

2924

Whonock B.C.
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

NAME: KOSAKA Moichi
 HOME ADDRESS: 28th Ave., and 2nd Road, Whonock B.C.
 REGISTRATION NUMBER 13547 SEX: Male AGE: 57
 OCCUPATION: Farmer
 (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: Self
 MARRIED? Yes
 NAME OF WIFE OR HUSBAND: Kinow
 ADDRESS OF WIFE OR HUSBAND: 28th Ave., and 2nd Road, Whonock B.C.
 NAMES OF ANY LIVING CHILDREN: Sam (M) Goji (M) Ben (M)

ADDRESS OF CHILDREN: All children living in Whonock B.C.
 AGE OF CHILDREN: 34, 30, 18.

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

1. LOCATION AND DESCRIPTION: S.W. $\frac{1}{4}$, Lot 6, Subdivision 14, Town
 ship 15, District of New Westminster. B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame
 dwelling house, 5 Rooms. 1 Wash house, 1 Barn
 1 Wood Shed, 1 Chicken House. [Dwelling house on 750 Cordova St., Vancouver
 and 550 Casiar St., Vancouver B.C.]

3. INSURANCE (Give particulars; state where policies are) none

Fire, Insurance on Cordova St., House, and the same on the other. Pemberton has all the Policies in his possession.

4. TAXES (Amount and where payable) \$22.14 payable at Naney B.C. 1941 Paid.
 Taxes on Cordova St., \$45.00 and on Casiar St., \$54.00 all paid up.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
 none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner - farm.
 Cordova St., House rented to Philip Augustino, and Casiar St., rented to
 Lee Oka. both in Vancouver B.C. \$25 monthly

550 Broomfield
 by 15th Nov 1941
 750 Cordova
 owner & wife
 Kinow

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Wife, Kinoo Kosaka
9. IF FARM LAND STATE CROPS SOWN Strawberries, Asparagus, Holsen Berries
Raspberries, Black Cap, and 40 Fruit Trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 6, Subdivision 14, Township 15,
District of New Westminster. Municipality of Richmond.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent for the houses in Vancouver B.C.
Rent from Augustine is \$25.00 a month and from Oakes, \$30.00 month. paid up to date.
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: As listed above.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
1 Heater, 7 Kitchen Chairs, 2 Willow Chairs, 1 Small Pop-Deck,
2 Tables, 1 Bureau, 5 Cultivators, Kitchen Utensils, 2 Sofa.
2 Beds. All to be left at the farm 28th Ave., and 2nd Rd, Whoneck B.C.

S. Sold by auction 2/1/45
missing 10.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100.00 Victory Bond in declarant's possession.8. BANK ACCOUNTS: none9. LIFE INSURANCE: Empire Home Benefit Association. Dominion Bank Building
Vancouver B.C. Policy in owner's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. TRADE DEBTS: none

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 13th day of April 1942.

(Signature) Maichi Kosaka

J. T. Williams
Witness

FOR DEPARTMENTAL USE

**REPORT
ON EVACUATED JAPANESE PROPERTY**

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 22nd, 1942.

NAME: KOSAKA. Moichi,

REGISTRATION NO. 13547.

ADDRESS: 3231 28th. Ave. Near 2nd. Road. Whonnock, B.C.

PROPERTY: Jointly owned with wife. Kinoo KOSAKA.

ACREAGE: 10.

KIND OF CROPS: Strawberries, Raspberries, Asparagus, Boisonberries. ^{Rye} ~~Maple~~

APPROXIMATE ACREAGE OF EACH: S. 1 1/2. 1/4. 1/4. 1/4. 1/4.

HOUSE: **VACANT:** Yes. **OCCUPIED**

DESCRIPTION: 1 story wooden frame house. **ROOF:** Shingle.

SIZE: 26 x 30.

NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: Barn, Woodshed, chicken house. Packing house.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS: Boarded up.

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.

Roll top desk. ^{STARCH}

Bed complete. N.V. ALUE

Gramophone & records. ⁵⁰²

Heater. ^{NV ALUE}

7 Kitchen chairs.

In packing house near road.

Cultivator. (Horse drawn) ✓

12 50# sacks lime. ^{NOT HERE}

14 100# " fertilizer. ^{NOT HERE}

95 New Strawberry crates & boxes. ^{NOT HERE}

Signed:

I. C. Bardwell.

INFORMATION FROM R.C.M.P.

Date Oct. 19/43

Our File No. 2924

Full Name KOSAKA, Moichi
(Surname in Block Letters)

Registration No. 13547 Male - Female
(check)

Age Feb. 14, 1884

Former Address P.O. Box 215, Whonnock, B. C.

Date Evacuated Apr. 16/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o Wm. Brown, Picture Butte, Alta.

Married - Single
(check)

nee

Name of Wife (KATANA) Kinoo #13545

Name of Husband -

nee

Name of Mother (KOSAKA) Iwa (Dec'd) Name of Father MINE, Denzo (Dec'd)

Names of Children under 16 _____

Requested by ECT Registered with Custodian _____
(Yes or No)

Additional Information Farmer. Owner of 10 acres, house at above address.

Name of Claimant **KOSAKA, Naichi**
Kinoe
 Custodian File **2924 & 5428**

Case **571**

<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	
					487.00	389.60			389.60
<u>PERSONAL PROPERTY</u>									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
20.00	4.65	1.45	24.25%	85.00	20.61			22.06	
TOTAL RECOMMENDATION									411.66

[illegible][illegible][illegible]

REAL PROPERTY SUMMARY

Files 2924, 3425.

V.L.A. B.C. 68-P

JAPANESE NAME: Moichi KOSAKA - - Reg. No. 13547
Kinoo KOSAKA - - Reg. No. 13545.

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

PROPERTY ADDRESS: 28th Ave., and 2nd, Road, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 14 of the South West quarter of Section 6 Township 15
Map 2721, Municipality of Maple Ridge, D.N.W.

TITLE: In name of Kinoo KOSAKA and Moichi KOSAKA - Joint Tenants.

ENCUMBRANCE: Vesting in Custodian 24542, 25th August 1942.

ASSESSED VALUE: 1943 - 9.83 acres.
Land \$600.00
Improvements \$400.00 Total \$1000.00 Taxes \$24.00.

CLASSIFICATION: Berry and vegetable farm with buildings. Moichi KOSAKA declared a crop of raspberries, asparagus, strawberries, boysenberries and 40 fruit trees. Also on land a 1 storey 5 room house, wash house, barn, woodshed and chicken house. There is no inspection report on file. The insurance policy in Patriotic Assurance Ltd., confirms the number and general character of the buildings, and are insured for \$500.00. Vancouver agents, Wilson Insurance Agencies Ltd. The chicken house is 20 x 30, the barn 20 x 20 and woodshed 15 x 20.

HISTORY OF ADMINISTRATION: The farm, with buildings, was leased by the Custodian in June 1942 to end of the year to Chas. B. Telford for \$50.00 and the lease renewed to the end of 1943 for taxes. Rentals for both years were paid. Buildings were insured by the Custodian as above for \$500.00 the policy expiring March 12th, 1946. The policy was assigned to and premium paid by The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$487.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to Joint credit of Kinoo and Moichi KOSAKA - Sale Price \$487.00, plus 1942 rental \$50.00 total \$537.00; less Taxes \$24.11, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total debits \$43.11. Net amount released \$493.89.

TITLE: Included in C. of T. 169444-E and payment made to Custodian included in cheque dated 14th March 1944.

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

DATED December 4th, 1945.

IM:ML



Files. 3425 and 2924

Name. KODAKA, Kinoo and Melchi

Civic Address. 28th Avenue near 2nd Road, Whonnock, B. C.

Legal Description. Lot 14 of the South West $\frac{1}{4}$ of Section 6,
Township 15, Map 2721, Municipality of
Maple Ridge, District of New Westminster.

Classification. Farm. dwelling.

For Real Property file covering this property see file attached
to File. 3425.

BC-68-P
BC-1702-B

BC/68-P
BC/1702-B

Page 1

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

Farm Appraisal Report

File No. J.L. 349

Land Description Lot 14 of S.W. 1/4 of Sec. 2, T. 15, R. 27E, N.W. 2.

Containing 9.93 Acres

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

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

Market Town New Westminster, B.C. Distance 29 "

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

Nearest School Whonnook Public School Distance 1 "

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

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

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

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

Employment opportunity Extremely limited

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

Describe Fencing and its condition: No fencing Value \$

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

Value \$ 471-2

BUILDINGS ON FARM

DATE Aug. 13/48

FILED BY W. L. H. Lee

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

No electric light available

Total present day value \$ 400.00

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

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

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

interior. \$

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

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

Are buildings painted? No Condition of paint -

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

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
2.45	Gentle slope to south	10" sandy to gravelly loam	clay and gravel	Strawberries, raspberries, boysenberries and young rhubarb.	\$50	122.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
7.38	sidehill	10" sdy. to gravelly loam	gravel and clay	It. to heavy bush; some useful fire-wood.	\$150 per acre up.	73.90
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 \$ 122.50

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 496.30

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

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

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

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

Date: 20th June, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 19th day of June 1942.

Inspector's Signature

"L. B. PLUMLEY"

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

Farm Appraisal Report

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

EXHIBIT NO.

DATE

FILED BY

With 571-2

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

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

KINOE & MICHIO KOSAKA JOINT TENANTS
LOT 14 of SW 1/4 of SEC 6 T. 14. N. R. 27. E. NW 1/4
9.83 ACRES.

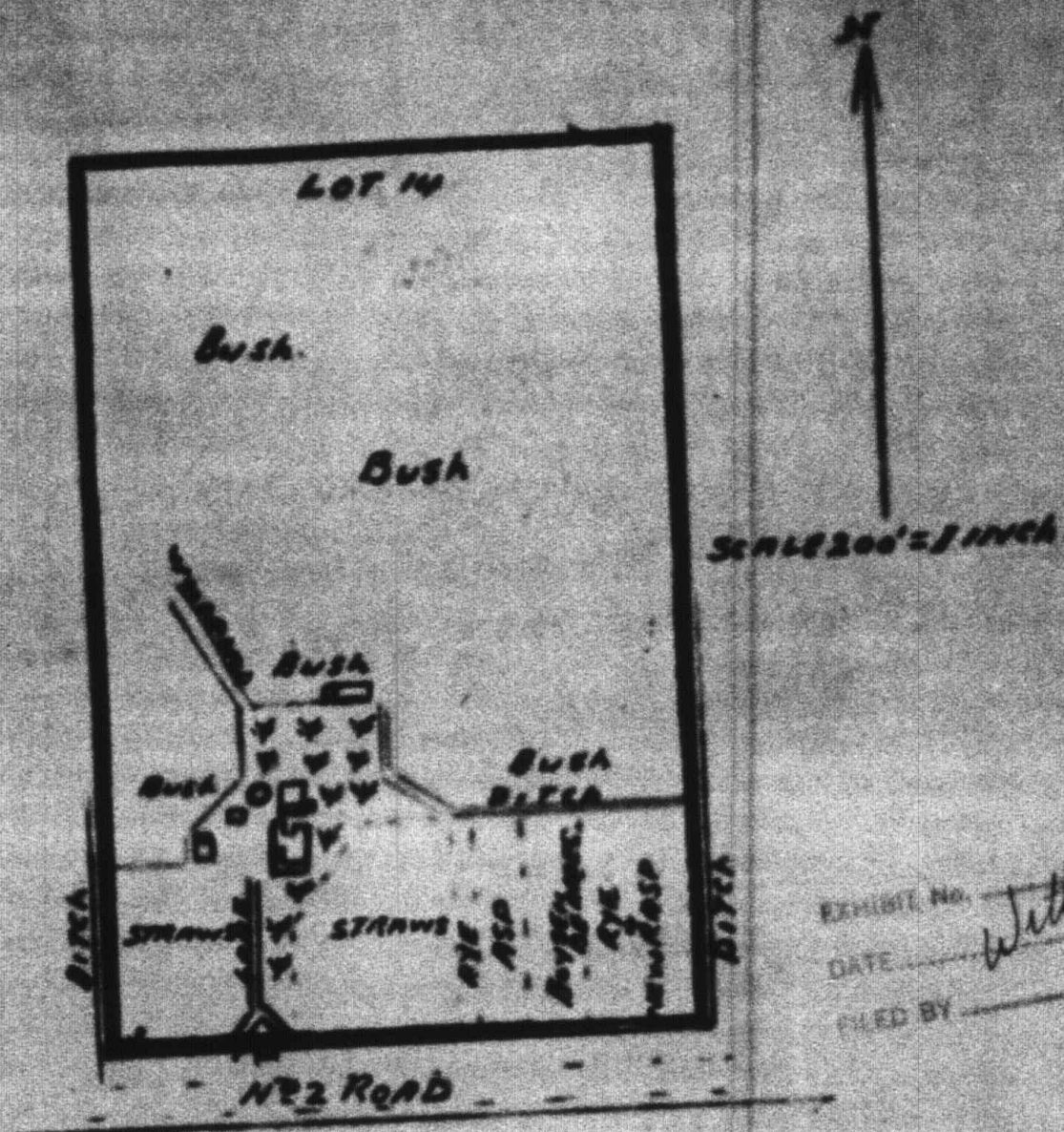


EXHIBIT No. With 591-2
DATE _____
FILED BY _____

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

Date 24th June 19 42

"I. T. BARNET"
District Superintendent.

File No. 2924

Date Jan 31/45

SUMMARY

Name: Moichi Kosaka

Address: Whonnock

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Home where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Bed & old heater were not worth moving

Desk, gramophone, fertilizer & crates were missing

The tenant gave us the following explanation: Property

was meant for long while

Whonnock

NAME KOSAKA, Moichi

REGISTRATION NO. 13547

FILE NO. 2924

The following chattels were sold by public
auction at Mission, B. C. on January 31, 1945.

1 Cultivator	\$ 7.00 ✓
2 Chairs	2.00 ✓
2 Chairs	1.80 ✓
1 Chair	0.75 ✓
1 Chair	0.30 ✓

Total	(Auctioneer's Fee: \$ 1.18	
Less Expenses:	(Advertising: 0.11	
	(Moving: 1.33	

Net Proceeds Credited:

\$ 11.85
2.62
<u>\$ 9.23</u>

Members of Custodian Staff Present.

Mr. W. B. Anderson

Extracted from Auctioneering List No.

Mission 15.

Remarks.

I, KINOE KOSAKA, of the City of Vancouver, in the Province of British Columbia, declare this to be my last will and testament. I do hereby give unto my husband MOICHI KOSAKA all my real and personal estate whatever and wheresoever, to hold unto him, his heirs, executors and administrators, absolutely and forever. And I hereby appoint my said husband sole executor of this my last will, at the same time revoking all former and other wills, codicils, a testamentary dispositions and appointments whatsoever by me at any time heretofore made.

IN WITNESS WHEREOF I, the said KINOE KOSAKA, the testator, have to this my last will and testament contained in this sheet of paper, set my hand and seal this twenty-fourth day of September, A.D. 1932.

"Kinoe Kosake" (Seal)

Signed by the said testator as, and
for her last will and testament,
in the presence of us, present at
the same time, who, at her request,
in her presence and in the presence
of each other have subscribed
our names as witnesses.

"Toyoji Fujiwara"
Whonnock, B.C.

S.
"Walter Young"
141 Gore Ave., Vancouver, B.C.

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Metsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B. C.
April 21st, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 22 1942

Registered

Mr. G. W. McPherson,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Acting on behalf of the following Mr. Ming Chow Lee,
Mission, B. C. to lease the farms of Messrs. M. Kosaka, Whonnock,
T. Tsujita, Whonnock, K. Taniguchi, Ruskin, Y. Tokuyasu, Whonnock.

Mr. Ming Chow Lee is willing to work these farms on a
50/50 share basis.

The owners and family have left the farms and we presume
you have the keys of the house and full particulars of the
farm.

We would like to have your decision on this as quickly
as possible as it is most essential to do certain cultivation
immediately.

We know Mr. Ming Chow Lee well and he has access to
quite a lot of Chinese help and we believe that he can well take
care of these farms since he already has considerable experience
in berry farming.

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

[Signature]
J. B. Shimek Mgr.

JBS/ES

C

June 15/42.

MEMORANDUM.

File #2924.

re: M. KOSAKA, #13547.

I visited this farm as it is still unoccupied according to our records.

I found two Japanese women by the name of Shin picking and packing strawberries there, and they stated they were picking on instructions from the Pacific Co-op. and shipping berries to them. When asked how they were being paid for this they told me they would receive half and the Co-op. would send Kosaka half.

The house has its windows boarded up and the doors all locked, the only things accessible were a quantity of fertilizer and strawberry crates in the pickers' shed near the road.

I left the Japanese still picking and did not order them off, as I felt we should take this up with the Co-op., and as they are handling the berries picked we can very easily freeze whatever required to make up the difference in our inventory list.

WLG

WEA:GF

Telegraphic Address
Cable Address
PACCO

out → Andersen

PHONES
Mission Office 65, Plant 55
Matequi, 3411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

2924
RECEIVED
JUN 15 1942

June 13, 1942.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

* 2924 -
* 3425 -

Dear Sir:

Mr. C. V. Telford wishes to take over the crop
of M. Kosaka, 28th and 2nd Ave., Whonnock.

This is just a salvage proposition to harvest
the strawberries (now grown up in weeds) comprising
almost one acre.

63
Mr. Telford states he will pay you \$50.00
outright for the fruit and will require the use of
the house to house the two or three pickers
necessary.

House of house:
R

This is my proposition.

Chas V. Telford

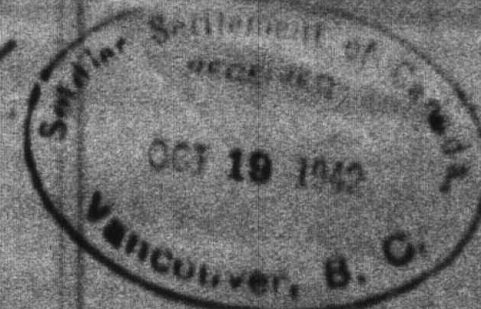
Witness:

Beach
Harrison
BC

~~ATTX~~

(Maple Ridge)

2929
3425



OFFER TO LEASE JAPANESE PROPERTY.

File No. 345

Place Whonnock

Custodian of Enemy Property,
Vancouver, B.C.

Date Oct 15 1942

Re: James I. M. Koshika Property.

I hereby offer to lease the above described property
on the following basis:

Term: From Jan 1st 1943 to December 31st 1943.

Cash Rental: \$ per to be paid as follows:

To pay the municipal taxes of 1943

Lease to include all land and buildings, - except:

Other special conditions (if any):

Tax Receipt to be sent to Custodian Sept 1st 1943

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

Full Name: Shirley Vincent Lifford

Address: Whonnock B.C.

T. G. Gaudin
Field Supervisor,
Soldier Settlement of Canada.

28 Ave + 2nd Road
Whonnock.

Mr. S. M. Wilson
Insurance Dept.

Feb. 9, 1943.

EVACUATION SECTION	
Rec'd	FEB 12 1943
File No.	2924
Ans.	
Referred	Gibson

Dear Sir;

Received your letter regarding
structure and situation of the
building on the Hosaka Place.

House. — is a one-story
frame structure, roofed with a
~~composition material~~ shingles

Chimney is an ordinary six
inch stove pipe with a metal
roof jack, on the outside.

Woodshed 20' x 20' ^{exactly} 10'
from the house, roofed with
cedar shakes.

Japanese bath house, ^{exactly} ~~about~~
^{18'} ~~20'~~ feet from house, roofed
 with Cedar ^{shingles} ~~shingles~~. 1 story
 structure. The fire place
 in this bath house is cement
 with a tile chimney.

A second wood shed of no
 practical value ^{exactly 45'} ~~over 60'~~ from house
 size about 15' x 20' roofed with
^{g. cedar shingles} ~~g. cedar shingles~~ Corrugated sheet iron.

A hen house is the 5th
 building size about 30' x 20'
 roofed with shakes (Cedar)
 and is over 60' from house.

Value of House. \$400.00

Hen House. — \$50.00

Bath House — \$20.00

Slide 2. ^{20 x 10} — \$30.00

\$500.00 over

2924

March 12, 1943.

Wilson Insurance Agencies, Ltd.,
325 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Moichi KOSAKA.

With reference to fire insurance on buildings located on property belonging to the above named and situate on Lot 14, South West 1/4 Section 6, Township 15, N.W.D., located on 28th Ave. near 2nd Road, Whonock, B. C. in the Municipality of Maple Ridge.

Will you kindly write a policy for fire insurance for three years as from today's date covering buildings as follows:

Dwelling: 1-storey, frame, shingled roof.	
Chimney: stove-pipe with metal roof jack	
.....	\$400.00
Hen House: 30' x 20', 1-storey, cedar shake roof	
.....	50.00
Bath House: 1-storey, frame, cedar-shake roof, containing a cement fire-place and a tiled chimney.	
.....	20.00
Wood Shed: 20' x 20', frame, cedar-shake roof	
.....	20.00
Wood Shed: 15' x 20', cedar-shake roof, corrugated sheet-iron siding	
.....	10.00

The first wood shed mentioned is 10' from the dwelling, the bath house is located 18' from the dwelling, the second wood shed is 45' from the dwelling, and the hen house is 60' from the dwelling.

/2

2924
3425

April 6th, 1943

Wilson Insurance Agencies Ltd.
325 Howe Street
Vancouver, B. C.

Dear Sirs:

Re: Naichi KOSAKA

We wish to acknowledge with thanks
your letter of March 18th enclosing Patriotic
Policy No. 1349813 covering on property belong-
ing to the above party.

Please find enclosed our cheque for
\$16.89 being payment in full for the premium.
Kindly receipt and return your statement attached.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT
Encl.

3924 / 3425
13547 / 13545

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/682
(JL-248)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

KOSAKA, *Moichi*
Kinos.

Dear Sir:-

Re: Lot 14 of the SW $\frac{1}{4}$ of Section 6,
Twp. 15, Map 2721.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169444-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 20,576.21, in favour of The Secretary of State, forwarded to you and dated March 14th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 487.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 487.00 ✓

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate herof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

APR 28 1944

W.K.

Solicitor for
The Secretary of State

EVACUATION SECTION	
Rec'd	OCT 13 1948
File No.	2924
Ans.	
Referred	

Oct 11 / 48

1601 - 2nd Ave A.N.
Lethbridge Alta

Dear sirs

You say we owe The Pacific
Co-operative Union \$26.74.

The only thing that we can think
of is the fertilizer that was brought
to us when we were leaving so we told
them to take it back but they
told us that who ever takes over
will use it so they left it piled up
in one of our packing houses.

So we don't see why we should
pay for it.

Yours truly
Mioichi Kosaka

Regn. No. 13547

File No. 2924

2924

14th October, 1948.

Pacific Co-operative Union,
Mission City, B.C.

Dear Sirs:

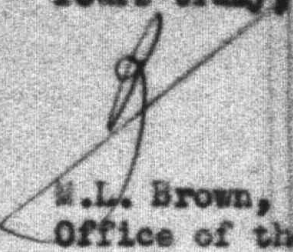
Re: Moichi KOSAKA - Regn. No. 13547

On the 15th November, 1944, you lodged a claim against the above named Japanese for \$26.74, and although we have made many efforts to collect, our efforts have been unsuccessful.

We are now in receipt of a letter from Kosaka, which is, in effect, a denial of the debt. A copy of Kosaka's letter is attached for your information.

In view of this letter we shall take no further action in the matter, and suggest that you deal direct with Mr. Kosaka.

Yours truly,


W.L. Brown,
Office of the Custodian.

MLB:HA

RICE, PATERSON, CULLEN & IVES
Barristers, Solicitors, Notaries Etc.

Canadian Bank of Commerce Building,
LETHBRIDGE, Alberta,
Canada.

October 28th, 1950.

C
O
P
Y

Mr. F.G. Shears,
Director,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B.C.

Dear Sir:

Re: Kinoo Kosaka
Case No. 570

The family of Kinoo Kosaka have brought in to us your letter addressed to Siamu Kosaka and wished us to inform you that Kinoo Kosaka died at Lethbridge, Alberta on March 29th, 1949. Her husband is still in Lethbridge and we have asked him to come in to sign the various papers and when these have been completed, we will send them to you.

We may say, for your information, that Kinoo Kosaka left a will in which she left everything to her husband Moichi Kosaka but this will has never been probated as she had no assets other than her claim filed with your office.

Yours truly,

RICE, PATERSON, CULLEN & IBES,

Per: "G.C. PATERSON"

GCP/bw

RICE, PATERSON, CULLEN & IVES
BARRISTERS, SOLICITORS, NOTARIES Etc.

Canadian Bank of Commerce Building,

LETHBRIDGE, Alberta,

October 30th, 1950.

C
O
P
Y

Mr. F. G. Shears,
Director,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
VANCOUVER, B.C.

Dear Sir:

Re: Kosaka Claims
Case Nos., 570, 571 & 572

We have completed the release form for Sam Kosaka and enclose it herewith. Now, in connection with the other releases, we beg to advise that Kinoo Kosaka died at Lethbridge, Alberta on March 29th, 1949. Her husband has signed for her Estate but the will, a notarial copy of which is herewith enclosed, has never been probated inasmuch as there are no assets other than this claim. The claim of Kinoo Kosaka as filed, amounts to \$72.50 and there is also a claim for Kinoo Kosaka and her husband Moichi Kosaka in the sum of \$411.66. These claims, together with notarial copy of will, are herewith enclosed and, if you require any further papers, we shall be glad to have you get in touch with us.

Yours truly,

RICE, PATERSON, CULLEN & IVES,

Per: "G.C. PATTERSON"

GCP/bw

Encls.

CANADA)
Province of Alberta)
TO WIT:)

C
O
P
Y

I, GILBERT CURRIE PATERSON, a Notary Public for the Province of Alberta, by royal authority duly appointed, residing at the City of Lethbridge, in said Province, do certify that the paper writing hereto annexed is a true copy of a document produced and shown to me and purporting to be the Last Will and Testament of Kinoo Kosaka late of Lethbridge, Alberta, and dated the 24th day of September, A. D. 1932, the said copy having been compared by me with the said original document, an act whereof being requested, I have granted under my notarial form and seal of office, to serve and avail as occasion shall or may require.

DATED at the City of Lethbridge, in the Province of Alberta, this 30th day of October, A.D. 1950.

"G.C. PATERSON"
Notary Public.

3425
2924
3423

November 8, 1950.

Messrs. Rice, Peterson, Gullen & Ives,
Barristers & Solicitors,
Canadian Bank of Commerce Bldg.,
Lethbridge, Alta.

Dear Sirs:

Re: Case No. 570 - Kinoo KOSAKA
" " 571 - Moichi KOSAKA

We have your letter of November 6th enclosing Release
forms in connection with the above cases and we now enclose
cheques herein in favour of Moichi KOSAKA, Case 570 - \$72.50
and Case 571 - \$411.66.

Yours truly,

F.G. Shears,
Director.

FGS/GN
Encls.

Copy

DEFENCE BRIEF

Moichi and Kinoo KOSAKA

Files No. 2924
3425

Case No. 571

LETHBRIDGE
13 August 1948
V.L.A.
Sheet A 11-3

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim

\$1700.

Appraised at

\$496.30

Sale Price

\$487.

Witness: Appraiser, L. B. Plumbly

Appraiser (Plumbly) reports -

House has only stove pipe chimneys,
no basement. Property boarded up so
could not inspect interior.

Appraiser (~~Plumbly~~) reports -

Farm vacant, house boarded up.
House needs brick chimney and is
of poor construction. Other buildings
are of little value.

It is submitted that the real estate
was sold for its fair value.

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim

\$230.

12.50 withdrawn

217.50

Claimant said that he wished to withdraw claim for
4 cultivators and one heater and these were declared
in error.

Sold for

\$4.85

Claimant stated that he left all his
goods at his farm at Whonnock but
when Custodian's representative went
there to remove the goods for auction,
it was found that the Roll Top Desk,
Gramophone and Records were missing
and a heater not worth moving.

The Farm Tools, Gramophone and Records
were not declared on J.P. Form and
never found.

The only goods sold by auction which were claimed for were 6 chairs for \$4.85. The cultivator sold for \$7. was not claimed for.

(a)	Goods value	\$20.00	Sold by auction for \$4.85
(b)	"	12.50	withdrawn by claimant (Heater)
(c)	"	150.00	No record at any time (Tools, Gramophone, etc.)
(d)	"	12.50	Abandoned (Heater)
(e)	"	35.00	Recorded now missing (Desk)
		<u>\$230.00</u>	

It is submitted that the property sold by the Custodian was sold at its fair value and that the balance of the claim for the remaining articles is exorbitant in each case.

Summary of Defence Witnesses

L. B. Plumbly

J. H. Harkiss

W. E. Anderson

Where required

1 Appraiser

2 (a) Auctioneer

2 (a)(c)(d) Staff

BMP/nw

CASE NO: 571.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
 August 13th, 1948.

IN THE MATTER OF THE CLAIM OF
NOICHI & KINOKI KOSAKA.

PROCEEDINGS AT HEARING.

DO APPEARANCES:

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

appearing for the
 Dominion Government.

SIAMU KOSAKA, Esq.,

appearing for the
 claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

S. Kosaka,
In Chief.

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

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

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

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

Whose property is that?

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

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

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

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

an acre.

A: About \$350.00

Q What buildings did you put on?

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

woodshed, packing house, and a bath house.

Q What did you value the buildings at?

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

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

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

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

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

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

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

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

THE SUB-COMMISSIONER: Q: Proceed.

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

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

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

4
B. Kosaka,
In Chief.

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

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

A No, I think that will be all.

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

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

Q What did the farm tools consist of?

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

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

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

30 CROSS-EXAMINATION BY MR. RICE:

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

for one heater; now you claim two heaters?

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

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

A: Yes.

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

A Yes.

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

10 A One heater.

Q Is that right?

A: Yes, it does.

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

Q You will cancel the one heater?

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

Q And there is no mention made of farm tools here (indicating).

A: No, there is not.

20 Q You don't mean the five cultivators as farm tools, do you?

A: No, it is all hand tools, saws, shovels, and stuff that you can put in the room.

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

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

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

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

the two claimants and in that they list the
chattels.

MR. RICE: That is right.

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

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

MR. SHEARS: At the time of the evacuation.

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

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

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

THE SUB-COMMISSIONER: All right, thank you.

THE WITNESS: No, I won't cancel the form toils.

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

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

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

A: Not very
much time.

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

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

S. Kosaka,
Cross-Exam.

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

A Five cultivators? That must be a mistake.

Q That is a mistake? A: Yes.

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

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

A That is right.

10 Q How old was this roll-top desk?

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

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

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

Q Well, the gramophone and records. What vintage were they?

A: I would say at the time they were 2 or 3 or 4 years old.

Q What, the records, or the gramophone?

A The gramophone.

20 Q What was it, a table model?

A A console model.

Q A console model? A: Yes.

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

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

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

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

30

A: Just

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

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

A Pardon?

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

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

10

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

A Yes, I bought them new.

Q And bought some secondhand?

A No, we didn't buy secondhand records.

Q But you had been playing them for four years?

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

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

20

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

Q Well, how old were the records then?

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

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

A What is the question again?

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

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

Q Well there would be several records that would be four years old if the gramophone was four years old.

A: I said we didn't buy the gramophone new, did I?

Q You didn't buy the gramophone new?

A No.

Q You bought it secondhand?

A: Yes.

Q And you had the gramophone how long?

A Oh, I would say about a year.

10 Q Well how do you know it was only four years old?

A I surmised it was only four years old.

Q But you don't know?

A I am not sure.

Q And you don't know what you paid for it?

A I couldn't say exactly, no.

Q And the farm tools, you say you can't give an itemised statement?

A No, we just took them out of the yard and put them into a room and figured we were coming back in a year or two and we didn't see any sense in itemising everything.

20

Q The farm tools you didn't itemise at all?

A Couldn't.

Q In your J.P. form?

A: You couldn't itemise them.

Q Well, how would you value them at \$100.00?

A By the pile of tools that was lying in the room.

Q Just by the size of the pile you judge it was \$100.00?

30 A A very conservative figure at \$100.00.

S. Kaska,
Cross-Exam.

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

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

MR. RICE: I am filing an analysis, your Honour.

I wish to tender as an exhibit at this time, your Honour, an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 3).

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

10 9 (STATEMENT MARKED EXHIBIT NO. 4).

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

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

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

Q That is the only value you have for it?

A Yes.

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

Q What district is this land in?

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

S. Kosaka,
Cress-Evan.

want a detailed description?

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

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

A No.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. H. Howard
"S. H. HOWARD"
OFFICIAL REPORTER.

10

Certified Correct.

SUB-COMMISSIONER.

20

30