Name of Claimant KOSAKA, Totaro Case 423

Custodian File 7598

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
1250	62.50 12.50										75.00

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
439.50	260.30	78.09	59.16%	198.65	117.52			195.61 ~~196.61~~

TOTAL RECOMMENDATION	270.61

CASE NO: 423

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 23, 1948

IN THE MATTER OF THE CLAIM OF

YOTARO KOSAKA

PROCEEDINGS AT HEARING

Original

CASE NO: 423

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)

New Denver, B.C.

June 23, 1948

IN THE MATTER OF THE CLAIM OF

YOTARO KOSAKA

PROCEEDINGS AT HEARING

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

MR. COBUS: The claim, your honour, of Yotaro Kosaka, No. 29 on the Secretary's list.

YOTARO KOSAKA, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim, first with respect to the real estate, by showing the value as $1750.00 in place of $2000.00, and the credit remains at $1250.00, therefore a net claim of $500.00. With respect to the claim for personal property under 5 (e), we now show an amended estimated value for chattels, $846.15, and are amending the credits shown originally to the Custodian. We now show $249.60, which leaves a net personal property claim of $596.55. The total net claim under 5 (f) $1096.55.

20

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you have submitted 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.

30 MR. COBUS: I would ask leave to file the real estate

statement, your honour.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the appraisal on the real estate in this claim?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file what purports to be an appraisal by Loewen and Harvey, Limited, Vancouver, B.C.

MR. MACDONALD: There are two of them. Here is another one.

MR. COBUS: Dated February 6, 1945 where in a valuation of $1000.00 is made, as well as one purporting to be made by Johnson, Reeve and Watson, Vancouver, dated the 19th of July, 1943, where in the appraisal was $800.00. I would ask leave to file the two as one exhibit.

THE COMMISSIONER: Put them both in as Exhibit 2.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to the statement, Exhibit 1, your honour, this property was a dwelling located at 2141 Columbia Street, Vancouver, B.C. It was a two storey dwelling, 24 feet by 26, containing 7 rooms and a bath, the bath containing a basin and toilet. A hot air furnace had been installed and two rooms had been built in the basement. The building was of frame construction with cement foundations, walls of siding, a full basement, roof of shingles, and the exterior being V-joint and plaster in the

basement and plaster upstairs. The floors were of fir. It was built on a lot 60 feet by 60 feet, being the north-west corner lot of 6th Avenue and Columbia Street. The claimant purchased the property in June, 1941, at a cost of $1150.00.

He lists nine improvements made by him totalling $630.50.

He points out, in commenting on the appraiser's report, that there was a basin in the bathroom, that he expended the monies as noted in renovating and repairing the house. The claimant admits that it was an old house, but that with the expenditures made, it was left in good condition when they were evacuated. He says there was no sagging of the floors when he left the property, and he considers that the valuations at $800.00 and $1000.00 do not represent the fair value of the property. He adds that the agent, Mr. Hargreaves, rented the property for $25.00 per month. He believes that when the property was sold by the Custodian in November, 1944 for $1250.00 the property would be worth at least $1750.00.

I am wondering, your honour, with respect to Exhibit 2, consisting of two appraisals. I remember noting the date of the $1000.00 appraisal as 1945. I wonder if the valuation was noted at any particular date?

THE COMMISSIONER: The date of the inspection, 9th

December, 1943.

MR. COBUS: Yes. Perhaps that should have been noted when that appraisal was handed in.

Will my friend admit that the property was sold in November '44 for $1250.00?

MR. MACDONALD: Yes, according to the memorandum I have here.

MR. COBUS: And the assessment of the property in 1943 was land $720.00 and improvements, $950.00, a total of $1670.00?

MR. MACDONALD: 1943 was it?

MR. COBUS: Yes.

MR. MACDONALD: That is no doubt right.

THE COMMISSIONER: All right.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim in the amount of $846.15 as a total estimated value. Did you instruct Mr. Leckie to prepare this statement and is that your signature?

A: Yes.

Q: In that statement, witness, you make reference to a list attached to your statement. I produce to you a two page list showing a total estimated value of the articles listed thereon as $846.15. Is that the list to which your statement makes reference?

A: Yes.

Q: Is the information contained in the statement and the list attached thereto true to the best of your knowledg e and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement as one exhibit.

THE COMMISSIONER: That will be Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Referring to Exhibit 3, your honour, the statement concerning personal chattels, the claimant says that all of the goods were stored in the basement of his home at 2141 Columbia Street, Vancouver, with the exception of the hardwood closet which was left in the dining room. The house was locked and the key given to Mr. H. Hargreaves, agent. He says that he has allowed for depreciation on 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: Would my friend produce the J.P. form?

(Handed to Mr. Cobus)

MR. COBUS: Q: Witness, I produce to you what is known as a J.P. form, and it is dated the 4th of May, 1942 and bears a signature which appears to be Y. Kosaka. Is that your signature?

A: That is my signature.

Q: And as forming, originally, part of your J.P. form is a list of chattels. Is this list of chattels a list which you declared to the Custo-

dian at that time?

A: This list was prepared and attached to the J.P. form at the time of making my registration out.

THE COMMISSIONER: That will be Exhibit No. 5.

MR. COBUS: For the Crown, your honour, and I would like to point out that this J.P. form is one of the type containing a declaration to this effect: "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."

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

MR. COBUS: Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value and that the personal property was sold at its fair market value; the personal property claimed is claimed at an exhorbitant value.

In this matter, your honour, I would like to submit a photo of this house.

MR. COBUS: You intend to identify it, I suppose.

MR. MACDONALD: Yes, pardon me.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Is this a picture of your house?

A: Yes.

THE COMMISSIONER: THAT WILL BE Exhibit 6.

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

THE COMMISSIONER: Q: Mr. Kosaka, when was this picture taken?

A: I did not take that photograph. I presume it was taken by the Custodian.

MR. MACDONALD: Yes, it was, your honour, otherwise it wouldn't be on our file.

MR. COBUS: On a dull day, your honour.

MR. MACDONALD: I imagine it would be a dull situation around that house, anyway, at any time.

Q: Now, you bought this house in 1941. You didn't pay for it in cash, did you?

A: I paid $200.00 only.

Q: You paid $200.00 down and how about the balance?

A: $15.00 a month.

Q: So that at the time it was sold there was still a balance of $755.00 owing on it?

A: Yes. I had arrangements with the agent to pay that from the rent received.

Q: What interest were you paying?

A: Six percent.

Q: Six percent. Was there a cash price set on that house at the time that you bought it? Could you have bought it cheaper for cash, do you remember? A: It was a city tax sale.

Q: I see. Did they offer you the house at any cash price?

A: There was nothing said of that sort.

Q: Now, as regards your chattels, your furnishings

and your goods in that house. You left them in charge of Mr. Hargeaves who was your agent?

A: They were all put in one room. I bought a new lock to lock the place up, to lock that room up, and I gave the key to my agent.

Q: Who was your agent, Mr. Hargreaves?

A: Yes, Mr. Hargreaves.

Q: In your J.P. form it is set out that"H. Hargreaves notary public to take charge of furnishings;" that is, he was to look after them for you, is that it?

MR. COBUS: Don't put words into his mouth, Mr. MacDonald.

MR. MACDONALD: You seem to do it in direct examination. Surely I can do it in cross-examination.

MR. COBUS: I know, but I don't change the words.

MR. MACDONALD: Q: Is that right?

A: That is true.

THE INTERPRETER: I gave the word "kazari mono", which means more "ornaments" than "furnishings." I don't quite know how to differentiate the furnishings from the furniture. It is a word that doesn't lend itself to Japanese.

MR. MACDONALD: Q: Well, goods, your goods.

A: I put all these things in one room and I gave the key to Hargreaves.

Q: Did you tell Mr. Hargreaves that you were doing that and ask him to look after them for you?

A: Yes.

Q: Now, as regards the value of these articles that

you are claiming for. Have you any experience in selling second hand furniture and second hand goods?

A: No.

MR. MACDONALD: Your honour, I would like to direct your honour's attention to the general remarks on the last page of the Analysis which sets out that these goods and chattels were left in the house which was rented from time to time by this agent, Mr. Hargreaves, and that the goods were "still in occupation" as they use the term here, at the time the property was sold.

That is all, your honour, I think.

MR. COBUS: Referring to the remarks in the Analysis to which my friend has directed your honour's attention, I point out that those remarks, of course, are in the nature of a defence rather than in the nature of any information as to who the tenants were. Perhaps my friend can tell me from the information on his file when Hargreaves reported this Japanese property to the Custodian and when Hargreaves deferred to the Custodian as being the individual responsible for this claimant's goods and chattels and real estate.

MR. MACDONALD: In that connection, your honour, there is a letter on file here from Hargreaves dated June 17, 1942, which it might be advisable to file in this connection.

MR. COBUS: It is filed on behalf of the Crown.

MR. MACDONALD: It shows that from that date at least he was aware of it.

(LETTER MARKED EXHIBIT NO. 7)

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: Is there anything further?

MR. MACDONALD: Further to that, your honour, it might be as well to put a letter in from Hargreaves of July 10, 1942.

THE COMMISSIONER: That will be Exhibit 8.

(LETTER MARKED EXHIBIT NO. 8)

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

Gudon Hambleton

G. Hambleton
Official Reporter

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

H.W. Colgan
Sub-Commissioner.

4-23

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

598
New Denver
Slocan

39

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

(1) NAME KOSAKA (Print) Surname YOTARO. Given Name (RCMP) Reg. No. 07150

(2) Pre-Evacuation Address 2141 COLUMBIA ST, VANCOUVER, B.C.

(3) Present Address NEW DENVER, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 2141 COLUMBIA ST. VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
8, 14 D.L. 302

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $2000 00 1750
(v) Amount at which Custodian sold property and credited your account - - $1,250 00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $750.00 500

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 2141 COLUMBIA ST.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") CUSTODIAN CARE

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

1.	CHATTELS	Estimated Value $ 1.063.25
2.	CUSTODIAN SELLING PRICE	Estimated Value $
3.	F 222.48	Estimated Value $
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 840.77

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1590.77 1096.55

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) NEW DENVER, B.C.

(b) Do you require the services of an interpreter at the hearing? Yes or no YES

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Jotaro Kosaka of New Denver in the Village of the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the Village of New Denver in the Province of B.C. this 21 day of November A.D. 1947. Hank Bromley

J. Kosaka,

A Commissioner &c.

Commissioner for Taking Affidavits

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Yotaro Kosaka
(Claimant's Name)

EXHIBIT No. 423-1
DATE June 23/48
FILED BY Cobb

REAL ESTATE
(Other than farm)

-07180-
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
2141 Columbia St Vancouver, BC 2 story dwelling 24×26 —	7 rooms and bath (basin + toilet) — hot air furnace — 2 rooms built in basement.	frame - cement foundation - walls siding - full basement - shingle roof - V joint + plaster in basement - plaster upstairs - fir floors -	dwelling	60×80' N W cor 6th Ave + Columbia	June 1941	

Type of Locality —	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
False Creek - mixed industrial + residential area —	$1150.00	(1) In 1941 - repaired roof, coiled and re-shingled as required - hired labour and bought material cost -	150.00	1750.00 (land and improvements)
		(2) new front + back steps —	30.00	
		(3) Extended kitchen and built pantry	180.00	
		(4) Extended chimney (height)	12.00	
		(5) new cage - trained hens —	60.00	
		(6) Paint for kitchen —	13.00	
		(7) new linoleum (kitchen) —	42.00	
		(8) new hot air furnace —	96.50	
		(9) General repairs —	67.00	
			630.50	

Comments re upkeep of premises:

see opposite

The Canadian paid the rental agent (Kargranes) some 72.00 for repairs + maintenance

Comments re Appraiser's report not covered above: There was a basin in the bathroom.

I expended monies as stated in remodelling and repairing the house I admit it was an old house but with the expenditures made, it was left in good condition when we were evacuated. There was no sagging of floors when I left the property — I consider that the valuations at 900 and 1000.00 do not represent the fair value of this property

Comment - the agent Mr Kargranes rented this property for 25.00 per month - I believe that when sold by the Custodian in July 1944 for 1250 that this property would be worth at least 1750.00

Y. Kosaka
SIGNATURE

423-2

LOEWEN & HARVEY, LIMITED

June 23/48

Crown

751 Dunsmuir Street
Vancouver, B.C.
February 6th, 1945.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 The Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 45, Lot 8, Block 14, District Lot 302, - 2141 Columbia Street.

The above lot is on the North West corner of Columbia Street and 5th Avenue. It is sixty-One (61) feet frontage on Columbia Street with a depth of seventy (70) feet on 5th Avenue and is level with both frontages.

On this there is an old two (2) storey and basement frame house. The foundation 25 x 30 feet is cement walls, not sufficiently above ground level on the South side, where the wood sills are rotten. Exterior walls are of narrow siding which is badly in need of re-nailing and painting. The shingle roof is only in fair condition. The picket fence is in need of renewal.

The basement has a wood floor in need of replacing. It is divided into hallway - two (2) rooms, - furnace-room (hot air coal & wood furnace) and general storage,- with "V" joint walls to three (3) feet, plastered above and plastered ceilings - all in need of cleaning. A good stair leads to the ground floor, containing hall, living-room, dining-room, kitchen and pantry. The floors are rough and have sunk badly in the dining-room. Pantry walls and ceiling are of "V" joint. There is an enamel sink with tin draining board.

The second floor has a large hall with cupboard and four (4) rooms and bathroom with enamel bath and toilet only. This portion is rented as a suite, one of the back rooms being used as a kitchen and sink and hot water boiler have been installed.

Decorating is poor throughout.

As at the date of inspection, 9th December 1943 - a fair value in my opinion is One thousand ($1,000.00) Dollars.

Yours faithfully,

LOEWEN and Harvey, Limited.

"A. Rout Harvey"

ARH/F

Director.

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

Sept.20/48

JOHNSON, REEVE and WATSON

Estate Agents

Bank of Nova Scotia Building
602 West Hastings Street
Vancouver, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 7598

Dear Sir:

Catalogue No. 45
Lot 8 Block 14 D. L. 302
2141 Columbia Street

We have inspected this property and beg to report as follows:-

Location	False Creek industrial district.
Land	60' x 70' on the North west corner of 6th Avenue.
Building	2 storey frame house 24' x 28' on concrete. siding walls. shingle roof. 1st floor 3 rooms. 2nd floor. 4 rooms and bathroom (no basin) Basement, hot air furnace.
Condition	Bad. Exterior siding badly deteriorated and other woodwork in bad condition. Interior needs cleaning, floors are worn, plumbing old. Basement floor rotted away.
Rent.	$25.
City Assessment	$1,670 (Land $720 Building $950)
Taxes	$62.24
Appraisal	We are of the opinion that the market value of this property is $800.

Yours faithfully,

JOHNSTON, REEVE & WATSON

per "D. W. Reeve"

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
September 20, 1948. E. M. L. May

G Kosuna
(Claimant's Name)

EXHIBIT No 423-3.
DATE June 23/48
FILED BY Cobus

PERSONAL CHATTELS

07120
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
See list of all items claimed attached					$846.15

Description of Storage of Goods: all of the goods were stored in the basement of my home 2141 Columbia St Vancouver. with the exception of the hardwood closet which was left in the dining room Home locked and key given to Mr. H Hargrave (agent)

General Statement as to Chattels not Described above:

Additional Comments, if any: I have allowed for depreciation on all items

G Kosuna
SIGNATURE

YÔTARO KOSAKA — PERSONAL CHATTELS — 17180 Reg. No.

ITEMS	DATE	NEW OR USED	PRICE	CONDITION	ESTIMATED VALUE
1 Hardwood Closet	1938	New	$105.00	Good	$75.00
1 Sewing machine	1937	"	85.00	"	60.00
1 Book case	1938	"	20.00	"	12.00
1 Gramaphone	1935	Used	15.00	"	7.00
1 Grama phone	1937	"	20.00	"	11.00
1 Armchair	1935	New	10.00	"	5.00
7 Tables (coffee, etc.)		"	14.00	"	7.00
2 Rocking chairs	1935	"	5.00	"	2.50
18 Chairs	1936	"	36.00	"	18.00
2 Sofas	1935	"	25.00	"	12.50
1 Hardwood dining table	1935	"	15.00	"	9.00
5 Small tables		"	10.00	"	5.00
3 Bureaus	1935- 1940	"	30. 0	"	18.00
2 Chests of drawers	1938	"	25.00	"	15.00
4 Double beds with springs	1935-1940	"	50.00	"	35.00
1 Book stand		"	3.00	"	2.00
24 Curtains		"	24.00	"	12.00
14 Blinds		"	17.50	"	9.00
2 Linoleums 10 x 12, 8 x 10	1938&1941	"	29.00	"	18.00
1 Kitchen stove with sawdust burner	1934	"	100.00	"	50.00
1 Hot water Tank	1938	"	20.00	"	12.50
1 Coleman gas stove	1938	"	13.00	"	10.00
1 Gas oven	1935	"	5.00	"	3.75
1 Electric toaster	1935	"	4.50	"	3.00
1 Dinner set 38 pc.	1940	"	20.00	"	15.00
24 Dinner plates	1940	"	12.00	"	8.00
15 cups and saucers	1940	"	9.00	"	5.00
4 Large platters 17"	1938	"	10.00	"	6.00
6 Large platters 15"	1938	"	10.50	"	6.00
2 Platters	1938	"	7.00	"	4.00
1 Fish cutting machine	1938	"	110.00	"	75.00
1 ¾ H.P. motor and attachment	1939	"	50.00	"	30.00
1 Showcase	1939	"	20.00	"	10.00
3 Shovels		"	3.75	"	2.25
2 Forks		"	2.00	"	1.25
1 Rake		"	1.25	"	.75
1 Hoe		"	1.00	"	.65
1 Pr scissors	1941	"	3.00	Like new	2.50
1 Lawn mower	1941	"	14.00	"	12.00
1 Hand saw		"	5.00	Good	3.00
2 Hammers		"	3.00	"	1.50
4 Axes		"	8.00	"	5.00
1 Brace and bit	1940	"	15.00	Good	8.00
1 Wheelbarrow		"	5.00	"	3.00
4 Clocks		"	15.00	"	10.00
2 Electric irons	1938	"	10.00	"	6.00
6 Buckets		"	4.50	"	2.25
11 Saucepans		"	20.00	"	10.00
4 Frying pans		"	2.50	"	1.25
3 Kettles		"	5.00	"	3.00
6 Mixing bowls		"	4.50	"	3.00
15 Assorted Bowls		"	5.00	"	3.00
18 Cups and saucers		"	6.00	"	3.00
18 Plates		"	4.00	"	2.25
18 Dessert dishes		"	3.50	"	1.80
12 small cake plates		"	3.50	"	1.80
12 Tumblers		"	1.20	"	.70
70 Rice bowls		"	10.50	"	7.00
140 small Jap. dishes		"	28.00	Like new	24.00
4 Glass jugs		"	2.00	Good	1.00
1 Enamel jug		"	2.50	"	1.25
1 Coffee Silex		"	4.00	"	2.50
1 Roast pan		"	2.75	"	1.50
2 Sugar bowls		"	1.00	"	.50
25 Cookie tins and pie plates		"	7.50	"	4.00
5 Trays		"	10.00	"	7.00
4 Tea pots		"	5.50	"	3.00

PERSONAL PROPERTY

(Claimant's Name) _____ Reg. No. _____

Type of BUSINESS	Location	Gross Turnover 1941	Average Mark Up	Net Income 1941	Estimated Value of Goodwill

Description of Stock-in-trade at evacuation: (Attach inventory with cost prices)

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

Date of Purchase	Price	Value Stock Date of purchase	Value of Furniture equipment & Fixtures at date of purchase:	Value of Goodwill at date of purchase:

Furniture equipment and fixtures acquired after purchases:

Description	Date Acquired	New or Used at Date Acquired	Price Paid	Condition when Evacuated:	Estimated value at date of Evacuation:

List of Accounts Receivable and Accounts collected by Custodian Attached:

Method oi Storage and arrangements made at time of evacuation:

Additional comments , if any:

SIGNATURE

YOTARO KOSAKA — PERSONAL CHATTELS — 17180

ITEMS	DATE	NEW OR USED	PRICE	CONDITION	ESTIMATED VALUE
3 Round rice boxes		New	$ 7.50	Good	3.50
50 pcs. knives, forks, spoons		"	10 00	"	5.00
8 Butcher knives		"	8.00	"	4.00
2 Wash tubs		"	5.00	"	3.00
2 Wash boards		"	1.30	"	.70
3 Jap. tea sets		"	18.00	"	10.00
4 Jap. tea sets		"	12.00	Not used	12.00
2 Jap. Lacquer sets		"	12.50	"	12.50
2 Dish pans		"	6.00	Good	4.00
1 Boil can	"	"	4.50	"	2.50
5 Crocks		"	25.00	"	15.00
2 Bowls		"	2.00	"	1.00
1 Lamp	1938	"	7.00	"	4.00
20 Books of Knowledge		Used	25.00	"	15.00
Highchair and stool		New	7.00	"	4.00
1 Cupboard	1935	"	6.00	"	3.00
1 Small heater stove	1935	"	10.00	"	5.00
1 Garden hose	1940	"	5.00	"	4.00
1 Small computing scale		"	18.00	Like new	12.00
Block and chain		"	10.00	Good	5.00

846.15

REAL ESTATE
(Farm Land)

Reg

Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase

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

When Made	Cost

Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	V

ort not covered by above information:

SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 7598 EXHIBIT No.

NAME KOSAKA, Yotaro REG. No. 07180

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration May 4/42 Evacuation June 5/42	Taken by Date		Auction	Tender &c		
		"Chattels $1063.25. Custodian selling price $222.48." Claim for property loss	840.77			
1 hardwood closet						
1 sewing machine (White)			35.00			
1 bookcase			8.00			
1 gramaphone			5.50			
1 armchair						
4 tea tables						
Magazine table						
Small table						
Flower Table						
2 rocking chairs						
18 chairs						
2 sofas						
1 round table						
5 tables (small)						
3 bureaus			12.00			
2 drawers			9.60			
1 dble.bed with spring, mattress (brown)			10.50			
3 dble.beds with spring & mattresses (10 ea.)						
1 bookstand						
24 curtains						
14 blinds						
2 linoleum						
1 kitchen stove						
1 hot water tank						
1 Coleman gas stove						
1 gas oven						
1 electric toaster						
1 Singer Sewing Machine						
½ doz.dinner set (38 pcs.)						
24 pcs. dinner plates						
½ doz. tea sets						
15 pcs. cup & saucer						
4 - 17" large platters						
6 - 15" large platters						
2 platters						
1 fish machine)						
1¾ H.P.Motor attach.)			40.00			
1 showcase			7.00			
3 shovels						
2 forks						
1 rake						
1 hoe						
1 scissors						
1 lawnmower			10.00			
1 hand saw						
2 hammers						
4 axes						
1 brace & bit			7.00			
1 wheelbarrow						
1 bicycle						
4 clocks						
2 electric irons						
6 buckets						
11 saucepans						
4 fry pans						
3 kettles						
6 mixing bowls						
15 asstd. bowls						
1½ doz. cup & saucers						
1½ doz. plates (small & large)						
1½ doz. dessert dish						
1 doz. small cake plates						

EXHIBIT No 42-4
DATE June 23/42
FILED BY Brown

No. 7598 EXHIBIT No. CASE No.

No. 07180 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
ON	TENDER &c								
.77									
.00									
.00									
.50									
.00									
.60									
.50									
.00									
.00									
.00									
.00									

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 10105 EXHIBIT No.

NAME KOSAKA, Yotaro REG. No. 07180

DATE Declaration Evacuation	INVENTORY Taken by Date	DETAILS OF CLAIM	SALES Auction	SALES Tender &c	Sold with Real Prop.	Decl. Not Found
		1 doz. glasses				
		70 pcs. rice bowls				
		140 pcs. Jap. dishes				
		4 pcs. Jugs (glass)				
		1 enamel jug				
		1 coffee silex				
		1 roast pan				
		2 sugar bowls				
		25 pcs.cookies,cake & pie tins				
		5 trays				
		4 teapots				
		3 round rice boxes				
		3 seives				
		50 pcs.knives,forks, & spoons				
		8 kitchen knives				
		2 wash tubs				
		2 washboards				
		2 Jap.tea sets				
		4 new Jap tea sets	4.45			
		1 Jap.good tea set				
		1 new Jap.lacquer set				
		1 new Jap.lacquer set				
		2 dish pans				
		1 boil can				
		12 bowls				
		2 sets				
		2 bowls				

	$149.05
Scales	10.00
Tools	16.45
Miscellaneous	33.70
Kitchenware	32.65
Furniture	59.95
TOTAL SALES	$301.80

RECAP. of CLAIM

Chattels worth	$1063.25
Less Custodian selling price	222.48
BEING CLAIMED	$ 840.77

Gross Custodian Sales	$301.80
Less Auction expenses	79.32
NET AUCTION SALES	$222.48

No 10105 EXHIBIT No. CASE No.

No. 07180 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
ON	TENDER &c								
4.45									

.05
.00
.45
.70
.65
.95

.80

$301.80

79.32

$222.48

GENERAL REMARKS:

In his JP Form of May 4/42 Mr. Kosaka declared that H. Hargreaves, Notary Public, was to take charge of the furnishings, etc. and that the belongings were to be left in the basement. He also declared that H. Hargreaves would be responsible for the house after Mr. Kosaka's evacuation and Mr. Hargreaves reported to the Custodian on June 8/42 that they had rented the premises as of June 6/42 to a Mr. Mahovich. This tenant only remained for 1½ months, was succeeded by C.H.Kieler who in turn vacated the premises before the end of September 1942, due to the poor condition of the property. The premises were then rented to G.Pelton as of September 27/42 who was still in occupation at time property was sold.

FORM "JP"

EXHIBIT No 423-5
FILE No.
DATE
FILLED BY June 23/48

BUREAU HASTINGS PARK

OFFICE OF THE CUSTODIAN

Crown

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, Yotaro

HOME ADDRESS: 2141 Columbia St., Vancouver, B. C.

REGISTRATION NUMBER 07180 SEX: Male AGE: 56

OCCUPATION: Retired

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: HISA

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: CHIYE (F) HANA (F) TOSHI (F) IMA (F) TSUNE (F) MARI (F) FUMI (F)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 26, 20, 19, 15, 13, 25 and 24 yrs.

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

1. LOCATION AND DESCRIPTION: 2141 Columbia St., Vancouver, B. C.

Lot 8 Except the South 7 feet for highway purposes, block 14, D.L. 302, Group 1, New Westminster Disttict, according to Plan #5832.

2. BUILDINGS AND OTHER IMPROVEMENTS: 9-room frame house, shingle roof, and wood bin

3. INSURANCE (Give particulars; state where policies are) The Occidental Fire Ins., Agent: H. Hargreaves, 10th & Main St., Vancouver, B. C. $1,000 in possession at City Hall.

4. TAXES (Amount and where payable) $66 per yr. paid for 1941, payable at City Hall, Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Owes $830.00 to City Hall for taxes. Paid in consecutive monthly payments of $15.00 payable on the first day of each and every month.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by self. H. HARGREAVES, Notary Public will be responsible for the house after evacuation. He will rent the house for instalment and tax.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Land Registry Office

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

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:

See list attached

Located at 2141 Columbia St., Vancouver, B. C. H. HARGREAVES, Notary Public, to take charge of furnishings, etc. Belongings to be left in basement.

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: The Occidental Fire Ins. Agent: H. HARGREAVES, 10th & Main, Vancr., B. C. $500 for HOUSEHOLD FURNITURE

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) 3 - $5 War Savings Certificates, in own 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 4th day of May 1942

(Signature) "Y. Kosaka"

"E. V. Lohn"
Witness

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
September 20, 1948.

FOR DEPARTMENTAL USE

KOSAKA, YOTARO # 07180

2141 Columbia St., Vancouver, B. C.

1 hard wood closet
1 sewing machine (White)
1 book case
2 gramaphone
1 armchair
4 tea tables, magazine table,
small table, flower table
2 rocking chairs
18 chairs
2 sofas
1 round table
5 tables (small)
3 bureaus
2 drawers
1 double bed with spring mattress (brown)
3 double beds with spring and mattress (10 ea.)
1 bookstand
24 curtains
14 blinds
2 linoleum
1 kitchen stove
1 hot water tank
1 Coleman gas stove
1 gas oven
1 electric toaster
1 Singer Sewing machine
½ doz. dinner set (38)pcs.
24 pcs. dinner plates
½ doz. tea sets
15 pcs. cup and saucer
4-17" large platters
6-15" large platters
2 platters
1 fish machine
1¾ H.P. Motor attachment
1 show case
3 shovels, 2 forks, 1 rake, 1 hoe, 1 scissors
1 lawn mower, 1 hand saw, 2 hammers, 4 axes
1 brace and bit, 1 wheelbarrow, 1 bicycle
4 clocks, 2 electric irons
6 buckets, 11 sauce pans, 4 frying pans
3 kettles, 6 mixing bowls, 15 assorted bowls
1½ doz. cup and saucers
1½ doz. plates (small and large)
1½ doz. dessert dish
1 doz. small cake plates, 1 doz. glasses
70 pcs. rice bowls, 140 pcs. Jap. dishes
4 pcs. glass jugs, 1 enamel jug, 1 coffee sylex
1 roast pan, 2 sugar bowls, 25 pcs. cookes
cake and pie tins, 5 trays, 4 tea pots
3 round rice boxes, 3 seives, 50 pcs. knives,
forks and spoons, 8 kitchen knives, 2 wash
tubs, 2 wash boards, 2 Jap. tea sets,
4 new Jap. tea sets, 1 Jap. good tea set,
1 new Jap. lacquer sets,
1 new Jap. lacquer sets
2 dish pans
1 boil can, 12 bowls, 2 sets, 2 bowls

KOSAKA, Yotaro
2141 Columbia St., Vancouver, B. C.
Evac. File 7598

EXHIBIT NO. 4223-6
DATE FILED June 27 1946
Tolson



Picture Taken May 3, 1943.

out → Milsom

PHONE-FAIRMONT 3594

EXHIBIT No. 423-7
DATE June 23/48
FILED BY Crown

MOUNT PLEASANT SPECIALIST

H. HARGREAVES
NOTARY PUBLIC
REAL ESTATE · INSURANCE · LOANS
INVESTMENTS AND ESTATES MANAGED

MEMBER OF
THE SOCIETY OF NOTARIES
PUBLIC OF B. C.

10TH AND MAIN
VANCOUVER, B. C.

June 17,1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 18 1942

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

Dear Sir:-

Re File No. 7598
Yotaro Kosaka

Further to yours of 9th instant regarding goods stored at 2141 Columbia Street ; we have started to take an inventory, but find it rather difficult to do so, as all the stuff is piled in one room, in wooden boxes and tubs, and we do not seem to be able to get help for our man to move this furniture etc, so that we can make a check. We will, however, continue on with this check and advise you when same is completed.

We have opened the doors and placed new locks on same.

Yours truly,

H. HARGREAVES.
PER

F.

EXHIBIT No 423-8

DATE June 23/48

FILED BY Crown

H. HARGREAVES

Notary Public

10th and Main
Vancouver, B. C.

July 10, 1942.

R. P. Alexander Esq.,
Deputy Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re: File 7598
Kosaka, Yotaro

We beg to advise you that we inspected the goods at 2141 Columbia Street, and undoubtedly they are there, being checked and re-checked, with the exception of making a complete survey of some of the boxes of goods containing china and small ware, but we feel we can say with confidence that the goods are there and are prepared to accept the inventory as being correct so far as we were able to check, save and except these boxes of small wares.

We would also like to advise you that the tenant is moving out to 416 East 21st Avenue, and that we have another tenant ready to move in, who is prepared to pay the same rent, and who is working at the nearby Shipyards. The present tenant is prepared to pay rent up to the time the new tenant goes in. Under these circumstances we would like your advice as to accepting this new tenant in place of the old. We are quite aware of the fact that he should have given 30 days' notice, but we are also inclined to say that it would be better to accept the new tenant, than worry about the legal aspect of notice to vacate.

We will submit you account for checking inventory and goods at premises, together with cost of making entry and supplying new lock etc. together with rent, when we receive it, but would appreciate your advice in connection with renting of house at an early date.

Yours truly,

H. HARGREAVES
Per. "H. Hargreaves"

HH/F,

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy,
September 21, 1948.