When Made	Cost
Cleared and cultevatated 3 1/2 acres	1936-1940	\$ 1400.00 labor & material
Ditching 250'	1940	200.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (2 storey)	18 x 36	frame	1939	\$ 1500.00	\$ 800.00	\$ 400.00	\$ 300.00	\$ 2400.00
Addition	12 x 14	"	1939					
Shed	12 x 28	"	1940	200.00		100.00	50.00	250.00
Woodshed	12 x 16		1942	60.00		50.00	10.00	100.00
roof, no walls								25.00
Bath House	8 x 10	Purchased with farm						150.00
Pickers House	20 x 24	"	" " "					200.00
Stable	14 x 18	frame	1941	95.00		120.00		\$ 3125.00

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

Assessment 1943 Land \$ 492.00
Improvement 600.00
\$1092.00

Soldier Settlement Board Valuation Land \$ 594.00
Bldgins. 1500.00
Fruit Trees 20.00
\$2114.00

Claimant leased crop in 1942 to C. Grapp for \$800.00

Summary

Estimated value Land \$2550.00
Improvements Bldgs. 3125.00
\$5675.00

Original Claim Land \$ 2550.00
Bldgs. 2000.00

4550.00
Sold by Custodian 2076.00

\$ 4550.00
Signature

Claim \$2474.00

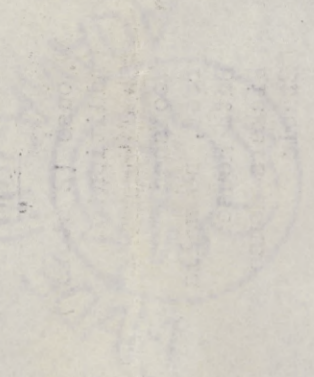
S. Suokichi Kodama

1911

1911

TIMBER DRAWING

B T2A3-113B



Section	Area	Acres	Value
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
9	10.00	10.00	10.00
10	10.00	10.00	10.00
11	10.00	10.00	10.00
12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
18	10.00	10.00	10.00
19	10.00	10.00	10.00
20	10.00	10.00	10.00
21	10.00	10.00	10.00
22	10.00	10.00	10.00
23	10.00	10.00	10.00
24	10.00	10.00	10.00
25	10.00	10.00	10.00
26	10.00	10.00	10.00
27	10.00	10.00	10.00
28	10.00	10.00	10.00
29	10.00	10.00	10.00
30	10.00	10.00	10.00
31	10.00	10.00	10.00
32	10.00	10.00	10.00
33	10.00	10.00	10.00
34	10.00	10.00	10.00
35	10.00	10.00	10.00
36	10.00	10.00	10.00
37	10.00	10.00	10.00
38	10.00	10.00	10.00
39	10.00	10.00	10.00
40	10.00	10.00	10.00
41	10.00	10.00	10.00
42	10.00	10.00	10.00
43	10.00	10.00	10.00
44	10.00	10.00	10.00
45	10.00	10.00	10.00
46	10.00	10.00	10.00
47	10.00	10.00	10.00
48	10.00	10.00	10.00
49	10.00	10.00	10.00
50	10.00	10.00	10.00

THESE ARE THE SECTIONS OF LAND WHICH ARE OFFERED FOR SALE BY THE BUREAU OF LAND MANAGEMENT, DEPARTMENT OF THE INTERIOR.

WITNESSETH

B T2A3-113B



Section	Area	Acres	Value
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
9	10.00	10.00	10.00
10	10.00	10.00	10.00
11	10.00	10.00	10.00
12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
18	10.00	10.00	10.00
19	10.00	10.00	10.00
20	10.00	10.00	10.00
21	10.00	10.00	10.00
22	10.00	10.00	10.00
23	10.00	10.00	10.00
24	10.00	10.00	10.00
25	10.00	10.00	10.00
26	10.00	10.00	10.00
27	10.00	10.00	10.00
28	10.00	10.00	10.00
29	10.00	10.00	10.00
30	10.00	10.00	10.00
31	10.00	10.00	10.00
32	10.00	10.00	10.00
33	10.00	10.00	10.00
34	10.00	10.00	10.00
35	10.00	10.00	10.00
36	10.00	10.00	10.00
37	10.00	10.00	10.00
38	10.00	10.00	10.00
39	10.00	10.00	10.00
40	10.00	10.00	10.00
41	10.00	10.00	10.00
42	10.00	10.00	10.00
43	10.00	10.00	10.00
44	10.00	10.00	10.00
45	10.00	10.00	10.00
46	10.00	10.00	10.00
47	10.00	10.00	10.00
48	10.00	10.00	10.00
49	10.00	10.00	10.00
50	10.00	10.00	10.00

1173

Date of sale

Particulars

Location

Section

Area

Value

Acres

...

BC 371-P

Farm Appraisal Report *J. A. Shuster*

MATSQUI. File No. J.L.200

Land Description Lot 11, S.D. of NW.28 Tp.16, E.C.M. Map 5793, N.W.D.

Containing 19.7 Acres

Owner's Name KODAMA, S. Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn Distance 2 miles.

Market Town Abbotsford Distance 2 1/2 "

Church (give denomination) Various Distance 2 1/2 "

Nearest School Abbotsford Distance 2 1/2 "

State how property was identified: Corner posts and L.R.O. sketch. Map.

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

Not in a main road; surveyed trail to S.E. corner; present outlet is trail through private property on an old logging road now graded.

Is this district a good one? Yes.

Employment opportunity Local in berry season, remote in mills and logging, and hop-picking.

Predominating Nationality and religion: British; some Mennonites and Hindus; no predominating sect.

Describe Fencing and its condition: None Value \$

Water supply: Well 18 feet. Value \$ inc. in land

BUILDINGS ON FARM

4619

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 36	Lumber	16	Shgls	5	Posts	Good) \$1700.00
Addn.	12 x 14	"	8	"	5	"	unfin.	
Shed	12 x 28	"	8	Shks.	5	Blks.	Fair	45.00
BARN Woodshed, roof only, no walls.								15.00
Bath Hse.	8 x 10	is of no value to farm.						
BARN Old House	x							
now Pickers Hse	20x24	Lumber	9	Shgls	Old	Blks.	Poor	80.00
GRANARY	x							
Stable	14 x 18	"	9	"	new	"	new	60.00
	x							
	x							
	x							

(No electricity as yet established in area)

Total present day value \$ 1900.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? One partition and inside finishing needed in addition. This will add one more good room downstairs. \$

Describe the basement and chimneys: No basement. Brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 4 How finished "V" joint; addn. unfinished.

Are buildings painted? No Condition of paint

Distance from nearest bush 100 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
5	Rolling	14" light sandy loam to sandy "	Light sandy clay running to sand.	Strawberries, raspberries, rhubarb, loganberries & potatoes.	\$60.	\$300.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
14.7	Rolling	14" light sandy loam to sdy. loam	Sandy clay to sand	Patches partly cleared; light to heavy clearing; stmps less than average.	\$100.00	\$20. 294.00
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 \$ 594.00

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 20.00

Total value of farm \$ 2114.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Farm is in good tillage; owner still there. Leased crop to Cliff Gropp and Mervin Terris until Feb.1942.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 Either small fruits, dairying, or both, as farm is developed.

Noxious weeds: Some Canada Thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipal and school \$23.08
 Matsqui Municipality, Mt. Lehman, B.C.

Date: 2nd June, 1942.
 Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 2nd day of June 1942.

Inspector's Signature "B. C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This place is for further development before it can be called a farm. The house is new and good, and commodious enough for a fairly large family. When development is complete this will be a reasonably good farming unit, though soil is not of the best, and subsoil too porous to stand any protracted period of dry weather.

Clearing is not as heavy as on some of the surrounding lands. and stumps have been taken out of the area now cultivated.

(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

22 varied fruit trees in different ages. Some not yet old enough to produce. \$20.00

Small fruits etc.

Strawberries----- 3.2 acres
Loganberries ----- 0.7 "
Raspberries ----- 0.5 "
Rhubarb ----- 0.5 "
Potatoes ----- 0.1 "

These acreages do not tally with those claimed by the owner, who appears to have estimated his acreages by the number of plants set out.

Total \$

Amount fruit trees add to value of farm \$

Kodama, S.

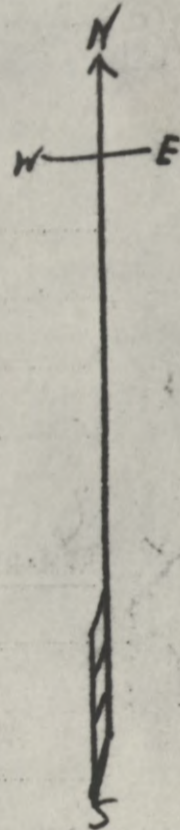
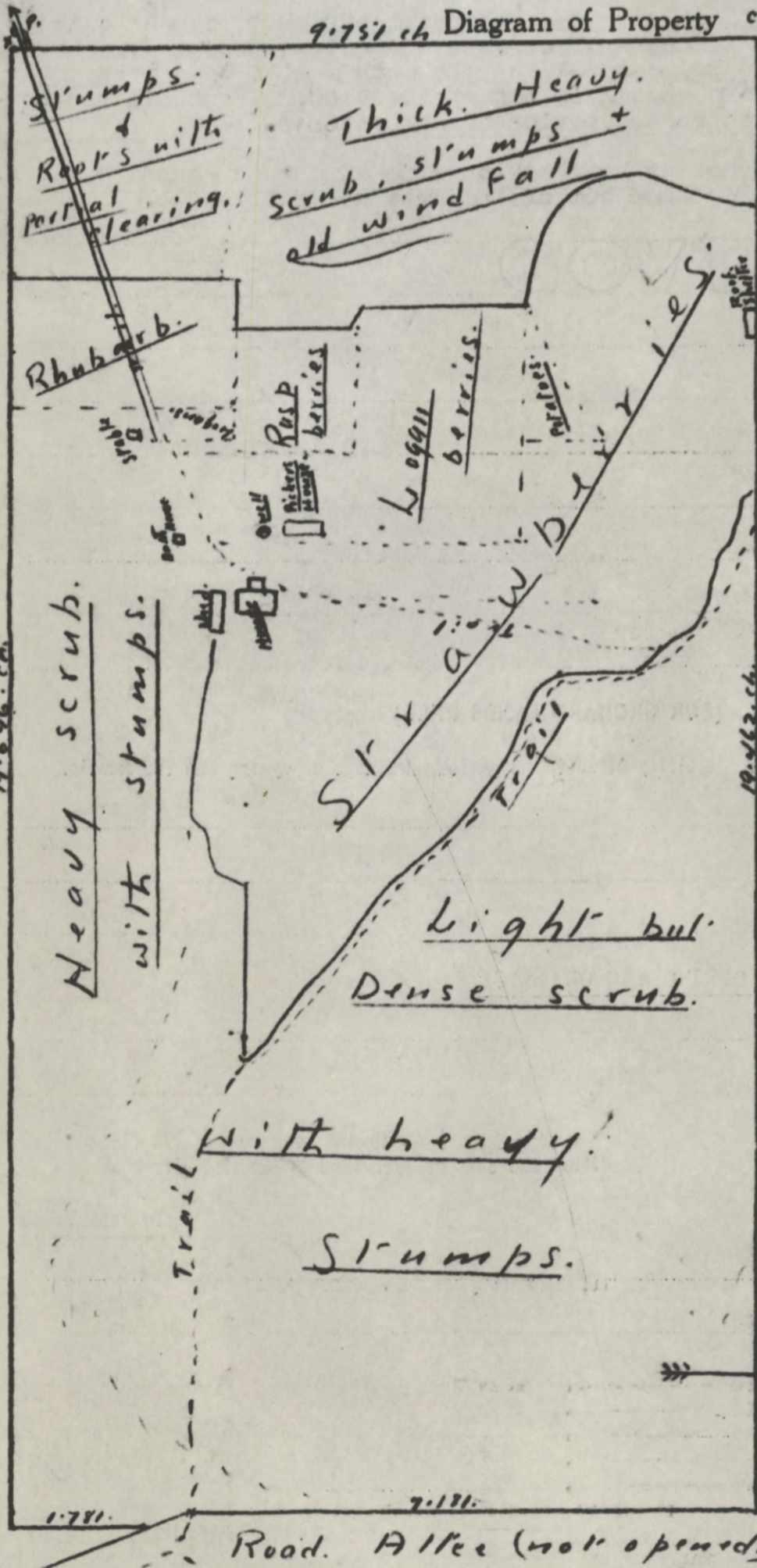
9.751 ch Diagram of Property

Lot. 11, Sub/Div. of NW

28-16-EC.M.

Map. 5793. NW.D.

19.70 acres.



Scale. 2 ch. to 1. inch

Nirakodo. Lot 12.

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

value is \$ 1500.00

Date 4th June 1942

"I. T. BARNET" District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4619

EXHIBIT NO. _____

NAME (Mr.) Suekichi KODAMA

REG. No. 10618

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DE N FO
			AUCTION	TENDER &c		
DECLARATION <u>March 20/42</u>	TAKEN BY _____					
EVACUATION <u>March 21/42</u>	DATE _____					
All furnitures for four bedrooms, sitting room, dining room and kitchen, including utensils, 1 sewing machine (feet) 1 spray machine farmers implements, and carpenters tools, all at the residence above stated.		1 Kitchen Range	55.75 F	16.00		
		1 Dining Room Table	15.50 F	1.35		
		11 Dining Room Chair	9-11.25 F(5)	7.25		
			6-15.00 F(3)	2.00		
		1 Heater, large size	65.00 F	45.00		
		1 China Cabinet	42.50 F	1.25		
		1 Chest of drawers	11.00 F	2.00		
		1 Bed complete	47.50 F	3.75		
		1 Bed couch	11.75 F	6.25		
		2 Single Beds	22.00 F	3.75		(1)
		Large Tool Chest	10.75 M	1.00		
		2 Shrine				
		5 gal. Stone Crock	2.50 K	2.00		
		Cultivator, John Deere Brand				
		New	35.00		M	
		1 Wheelbarrow	5.00			
		Garden tools			T	
		Bed Complete	15.00 F	3.75		
		2 Cook Stove	45.00 F(1)	8.00		
		Plow	25.00		M	25.00
		Harness	15.00			
		Drag Harrow	10.00			
		Iron Bed Couch				
		Cook stove				
		1750 B.M. Lumber bought from Fraser Mill	70.00 M	4.00		
		5 Close cut saw 6,6"	25.00		M(2)	
		5 Potato diggers	7.50			
		6 Hoes	7.50		T(5)	
		8 Axes (4 rolling axes (4 swamp axes	20.00			
		2 Sledge Hammers	5.00			
		2 Wedges	1.50			
		2 Mattocks	5.00			
		1 Rake	1.25			
		4 Shovels	6.40			
		10 knives, forks to be made in Japan	21.50			
	4 Lanterns	6.00				
	1 Gas Lantern	5.00 F	.80			
	1 Hay Fork	2.50				
	1 Scoop Shovel	3.00				
	1 Spray Machine	22.50		M		
	2 Handsaws	5.00				
	2 Hammer	2.00				
	2 Carpenter Squares	6.00				
	3 Picker's Beds	15.00				
	1 Couch	9.00				
	90 Stands	45.00				
	1 240 lbs. scale	25.00				
	Wire	15.00 M	2.00			
	Tank and contents	12.50 M	1.50			
	125 Brick	5.00 M	.50			
	Water Pump	10.00 M	2.00			
		TOTAL - \$819.65	\$114.15	\$25.00 - Total \$139.15		
		Also sold at Auction:				
		Miscellaneous	Misc.	1.00		RECAP:
		Cabinet	F	.50		Goods valued
		Trunk	Misc.	2.75		Goods valued
		Blinds	Misc.	.50		Goods valued
		Leather grip	Misc.	.25		Goods valued
		3 tables	F	2.25		Goods valued
		2 benches	F	.35		
		Dishes	K	.85		
				\$8.45		
				TOTAL - \$122.60		

No. 4619

EXHIBIT NO. _____

EXHIBIT No. 117J-9
 DATE OCT 28 1948
 FILLED BY K. S. Christie

I

CASE No. _____

No. 10618

VENUE TORONTO, ONTARIO.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
ION	TENDER &c							
16.00								
1.35								
7.25						(3) x		
2.00								
45.00								
1.25								
2.00								
3.75								
6.25								
3.75			(1) x					Only 1 inventoried.
1.00						(1) x	(1) x	Bulk listed below.
2.00								1 stored in Haney Buddhist Temple
	M							Sold to tenant with plow, sprayer etc. for \$25.00
	T							Some sold to tenant with cultivator, plow etc.
3.75					(1)x			
8.00								
	M	25.00						Sold to tenant with cultivator, sprayer etc.
						x		
						x		
					x			Abandoned - old and rusty
4.00	M(2)					(3) x		Siding
						x		2 included in sale to tenant. 3 missing.
	T(5)					(1) x		5 included in goods sold to tenant.
						x		
						x		
						x		
						x		
						x		
						x		
.80						x		
	M					x		Included in goods sold to tenant.
						x		
						x		
						x		
						x		
					x			
					x			
						x		
						x		
2.00								
1.50								
.50								Only 14 bricks
2.00								Old
<u>\$114.15</u>		<u>\$25.00</u>						<u>Total \$139.15.</u>

c. 1.00
 .50
 c. 2.75
 c. .50
 c. .25
 2.25
 .35
 .85
\$8.45
 - \$122.60

RECAP:
 Goods valued by Claimant at \$457.33 were sold at Auction for.....\$114.15
 Goods valued by Claimant at 88.75 were sold by Tender etc., for \$25.00
 Goods valued by Claimant at 11.00 were declared not found.
 Goods valued by Claimant at 46.50 were abandoned.
 Goods valued by Claimant at 216.07 were unaccounted for, theft etc.
TOTAL CLAIM \$819.65 TOTAL \$139.15

Note: Evidence of theft on file, see letter dated August 27, 1944.

PERSONAL CHATELS

10618

KODAMA Susukichi
(Claimant's Name)

EXHIBIT No. 117J-4
DATE OCT 2/6 1948
FILLED BY F. A. Brown

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1 Kitchen Range	1 940	New	\$ 75.00	Good	\$ 55.75
1 Heater	1940	"	75.00 (wholesale price)	Good	65.00
1 Bed Complete	1940	"	60.00	"	47.50
Plow	1942	"	25.00 (wholesale price)		25.00
1750 B.M. lumber bought from Fraser	1941	"	90.00		70.00
Cultevator - John Deer	1942	"	35.00 (wholesale price)		35.00
Cultevator--John Deer--	1942--				

The claimant is claiming on the chattels listed in column 3 of the analyses of Personal Property valued at \$ 819.65.

Description of Storage of Goods:

All chattels were left on the premises. Inventory in custodians file dated Nov. 7, 1942 corresponds to the inventory claimed by Mr. Kodama. Letter dated Aug. 27, 1944 from M. Ferris to H. F. Green shows that claimants house was brokn into and chattels stolen.

General Statement as to Chattels not Described above:

SUMMARY
Estimated Value \$ 819.65
Sold by Custodian 139.15
Claim \$ 680.50

Additional Comments, if any:

Susukichi Kodama
Signature

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

EXHIBIT No. 1173 - 5
 NAME: KODAMA: Suekichi DATE: Oct 26 1948
 HOME ADDRESS: Clayburn, B. C. FILED BY: K.A. Christie
 REGISTRATION NUMBER 10618 SEX: Male AGE: 44
 OCCUPATION: Farmer (Mill foreman previously).

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masa

ADDRESS OF WIFE OR HUSBAND: Clayburn, B. C.

NAMES OF ANY LIVING CHILDREN: Minoru (M), Tsuyoshi (M), Akiye (F)

George (M), Tadao (M)

ADDRESS OF CHILDREN: Clayburn, B. C.

AGE OF CHILDREN: 14, 13, 11, 10 and 7 years

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

1. LOCATION AND DESCRIPTION: Lot 11, Subdiv. N.W. $\frac{1}{4}$ Sec. 28, Tp. 16,

E.C.M., Map 5793, Mission City, District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 two storied house of 8 rooms

1 stable, 2 bunkhouses, 2 woodhouse full of firing, 1 small chicken

house, three packing shacks.

3. INSURANCE (Give particulars; state where policies are) Fire Ins. on owners dwelling
 Policy #6255172, for \$1000.00, (\$700.00 on house and \$300.00) on furniture

4. TAXES (Amount and where payable) About \$29.00, paid up.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Balance of

\$950.00 being balance of purchase price under agreement of sale of land

from Mr. Shikaze Yeda, of Mission City, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Self

FORM "JP"
4. INSU
5. MOR
6. MON
7. BON
8. BAN
9. LIFE
10. INTE
11. SAF
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"F.
FOR DE
Date:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of owner
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
9. IF FARM LAND STATE CROPS SOWN 4 Acres Strawberries, 1 1/2 acres Loganberries,
raspberries, blackberries, etc., 1/2 acre rhubarb

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
All furnitures for four bedrooms, sitting room, dining room and
kitchen, including utensils, 1 sewing machine (Foot), 1 spray machine,
Farmers implements, and carpenters tools, all at the residence above
stated.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 cat at Clayburn
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Mrs. Yeda claim of balance of \$950.00
on land sold

4. INSURANCE CARRIED ON ABOVE PROPERTY: As afore mentioned

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

1 - 32 shares Pacific Co-operative Union at \$10.00 each, Mission City.
20 " " " " at \$10.00 each, " "

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sune Life Assurance Co. of Canada #2242541
for \$1000.00 (In owner's possession)

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: Dr. J. M. McDiarmid, 220 Queens Ave., about \$40.00

2. TRADE DEBTS:

REMARKS: Motor truck purchased from Johnston Motor Co., 7th & Main,
Vancouver, B. C., for \$1175.75 amount paid \$815.00
monthly payment due 15th March, 1942, demand came from
Johnston Ltd., for return of Motors car. March 6th, 1942.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of March 1942

(Signature) "Suekichi Kodama"

"F. T. Williams"
Witness

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

Date: Feb. 24, 1949.

E. H. Buss
J. Y.

EXHIBIT No. 1173-6
DATE OCT 26 1948
FILLED BY S. A. Christie

KODAMA, S.

1041 Clayburn, Scott Road, Matsqui, B. C.

File 4619

Reg. #10618



EXHIBIT No. 1173-6

DATE OCT 26 1948

FILLED BY S. A. Christie

KODAMA, S.

1041 Clayburn, Scott Road, Matsqui, B. C.

File 4619

Reg. #10618

KODAMA, S.
1041 (Clayburn) Scott RDS.
Matsqui
File: 4619 #10618

W

2051

File 4619
Pg. 10612

**THE CORPORATION OF THE
DISTRICT OF MATSQUI
BRITISH COLUMBIA**

Assessments of Land and Improvements for the Year 1943

M S Kodama
Clayburn
B.C.

EXHIBIT No. 1173-7
DATE OCT 26 1940
FILLED BY R. J. Christie

Dated at the Office of the Municipal Assessor,
Municipal Hall, Mt. Lehman, B.C.

DECEMBER 1st, 1942

TAKE NOTICE that the undermentioned property has been assessed as follows:

D.L.	DESCRIPTION OF PROPERTY						ASSESSED VALUE		VALUE OF IMPROVEMENTS	TOTAL VALUE OF LANDS AND IMPROVEMENTS	
	LOTS	BLOCK	QTR.	SEC.	TWP.	MAP	ACRES	WILD LAND			IMPROVED LAND
	11		NW	28	16	5793	19 ⁷⁰		492 ⁰⁰	600 ⁰⁰	1092 ⁰⁰

APPEALS TO COURT OF REVISION UNDER SECTION 234, MUNICIPAL ACT

- (1). If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.
2. The Municipal Council may, by its clerk, solicitor or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint and either confirm the assessment or direct the alteration thereof.
3. Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.
4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the same improvements in and according to the revised assessment roll for the year immediately preceding.

IF SUCH NOTICE OF APPEAL IS NOT SENT TO ME WITHIN THE TIME HEREIN LIMITED, THEN THE ASSESSMENT AS GIVEN ABOVE WILL STAND, AND YOU WILL HAVE NO FURTHER RIGHT TO APPEAL.

The first Annual Meeting of the Court of Revision, will be held on Monday, the 8th day of February, 1943, at 10 a.m. in the Municipal Hall, Mt. Lehman, B.C.
MUNICIPAL HALL, MT. LEHMAN, B.C. CARL W. GUSTAFSON, Municipal Assessor

CERTIFICATE OF ENCUMBRANCE

NO. 50672

FILE 4619
Suekichi KODAMA

LAND REGISTRY OFFICE

New Westminster, B. C.

-----minutes 10 O'clock 9th day of Decmeber, 1942.

I HEREBY CERTIFY that the following is the state of the title to -----

Matsui
Lots 3, 4, 5, 9, 10 and 11 *Kodama* of the North West quarter of Section 28 Township 16
Map 5793 Municipality of Matsqui in the District of New Westminster.

Yoshio Shikaze

viz.:

Registered Owner: YEDA SHIKAZE

Register of Indefeasible Fees Folio No. 117050E

Registered Charges:

85039C 20th December 1941 Agreement for Sale and Purchase to
Yoshio Shikaze as to Lots 4 & 5.

Certificate of Vesting in the Custodian Filed No. 25059

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgements: None

Mechanic's Liens: None

To Office of the Custodian

"E.S. STOKES"
Registrar.

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

Date: Feb 24, 1949.

E. S. Stokes
J. J.

File No: 4619

Date: 7th, October, 1942.

Name: Suekichi KODAMA

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXHIBIT No. 117J-9

Reg. No: 10618

DATE OCT 26 1948

Address: Arnaud, Manitoba.

RECEIVED
NOV 7 1942

FILLED BY
F. A. Brown

INVENTORY OF GOODS REMAINING AT 1041 SCOTT ROAD,
Clayburn, B.C.

In House Downstairs.

In House Upstairs

In the Barn.

- s Kitchen Range ✓
- s Dining room table ✓
- 11 Kitchen chairs ✓ 8-11
- s Heater, (large size) ✓
- s China Cabinet
- s Chest of Drawers

- s Bed complete
- s Bed couch ✓
- s Single bed
- Large tool chest X
- 2 Shrine - STORAGE
- s 5 Gal. Stone Creek.

- Cultivator (John Deere) new -
- Wheelbarrow M
- Quantity of garden tools ^{Some sold to Jerry}
- Bed complete
- s Cook stove
- Plow - sold to M. Terry
- Harness ✓
- Drag Harrow (homemade) - MISSING
- s Iron Bed couch
- Cooking Stove abandoned
- 750' lumber sold at auction.

may be the trunk sold.

Sold 15 M Terry

May have been sold as trunk.

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN:
KODAMA, Masa (wife of Suekichi) of Clayburn
 and
M. Terry; C.C. Gropp.

- 5 Saws M
- 5 Potato diggers M
- 6 Hoes M
- 8 Axes M
- 2 Sledgehammers M
- 3 Wedges M
- 2 Mattocks M
- 1 Rake M
- 4 Shovels M
- 10 Knives M
- 5 Lanterns 4 M
- 1 Plough M
- 1 Harrow M
- 1 Cultivator M
- 1 Harness M

- 1 Hay fork M
- 1 Scoop shovel M
- 1 Spraying machine M
- 2 Hand saws M
- 2 Hammers M
- 2 Carpenter's squares M
- 3 Picker's beds abandoned
- 1 Heater - D
- 1 Kitchen stove - D
- 1 Dining table - D
- 11 Chairs ✓
- 1 Couch ✓
- 90 stands M
- 1-240 lbs Jam scale M

The bulk of these articles correspond with those listed above & are evidently the same thing

The above signed by both parties.

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: Nov 2nd 42

SIGNED: Suekichi Kodama

Please sign and return one copy to the Custodian

S - Sold by auction 26/1/44 Abbotsford 4

M - MISSING

D - DISCARDED

K.S.B.

EXHIBIT No. 117J-10

DATE OCT 26, 1943

FILLED BY F A Brewer

NAME KODAMA, Suekichi

REGISTRATION NO. 10618

FILE NO. 4619

The following chattels were sold by public auction at Abbotsford, B. C. on January 26, 1944

✓ 14 Rolls of wire		\$2.00 M
✓ Tank & contents		1.50 M
✓ Bricks		0.50 M
✓ Pump		2.00 M
Siding		4.00 M
<hr/>		
✓ Large heater		45.00 F
✓ Range		16.00 F
✓ Stove		8.00 F
✓ Crock		2.00 K
Miscellaneous		1.00 Misc
<hr/>		
✓ 5 Chairs		7.25 F
✓ 3 Irons		0.25 M
Froe	X	0.75 T
✓ Cabinet		0.50 F
✓ Steel cot		6.25 F
<hr/>		
✓ Bed		3.75 F
✓ Chest of Drawers		2.00 F
Trunk	X	2.75 Misc.
✓ Cabinet		1.25 F
Blinds		0.50 Misc
<hr/>		
✓ Table	AKS	1.35 F
✓ Steel cot	X	3.75 F
✓ Steel cot	X	3.75 F
Lantern & 2 tubs		0.80 F
✓ Leather grip		0.25 Misc
<hr/>		
✓ Table		0.75
✓ Table		0.75 } F
Table		0.75 }
Total:	Carried Forward	\$119.40

Less Expenses: \$

~~Net Proceeds Credited:~~ \$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering list No.~~

~~Remarks:~~

EXHIBIT No. _____
 DATE _____
 FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Suekichi KODAMA -- reg. No. 10618.

CATALOGUE NO: Part of The Director 'The Veterans' Land Act first offer.

PROPERTY ADDRESS: 1041 Scott Road, Clayburn, B. C.

LEGAL DESCRIPTION: Lot 11 of the North West quarter of Section 28 Township 16 Map 5793 Municipality of Matsqui, D. N.W.

TITLE: In the name of Yeda Shikaze.

ENCUMBRANCE: Vesting in Custodian 25059, 10th December 1942.

UNREGISTERED ENCUMBRANCE: Agreement of Sale from Yeda SHIKAZE to Suekichi KODAMA dated 13th February 1937.

ASSESSED VALUE: 17.7 acres.
 Land \$492.00
 Improvements \$600.00 Total \$1092.00 Taxes \$23.08.

CLASSIFICATION: Inspector reported June 12, 1942, 5½ acres cleared and the rest in bush, with ¼ acre rhubarb, 3½ acres strawberries, ¼ acre loganberries, ½ acre raspberries, ½ acre blackberries, in all 5 acres, with 1½ storey frame house 27 x 30, 7 rooms in fair condition, unfinished inside, with woodshed, picker house and toolshed combined, chicken house, barn and packing house combined picker house, 2 packing sheds. Occupied at the date of inspection by Mervin TERRIS.

HISTORY OF ADMINISTRATION: KODAMA sold the crop on this land on the 25th April 1942, to Cliff GROPP and Mervin TERRIS for \$875.00 and received payment. This agreement was in the form of a lease in which the lessor declared 6 acres in berries. The lessees subsequently made a claim of misrepresentation of the area, asserting that there was a shortage of 1.98 acres and made claim for a corresponding reduction in the sale of \$265.00. This claim was settled on the basis of 70% of the claim, amounting to \$185.00 and the Custodian paid on this claim, on the 7th July 1943, \$60.00, on the 6th July 1944, \$125.00, the payments being made to The Pacific Co-operative Union.

In respect to the Agreement of Sale, Yeda SHIKAZE claimed that of the principal amount of the purchase price there remained a balance of \$956.80 as at the 22nd September 1944, with interest to the 18th September 1944 of \$191.20, a total of \$1148.00. This claim was submitted to Mr. KODAMA for confirmation which he confirmed as to the \$956.80, but stated that he did not think that he should be called upon to pay the interest as he had been forced to leave the property. On the

14th August 1944, we notified him that failing to hear from him within a reasonable time, the Custodian would assume the correctness of the claim and make payment, which was done on the 22nd September 1944, by sending to SHIKAZE a cheque in the amount of \$1148.00, no reply having been received to our letter of the 14th August.

SOLD: To The Director The Veterans' Land Act for \$2076.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Suekichi KODAMA, sale price \$2076.00, plus refund of insurance \$6.23, total \$2082.23, less amount owing on Agreement of Sale, \$1148.00, amount allowed for misrepresentation of area \$185.00, registration fee .75 cents, taxes \$26.20, Certificate of Encumbrance \$1.00, legal fee \$15.00, total \$1375.95. Net amount released \$706.28.

TITLE: Included in C. of T. 171889-E and payment of consideration included in cheque to the Custodian dated April 28, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED February 28, 1946.

"Ian McPherson"

IM:ML

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

Date: Feb. 24, 1949.

E. L. Case
E.L.C.

PERSONAL PROPERTY SUMMARY

File No. 4619

Re: KODAMA, Suekichi - Reg. No. 10618

CHATELS: Chattels were declared by KODAMA when registering with the Custodian on March 20, 1942 but were not itemized. His wife did itemize them when she included them in a lease of the property on behalf of her husband in 1942. An inventory of the chattels on the property was taken by our fieldmen on June 12, 1942 as KODAMA was evacuated the day after his registration. Our inventory was sent to KODAMA on October 7, 1942 and was returned to this office having been signed on November 2, 1942 that the chattels shown were all that had been left in the protected area.

All saleable chattels that could be found on the property were removed and sold by public auction on January 26, 1944 for the net sum of \$87.48. Practically all the small tools were missing from the property. The original tenants were no longer on the premises but they were written regarding this matter. On August 27, 1944 M. Terris wrote this office stating that the premises had been broken into during his absence and that many tools had been stolen. He had reported the matter to the police at the time and KODAMA was so advised on October 2, 1944. He had moved the balance of small tools remaining to his own home so that no more would be stolen. Mr. Terris offered to purchase them for \$25.00. These goods were appraised on February 21, 1946 and as the price was considered fair they were sold for the net sum of \$22.50. These sales proceeds were credited to KODAMA'S account as received. Details are shown on the attached Chattel Schedule and Summary.

SPECIFIED ARTICLES: KODAMA declared he had been buying a truck from the Johnston Motor Company under a Conditional Sales Agreement and that they had demanded the return of the car to them in view of pending evacuation. Details were supplied by this Company on May 2, 1942 at our request. The truck had been sold by Suekichi and Teruo KODAMA (Father and son) to the Johnston Motor Company for \$660.00 on March 7, 1942. \$360.00 of this was held for the outstanding balance of the Conditional Sales Agreement and a \$300.00 credit agreement for Future Delivery given KODAMA for the balance. Noted on the bottom of this Agreement it states in ink that Johnston Motor Company will redeem the Credit Note for \$150.00 Cash within 60 days. This office after investigating the matter fully wrote KODAMA on June 5, 18 and 30, 1942 asking for his approval to cash the note however no reply was received until March 11, 1943. The Motor Company at that time refused to make cash settlement. Similar Credit Notes were advertised for sale by this office however no sales were made as there were no cars available.

FILE NO. 4619

On April 18, 1945 KODAMA wrote stating it was his intention to see the Company for collection but in our letter of April 30, 1945 we advised against it as the notes had been upheld in similar court cases.

The Credit Note is on file and although no further action in the matter has been taken by the Custodian it should be worth face value towards the purchase of a new car when they are available.

This Credit Note or Agreement for Future Delivery was forwarded Reg'd mail 12 Aug 47. to Kodama's A.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office 61¢ being a small credit balance in KODAMA's account there. This sum was credited to his account here.

The B.C. Electric Railway Company paid \$2.80 into this office to KODAMA's credit being a refund of this Electric Light Security Deposit.

BONDS & INVESTMENTS: KODAMA declared 52 shares in the Pacific Co-operative Union. According to their records his equity was \$320.00 in Non-Redeemable Shares and \$200.00 in Redeemable Shares; the latter listed as follows:

- \$20.00 - 1937)
- 10.00 - 1938) All shares redeemed at par and funds credited to
- 40.00 - 1939) account as received. Certificates sent to this
- 40.00 - 1940) office.
- 90.00 - 1941) Should be redeemed early in 1947.

Interest on the above shares totalling \$8.44 has also been received to date and credited to KODAMA's account.

LIFE INSURANCE: KODAMA declared a \$1000.00 Sun Life Insurance policy. This policy was not brought under control by the Custodian but at KODAMA's request the following payments were made on the above policy: and also on his son's (Isamu) Crown Life Insurance policy:

April 14/44	\$ 18.96	Sun Life Assurance Company
August 9, 1944	35.59	Crown Life Insurance Company
October 20, 1944	143.20	Sun Life Assurance Company
April 24, 1945	18.96	Sun Life Assurance Company
August 17, 1945	35.59	Crown Life Insurance Company
November 5, 1945	12.66	Sun Life Assurance Company.
April 18, 1946	18.96	Sun Life Assurance Company.

This file reveals no other Personal Property assets.

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

WEA:EH
May 10, 1946.

"W. E. Anderson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: Feb. 24, 1949.

E. L. Bassett

1173 - 12

EXHIBIT No. _____
DATE _____ Oct 26, 1948
FILED BY _____ K. A. Christie

Hatzic, B. C.

Aug. 27th, 1944.

File No. 4619

H. F. Green,
Protection Dept.

Dear Sir:

In reply to your letter of Aug. 17 concerning tools etc.,
Re Kodama Suekichi.

I, Mervin Terris, have some of the tools at my own home.
The rest of the tools have been stolen. I reported to the Police
that the place had been broken into on several occasions. I picked
up what tools were left & reported the fact to Mr. Ure and he told
me to hang on to them for the time being.

So if you are wanting them at any time, you will find them
at my home.

Yours truly,

"Mervin Terris"

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

Date: Feb. 24, 1949.

E. L. Buse
J. J.

NAME KODAMA, Suekichi

REGISTRATION NO. 10618

FILE NO. 4619

The following chattels were sold by public
auction at Abbotsford, B.C. on January 26, 1944.

	Brought Forward	\$
✓ 3 Chairs		2.00 F
2 Benches		0.35 F
✓ Dishes		0.85 K

Total:		\$ 122.60
Less Expenses:	(Auctioneer's Fee: \$12.26	\$ 35.12
	(Advertising: 4.86	
	(Moving: 18.00	
Net Proceeds Credited:		<u>\$ 87.48</u>

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering list No. Abbotsford 4

Remarks.