

6987

HANEY, B. C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 6998

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, Matautaro

HOME ADDRESS: R. R. #1, 15th Rd., Haney, B. C.

REGISTRATION NUMBER 13950 SEX: Male AGE: 59

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: Kiyoka

ADDRESS OF WIFE OR HUSBAND: 15th Rd., Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Kensuke(M); Ayano(F); Yoshiye(F);
Kikuyo (F)

ADDRESS OF CHILDREN: 15th Rd., Haney, B. C.

AGE OF CHILDREN: 26; 21; 17; and 12 years respectively.

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

1. LOCATION AND DESCRIPTION: Municipality of Maple Ridge...
15.59 (1) 15th Rd., Haney, B. C. - 2 parcels

19.59 & 2.19 acres of S $\frac{1}{2}$ Sec. 14 Township 12 Title No. S2338E, in District of

New Westminster. (2) 15th Rd., Haney, B. C. this is adjoining to above mentioned

property defined as 1.953 of S. S. $\frac{1}{4}$ Sec. 15 Tp. 12, lettered "B" on SMitch No. 5672 Title No. 57711 E, in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1-storey, 6-rooms wooden frame house,
1-barn; 1-woodshed; Property (2) no buildings.

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

(1)

4. TAXES (Amount and where payable) total taxes for properties (1) & (2) \$23.27

\$23.27 paid 1941 payable Municipal Hall, Haney, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) (1) Owner (2) none

Declarant will leave key of property to Custodian upon family's evacuation.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Registrar's office New Westminster, B.C.
One half interest with
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. son - None Kamauke Kosaika
9. IF FARM LAND STATE CROPS SOWN 2 acres of strawberries & raspberries.
1/2 acre garden vegetables, fruit trees (30 trees)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. None

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.

Sewing machine (Singer); stove; 5-beds included with furnishings for 6-room house.
at dwelling house 15th Rd., Haney, B.C.

Garden cultivator and hand tools in the barn at 15th Rd., Haney, B.C.

Declarant will leave key to home and personal property to the Custodian upon

family's evacuation.

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

1-000

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)
4 Shares #524; 10 shares #538; 9 shares #663; 12 shares #763 of Maple Ridge Co-operative Produce Exchange and 1-\$5.00 War Saving Certificate these securities are all in owner's possession.
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: 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)

M. Kosaka

T. J. Williams
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Dec 30/42

Full Name ☒ KOSAKA, Kensuke
(Surname in Block Letters)

Registration No. 14290 Male - Female ☒
(check) Age Mar. 22, 1916

Former Address % Harry Service, Hammond, B.C.

Date Evacuated 1/6/42 Naturalized - Canadian-Born - National ☒
(check)

Present Address ~~Griffith Lake, B.C.~~
% McFarlane & Lumber Co., Kamloops, B.C.

Married - Single ☒
(check) Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (MIYOSHI) Kiyoka -13892 Name of Father Matsutaro, 13950

Names of Children under 16 _____

Our File No. 6987 Registered with Custodian Yes
(yes or no)

Requested By C. Girard

Additional Information Garage attendant. 17 acres
between father & himself.

File No. JD-134

2 pms. 10.00 gm. & 2.10 gm. of H₂O Dec. 14, To. 12 and
1.000 gm. H₂O Dec. 18, To. 12.

Containing	80.053	Acres
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Post Office Address R.R. 1, Hany, B.C.

From Bull Point Albion, C. P. R. Distance 1 1/2 miles

From Manay St. New Westminster 25 miles. Distance 21 miles

Ques (give denomination) All denominations in Nancy Distance 3 1/2 miles

School J. Robinson (Public) Distance 1 1/2 miles

Small low property was identified Creek, roads, map check and one known post to east.

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

Access is on No. 15 Road. Good gravelled Municipal Road.

DATE June 23/48

Business opportunity. None greater than money. FILED BY *James*

nationality and religion At present Japanese are 95% locally.

Describe item and its condition: None Value \$ 0

From spring. Owner has crude flume to house in
near repair. Value \$

BUILDINGS ON FARM

BUILDING	DATE	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
	20-32	frame	14	shk.	11	wood	fair	150.00
	X							
	X							
	X							
	X							
	X							
	X							
	X							
There is a split cedar and pine woodshed of no assessable value and small 1/2 bath house.								
	X							
	X							

Nearest electric light is $\frac{1}{2}$ south of Kanaka creek on No. 15 Road.
Total present day value \$ 150.00

Total Value Buildings add to farm _____ \$ 150.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? It is a simple painted, Japanese built, very modest home, not suitable for remodeling. \$

Describe the basement and chimneys: No basement. Metal stove pipe chimney.

No. roots downed 4 Upland 2 Now finished Wood

Are buildings painted No Condition of paint ---

Distance from nearest bush Dwelling quite close to bush.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Page 2

Cultivated Land			Kind and Quality of Crop	Value per Acre	Total
Level, Undulating, Rolling or Hilly	Soil (Depth)	Sub-Soil			
5.37 sloping 3.37	clay loam 8"-10"	clay	small garden, straw-berries & raspberries badly weed-grown	50.00	168.50

Area which can be cultivated without cost other than for breaking.

Level, Undulating, Rolling or Hilly	Soil (Depth)	Sub-Soil	Value per Acre

Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.

Level, Undulating, Rolling or Hilly	Soil (Depth)	Sub-Soil	Nature of Reclamation Necessary	Reclamation Cost per Acre	Value per Acre	Total
10 part low bush part bench 10.00	clay loam 8"-10"	clay	clear logged off land	150.00	10.00	100.00

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
6.66 mostly steep side hill bush falling sharply to creek 6.66	best timber gone, lots of firewood	-

20-033000

Total value of Land \$ 268.50
 Total added by buildings to value of farm \$ 150.00
 Total fruit trees add to value of farm (for use in orchard districts only) \$ -
 Total value of farm \$ 418.50

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
 Owner a fisherman other years. Wife sick, little or no work done this year.
 Crops a mass of grass and weeds. Owner still in residence.

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

Noxious weeds: Plenty of Canada Thistle.

Give approximate detail and amount of all annual taxes and name of Taxing Authority:
 Maple Ridge Municipal, land, school & library,
 \$24.44.

Date: 30th May, 1942.
 Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 28th day of May, 1942.

Inspector's Signature "T. GODFREY"

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

EXHIBIT NO. 422
DATE
FILED BY

Owner normally a fisherman with home as shown. Extremely modest buildings. Clearings in crop and sod, have been neglected for more than this year. Raspberries and strawberries are struggling with weeds and grass. At time of visit owner was cutting grass from strawberries as hoeing would not be possible. There are 24 mixed orchard trees scattered rather haphazard among the berries.

Revenue from crops I would estimate will not be more than \$100.00 gross.

SPRINGFIELD, Mo.

2472

2000 年 12 月 15 日

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
The general lay of the 15.89 ac. is a workable rise eastward.
Fishing has been owner's main source of revenue. Sick wife
not able to do land work.

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

~~Poor strawberries.....88 ac.~~

Wady raspberries .90 "

Garden .09

Yellow and red 1.50

3.37

Total \$

Amount fruit trees add to value of farm \$

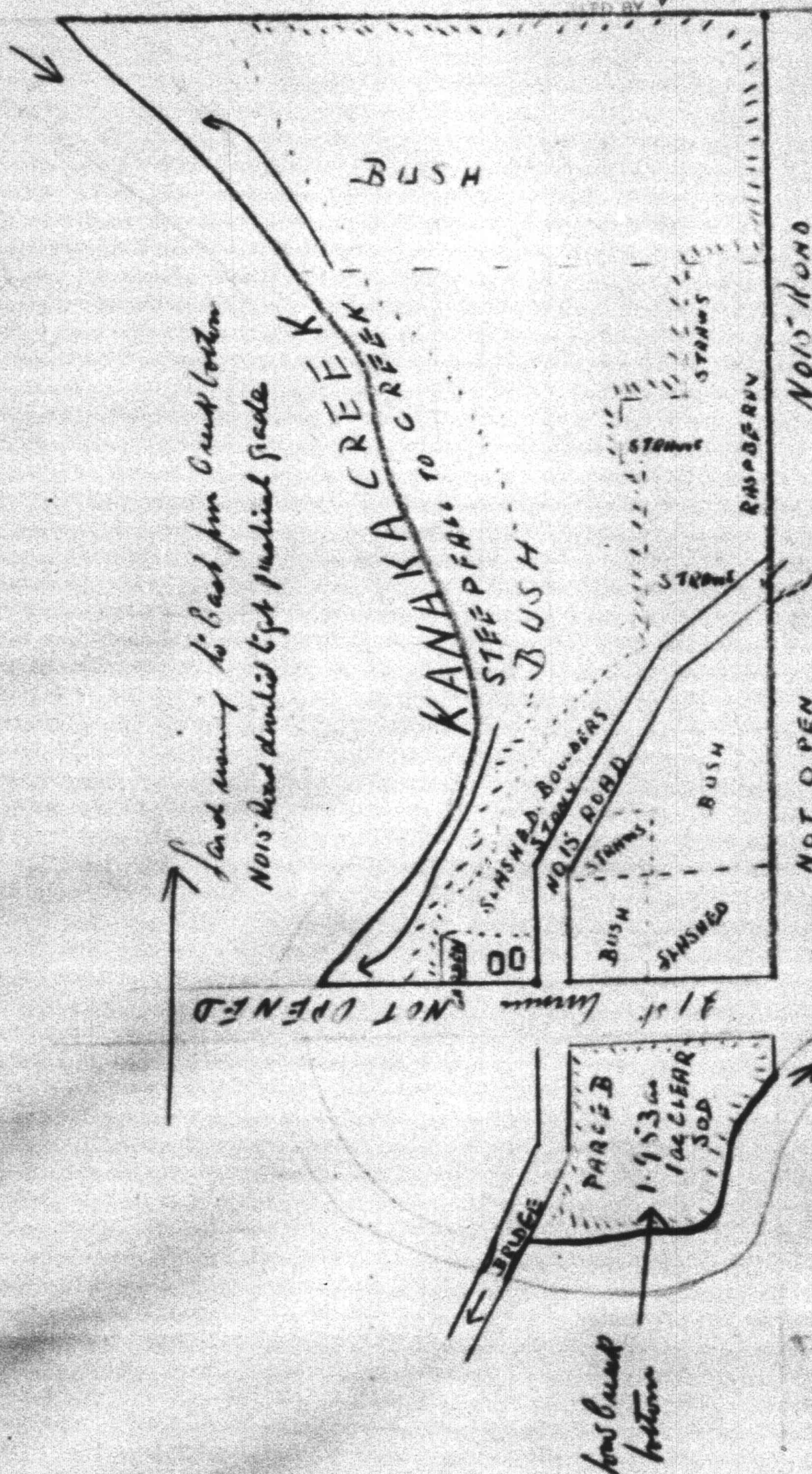
Diagram of Property

EXHIBIT No.

1997

1470-87

With 422-



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

value is \$ 400.00

Date 1st June 19 42

"I.T. BARNET"

District Superintendent.

6994 / 6987
13950 14290

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/69P
File No. (JL/176)

Vancouver, B. C.

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

KOSAKA, Matsutaro
Kenauku

Dear Sir:-

Re: Two portions, 1589 acs., m. or l., & 2.19 acs.,
m. or l., resp., of S $\frac{1}{2}$ of Sec. 14 Tp. 12, lying
South of Kanaka Creek shown Orange on
Sketch deposited #3329. - C/T #169434-E, and
Pt. 1.958 acs., m. or l., of S $\frac{1}{2}$ of Sec. 15, Tp.
12, shown Orange & lettered "B" on Sketch
No. 5672. - C/T #169435-E.
MUNICIPALITY OF MAPLE RIDGE.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. (see above) 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	\$ 410.00
Less arrears of taxes to January 1st, 1943,	\$ -
Amount paid Secretary of State	<u>\$ 410.00</u>

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

Yours truly,

(signed) W. K. Chandler
W. K. Chandler
LEGAL ADVISER.

WKC/W

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

"April 28, 1944"
Date

Solicitor for
The Secretary of State

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 9794/4227
Reg. No. 13150/14790

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Saburo KOSAKA and Mr. Kenzo KOSAKA.

Dear Sir:

Sum. of Maple Ridge, 2 portions of 15.89 acres more or less and 2.19 acres more or less respectively of the S. $\frac{1}{2}$ of Sec. 14, Tp. 12, lying S. of Re: Kanaka Creek as shown outlined orange on sketch dep. No. 3329, Dis. of New Westminster, C. of E. 50781. AND Part 1.953 acres more or less of S.E. $\frac{1}{4}$ of Sec. 15, Tp. 12, as shown outlined in orange color and lettered "P" on sketch dep. No. 5672, Dis. of New Westminster, C. of E. 50782.

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	\$ 410.00
Add:	
Unexpired insurance premium as at January 1st, 1943	410.00
Less:	
Tax arrears to December 31st, 1942	6.00
Registration fee	
Encumbrance—Principal	6.00
—Interest	404.00
Net proceeds of sale	

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.

Jan. 1

Credit to Sale of Property

संयोजक

RESEARCH

RESEARCH

00-7079

001

Land Registry Office c/s

770

02 4000

not very strong

12

10/10/1964

GO*OI

10-03

00-112

00-7179

00-5079 10

2nd March, 1948.

SUMMARY RELATIVE TO CLAIM OF
Matsutaro KOSAKA, Regn. No. 13950 & Kensuke KOSAKA, Regn.No. 14290

This claim for \$1080.00 is made by Kensuke KOSAKA, who is the son of Matsutaro KOSAKA, and joint owner with his father of the within described property.

2 Ptns. 15.89 acres m or l and 2.19 acres m or l respectively of S $\frac{1}{2}$ of Sec. 14, Tp. 12, lying S. of Kanaka Creek, Sketch 3329, Mun. of Maple Ridge, D.N.W.

Part 1.953 acres m or l of SE $\frac{1}{4}$, Sec. 15, Tp. 12, as shown in orange colour and lettered "B" on Sketch 5672, Mun. of Maple Ridge, D.N.W.

As the claim is made for land and equipment, buildings and supplies, we are unable to make the usual breakdown and determine claimants' valuation of real property or the amount of his claim for personal property.

The real property consists of 20 acres of which 3.37 acres had been cultivated and only a small garden with strawberries and raspberries had been planted in 1942. On the 20th May, 1942, when the appraiser visited the property the berries were found to be choked by grass and weeds.

As Matsutaro KOSAKA was not evacuated until 19th Sept. 1942, he had ample time to gather and dispose of his berry crop.

REAL PROPERTY:

	<u>Assessed Value</u>	<u>S.S. Bd. Valuation</u>	<u>V.L.A. Purchase</u>	<u>Claimants' valuation not specified.</u>
Land	\$680.00	\$268.50		
Improvements	<u>200.00</u>	<u>150.00</u>		
	\$880.00	\$418.50	\$410.00	

CHATELS:

No specific amount for loss of chattels indicated in claim.

The property was unoccupied from 17th September, 1942, until 23rd March 1943. On the 26th February, 1943, inventory was taken. Our fieldmen, Carlsen and Anderson, at that time appraised the chattels found on the property at \$25.00. On the 18th April, 1945, when investigating the property with a view to liquidating chattels, it was found that the windows had been removed and no chattels of any re-saleable value remained on the property.

MLB:HA

File No. 6994 & 6987
Reg. No. 13950 & 14290

Matsutaro KOSAKA & Kensuke KOSAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property Land Registry Office - Certificate of Encumbrance	\$ 2.00	\$ 404.00	
1944 March 20 March 27	Cheque from you Royal Columbian Hospital on account	10.00	10.00	
1945 April 23	Legal fees re sale of property	15.00		
1946 March 28	50% account to K. Kosaka 50% account to M. Kosaka	193.50 193.50		
		<hr/>	<hr/>	
		\$ 414.00	\$ 414.00	

MTL

Accounting Department
March 3rd, 1948

MEMORANDUM

File No.: 6994

April 18th, 1945.

TO: The File

FROM: Mr. W. E. Anderson

Re: Matsutaro KOSAKA
Chattels

When investigating this property with a view of liquidating chattels by auction, it was found to be vacant, wide open and all the windows taken out, and no chattels of any resale value remaining on the premises. According to the original inventory made, it is noted that they were of no value.

W. E. Anderson

WEA:OH

W. E. Anderson

Extract from Lease.

Lease No. 395.

Files Nos. 6987 & 6994.

Lessor: The Secretary of State. (Matsutaro & Kensuke KOSAKA)

Lessee: Douglas A. SIEGNER.

Date: 23rd March, 1943.

Term: 10 months from 1st March, 1943 to 31st December, 1943.

Consideration: \$65.00 cash.

Property:

Land: Part 1.953 acres (more or less) of S.E. $\frac{1}{4}$ of Section 15, Tp.12,
outlined in orange & lettered "B" on Sketch 5672, C.of T.150427 E.

2 portions 15.89 acres (more or less) and 2.19 acres (more or less)
respectively of S. $\frac{1}{2}$ of Section 14, Tp.12, lying South of Kanaka
Creek, outlined in orange on Sketch 3329, C.of T. 150427 E.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 9/8/43.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Kensuke KOSAKA Reg. No. 14290 File No. 6987.
Matsutaro KOSAKA " " 13950 " " 6994.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/69-P. First Offer.

PROPERTY ADDRESS: 15th Road R.R. No. 1, Haney, B. C.

LEGAL DESCRIPTION: Two portions 15.89 acres more or less and 2.19 acres more or less respectively of the South half of Section 14, Township 12, lying South of Kanaka Creek as shown outlined Orange on Sketch deposited No. 3329, Municipality of Maple Ridge, D. N. W.
AND
Part 1.953 acres more or less of South East quarter of Section 15, Township 12 as shown outlined in orange color and lettered "B" on Sketch deposited No. 5672, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Matsutaro KOSAKA and Kensuke KOSAKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

2 portions 15.89 acres - Vesting Order filed No. 25147, dated December 11th, 1942.
Part 1.953 acres - Vesting Order filed No. 25148, dated December 11th, 1942.

ASSESSED VALUES: 2 portions 15.89 acres - Land - \$600.00
Impts. - \$200.00 - \$800.00. Taxes - \$21.91.
Pt. of "B" 2 acres - Land - \$80.00 - \$80.00 " 2.53
\$880.00 \$24.44

CLASSIFICATION: Small Fruit and Berry Farm, Dwelling and out-buildings.
The Custodian's representative reported on February 26th, 1943, that No. 1 place had an area of 17.78 acres - only a small patch cleared, and planted to the following crops: small patch of strawberries. The owners both declared on their individual JP Forms, dated April 30th 1942, that they had planted 2 acres of strawberries, $\frac{1}{4}$ acre garden vegetables and 36 fruit trees.
1 - 2 storey 6 room dwelling, 1 woodshed 22' x 24', 1 storehouse 12' x 12', 1 bath house 8' x 10'.
No buildings on No. 2 Lot "B", 1.953 acres.

HISTORY OF ADMINISTRATION: According to our records this property was not occupied from 19th September, 1942, date of evacuation, until the Custodian leased this property on 23rd March, 1943 to Douglas A. Siegner for a Term of 10 months from 1st March, 1943 to 31st December, 1943, for a consideration of \$465.00 cash.
Buildings included, space reserved for storing chattels.

SOLD: To The Director, The Veterans' Land Act for \$410.00 as at 1st January, 1943.

1943.

Page 2.

File Nos. 6987 and 6994.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Matsutaro KOSAKA and Kensuke KOSAKA Joint a/c as at May 9th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$389.00 from said transaction.

In view of the rents for 1943, having been collected by the Custodian, a cheque for \$65.00, was issued to The Director, The Veterans' Land Act, covering same, on November 17th, 1943.

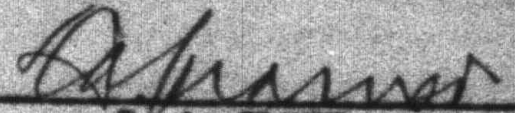
Certificates of Title Nos. 169434-E and 169435-E in the name of The Director, The Veterans' Land Act.

PROTEST:

Matsutaro KOSAKA protested the sale of this property - see letter of 25th September, 1944 on file 6994, and Kensuke KOSAKA also protested the sale - see letter of Dec. 4th, 1944 on file 6987 - both claiming that the price obtained was too low.

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

March 25th, 1946.


D. A. CRAMER.

DAC:JB

File No. 5287.

CLAIMS DEPARTMENT

August 10th, 1944.

Kensuke ROSAKA - Reg. No. 14290

CREDITORS:

NO CLAIMS ON FILE

RED:DE

Claims closed
10-8-44
D

LIABILITY SUMMARY

File No. 6987.

Kensuke KOSAKA - Reg. No. 14290.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

March 26th, 1946.


D. A. CRAMER.

DAC:JS

6th January, 1949.

Mr. Kensuke KOSAKA,
Regn. No. 14290,
House No. 7, Orchard,
New Denver, B.C.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$193.50, being your half share of proceeds from sale of real property jointly owned by yourself and your father, as shown on the attached statement of account.

Please be assured that acceptance of this cheque will in no way prejudice your claim now before the Commission, as the Honourable Mr. Justice H.I. Bird, Commissioner, has so ruled.

Kindly acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl. (cheque)

6987

December 6th, 1944.

Mr. Kensuke KOSAKA,
Registration No. 14290,
c/o Parkins Spruce Mills,
Donald Station, B. C.

Dear Sir:

We are in receipt of your letter of December 4th, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government, and the prices obtained were on the basis of appraised valuations.

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 the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

EVACUATION SECTION	
Rec'd	DEC 5 1944
File No.	6994-6987
Ans.	R.R. 00
Referred	Anderson

Donald, B. C.
Dec. 4th 1944.
Department of the Secretary of State,
Office of the Custodian.
Dear Sirs: -

I have received your letter of June 8th 1944, File No. 6994/6987, J.L. No. 176, regarding the sale of my farm in the Municipality of Maple Ridge, containing 18 Acres, more or less, for the sum of \$4.10.

This is the joint property of my father, Matantaro Hosaka, (Reg. No. 13950), and myself.

I wish to object to this forced sale, and also to the low price offered

2
for the farm. To the best
of my memory, the Municipality
of Maple Ridge assessed this
land, at former prices, at about
(\$850) Eight Hundred and Fifty
Dollars annually.

Yours very truly
H. Hosaka.

Reg. No. 14290

C. O. Perkins Spruce Mills,
Donald Station, B. C.

OFFER TO LEASE JAPANESE PROPERTY.

File No. 6987
6994

Place _____

Date March 4/43

Custodian of Enemy Property,
Vancouver, B.C.

Re: 1/4 B SE 1/4 Sec 15 Property.

Swpts 5 1/2 Sec 14 T1 R 12

M. K. KOSAKA.

I hereby offer to lease the above described property

on the following basis:

Term: From March 1 1943 to Dec 31 1943.

Cash Rental: \$65.00 per _____ to be paid as follows: _____

cash

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

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: D. F. Sargent

Address: 624 West Hastings

[Signature]
Field Supervisor,
Soldier Settlement of Canada.

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 H.W. COLGAN, SUB-COMMISSIONER)

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New Denver, B.C.
June 23, 1948

IN THE MATTER OF THE CLAIM OF
MATSUTARO AND KENSUKE KOSAKA

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

G.H.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.

Official Reporter.

30

MR. COBUS: The claim of Matsutaro and Kensuke Kosaka,
No. 28 on the Secretary's list.

THE COMMISSIONER: Which one are you calling in this
claim, Mr. Cobus?

MR. COBUS: This is Matsutaro.

MATSUTARO KOSAKA, the Claimant herein, being
first duly sworn, testified through
the official interpreter as
follows:

10 MR. COBUS: Your honour, I would ask leave to amend
the claim for realty under 4 (e) by eliminating
the equipment, crops and supplies, and showing
a total value for land and buildings of \$1200.00
and a credit to the Custodian of \$410.00, leav-
ing a net realty claim of \$790.00. With res-
pect to the personal property claimed, we have
now taken what the claimant originally showed
under land and buildings, equipment, crops and
supplies and show under 5 (e) certain person-
20 al chattels amounting to \$184.00. There is no
credit to the Custodian for sales. Therefore,
the net personalty claim remains at \$184.00.
The total claim is now \$974.00. That, I might
point out, is also the reason for the mistake
in credit shown the Custodian under 5 (e)(iv);
the realty in fact was sold for \$410.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concern-
30 ing the Farm land for which you have sub-

mitted a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the realty statement, your honour.

THE COMMISSIONER: That is Exhibit 1.

10

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Q: Witness, this farm land was owned by you and your son jointly, is that correct?

A: Yes.

MR. COBUS: Perhaps my friend would produce the Certificate of Encumbrance from his file.

MR. MACDONALD: I have a memorandum here, your honour, that sets out that the real property is registered in the names of the two.

20

MR. COBUS: Yes. Referring to Exhibit 1, your honour, this farm land consisted of 20 acres more or less of which 16 acres remained uncleared, one acre cultivated but not planted, and three acres were cultivated and in crops. The crops were strawberries, one and a half acres, raspberries, half an acre, blackberries, half an acre, loganberries, half an acre, vegetables half an acre. I would like to correct that, otherwise we will have three and a half acres. There is half an acre in blackberries and loganberries. The land was purchased by the claimant

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10 in May 1929 for \$75.00 at a tax sale. At that time it was all uncleared and there were no improvements on it. The estimated value at the date of sale the claimant puts at \$1200.00 for the land and improvements. The improvements listed are clearing and cultivating about four acres during the years after the purchase by their own labour, and they estimate the cost of clearing at \$300.00 per acre. They put in about 500 feet of ditching with cedar covers, which they estimate cost \$200.00. They planted about 30 fruit trees, mixed varieties from time to time at a cost of \$50.00. They installed piping from the spring to the house and bathhouse at a cost of \$2500.

20 The claimant lists four buildings, a house, a woodshed, a barn, with a cellar below, and a packing house. The total cost of these buildings they set at \$690.00.

30 With respect to the appraiser's report, the claimants say that the appraiser failed to put a value on the fruit trees and this witness disagrees that the woodshed was of no value and says it was in use and in fair condition, and that the same applies to the barn and packing house which the appraiser fails to mention. He says that he worked this land until he was evacuated in September, 1942, and that when he left it was quite clear of weeds, that he worked steadily on this farm and did no fishing from

the time he purchased the property in 1929, and that the cleared acreage was kept clean and well cultivated each year. The valuation of \$418.50 is, in his opinion, much too low. He says that in 1941 he grossed at least \$800.00 from his crops, \$600.00 from the strawberries alone, so that the appraiser is very much out in his estimate of \$100.00. He thinks that this good, well-located land was worth at least \$1200.00 when sold for \$410.00 by the Custodian.

10

Would my friend produce the Farm Appraisal Report?

(Handed to Mr. Cobus)

MR. COBUS: The Farm Appraisal Report is filed on behalf of the Crown.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Would my friend advise the assessment on this property?

20

MR. MACDONALD: I have a memorandum, your honour, setting out that the land is assessed at \$680.00 and the improvements at \$200.00.

MR. COBUS: There is no date, no year?

MR. MACDONALD: No.

MR. COBUS: I am informed that there is no assessment notice, and I take it my friend has not found an assessment notice in his file.

Q: Witness, I produce to you a statement concerning the personal chattels for which you and your son have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for you and is

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that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: In the statement marked Exhibit 3, your honour, the witness has given a complete list of the chattels for which the claim is made in the amount of \$184.00. He says that the above goods and other goods for which he is not claiming were left in their farmhouse -- address 15th Road, Haney, B.C., that the house was locked and the windows --

Q: Witness, were the windows boarded?

A: Planks were nailed against the windows.

MR. COBUS: I see. The only comment he has to make is that he has allowed for depreciation on all the articles claimed.

Would my friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to Exhibit 4, your honour, the analysis, it will be seen that the J.P. form in general terms declared five beds and furnishings for the six roomed house, the garden cultivator and hand tools. Then, on February 26th, 1943, the Custodian's agents, Carlsen and Anderson

H. Kosaka
In Chief
Cross exam

made an inventory of the goods they found. The Custodian is unable to show disposition under "Details of Claim" inasmuch as the claim is submitted, as I pointed out during the amendments, as land and equipment and furnishings all bulked into one. But it does show the J.P. declaration and the inventory, and that is the reason we are unable to give any credits, since the Custodian apparently has sold none of them.

10

Your witness.

MR. MACDONALD: I submit, your honour, that the land was sold at its fair market value and the personal property that is being claimed is claimed for an^{at} exorbitant price.

I would like to file a report, an appraisal made by the field men of the Custodian's office.

THE COMMISSIONER: That will be Exhibit 5.

20

MR. MACDONALD: Your honour will note the list of goods and chattels that were found in the house, and he appraises them at \$25.00.

(REPORT MARKED EXHIBIT NO. 5)

CROSS EXAMINATION BY MR. MACDONALD:

Q: You say you are not a fisherman?

THE COMMISSIONER: He didn't say he wasn't a fisherman; he said he quit fishing in 1929 and he went on this land.

A: Well, I used to fish before.

30

MR. MACDONALD: Q: You haven't been fishing since 1929,

is that right?

A: Yes, I ceased fishing in 1929, slightly before 1929.

MR. MACDONALD: I submit, your honour, the report of the Soldier Settlement Board speaks for itself. I don't think there is any use going into that matter.

Q: Have you any experience in selling second hand goods and chattels, furniture?

10 A: No.

MR. MACDONALD: That is all.

THE COMMISSIONER: Anything further, Mr. Cobus?

MR. COBUS: I have one additional note here, your honour. It appears that the Custodian did find that there had been a certain amount of breaking and entering of the property of this man.

THE COMMISSIONER: Well, he has that in his report.

MR. COBUS: It is in the report.

MR. MACDONALD: It is in that report, yes.

20 MR. COBUS: Fine. Just so long as it is there.

THE COMMISSIONER: That is all, thank you, Mr. Kosaka.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

Defence Brief
Matsutaro KOSAKA
and
Kensuke KOSAKA

NEW DENVER
23 June 1948
V.L.A.
Sheet No. A 9-8

Files No. 6987 and 6994

Case No. 422

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Part of Sections 14 & 15, Twp 12, Maple Ridge

Amended Claim

\$1200.

(Trans. Page 2)

Appraised at

\$418.50

Sale Price

\$410.

Witness: Appraiser, T. Godfrey.

Appraiser (Godfrey) reports - Very modest unpainted home, not suitable for remodelling. Small garden badly weed-grown.

Appraiser (~~Barnet~~) reports - Extremely modest buildings. Owner normally a fisherman. Clearings and crop have been neglected and crops are struggling with weeds.

It is submitted that the land was sold for its fair market value.

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Furniture & Farm Equipment

Claim

\$184.00

Appraised at

\$25.00

Stolen

Witnesses: Appraisers, S.C. Carlsen & R.M. Anderson.

Claimants stated that these goods were left in their farmhouse at 15th Road, Haney, and they left the house locked and the windows boarded.

Messrs. S.C. Carlsen and R. M. Anderson reported that the property had been broken into several times and that they had to nail it up on several occasions. On 26 February 1943 an inventory was taken of goods on the property, which they appraised at \$25.

On 18 April 1945 when investigating this property with a view of liquidating chattels by auction, it was found wide open and all the windows taken out and no chattels of any resale value remaining on the premises. According to their original inventory made, they were of little value.

It is submitted that the personal property that is being claimed is claimed at an exorbitant price.

Summary of Defence Witnesses

T. Godfrey
S.C. Carlsen
R.M. Anderson

Where required

1	Appraiser
2	Staff
2	Staff

EMP/nw

Name of Claimant

KOSAKA, Kensuke

Case

422

Custodian File

6987 & 6994

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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		
					410.00	495.48			495.48	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	164.00	84.64		84.64			
TOTAL RECOMMENDATION										580.12

6987 & 6994

November 16th, 1950.

Messrs. Kensuke & Matsutaro KOSAKA,
36 Salisbury Avenue,
Toronto 5, Ontario.

Dear Sirs:

Re: Japanese Property Claims Commission

Case No. 422

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$580.12.

Cheque in your favour is enclosed for \$557.36
and we have paid the Co-Operative Committee .. \$ 22.76
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/jc
1 encl.