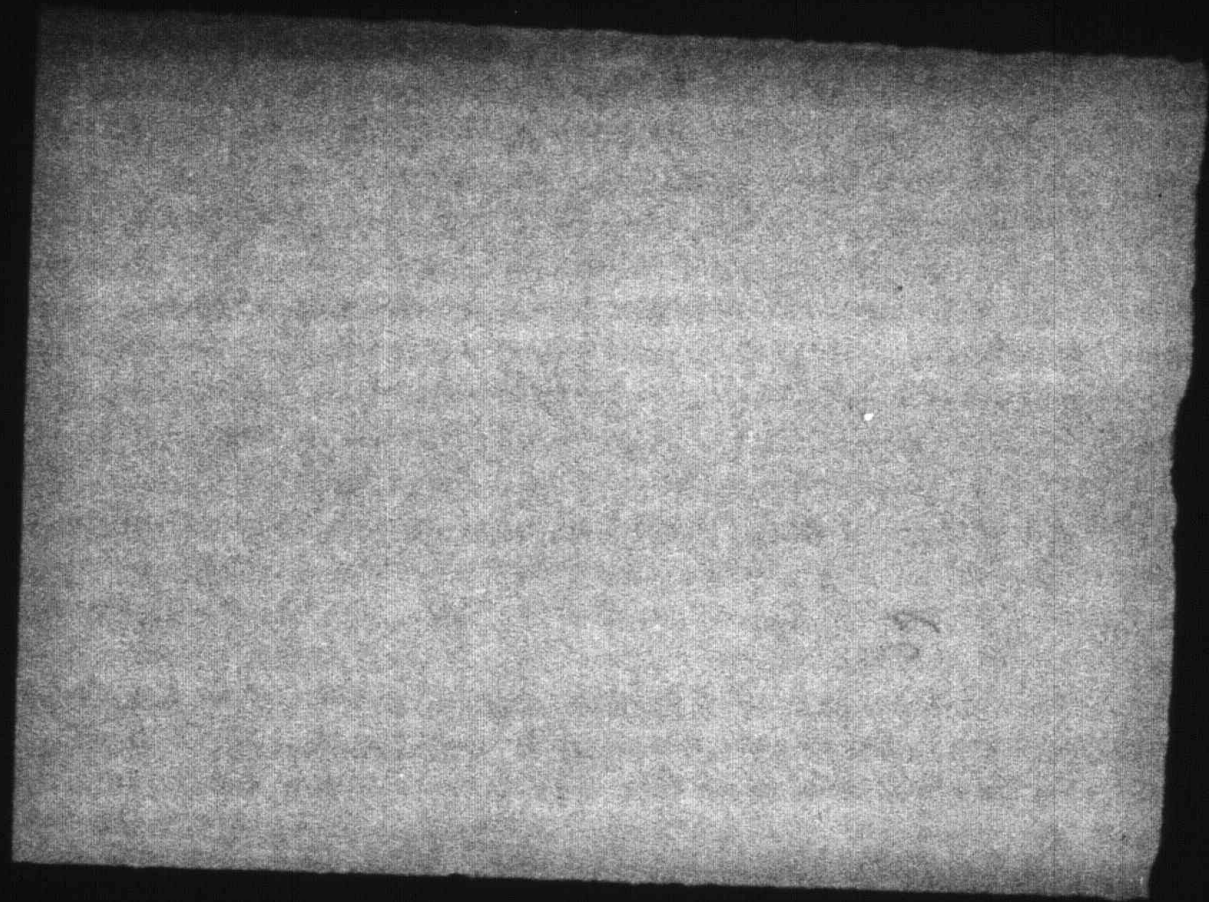


6982

6982

This file is connected with files  
6980 + 6981, + Case 50  
which is handled on file 6980







Haney B.C.

FILE No.

6982

# 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 Masaru  
 HOME ADDRESS: 15th Rd., R.R. #1., Haney B.C.  
 REGISTRATION NUMBER 03987 SEX: Male AGE: 18  
 OCCUPATION: Pa Student

(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? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Has 3rd interest in the following property. Lots 1 and 2, Sub-Division of S. Portion of the S.E. 1/4 of Section 15, Township 12, Map 6452. District of New Westminster Municipality of Maple Ridge. B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house, 6 rooms, Green-house, Sawdust Bunk, 1 Garage, also has an interest in the buildings.

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

4. TAXES (Amount and where payable) \$28.00 payable at Maple Ridge. B.C. 1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Father's Possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes, Jiro Robert and Tamotsu
9. IF FARM LAND STATE CROPS SOWN: Tomato, and Orchard.

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
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: none

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none
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: none
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) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: Sun Life Assurance Co. #2285190 \$1000.00.  
Beneficiary Father. Waichiro Kosaka. Manufacturers Life Insurance  
\$1000.00. Policy No. 636953. Beneficiary Father. Policies in owners  
 10. INTEREST IN ANY ESTATES OR TRUSTS: possession.  
none
11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none
2. 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 30th day of April 1942.

(Signature)

Waichiro Kosaka

T. J. Williams  
 Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date

May 17/43.

Our File No.

6987

Full Name

KOSAKA

MASAYU

(Surname in Block Letters)

Registration No.

03987

Male - Female  
(check)

Age

Jan. 5, 1924.

Former Address

Pannery Rd., Eburne, B.C.

Date Evacuated

Aug. 31/42

Naturalized - Canadian-Born - National  
(check)

Present Address

Lillooet, B.C.  
Surrey, B.C.

Married - Single  
(check)

Name of Wife

Name of Husband

Name of Mother

KOSAKA

Name of Father

Jack Maichis

Names of Children under 16

Ryu # 02874

# 02864

Requested by

Registered with Custodian

(Yes or No)

Additional Information

Student



COPY

REAL PROPERTY SUMMARY

**JAPANESE NAMES:** Tamotsu KOSAKA Reg. No. 13625 File No. 6980  
 Robert Jiro KOSAKA " " 02868 " " 6981  
 Masaru KOSAKA " " 03987 " " 6982

**CATALOGUE NO:** Sold by Special Arrangement, The Director, The Veterans' Land Act.  
 BC/67-P. First Offer.

**PROPERTY ADDRESS:** 2949 - 15th Road, Haney, B. C.

**LEGAL DESCRIPTION:** Lots 1 and 2 of part of the South East quarter of Section 15,  
 Township 12, Map 6452, Municipality of Maple Ridge, D. N. W.

**TITLE:** Registered in the names of Jiro KOSAKA, Tamotsu KOSAKA, and  
 Masaru KOSAKA.

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
 Vesting Order filed No. 25157, dated December 14th, 1942.

**ASSESSED VALUE:** Land - \$850.00 ✓  
 Improvements - \$5700.00 ✓ - \$6,550.00. Taxes - \$90.31.

**CLASSIFICATION:** Tomato Growers and an orchard, with dwelling and out-buildings.  
 The Custodian's representative reported December 1st, 1942, that  
 this property was owned Jointly by 3 brothers, vis. Robert Jiro  
 KOSAKA, Tamotsu KOSAKA and Masaru KOSAKA, and that it had an area  
 of 18.182 acres of which 12 acres were cleared, and planted as an  
 orchard of 100 fruit trees.  
 1 - 1½ storey 6 room dwelling, in fair condition, 4 green houses  
 each 18' x 190' - good condition, 1 storage shed - good, 1 packing  
 shed and sawdust bunk, 2 storey boiler room, 1 garage, 1 pump house.  
 "Fruit trees are very poor, heavy moss covering limbs, a lot of  
 work necessary to put them back into good condition."

**HISTORY OF ADMINISTRATION:** This property was leased by the Custodian on 17th December, 1942,  
 to George Herbert Snow for the Term of 1 year from 1st October,  
 1942, to September 30th, 1943. Consideration - \$550.00 payable  
 \$137.50 quarterly commencing 1st October, 1942, and thereafter on  
 the 1st days of January, April and July, 1943. No Taxes.  
 Buildings included, space reserved for storing chattels.  
 Lease handed to The Director, The Veterans' Land Act.

**SOLD:** To The Director, The Veterans' Land Act for \$3,088.00 as at 1st  
 January, 1943.  
 Approval of Advisory Committee - 1st June, 1943.  
 Funds released to the credit of Tamotsu KOSAKA, Robert Jiro KOSAKA  
 and Masaru KOSAKA - Joint Account, as at May 9th, 1944, against  
 which were charges for Registration Fees - \$3.00, Legal Fees -  
 \$15.00, leaving a net credit of \$3,070.00 from said transaction.



transaction.

Page 2.

File Nos. 6980, 6981 and  
6982.

Adjustments as at 1st January, 1943, to the amount of \$35.60, covering unexpired Fire Insurance Premiums, were placed to Tamotsu KOSAKA, Robert Jiro KOSAKA and Masaru KOSAKA - Joint Account Credit as at May 4th, 1944.

The following Fire Insurance Policy -  
Commerce Mutual Fire Insurance Co., Policy No. 9500540, covering \$700.00 on dwelling, \$800.00 on bunkers, \$100.00 on boiler house, \$100.00 on tool house, was transferred to The Director, The Veterans' Land Act.

In view of the rents up to August 31st, 1943, having been collected by the Custodian, a cheque for \$275.00 was issued to The Director, The Veterans' Land Act, on November 17th, 1943, covering same.

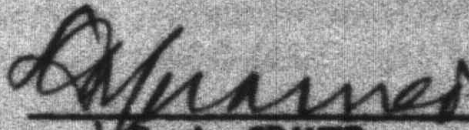
Certificate of Title No. 169443-E in the name of The Director, The Veterans' Land Act.

**PROTEST:**

The three owners, in a letter to F.G. Shears, Director, Dept. of Secretary of State, Office of the Custodian, dated June 5th, 1944, protested the sale of their property at such a low figure.

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

March 21st, 1946.

  
D. A. CRAMER.

DAC:JS







642

Lot 2 S½ Sec. 15, Twp. 12, Rwp  
6452 on N. side of No. 15 Rd.  
Municipality of Maple Ridge.



**LIABILITY STATEMENT**

File Nos. 6982, 6983 and  
6984.

Yoshio KAWAKI - Reg. No. 13425  
Robert Firo KAWAKI - Reg. No. 6982  
James KAWAKI - Reg. No. 6983

The above named Japanese all declared on their separate  
JP Forms, signed 30th April, 1942, that they had no Personal  
or Trade Liabilities, and we can find no evidence of any claims  
having been filed against any one of them.

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

March 21st, 1945.

*[Signature]*  
W. L. GARDNER

100-25



6982

March 13th, 1950

Mr. Masaru Kosaka,  
East Lillooet, B. C.

Dear Sir:

As arranged with your brother, Robert  
Jiro Kosaka on his recent visit to Vancouver we attach  
hereto Custodian cheque in the amount of \$1,000.78 representing  
the entire balance of your account with this office as out-  
lined in our statement to you of 22nd December, 1947.

Please acknowledge receipt.

Yours truly,

C. H. Reed  
Office of the Custodian

CHR:BX  
Attach.



PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 6982

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

505 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B. C.

December 29, 1948

REGISTERED

Mr. Masaru KOSAKA,  
Reg. No. 03987,  
East Lillooet,  
B.C.

*Returned  
Jan 27/49  
D also cheque*

Dear Sir:-

We have to your credit the sum of \$1000.78 of  
which you have been advised.

In order to dispose of this balance we are forward-  
ing to you by registered mail a Custodian cheque for this amount  
payable to your order.

The acceptance of this cheque by you will not in any  
way affect the merits of your claim against the Government.

Kindly acknowledge receipt.

Yours truly,

*B.R. Dusenbury*  
B.R. Dusenbury,  
Office of the Custodian.

BRD/DD.  
Enc. 1.

*Robert J. Koon  
letter  
in file 6981*



Files Nos.6980  
6981  
6982January 7, 1948.RE: PERSONAL PROPERTYJiro KOSAKATamotsu KOSAKAMasara KOSAKALots 1 & 2/pt. 3rd Sec. 15/Twp. 12.Map 6452, Mun. of Maple Ridge, B.C.

The Chattel situation in connection with the above property is very unsatisfactory. No inventory appears on file but there possibly was one taken by our fieldmen.

The property was Leased to Mr. G. H. Snow on December 17, 1942. He deals in Hot-house Produce and there are two greenhouses in connection with this matter. Mr. Snow's agent, Mr. Perkins, has supervised the operation of the farm continuously to date.

We telephoned Mr. Perkins Saturday, January 3rd, regarding the chattel situation, and on Monday, January 5th, he advised us as follows, regarding the items listed "Not Sold" in our Analysis of Claim:

Stove - Shipped direct to Mr. Kosaka.  
Spare Pipe Fittings - Did not see them.  
Lumber - Not much there.  
Glasses - Not found  
Nails - Never saw them.  
Tools - Not there.  
Half Drum Lubricating Oil - Empty; barrel still there.  
Diesel Oil - 180 gallons - Barrels there; oil never used.  
Bench Saw - Did not see.  
Two Sets Billiard Tables - Still where they were left, in sawdust bunker.  
Never were much value at any time.  
Beds - Very old. Probably destroyed in fire when house burned down about a year ago.  
Oil Drums - Bunch of barrels still there.  
Hose - Rubber; still there; not much good.  
Books - Probably burnt when house was destroyed by fire.  
Farm Implements - Did not find any.

Also, furniture that remained on the property, apart from the articles that were auctioned, were not worth moving. Any effects in the house were destroyed when house burned down.

Sawdust - Mr. KOSAKA claims he left 175 truck loads at \$4.50 a load. Mr. Perkins states that all he could get in this bunker was 101 loads and he only paid \$2.25 per load. He states that he used the sawdust that was there and was willing to pay a reasonable price for it.

WOOD - Mr. Perkins states the wood claimed by Mr. KOSAKA as being on the property, was rotten and not used and it is still there, according to him.

BOILER - Not worth moving; too heavy to justify cost; only good for scrap iron.

600 Tomato Boxes - Mr. Perkins did not see these boxes, which were supposed to be on the property.

Washing Machine - Sold to A.A. Bloesser, Haney, B.C., for \$160.00.

Toilet Fixtures - Sold to C.H. Stonehouse, Whonock, B.C., for \$18.00.

Radio - Sold at Public Auction on May 9, 1944, for \$24.00; less expenses, \$4.22; net proceeds being \$19.78.

Property was sold to a Veteran, George A. Robinson. Mr. Perkins is teaching him the Greenhouse business. No record of chattels on this farm at V.L.A. There is a possibility that the best of them were shipped to Mr. KOSAKA or taken with him.

The above information given in telephone conversation is correct.

W.J. Johnston

WJJ/HMS

M.E. Perkins.



COPY

January 8, 1948.

Custodian of Enemy Property,  
506 Royal Bank Building,  
Hastings & Granville,  
Vancouver, B.C.

Dear Sirs:

With further reference to information given to you  
on Monday January 5, 1948, I wish to advise you that a  
considerable amount of chattels, farm machinery etc., were picked  
up by the Kosaka brothers from their farm before Evacuation  
and either stored in some place unknown to me or taken to  
Lillooet in trucks.

Yours truly,

(signed) M.E. Perkins.

Witness:

M.L. Brown.

4  
Telephone call



File Nos. 6982  
6981  
6980

STATEMENT OF ACCOUNT  
Masaru KOSAKA - Regn. No. 03987  
Jiro KOSAKA - Regn. No. 02868  
Tamotsu KOSAKA - Regn. No. 13625

Dec. 22/47

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1943</u>				
Jan. 1	Credit re Sale of Property		\$3120.60	
	Land Registry Office C. of E.	\$1.00		
13	C.H. Snow re lease 1st Oct. to 31st Dec. '42		137.50	
Aug. 3	Fire Insurance premium	44.00		
Sept. 25	Manufacturers Life Ins. Co. premiums paid	107.29		
Oct. 30	Sun Life Assurance Co. premiums paid	111.45		
<u>1944</u>				
May 25	By C.H. Stonehouse, purchase of toilet fixtures		18.00	
Aug. 24	Refund of Mutual Fire Insurance premium		5.00	
<u>1945</u>				
Apr. 23	Legal fees in connection with conveyance of property	15.00		
<u>1947</u>				
Aug. 20	Transfer of funds to individual accounts			
	Masaru KOSAKA	1000.78		
	Jiro KOSAKA	1000.79		
	Tamotsu KOSAKA	1000.79		
		\$3281.10	\$3281.10	



File No. 6982

STATEMENT OF ACCOUNT  
Masaru KOSAKA - Regn. No. 03987

Dec. 22/47

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1947				
Aug. 20	Transfer of funds derived from sale of real property from Joint account with Jiro KOSAKA and Tamotsu KOSAKA		<u>\$1000.78</u>	
			\$1000.78	<u>\$1000.78</u>



6780  
6781  
6782

August 25th, 1944

Thompson Agencies Ltd.,  
553 Granville Street,  
Vancouver, B.C.

Dear Sirs:

Met Commerce Mutual Insurance  
Policy #9500540

We wish to acknowledge with thanks receipt  
of your cheque for \$5.00 being the return premium due  
under the above numbered policy.

Our receipt for this amount and signed copy  
of the endorsement are enclosed herewith.

Yours truly,

D.M. Gibson  
Insurance Department

Encl.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Masaru Kosaka

File No. 6982

Reg. No.

Company Manufactures Life Ins. Co. Agency Vancouver

Policy No. 636,953

Premium - \$35.95

Payable: Annually, Semi-annually or monthly

Month September Day 1st

REMARKS:



6980  
6981  
6982

August 17th, 1944

Thompson Agencies,  
553 Granville Street,  
Vancouver, B.C.

Dear Sirs:

Re: Commerce Mutual Fire Insurance  
Policy No. 9500540

Will you please cancel the \$300.00 coverage  
on boiler and equipment under the above numbered policy.

Kindly let us have your cheque for the return  
premium at your early convenience.

Yours truly,

S. E. Gibson  
Insurance Department

SMG:KT

81. Aug 31



Files 6981  
6982  
6983

August 14, 1944.

MEMORANDUM

To: Mr. Anderson

From: Mr. Gibson

Re: Robert Jiro KOSAKA  
Sakura KOSAKA  
YOSHIE KOSAKA

Will you kindly advise if there are any chattels in the dwelling belonging to the above situate on property described as Lot 2 S.W. 1/4, Sec. 15, Tp. 12, R. 45E on the North side of No. 15 Road, in the Municipality of Maple Ridge, B. C.

There is \$100.00 insurance coverage on boiler equipment and if the goods have been removed, the insurance can be cancelled.

KJ

200-78



6981  
6980  
6982

June 9, 1944.

Messrs. Jiro, Tomatsu and Masaru KOBATA,  
Registration Nos. 02868, 13265 & 03987,  
Town P. O.,  
Taylor Siding, B. C.

Dear Sirs:

We are in receipt of your letter of June 5, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,  
Parks Department.

WHA/EG



DIVISION: 222

DISTRICT: 222

DETACHMENT: 222



FILE No.

DATE: 7-4-44

FR. or FOR

RE

**REPORTED THIEF**

**REPORT**

**Re. 1934-VEHICLE A.C. LICENSE 515-516 - owned by Jiro KOSAKA (JAPANESE).**

1. With reference to the above-mentioned vehicle, which is a Chrysler Royal Sedan, Serial 4971822, maroon colour, I beg to report that after an investigation by the undersigned, I have found the following:
2. This vehicle was purchased new from the Johnson Motors, Highway 6 Mile, Vancouver, B.C. on July 2nd, 1941, by KOSAKA, and was registered in his name. The vehicle was transferred to a Mr. Will HUGH of Abbotsford sometime during the month of March, 1942, and on May 1st of this year it was again transferred back into KOSAKA's name, being the year 1941.
3. On checking this vehicle I found that there was no license slip attached to the steering column. On questioning KOSAKA he informed me that the car had just been transferred into his name on May 1st and that the license slip was at present at the Oil Controller's with his application for gasoline ration. KOSAKA, who at present is working at Taylor Lake, but whose home is in Millport, volunteered the information as given in Paragraph 2 of this report but when I questioned him as to why the car had been transferred into Will HUGH's name and then back into his he hesitated for quite awhile and then stated that he was afraid the car was going to be seized by the R.C.M.P. and he didn't want this to happen. He further stated that he had tried to sell the car in Vancouver but owing to just being offered about half the cost he wouldn't do it. It was at this time he transferred the car into HUGH's name. When I questioned him as to having been paid for the car by HUGH he stated that he had and HUGH gave him the car. Knowing that the HUGH's are quite wealthy and that they had paid cash for the car, I suggested that he money had changed hands and that the vehicle had possibly been transferred to avoid seizure. KOSAKA admitted that this was right and when I asked him if the vehicle had been declared as an asset he said "yes". KOSAKA requested possession of this car when he was born in Abbotsford on May 1st, 1944, after the death of his mother. Up until the time I questioned him on May 1st he had been obtaining gasoline at Will HUGH's gasoline ration book. This he admitted. KOSAKA is at present working at Taylor Lake and the car is stored at the rear of his father's home in the Japanese Camp at East Millport.
4. Enclosed copy of this report attached.

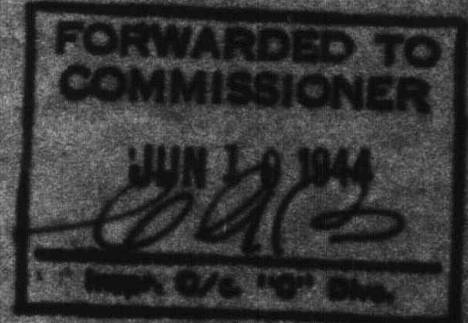
**REMARKS:**

To the R.C.M.P. in charge,  
This District,  
B.C. Provincial Police,  
Vancouver, B.C.

*J. D. Dinning*  
J. D. Dinning, Constable 612,  
1st Millport Detachment

**FORWARDED**  
To the O.C. "C" Division

*[Signature]*  
R.C.O. I/c District



W.C.P. 15-1002-40-7100

This report should show whether its subject-matter relates to organized or unorganized territory. If organized, clearly state the particular Municipality concerned. Any report rendered under the "Government Liquor Act" should state the amount of expenses incurred in connection therewith.



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

MAY 27 1944

**JAPANESE EVACUATION SECTION**

File No. 6981, 6980 &amp; 6982.

506 Royal Bank Building,

Reg. No. 02848, 13625 &amp; 03967.

Vancouver, B. C.

Mr. Jiro KOSAKA, Mr. Tamotsu KOSAKA  
and Mr. Masaru KOSAKA.

MAY 21 1944

Dear Sir:

Re: Honey, B. C.  
Lots 1 and 2 of part of the South East quarter of Section 15,  
Township 12, Map 6452, District of New Westminster.  
C. of R. 30788.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 3088.00
Add:	
Unexpired insurance premium as at January 1st, 1943	35.60
	\$ 3123.60
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 3120.60

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.



<u>1942</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Credit re Sale of Property	\$	\$3120.60	\$
	Land Registry Office C. of E.	1.00		
13	G.H. Snow re lease 1 Oct. to 31 Dec. '42.		137.50	
Aug. 3	Fire Insurance premium	44.00		
Sep. 25	Manufrs. Life Ins. Co.	107.29		
Oct. 30	San Life Asnce. Co.	<u>111.46</u>		
		\$263.74	\$3258.10	

CR \$3258.10



C  
O  
P  
Y

File Nos. 6981, 6980, 6982

Taylor Lake Siding,  
Town P. O. B. C.,  
June 5, 1944.

Mr. F. G. Shears, Director,  
Dept. of Secretary of State,  
Office of Custodian,  
Vancouver, B. C.

Dear Sir:

I was not previously advised of the sale of my  
brothers' and my property so there is one thing I wish to  
make clear.

I consider the price of \$3088.00 quite fair if it is  
for the property only, although my brother and I have no intention  
of selling the property.

If this amount includes greenhouses and other buildings,  
I think this price is absolutely ridiculous. I can furnish you with  
almost exact amount my brother and I spent in building these greenhouses  
so will you please let me know if the price of \$3088.00 is for the  
property only or it includes greenhouses and other buildings.

Yours truly

"Jiro Kosaka"	Reg. No. 02868
"Tamatsu"	13265
"Masaru"	03967



6980  
6981  
6982

October 29, 1943.

Sun Life Assurance Company of Canada,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 850,057-Robert J. KOEALA  
Policy No. 2,077,667-Tamotou KOEALA  
Policy No. 2,281,190-Masaru KOEALA

Further to our letter of September 23rd and  
yours of September 30th, we now enclose herewith our cheque  
for \$111.45 as set out in your letter.

Will you kindly acknowledge receipt in due  
course.

Yours truly,

S. H. Gibson,  
Insurance Department

SHG:JS



6480  
6481  
6482

September 23, 1943.

Mr. Robert Jiro KOBARA,  
Registration No. 02556,  
c/o Berg Pulp Co.,  
Taylor Lake, Via Squamish, B. C.

Dear Sir:

Re: Life Insurance

We are in receipt of your letter of September 11th and have communicated with Manufacturers Life Insurance Company and Sun Life Insurance Company regarding your and your brothers' policies. We have ascertained the amounts becoming due and have paid same from your joint account in this office as shown on the enclosed copies of our letters to the insurance companies.

Yours truly,

S. E. Gibson,  
Insurance Department

EMG:JS  
Encl.



6.30  
6.31  
6.32

September 23, 1943.

San Life Assurance Company of Canada,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re: Policy 850097 - Robert Jiro KOSAKA  
" 2057669 - Tansien KOSAKA  
" 2285190 - Masumi KOSAKA

Please find enclosed our cheque for \$125.12  
in payment of premiums due November 1st, October 1st next  
and January 1944 respectively, on the above-mentioned policies.  
Regarding premiums on the first two policies mentioned, we  
understand the dividend credits amount to \$4.74 and \$4.41  
respectively, which we have deducted from the enclosed cheque.

Yours truly,

S. E. Gibson,  
Insurance Department

SEC:JS  
Encl.

*111.65  
to Mr. Gibson  
27-10-43*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Masaru Kosaka

File No. 6982

Reg. No.

03787

Company Sun Life

Agency Vancouver

Policy No. 2285190

Premium - \$ 39.90

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month January Day 5

REMARKS:

*Sum*

*Letter sent 25/8/03*



6980  
6981  
6982

June 26th, 1943

Mr. Hall Mensies,  
Haney, B. C.

Dear Sir:

Re: Tamotsu; Masaru and  
Robert Jiro KOSAKA

We wish to thank you for your letter of June 23rd giving a report on the property belonging to the above parties.

Will you please have a policy issued for the amounts as outlined in your letter: Dwelling \$800.00, Sawdust shed \$800.00, two greenhouse \$1500.00 each, Boiler house \$100.00 Machinery therein \$400.00

Thompson Agencies are holding us covered on this property and they will get in touch with you advising in which Companies they wish this insurance placed.

Yours very truly,

S.M. Gibson  
Insurance Department

SMG:KT



C  
O  
P  
Y

HAL MENZIES

Haney, B.C.

June 23, 1943

The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: File No. 6980, 6981 6982  
Tamotsu KOSAKA, Masaru KOSAKA  
and Robert Jiro KOSAKA

In response to your letter of June 19th, I have inspected the Kosaka property, and I would recommend the following amounts for insurance: On the dwelling, \$800.00, on the sawdust shed \$800.00, and the green houses \$1500.00 each. The replacement values of these buildings would be considerably more, and we feel that they would not be overinsured under the above amounts. The boiler house however, is a poor building and would not be worth more than a \$100.00, and we presume that your suggested value of \$500.00 includes the boiler and machinery, and we would be glad to write that at another \$400.00.

You may of course wish to cover for the amounts suggested in your letter, and if so, we would be very glad to write the policy that way with the exception of the boiler house which should include the proportion on machinery.

We thank you very much for referring these properties to us for consideration.

Yours truly,

"H. Menzies"

HM:SP



6980  
6981  
6982

June 19th, 1943

Mr. Hal Menzies,  
Haney, B. C.

Dear Sir:

Re: Tamotsu KOSAKA,  
Masaru KOSAKA and  
Robert Jiro KOSAKA

The above named are registered owners of property located on Lots 1 and 2, Subdivision of S. portion of SE $\frac{1}{4}$  Section 15, Township 12, Map 6452, District of New Westminster, 15th Road, Municipality of Maple Ridge, B. C. The buildings on this property include Dwelling, 2 Greenhouses, Sawdust Bunk, Boiler house and Garage.

We wished to have these buildings covered by insurance immediately and have asked Thompson Agencies to hold us covered for the following amounts:

\$500.00	Dwelling	\$500.00	Boiler house
500.00	Sawdust shed	1250.00	on each of two greenhouses

Will you kindly inspect this property and send us a report and the amount of insurance you think should be carried on each building.

An early reply will be appreciated in order that we may have Thompson Agencies issue a policy.

Yours very truly,

S.M. Gibson  
Insurance Department

SMG:KT



6902, 6903, 6902

June 10, 1943.

Mr. Robert Jiro KOSAKA,  
Registration No. 02066,  
c/o Seng Pulp Company,  
Taylor Lake, B. C.

Dear Sir:

Our Insurance Department has referred to us your letter dated June 11th in connection with fire insurance on the property in Maple Ridge registered in your name and in the names of your brothers Tanetaka Kosaka and Masaru Kosaka.

In brief, the placing of fire insurance is not only for the protection of the property, but is of course for the protection of your interest and of your two brothers' interest in the property. When you and your brothers registered with the Custodian you declared to us that you had no fire insurance on the property in question, and in your best interests the Custodian is forthwith placing fire insurance on the property for an amount deemed adequate. It would be of assistance to this office, however, if you could, following consultation with your father and brothers, indicate the amount of insurance you deem necessary or advisable on each of the buildings.

As you have already read in the newspapers and as indicated in your letter, it is possible that the Custodian may be effecting sale of the property and in this event, of course, an adjustment will be made covering the cost of insurance so that if the property is sold the buyer is debited with his proportionate share of the cost of insurance and you and your brothers would be credited accordingly.

Despite this action being taken today by the Custodian on your behalf, if you and your brothers do not desire fire insurance and are quite willing to assume entire responsibility for loss occasioned by fire to your property, and so notify us by means of a letter signed by you and your two brothers, the insurance coverage will be cancelled by the Custodian.

Yours truly,

R. F. Alexander,  
Manager.

RFA:MA



6280, 6281 and 6282

June 7th, 1943.

Mr. Robert Jiro MORIYA,  
Registration No. 42468,  
Taylor Lake, B. C.

Dear Sir:

Re: Fire Insurance.

Yourself and your two brothers, Tachisu and Masara, are registered owners of property described as Lots 1 and 2 of Part of the South East 1/4 of Section 15, Township 12, in the Municipality of Maple Ridge.

This property, as you know, is at present under lease to Mr. George H. Saco. According to terms of the lease he is not required to carry fire insurance to protect the buildings and equipment on your property.

On the "JP" forms completed by yourself and your brothers, it was reported that no fire insurance was being carried at that time. If that is correct, I wish to be advised immediately as to whether you and your brothers wish to have fire insurance placed and, if so, kindly indicate the buildings that you want covered and the amount you consider necessary on each.

If, on the other hand, there is fire insurance now in force, kindly advise us as to the name of the company, the number of the policy and the agent's name through whom it was written. Failing to hear from you within reasonable time, we will proceed to arrange for fire insurance to be placed and same will be paid for and charged to you. Trusting that you will let us have an early reply, we are,

Yours truly,

S. H. Gibson,  
Insurance Department.

RMG:MAI.



6980, 6981,  
6982

May 26th, 1943.

Messrs. G. H. Snow,  
155 Water Street,  
Vancouver, B. C.

Dear Sirs:

Re: J. T. & H. KOSAKA

A payment of \$137.50 on your lease on subject Japanese property  
fell due on April 1st.

Will you be good enough to let us have your cheque to cover the  
above amount, and oblige.

Yours truly,

R. D. Richardson,  
Farm Department.

WT/EM

72



6980, 6981  
6982

December 31st, 1942.

Messrs. G. H. Snow,  
155 Water St.,  
Vancouver, B. C.

Attention: Mr. Bone

Dear Sirs:

Re: J. T. & M. KOSAKA

We are enclosing herewith a copy of a letter received from the above Japanese in connection with the matter of the rental of their property, regarding which they have expressed the desire to obtain an extra \$150.00.

The communication is self-explanatory and we would appreciate having your comments in this respect so that an amicable settlement can be reached.

Thanking you in anticipation of an early reply, we are

Yours truly,

R. D. Richardson,  
Farm Department.

HRC/EM



C O P Y

Reference to File Nos. 6980, 6981, 6982.

East Lillooet, B. C.  
December 17, 1942.

Mr. R. D. Richardson,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:

We sincerely appreciate the fact that the Custodian's Office was able to secure a tenant for our farm.

Mr. Snow is offering us a rent of only \$550.00 for the establishment that yields a gross income of around \$4500.00. An extra \$150.00 which we have asked for isn't very much to a man in Mr. Snow's position, but it means a very great deal to us when no income of any sort is available here. We have co-operated with Mr. Snow in connection with selling our produce for many years, so it is our desire that Mr. Snow meet our terms.

There are also quite a few apple and pear trees on our property, which if taken care, will yield considerable income.

If Mr. Snow is unwilling to meet our terms, we would like to have truck, stove, ladders and all things not connected with the use of greenhouse excluded from the list as equipments, and Mr. Snow to make all necessary repairs on buildings, greenhouses etc. so that we may be able to operate them as soon as we are able to move in again.

It is also our desire to know what steps Mr. Snow will be taking regarding the insurance on buildings, greenhouses and equipments.

We hope the Custodian's Office will do all it can to have Mr. Snow come to our terms. Thank you.

Yours truly,

"Jiro Kosaka" Reg. No. 02868

I have written on behalf of my brothers.

Tamotsu Kosaka, Reg. No. 13625 and  
Masaru Kosaka, Reg. No. 03987



6980, 6981  
6982

Messrs. J. T. & M. KOSAKA,  
Reg. Nos. 02868, 13625, 03987,  
East Lillooet, B.C.

50 - 3  
EXHIBIT No. \_\_\_\_\_  
DATE 20 Jan 1948  
FILED BY R. J. McMaster

December 5th, 1942.

Dear Sirs:

Thank you very much indeed for your letter dated November 30th in connection with the lease the Custodian's Office has been able to arrange covering your property with Mr. G. H. Snow.

Previous to your departure from the protected area, you apparently made no arrangements for the continued operations of your farm, and no income from this property would be accruing to you save for the fact that the Custodian's Office has been able to secure a tenant to operate your property. Following consultation with the Soldier Settlement of Canada, agreement has been reached for \$550.00 per annum covering the use of land, house and buildings.

Following your suggestion, we have taken up with Mr. G. H. Snow the question of compensation for the use of chattels and equipment, without which obviously he would be unable to operate your property. Although in your letter you suggest that we endeavour to obtain \$150.00 annually covering the use of chattels and equipment, Mr. Snow advises us that the most they are prepared to pay annually for the entire property, including chattels, equipment and truck, is \$550.00; therefore, we ask that you reconsider the stand you have taken, as if you do not see your way clear to comply, it is obvious that Mr. Snow will not be able to continue to operate your property, and if the property is not operated it is equally obvious that no income from this property may be expected. You may very well take the stand that the Custodian is responsible to you for obtaining a tenant who is willing to pay, say \$550.00 for your land, buildings and house, plus an additional \$150.00 for the use of chattels. You must, however, appreciate the fact that it is the Custodian's desire and intention to secure satisfactory tenants, but that the Custodian under no circumstances can assure you that a tenant can be obtained for your property who will not only be able to operate the property in an efficient manner (thereby protecting your assets) but who would be willing to pay the figure you set.

Under the circumstances we suggest that you reconsider the matter carefully and perhaps by return mail you will be willing to express your willingness, under the circumstances, to waive any further consideration of compensation for use of chattels and equipment.

Yours truly,

R. D. Richardson,  
Farm Department.

HRC/EM

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

May 21, 1948.

*C. M. L. Johnson*



6980, 6981  
6982

November 16th, 1942.

Messrs. J. T. & M. Kosaka,  
Reg. Nos. 02868, 13625, 03987,  
East Lillooet, B. C.

Dear Sirs:

We acknowledge receipt of a letter dated November 12th and signed by Mr. Jiro Kosaka, Registration #02868, in reply to our letter dated October 30th in connection with the leasing of your property to Messrs. G. H. Snow. We assume that Mr. J. Kosaka has discussed the matter thoroughly with all members concerned and is replying with your approval on your behalf.

After a telephone conversation with Mr. Bone, Manager to Messrs. G. H. Snow, we would advise that your suggestion regarding the saw-dust is quite agreeable with the Lessee.

Re Chattels and Equipment - We wish to inform you that, in the majority of cases of leasing the Japanese properties, the chattels are to be included in the lease without extra cost, and we refer you to the 4th paragraph of our letter dated October 30th stating that it is essential to have this equipment included in the agreement to operate your property properly. It is expressed by the Lessee that this equipment should be embodied without extra cost. However, should you disagree with this arrangement, kindly let us know as to what you expect for same.

Re Sundry Supplies - We note that there are approximately 600 tomato boxes which you wish to sell at .10¢ per box. Please be advised that the Lessee is quite agreeable to make this purchase.

Re One Ton Truck - A representative from this office has discussed the matter of renting the truck at \$10.00 per month to the Lessee and we would advise that the Lessee is quite interested in your proposition but is at a loss to understand where the truck may be located. We would advise that the only trucks that can be found on Mr. Nagai's property are two very old vehicles, which have been used strictly for running around on the property and are not licensed to be driven on the highways. We would, therefore, appreciate your supplying us with further particulars as to the make, year, and model of truck and upon receipt we shall be pleased to discuss further details with the Lessee.







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R E P O R T

On Evacuated Japanese Property.

File No. 6981

MUNICIPALITY: Maple Ridge.

Date Dec. 1, 1942.

Name: Kosaka, Robert Jiro.

Registration No. 02868

Address: 2949-15th Rd., Haney, B. C.

Property: Joint ownership with Kosaka, Tamotsu & KOSAKA, Masaru.

Acreage: 18.182 12 acres cleared.

Kind of Crops: Fruit Trees.

Approximate Acreage of Each: 100 Approx. (poor condition)

House: 1½ Storey. Vacant:

Occupied: Yes, by Mr. Perkins.

Description: Frame, shingled.

Roof: Shingle.

Size: 20 x 60

No. of Rooms: 6. (5DS-1Us)

Condition: Fair.

Other Buildings: 4 Greenhouses, each 18' x 190' (good)  
Storage shed 18' x 22' (good) Pack. shed & sawdust bunk. comb. 2 Storey,  
Boiler room 20' x 22' (fair) Garage 14' x 18' (poor) 26' x 78' (good)  
Pump house 6' x 10' (poor)

Name of Lessee or Rentor:

Terms:

Water: Beatty pump & tank

On:

Off: Out of order at the moment.

Light: Yes

On: Yes

Off:

Remarks: Fruit trees are very poor, heavy moss covering limbs, a lot of  
work necessary to put them back into good condition.

Inventory of Chattels Left on Property:

See Attached Lists.

Signed: "J. Moryson"

"W. A. Stinson"