

3331

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

3331

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: KOZUKI, Otojiro

HOME ADDRESS: 19 E King Edward Ave., Vancouver, B.C.

REGISTRATION NUMBER: 06613 SEX: Male AGE: 56

OCCUPATION: Gardener

(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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yoshino

ADDRESS OF WIFE OR HUSBAND: Japan

NAMES OF ANY LIVING CHILDREN: Toshiko (F)

ADDRESS OF CHILDREN: Japan

AGE OF CHILDREN: 15 years

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

1. LOCATION AND DESCRIPTION: 19 E King Edward Ave., Vancouver, B.C.

Lots 4 and 5, South half of Block 1, District Lot 630, Group 1,

New Westminster District, Plan 1168

2. BUILDINGS AND OTHER IMPROVEMENTS: 30' x 30' dwelling house

ten-rooms 2½ stories frame. Double garage 18' x 20'. Greenhouse

10' x 20'.

3. INSURANCE (Give particulars; state where policies are) \$2000 Michigan Fire & Marine Ins.

\$2000 put on by Mr. Davies as agent, Main & King Edward. Don't know company's name

4. TAXES (Amount and where payable) \$55 per year all paid for 1941.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession

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

9. IF FARM LAND STATE CROPS SOWN -----

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Ten-room 2 1/2 storied dwelling house at

19 E King Edward Ave., Vancouver, B.C./

2. LANDLORD'S NAME AND ADDRESS: Myself

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:

Furniture and fixtures valued about \$2000 at 19 King Edward Ave.,

Vancouver, B.C. (will bring in list later) garden tools, value \$300,

1936 Dodge truck, value \$500 in custody at Hastings Park.

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: \$1000 on furniture with the Michigan Fire & Marine Ins. Co. \$500 on 1936 Dodge truck with the Union Assurance Society Ltd., London, England.

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) \$1000 owing on unfinished gardening contracts (which I hope to be able to finish)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) British Colonial Gross Royalty 1/20 of 1% and 1/40 of 1%, amount paid \$540. \$50 Victory Bond. In my possession

8. BANK ACCOUNTS \$300 Royal Bank, 25th & Main St. branch. Acc't #2063

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

REMARKS:

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 9th day of April 1942.

(Signature) *Indo Tetsuo Kozuki*

[Signature]
Witness

FOR DEPARTMENTAL USE

3331

INFORMATION FROM R.C.M.P.

RETURNED TO JAPAN
S.S. GENERAL MEIGS
17th JUNE, 1946

Date January 13/43

Full Name

KOZUKI, Otojiro
(Surname in Block Letters)

Registration No.

06613

Male - Female
(check)

Age July 10, 1885

Former Address

19 E. King Edward, Vancouver, B.C.

Date Evacuated

June 15/42

Naturalized - Canadian-Born - National
(check)

Present Address

General Helving Williams Lake
Rainbow Beach, Okanagan Centre, B.C.
B.C.

Married - Single
(check)

Name of Wife

Yoshino (Japan)

Name of Husband

Name of Father

Deceased

Name of Mother

Deceased

Names of Children under 16

Our File No.

3331

Registered with Custodian
(yes or no)

Yes

Requested By

J. Hale

Additional Information

Gardener.

1 Truck - 1/2 ton

House.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Oct. 17/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

Re: KOZUKI, Otojiro ^{333/} #06613

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 5364.58

Draft Issued- - - - - \$ 5364.58

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,

[Signature]
F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

3331/06613

DOMINION OF CANADA
DEPARTMENT OF FINANCE

N^o

380

Issued at: **Vancouver, B.C.**
Date: **May 27th, 1946**

The Government of Canada acknowledges that **RECEIVED 0102150**
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with
and approved by the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as may be required to repay advances made by the Government of Ca-
nada by way of Reparation Grant.

Cash - - - - -	7200.17
Outstanding Free Balance - - - - -	43,300.94
	<u>1-61.0</u>
	43,300.94

C. W. Van Norden
for Comptroller of the Treasury

REAL PROPERTY SUMMARY

JAPANESE NAME: Otojiro KOZUKI Reg. No. 06613 File No. 3331.

CATALOGUE NO: 131

PROPERTY ADDRESS: 19 East King Edward Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: Lots 4 and 5, South half of Block 1, District Lot 630, Group 1, N.W.D., Plan 1168.

TITLE: In the name of Otojiro KOZUKI, Cert. of Title No. 51019-L.

ENCUMBRANCES: Nil.

Vesting Order filed No. 35759 - 15th February 1943.

ASSESSED VALUE: Land \$ 760.00
Improvements \$1200.00 - \$1960.00. Taxes - \$70.83.

CLASSIFICATION: Mr. Reeves, who appraised the property, reported that it was in a residential district for small buildings, the lot 66x122ft. fenced and in garden. The house, frame 24x28ft., 2 storey, with 1 storey addition 6x22ft., on concrete foundation and with shingle siding and roof part duroid and part shingle, contains 7 rooms and concrete floored basement and hot air furnace. House not plastered. Building badly planned, poorly and cheaply constructed of cheap second-hand material. Roof leaked, wiring not as required by by-law, both worn and out many other defects. The cost of remodelling the house not warranted. Garage built of second-hand material. Lots well situated.

HISTORY OF ADMINISTRATION: The property was rented with some listed chattels as from 15th June 1942 by the owner to Wm. Watson at \$22.50. Mr. Watson continued in occupation as tenant until he acquired by purchase 21st August 1943, paying rents to the Custodian's agent, A.E. Austin & Co. Ltd. Rents credited to owner's account were \$326.25.

APPRAISAL: By Mr. Reeves, \$1000.00, 19th July 1943.

OFFERS: One offer only was received that of Wm. Watson, \$1200.00, through A. E. Austin & Co. Ltd. Agency.

SOLD: To William Watson for \$1200.00 as at 21st August, 1943.
Approved by Advisory Committee - 29th July 1943.

TITLE: Certificate of Title No. 91216-L, dated 13th October 1943, issued in names of William Watson and Jessie Ann Watson, Joint Tenants, and receipt acknowledged on 22nd October 1943 by W. Watson and Jessie A. Watson.

Watson.

Page 2.

File No. 3331.

FUNDS:

Released to the credit of Otojiro KOZUKI - sale price \$1200.00 plus rentals \$326.25, plus refund insurance \$1.86, plus closing adjustments \$41.63, total \$1569.74; less commission on rents \$17.41, repairs \$4.75, sundries \$14.50, insurance \$31.75, Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising \$4.00, registration fee \$10.15, taxes \$73.00, commission on sale \$60.00, total \$221.56. Net amount released \$1348.18.

OLD TITLE:

Certificate of Title No. 51019-L was requested by letter to Otojiro KOZUKI on 20th August 1943. No response to this request.

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

February 22nd, 1947.

IM:JS


IAN MACPHERSON.

NO.
NO.

06613

NAME

KOZUKI Otojiro

FILE
NO.

3331

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Liverpool-Manitoba Assur. Company	<i>Renewed - Policy 36200 - cancelled - 12-1-45</i> 21140	\$1000.00	June	6	43	#19 King Edward Avenue, Vancouver, B. C.
British Northwestern Fire Ins. Company	<i>Policy 189700 - cancelled - 12-1-45</i> 189700	\$2,500.	July	8	45	#19 East King Edward Ave., Vancouver, B. C.
Liverpool-Manitoba Assurance Company	<i>Renewed - Policy 36200 - cancelled - 12-1-45</i> 36200	\$1,000.	June	6	1946	#19 East King Edward Ave. Vancouver, B. C.
Liverpool-Manitoba Assurance Company	<i>Policy 36187 - cancelled - 12-1-45</i> 36187	\$1,000.	June	6	1946	#19 East King Edward Ave. Vancouver, B. C.

British Northwestern Fire Insurance Policy #189700 for \$2500.00 expiring July 8th, 1945 and Liverpool-Manitoba Policy No. 36200 for \$1000.00, expiring June 6, 1946, covering the real property at 19 E. King Edward Avenue, Vancouver, were transferred to the new owner, Mr. Waton, on October 22nd, 1943.

\$1000.00 of British Northwestern Policy #189700 covered the Household Effects at 19 E. King Edward, and this portion of the policy was cancelled and a return premium of .43¢ was credited to the Evacuee's account.

Liverpool Manitoba Policy No. 36187 for \$1000.00, expiring June 6, 1946 was cancelled and a return premium of \$1.43 was credited to the Evacuee's account. (This policy covered Household Effects)

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

E. Robertson
E. Robertson.

/ER
May 20, 1946.

SUMMARY of LIABILITIES

File No. 3331

May 14th, 1946

Re: Mr. Otojiro KOZUKI
Reg. No. 06613.

There are no claims on file against the above Japanese
person.

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

E. Robertson
E. Robertson.

/ER

PERSONAL PROPERTY SUMMARY

Otojiro KOZUKI (Mr.)
(Restrictated to Japan on June 17, 1946)

Reg. No. 06613

File No. 3331

Chattels: See Chattels Summary.

Specified
Articles:

This file reveals that a 1936 Dodge Express Truck (T13) was owned by this Evacuee and was released to him on June 3, 1942, under the authority of Edgar T. Reed (See letter on file dated June 3/42).

Accounts
Receivable:

The following was declared by this Evacuee in his JP Form dated April 9, 1942: "\$1,000.00 owing on unfinished gardening contracts (which I hope to be able to finish)". Beside this, written in pencil, appears the word "Disregard". No further reference to this is made on file.

Securities:

Declared: British Colonial Gross Royalty 1/20 of 1% and 1/40 of 1%, amount paid \$540.00.

\$50.00 Victory Bond - in own possession.

No action regarding above has been taken by the Custodian and no further reference to the above is recorded on file.

Bank Account:

Declared: \$300.00 - Royal Bank of Canada, 25th & Main St. Branch, Vancouver. Account 2063.

No further reference is made on file to the above and no action has been taken by the Custodian.

Life Insurance:

No life insurance was declared by this Japanese person and no record of any appears on file. However, on May 30, 1944, Otojiro Kozuki requested that the Custodian pay Miss Hanako Kozuki's (daughter) insurance premium (on Sun Life Policy No. 2234941) from funds in her savings account with the Custodian. This premium and another, in part, were paid from funds in Miss Kozuki's account. The balance was paid from the father's account. On December 10, 1947, The Sun Life Assurance Co. advised that they had received word that Miss Hanako Kozuki had died in Japan on May 14, 1946, and the beneficiary under the policy was Otojiro KOZUKI, father, also resident in Japan. Custodian gave consent to the beneficiary's request that the proceeds of this policy be paid to his son in Canada. (See letters Nov. 5/48, Nov. 6, 1948, Nov. 8, 1949 and Nov. 19/48 on Enemy File 1149).

NOTE:

A bundle of photos was found in Custodian storage listed in the name of Otojiro Kozuki. This was shipped to the son, Tokuhide Kozuki, at Williams Lake, B. C. on December 14, 1949. A trophy also was found in Custodian Storage in Otojiro Kozuki's name (See Mr. Johnston's letter of Jan. 5/49).

The above summary is certified to
be in accordance with the information on file: *E. Robertson*

Apr. 20/49

CHATELS SUMMARY

Otojiro KOZUKI

Reg. No. 06613

File No. 3331

In his JP Form dated April 9, 1942, Mr. Otojiro KOZUKI declared "Furniture and fixtures valued about \$2000.00 at 19 King Edward Avenue, Vancouver, B. C. (will bring in list later) Garden tools, value \$300. 1936 Dodge Truck, value \$500. in custody at Hastings Park".

Our records do not reveal that any list was supplied at a later date by the Japanese. On August 1, 1942, A. E. Austin, agent, wrote enclosing a list of furniture left in the house, duly signed by the tenant (Mr. Watson), but stated they had not been supplied with a list of the goods left in the lockfast room and that the tenant would not be responsible for them.

On August 8, 1942, Mr. Green wrote to the above Japanese person, his son, Fred Tokuhide Kozuki (file 735) and his son's wife, (file 10641) enclosing the list mentioned above, asking that he sign same and return it if he found it to be in order. No replies were received to the above letter, and letters of August 31 and September 22, 1942, but on November 26, 1942 Mr. Kozuki wrote enclosing the list, duly signed by himself, his son, and his daughter-in-law.

At Harry T. Kozuki's (a son) request a shipment of certain goods was made by the Watsons direct to the Kozuki family and shipment was acknowledged by Harry T. Kozuki in his letter of Feb. 16/44. (See list filed behind letter Feb. 3/44).

According to Mr. Spain's memo of Sept. 21, 1944 the goods which had not already been shipped by the Watsons to the Kozukis were being moved to auction on September 25, 1944, but he stated that as the linoleum was attached to the floor throughout the house it would not be removed.

Goods removed from 19 E. King Edward Avenue were sold at Vancouver Auctions 512 and 57, on September 28, 1944 and December 14, 1945, respectively, in Mr. Otojiro Kozuki's name and the net proceeds of \$194.25 credited to his account with this office. A number of ~~items~~ goods were abandoned as having no value according to the undated statement on file signed by Mr. W. G. Willard, auctioneer, and Custodian representative, D. A. Smith.

(A footnote by Mr. Doust to memo of September 19, 1944, states that Mrs. Watson purchased the chesterfield suite and a small grinding machine from the Kozukis).

The chattels of the above Japanese and his two sons (files 735 and 1840) appear to have been left together at 19 E. King Edward Avenue but have been dealt with for the most part on the father's file (3331). See also Chattels Summary and Schedule on file 735.

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


E. Robertson

CHATELS SUMMARY

File No. 735

Fred Tokuhide KOSUKI (Mr.)

Reg. No. 05792

(Copy for father's file, 3331 - Otojiro KOSUKI, Reg. No. 06613 and
Copy for brother's file, 1840 - Harry Tetsuo KOSUKI, Reg. No. 06569)

In his JP form dated April 3, 1942 the above Japanese person declared a number of chattels as being left at his father's house, namely 19 E. King Edward Avenue, Vancouver, B. C. Chattels were also declared to have been left at this address by the father, Otojiro KOSUKI, file 3331, and a brother, Harry Tetsuo Kosuki, file 1840.

On August 21, 1943 Fred T. Kosuki requested shipment to him of his washing machine and this was included in the shipment made in January 1944 as per his brother Harry's request on the father's file, 3331. Tools were also shipped at this time and these may have been the ones declared by Fred T. Kosuki in his declaration dated April 3, 1942.

On March 26, 1944 Fred T. Kosuki requested that we sell to the Dominion Drag Saw Company Limited for \$135.00 the Ideal Lawnmower Sharpener. Under the same date on file 1840 Harry Tetsuo Kosuki's letter to the Dominion Drag Saw Company states he will accept \$130.00 for the above machine, less commission of \$15.00, and asks them to remit the money to the Custodian. (Mr. Green's footnote to Fred T. Kosuki's letter states "O.K. All written by same man"). Our records reveal that the funds were remitted to Harry Tetsuo Kosuki on June 24, 1944.

As shipments of goods were evidently made by the tenants of 19 E. King Edward Avenue to the Kosuki family at Williams Lake, B. C., and only one recorded with the Custodian, it is impossible to determine whether or not some of the chattels listed by Fred T. Kosuki in his JP form (see schedule attached) were shipped to him or were included in Vancouver Auction 512 under his father's name.

There is nothing on file to indicate what disposition was made of the Singer Sewing Machine and as no request for this machine has been made by any member of the Kosuki family it is assumed that it was shipped to them by the Watsons in a previous shipment.

The chattels on the Kosuki files appear to be somewhat of a family affair and have been handled for the most part on the father's file, namely 3331. The Kosuki family all lived together at 19 E. King Edward prior to evacuation, and later lived together at Williams Lake, B. C. Funds from the sale of all chattels removed from 19 E. King Edward Avenue to auction were credited to the father's account and later released to him upon his repatriation to Japan. The auction sheets were sent to Otojiro KOSUKI on May 30, 1945 and no comments were received from any member of the family. It is therefore presumed that any adjustments necessary in connection with chattels were settled direct between the various members of the Kosuki family.

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

E. Robertson.
E. Robertson.

Jan. 3/47

MEMORANDUM

To: File 3331

April 14, 1944.

From: Specified Articles Department

Re: KOZUKI, Otojiro - Reg. 06613

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1936 Dodge Express No. T13 License No. (42) C 3163	\$310.00

The above truck was released to Otojiro Kozuki on
June 3, 1942. ✓

Harker

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION A1

**A.E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST

VANCOUVER,
CANADA

June 19, 1943

EVACUATION SECTION

JUN 22 1943

TELEPHONE

File NO. MARINE 2431

Ans. ESTABLISHED 1906

Referred

3331

The Office of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Lots 4 & 5, Block 13 $\frac{1}{2}$, D.L. 630
19 East King Edward Avenue. Catalogue #131

On behalf of Mr. William Watson and his wife, Mrs. Jessie Ann Watson, the tenants of the above property, we hereby make you an offer to purchase the property at a price of \$1200.00 cash. We enclose herewith marked cheque in favour of the Custodian for \$120.00 as a deposit in connection with this matter.

As you are no doubt aware the dwelling on the property is a very poor one. It is not plastered, there are no cupboards of any kind, and the floors are just of rough shiplap. The tenants have at their own expense made the house comparatively livable. If we had poor tenants in the property it would have been a wreck.

We shall be glad to hear from you as soon as possible.

In the event of Mr. and Mrs. Watson's offer to purchase the property being accepted, the Deed is to be made in their names as joint tenants, and not tenants in common.

Yours truly

A. E. AUSTIN & CO. LIMITED.

Matthew Watson
Agents.

MD/S
Encs.

Un 126

N/1149

506 Royal Bank Bldg.,
Vancouver, B.C.,
November 6, 1948.

E.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Bldg.,
Ottawa, Ont.

Re: Sun Life Insurance Policy No. 2,234,941.

Dear Mr. Wright:

Re: Hanako KOZUKI (Miss)

I find that some previous correspondence has been had with your office in regard to the above policy.

We are now advised that the assured died in Japan on May 14, 1946. At that time the beneficiary was an evacuee resident in Canada and I presume would be entitled to the value of the policy.

The beneficiary returned to Japan on June 17, 1946 and now wishes to assign his interest to his brother, a resident in Canada. This would appear to me to be in order, but it would be appreciated if you would advise us before any further action is taken.

We enclose herein copies of letters which the Sun Life Company have written to Mr. Kozuki and to Mr. Henry G. Lockwood.

Yours very truly,

F.G. Shears,
Director.

FGS/GH
Encl.

Evac. 3331
Entry 1149

April 26th, 1947.

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

Dear Sirs:

Re: Miss Hanako KOZUKI (IN JAPAN)
Policy No. 2234941.

We have for acknowledgement your letter of April 16th enclosing notice of premium due on May 15th in connection with the above policy.

We wish to advise that the Custodian has no funds in Miss Kosuki's account with which to pay this premium, and would also advise that the father, Otojiro KOZUKI, who has been paying premiums on the above policy on behalf of his daughter, returned to Japan last June and has no funds in account with this office.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. : **imp life.** Insurance
From the : **imp life.** Insurance
Company
Date of Discovery. **May/48**

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy
N.B. Separate forms should be used for each policy
or annuity contract for each "enemy"

Policy No.	2,234,941	Date of Policy (i.e., due date of first regular premium)	May 15/37
Life Insured	- Name Kozaki, Miss Masako Born March 2/11 Address Japan (no detail available)	Plan of Policy	20 Year Endowment with Annual Dividends
Owner - if third party insurance	- Name Address	Sum Assured Can. \$25,000.00	Can. \$25,000.00
Beneficiaries	- Names Kozaki, Otojiro Addresses Relationship to Life Insured Father	Premium - Amount How Payable Due Dates	Can. \$ 101.50 Annually May 15th.
Record of Current Assignments (other than to company for policy loan)	nil	Policy Loans (automatic or otherwise)	nil
- Give names and addresses -	-	Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Can. \$716.52
		Nature of Automatic Non-forfeiture Provision	Automatic Premium Loan
		Approximate Cancellation Date under Automatic Non-forfeiture	Maturity - May 15/57

Special Notes:

STATEMENT RE SALE OF:

Name: KOZUKI, Otojiro

Catalogue No: 131

File No: 3332

Street Address: 19 E. King Edward
Vancouver, B.C.

Reg. No: 06613

Legal Description: 4 & 5 of S1/630/1/1168

Date of Sale and Adjustments August 21, 1943

	<u>Debit</u>	<u>Credit</u>
Sale Price		1200.00
Real Estate Agents Commission	60.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Mortgage		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		9.10
Taxes		26.24
Water		6.53
	<u>72.50</u>	<u>1241.87</u>
Net Proceeds credited to your account		1169.37

Date:..... February 7/46

Compiled by:..... George Peters

ADJUSTMENTS - FILE NO. 3331

As of August 21, 1943 - 132 days to go

Debit purchaser

132/365 x \$73.00 taxes for 1943	126.24
132/184 x \$ 9.10 water - July to December	6.53
Proportion 13.75 insurance premiums expiries 8/7/45 & 6/6/46	9.10
Registration fees on deed - \$1,200.00	<u>6.65</u>
Total Debits	<u>\$48.52</u>

Credit purchaser

Proportion rents for month of August - 10/31 x \$21.28 net	86.89
--	-------

Total credits

86.89

Total Debits	\$48.52
Less Total Credits	<u>6.89</u>

DUE FROM PURCHASER

\$41.63

NAME ROBERT, Otolina

REGISTRATION NO. 06613

FILE NO. 333

The following chattels were sold by public

auction at Vancouver, B. C. on December 14th, 1945.

Assorted box

\$ 2.00

Total

\$ 2.00

Less Expenses: (Auctioneer's Fee \$.20
(Advertising .10
(Moving .15

\$.45

Net Proceeds Credited:

\$ 1.55

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

NAME KOZUKI, Otojiro

REGISTRATION NO. 06613

FILE NO. 3732

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B.C. on September 28, 1944.

3 Square glass boxes	\$ 0.25
Tin of tar	0.25
Small tub and basket	0.35
2 Boxes of glass	2.00
1 Broken hand truck	1.20
Rope and blocks	2.35
Old Pipe	0.25
✓ Saw sawer	8.00
2 Ladders	1.30
Wheelbarrow	4.50
Old Baby carriage	1.60
Electric toaster	1.30
Electric iron	2.50
✓ 2 Light fixtures	1.00
Electric heater	4.50
Goose-neck lamp	1.25
✓ Electric fixtures	0.80
Crockery	2.55
Fish bowls	2.25
Bowls	6.30
Lamp shades	0.25
Glass bowls	4.75
Electric heater	4.80
Lamp	0.80
Plaques	0.25
Box of sundries	0.70
Box of novelties	4.90
Total	
Carried Forward	\$ 59.75
Less expenses:	\$
Net proceeds credited:	\$
Amounts of Canadian Staff Present.	
Excluded from Auditing Dist No.	
Remarks:	

NAME KOTUKI, OlatinaREGISTRATION NO. 06613FILE NO. 133

The following chattels were sold by public
 auction at 1017 Seymour St., Vancouver on September 28, 1944.

	Brought Forward	\$ 39.75
Baby Swing		0.70
Developing box		1.40
Flower pots		1.15
2 Fish bowls		0.70
Wicker chairs		14.00
Garden tools		6.10
Carpet sweeper		2.50
Ukulele		4.75
School bag		0.20
1 Burner electric plate		1.90
Box of scrap		1.55
2 Enamel platters		0.25
Slot machine		15.50
Toys		2.50
Picture frames		0.10
Cigarette box		1.50
Miscellaneous		0.35
Bicycle pump		1.05
Vase		0.35
Old Linoleum		0.50
Tools		2.00
Grass clipper		1.20
Bed pan		0.80
Old Linoleum		0.35
Coal oil heater (old)		0.25
Basket and fly spray		0.65
Total	Carried Forward	\$ 124.05

~~Less expenses~~

\$

~~Net proceeds~~

\$

~~Amount paid to the City of Vancouver~~~~Amount paid to the City of Vancouver~~~~Amount paid~~

NAME KOBUKI, OtelloREGISTRATION NO. 06613FILE NO. 333

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on September 28, 1944

	Brought Forward	\$121.05
Tools		3.00
Barrens		0.95
Child's lawn chair		0.25
2 light fixtures		0.25
Box and contents		0.30
Christmas goods		1.00
4 Unstained sheepskins		1.60
Box of old electric wire		0.25
4 Boxes of sundries		4.55
2 Burner electric plate (broken)		2.30
Box of sundries		1.25
Child's blackboard		0.45
2 Cardtables		0.80
3 Jugs		0.25
3 Crocks		4.65
Bamboo rakes		6.00
2 Counter cases		1.05
Odd chair		1.05
Small table		0.25
High chair		1.60
1 Chair (Poor condition)		1.50
Child's table and 2 chairs		1.60
Homemade chest of drawers		3.50
Coil spring		4.50
1 Homemade dresser (Poor condition)		7.40
Oak china cabinet (broken)		7.00
Total	Carried Forward	182.55

~~Less Expenses~~~~Net Proceeds~~~~Amount of Cash Received~~~~Amount of Cash Received~~~~Remarks~~

NAME ROBERT. Stelling

REGISTRATION NO. 06613

FILE NO. 333

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on September 28, 1944

	Brought Forward	
Round Oak Table		\$151.55
Couch		1.10
Remington Typewriter (obsolete)		1.00
Vanity dresser and chest of drawers		3.25
Old Wardrobe		45.99
Scale		2.95
		14.25

Total

\$ 249.85

Less Expenses: (Auctioneer's Fee: \$24.98
 (Advertising: 8.17
 (Moving: 24.00)

\$ 57.13

Net Proceeds Credited:

\$ 192.70

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks.

Original sent to Coanier on May 30, 1945

File No. 3331

September 14th, 1944

CLAIMS DEPARTMENT

Otolire KOZUKI - Reg. No. 06613

CREDITORS:-

NO CLAIMS ON FILE.



RED:ND

Williams Lake, B.C.

Jan 18/44

EVACUATION SECTION	
Rec'd	JAN 20 1944
File No.	3331
Referred	Spencer
Out to Donet	

Mr. Green,
Protection Dept.,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir,

This is to inform you that my father
Otojiro Tozaki, ~~Nashville~~ has received your letter
of Oct. 26/43, Re: Premises at 19 E. King Edward
Ave., last Friday.

I have received a letter from Mrs. Watson
stating that they bought my house some time
ago, but, as I was expecting a letter from you, I
did not bother about the goods.

I have written to Mrs. Watson asking
her to send some of our goods, as ~~we~~ the place
we (my brother and family) are staying is lacking in
space. For the other chattels, will you kindly
let Mrs. Watson to hold for us, till we move into
a larger house.

Your assistance in this matter will be
appreciated.

Yours truly,
Harry Watson Tozaki
for Otojiro Tozaki

Williams Lake, B.C.
Jan. 14/44

Dear Mrs. Watson,

How are you and the family these days? I hope you and the rest are all in good health. I hope you all had a nice Xmas and New Year.

We are all keeping well and are still living at the same place. Only my father is at the Lake. He is working and looking after the place where he is staying. My sister-in-law invited him over during the Holidays and we all had a nice time to gether.

You know Mrs. Watson we are intending to move to a larger house nearer town but I don't know when that will be. But will you oblige us by sending the following articles that we need now by the P. & E. (Pacific Great Eastern Railway).

1. Washing Machine ✓
2. Large trunk (Light green color, largest) ✓
3. all the children toys in the attic & upstairs room including trains, transformer, rails etc. Please do not send any Japanese dolls ^{except} ~~in glass or other boxes~~ two or three in glass cases.
4. Extension bed (folding style) ✓
5. Mantel clock ✓
6. Writing desk ✓

1. Sledge hammer and wedge, hand saw and nail hammer (in basement).
2. Any articles such ^{or} tables cloth etc. in the heavy yellow dresser in the spare room (any kind of cloth etc.).

Will you kindly let me know the cost of packing and the freight and I ^{will} send the money by return mail.

If a party calls at the house to see the Lawn Mower Sharpener, would you please let him have a look. The motor for the machine is in the ~~attic~~ attic.

Yours Sincerely
Harry C. Tozaki

P.S. If you need any lumber you may find some in the garage for packing. Enclosed please find the forms of the Custodian. Please do not hand over the lawn mower sharpener until I advise you.

The washing machine and the desk have been registered by the Custodian and perhaps the trunk too, so if you find any trouble would you send these forms to the B.S. Security Commission, Dick Building.

3331

*note
original letter returned
to us 6/14/43 - + B.C. & for
2 weeks - filing reform order
there 2/11/43*

October 26th, 1943

Mr. Otojiro KOZUMI,
Registration No. 04613,
Rainbow Ranch, B. C.

Dear Sir:-

Re: Premises at 12 E. King Edward Ave.

Mr. and Mrs. Watson have now bought your house and our Administration Department will be giving you all particulars in connection with this. This letter is purely to deal with the belongings left in the house which are not included in the sale.

We understand that they have been very good in shipping to you some things you required and caring for the balance and we think the time has now come to arrange for the final disposition of this. We therefore suggest that you write to Mr. and Mrs. Watson and ask them if they will be so kind as to send you anything else you require.

We understand they wish to buy some of your belongings and will be writing to you direct.

When the above is completed, that is when you have had shipped to you or have sold to the Watsons whatever you wish, we shall have to remove the balance from your house and shall be including this in future auction sales.

Yours truly,

HFG:IF

H. F. Green
Protection Department

c/c sent to Mr. & Mrs. Watson

August 2nd, 1943

Messrs. A. E. Austin
& Co. Ltd.,
633 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 131.

Your letter of June 19th written on behalf of
Mr. & Mrs. William Watson enclosing cheque for \$120.00 and
offer to purchase 19 East King Edward Avenue for the sum
of \$1,200.00 has been received and considered.

This is to advise you that we are prepared to
recommend the acceptance of this offer. Will you please
forward to us certified cheque for the balance of the
purchase price, namely, \$1,080.00.

Kindly advise the full name, address and occupation
in which this property is to be registered and also state
whether or not the purchaser is a British subject.

The necessary documents will then be prepared and
forwarded to the Secretary of State at Ottawa, and if our
recommendation is acted upon, the documents will be signed
and returned.

A statement of adjustments of taxes, etc. will then
be prepared, including registration fees and forwarded to you,
after which the documents will be submitted for registration.

Yours truly,

F. G. Shears
Director

FGS/GH

A. E. L. Davies

NOTARY PUBLIC

REAL ESTATE, INSURANCE AND FINANCIAL BROKER

LOANS, RENTALS AND COLLECTIONS

FARM LAND AND CITY PROPERTY FOR SALE, RENT OR EXCHANGE

PROPERTIES MANAGED

4077 MAIN STREET

Vancouver, B.C., June 11th 1943.

EVACUATION SECTION	
Rec'd	JUN 14 1943
File No.	2331
Ans.	<i>Only 11</i>
Referred	<i>Gibson</i>

aut

Custodian of Enemy Property.
675 West Hastings St.
City.

Re Ototiro Kuzuki.
19 East King Edward Avenue. Vancouver.B.C.

Dear Sir:-

In reference to the above mentioned property, I forwarded to you policy for Fire Insurance on this building Liverpool-Manitoba Assurance Policy #36200 for the sum of \$1000.00, premium \$5.50 for 3 years from June 6th 1943, I also forwarded a copy of this Policy to A.E.Austin Co Ltd.

By this mornings mail I received returned from A.E. Austin Co Ltd the copy of the policy together with a letter in which they state " That acting upon specific instructions from the Custodians Office, we have already renewed this Policy"

I would like to point out to you, that I sold this house to Ottotiro Kuzuki, and that I have had the privilege of placing this insurance ever since he bought the house, and I protest against this policy being cancelled in favour of the A.E.Austin Co Ltd, as I am in business in the City and am just as much entitled to consideration in this matter as this or any other firm in the City, and I would ask that you take this matter up the A.E.Austin Co Ltd, and have this policy kept in force.

Further it was always Ototiro Kuzuki's intention that the renting of this property should have been left in my hands, as he mentioned to me several times before his evacuation that this was his intention that he would request that this should be done, my being the nearest Agent to this property, I fail to see why this business was given to this Company.

Your kind attention to this matter will be appreciated.
Yours faithfully,

A. E. L. Davies

3931

April 10, 1943.

Mr. Otojiro Kosuki,
Japanese Registration No. 06613,
Williams Lake, B. C.

Dear Sir:

We are in receipt of your letter of the 6th instant, and as requested, enclose statement covering the period June 1942 to March 31st, 1943 in connection with rentals received from your property on King Edward Avenue. We also enclose cheque for \$100.00, which leaves you with a credit balance of \$71.06.

As you are aware, your property is rented for \$22.50 per month less 5% Agent's commission, and bearing in mind that sufficient funds have to be retained by us to cover taxes due for 1943, viz. about \$68.00--and that a reserve for repairs must be created, we propose to send you \$12.50 each month commencing May. If you prefer to have a sum every three months, please advise us--perhaps in the circumstances the latter would be better in view of the small amount available each month.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosures 2.

" COPY "

LIST OF FURNITURE AND OTHER EQUIPMENT
LEFT IN THE PREMISES #19 E. KING EDWARD.

1 Chesterfield suite, 3- piece.

~~1 Bureau~~

~~1 Extension Table~~

~~Lighting fixtures including bulbs~~

~~Lines through the house~~

~~4 Kitchen chairs~~

Blinds on all windows

Desk

~~Lawn Mower~~

~~Few Garden Tools~~

Motor and Grinder

S. Sold by Auction 25/9/44 Vancouver 512

I hereby acknowledge having received
the foregoing furniture and equipment in good order,
and I agree to leave same in like order at the
termination of my tenancy. I will also look after
the shrubs in the garden during my tenancy. I will
not be responsible for the furniture and equipment
stored in the lockfast room.

(Signed) W. Watson.....

I have no other property in the restricted area of
British Columbia.

Signed *I. J. Kozuki*..... (733)

Mrs. I. J. Kozuki..... (10641)

... *O. Kozuki*..... (33312)

00PW

August 1, 1942

List of Furniture and Other Equipment
Left in The Premises #19 E. King Edward.

1 Chesterfield suite, 3 piece. 1 Bureau

1 Extension table

Lighting fixtures including bulbs.

Linos through the house

4 kitchen chairs

blinds on all windows

Desk

Lawn mower

Few garden tools

Motor and grinder

I hereby acknowledge having received the foregoing furniture and equipment in good order, and I agree to leave same in like order at the termination of my tenancy. I will also look after the shrubs in the garden during my tenancy. I will not be responsible for the furniture and equipment stored in the lockfast room.

(Signed) W. Watson

Duly signed by Japanese
on file 1840

Not on file 1840
- on file 3331

3221

DEPARTMENT OF THE SECRETARY OF STATE
OF CANADA

TO WHOM IT MAY CONCERN

Know all men by these presents that Otojiro Kozuki, of the City of Vancouver, in the Province of British Columbia, for value received, doth hereby remise, release and forever discharge the Custodian, appointed pursuant to regulations established by P.C. 3959 as amended, his deputies, servants, agents and representatives, of and from any and all causes of action, claims and demands whatsoever which the said Otojiro Kozuki as principal or as agent, bailee or representative or otherwise howsoever may or might have for or by reason of any seizure, custody, possession, control, holding or keeping by the Custodian or by any one acting on his behalf of the motor vehicle Number T13, Dodge Express truck,

And the said Otojiro Kozuki doth covenant and agree with the Custodian to defend, indemnify and save harmless the Custodian and his deputies, servants, agents and representatives from and against any and all claims, demands, damages, penalties, loss, costs and/or expenses which may hereafter be made or charged against the Custodian or against any of his deputies, servants, agents or representatives or which the Custodian or any of the said deputies, servants, agents or representatives may bear, suffer or sustain by reason or on account of any seizure, custody, possession, control, holding or keeping of said motor vehicle by the Custodian.

Dated this third day of June, A.D., 1942.

M. Sullivan
Witness

Otojiro Kozuki

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

F 13

FOR USE WHEN APPLICABLE

3331

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: **Otaji Kozuki, 19 E 25th Ave Vancouver B.C.**

On

1942

NAME OF FILE

, 1

Goodfellow K E

MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) 03163 TIRE NUMBERS 8 MAKE & MODEL Dodge (36) Truck SERIAL NO. 8153053 ENGINE NO. T2356167 SPEEDOMETER READING 42988 CONDITION Appears fair
		EXTRA EQUIPMENT None
		DESCRIPTION & CONDITION Right Rear Fender Broken VERIFIED <i>Indo Kozuki</i> Signature of Owner 06613 Japanese Registration No. Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>J. G. Awan</i> DATE: <i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT