

3423

OFFICE OF THE CUSTODIAN JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: KOBARA, Issamu (JRM)

HOME ADDRESS: 750 Cordova St., Vancouver, B.C.

REGISTRATION NUMBER 03297 SEX: Male AGE: 54

OCCUPATION: Auto Mechanic

(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: Triangle Equipment Co., Vancouver, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yoshi

ADDRESS OF WIFE OR HUSBAND: 750 Cordova St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Dennis (M) Irene Yuriko (F)

ADDRESS OF CHILDREN: 750 Cordova St., Vancouver, B.C.

AGE OF CHILDREN: 5 years 3 years

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

1. LOCATION AND DESCRIPTION: 1 lot at 550 Cassiar St., Vancouver, B.C.

Lot 5 Block 64 H 7 1/2 interest only. (wife Yoshi #2721) did not purchase for

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room frame bungalow. Garage.

3. INSURANCE (Give particulars; state where policies are) About \$1000 on the house with Pemberton's. Policy in possession of Mrs. Freeman for loan on house.

4. TAXES (Amount and where payable) \$54 per year payable at City Hall Vancouver

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

Mortgage to Mrs. Freeman \$70²⁵ for loan file 2935

6. OCCUPANCY AND LEASES (If vacant so state) Lea Oakes rents the house for

20 months

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registry Office, Vancouver

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

9. IF FARM LAND STATE CROPS SOWN: None

1. LOCATION AND DESCRIPTION: 750 Gordons St., Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS: My father Motoki KOSAKA, 38th & 2nd Ave.

Whonnock, B.C.

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

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None ✓
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None ✓
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$2000 20-year endowment policy with the Occidental Life
Beneficiary my wife Yoshi KOSAKA. Policy in safety deposit box.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: Imperial Bank 4th & Granville. Box #54. B.D. Morgan
holds key.

LIABILITIES:

1. PERSONAL DEBTS: About \$850 owing Mrs. Freeman, Vancouver, B.C.

*Secured by mortgage, payments of \$20
a month due and being paid*

2. TRADE DEBTS: None

*Noted
13-7-43
A*

Paid

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 13th day of April 1942

(Signature)

Sam Kosaka

T. J. Williams

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Apr. 27/43

Our File No. 3423

Full Name KOSAKA, Tsamu (Sam)
(Surname in Block Letters)

Registration No. 03297 Male - Female Nov. 17, 1907
(Check)

Former Address 750 Cordova St., City

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

Present Address a/o Mr. David Pearson, Picture Butte, Alta.
Box 48

Married - Single
(Check)

Name of Wife ^{nee} (SEKINE) Yoshi #03298

Name of Husband -

Name of Mother ^{nee} (HATANO) Kinoo #13545 Name of Father Moichi #13547

Names of Children under 16 Dennis Aug. 16/36

Irene Yuriko Nov. 18/38

Requested by ECT

Registered with Custodian yes
(Yes or No)

Additional Information Auto. Mechanic employed by Triangle Equipments Parts Ltd.

Owner of house & lot at 750 Cordova St., City

↓ No - a 550 Passaic St

REAL PROPERTY SUMMARY

File Nos. 3423 and 2938.

JAPANESE NAMES: Isamu (Sam) KOSAKA - Reg. No. 03297
Yoshi KOSAKA (Wife) - " " 03298

CATALOGUE NO: 38

PROPERTY ADDRESS: 550 Cassiar Street, Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision 5 of Lot 66, Town of Hastings, Suburban Lands, Plan 1843.

TITLE: In the names of Sam KOSAKA and Yoshi KOSAKA.

ENCUMBRANCES: 2614M. Mortgage dated 26th September/41 in favour of Leah Freedman for \$1000.00 at 7%.

Vesting 34680 - 21st August, 1942, covering interests of Sam KOSAKA and Yoshi KOSAKA.

ASSESSED VALUE: 1942 - Land \$ 315.00
Improvements \$1500.00 - \$1815.00. Taxes - \$60.54.

CLASSIFICATION: Urban dwelling situated on East side of Cassiar Street between Pender and Turner Streets. Lot 33 x 122' with a four room bungalow on cement foundations 28 x 24'. The interior walls are plastered and 1/2 panelled to a plate rail. Exterior painting is in fair condition but shingled roof has been patched. Basement has cement floor with hot air furnace and laundry tubs. On the rear of the property is a frame garage in good condition.

HISTORY OF ADMINISTRATION: Upon evacuation, Isamu KOSAKA appointed as his rental agent the Pemberton Realty Corporation, which appointment was confirmed by the Custodian on the 9th June, 1942. The Pemberton Realty Corporation rented the property to L.R. Oakes as from the 1st May, 1942 at \$30.00 per month carrying forward the balance of rental unpaid of \$6.50, and remitted to the Custodian \$98.50, covering rent to end of July. This and rental to the 1st of December, 1943, \$480.00, a total of \$578.50 was credited to the Joint Account.

The mortgage registered as above provided for a monthly payment of \$20.00 on the first of each month. Such payments to be applied firstly in payment of interest to date of payment and secondly the balance to be applied in reduction of the principal. These payments were made, so far as revenue permitted, by the Custodian.

In the course of negotiating the sale of this property the Pemberton Realty Corporation as agents for the purchaser, reported that the purchaser did not want to assume the Freedman mortgage, and Mrs. Freedman, by letter dated 25th October, 1943, informed the Custodian that she did not want the mortgage paid off, and that as at the 1st October, 1943, the amount owing was \$690.70. Reference to the terms of the mortgage revealed that the Mortgagee had the right to pay off in full any balance of principal at any date after the 26th of September, 1942 by paying the bonus equal to three month's interest.

interest.

Page 2.

Files 3423 and 2936.

It was decided to take advantage of this privilege and Mrs. Freedman was paid on 19th November, 1943, \$690.70 plus interest from the 1st October, 1943 to the 23rd November, 1943, \$10.63 plus a bonus of \$12.07, a total of \$713.40. A discharge of the mortgage dated 18th November, 1943 was procured and registered on the 25th November, 1943.

Three offers for the property were received by the Custodian, from John Sadoway 7th July, 1943, \$1460.00, from Moore & Moore 9th July, 1943, \$1510.00 and from Morris Goldman, through Pemberton Realty Corporation, 11th September, 1943, \$2300.00.

A valuation of the property for the Custodian was made by Loewen & Harvey Limited, who reported on 23rd September, 1943 its market value as \$2200.00.

SOLD:

To Morris Goldman for \$2300.00 as at 23rd September, 1943.
Approved by Advisory Committee 29th September, 1943.

FUNDS:

Released to the Joint Credit of Isamu KOSAKA and Yoshi KOSAKA, sale price \$2300.00, rental revenue \$578.50 totalling \$2878.50 less commission on rental \$28.50, sundries \$21.00, taxes \$120.27, interest \$76.21, insurance \$11.00, valuation \$5.00, Certificate of Encumbrance \$1.00, advertising \$4.00, registration \$16.85, commission \$115.00, closing adjustments \$28.33, total \$427.16. Net amount released to the Joint Credit \$2451.34.

TITLE:

Certificate of Title No 94052-L dated 1st December, 1943, issued in the name of Morris Goldman and was mailed to him on 6th December, 1943, and postcard acknowledging receipt dated 8th December, 1943 received by the Custodian.

OLD CERTIFICATE OF TITLE

No. 67564-L - In Land Registry Office.

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

DATED: December 14/46.

IN: JS

John Sadoway

REAL PROPERTY SUMMARY

File No. 3423.

JAPANESE NAME: Isamu KOSAKA - - Reg. No. 03297

CATALOGUE NO: Private sale by owner.

LEGAL DESCRIPTION: Lots 27, 28 and 29, Block 229, District Lot 526, Group 1, N.W.D.,
Plan 590. - 1600 Bk. W 3rd Avenue, Vancouver, B.C.

TITLE: In the names of Isamu KOSAKA, Ben Morgan and Victor Harold Akerman.

ENCUMBRANCES: Vesting 36433 - 21st June, 1943 of interest of Isamu KOSAKA.

ASSESSED VALUES: 1943 - Land - \$1500.00
Improvements - Nil - \$1500.00. Taxes - \$78.12.

CLASSIFICATION: Vacant Lot 75 x 120' on North side of 3rd Avenue between Fir and
Pine Streets. District partially built up with old houses, small
factories and storage buildings.

HISTORY OF
ADMINISTRATION:

No building and no revenue. Mr. S. H. Gilmour, Barrister, reported
to the Custodian on 24th April, 1944 that KOSAKA had received an
offer of \$250.00 for his one-third interest and he authorized him to
obtain the Custodian's consent to a sale of his interest at that
price. Mr. Gilmour asked that KOSAKA be permitted to give a Quit
Claim of his interest. Mr. KOSAKA advised the Custodian on 18th
April, 1944 that he approved of the sale and price.

The purchasers were the Triangle Equipment & Parts Limited and
upon receiving assurance from Mr. Gilmour that the purchasers assume
the payment of the 1944 taxes, the Custodian filed a certificate
vacating the vesting, which certificate was sent to Mr. Gilmour.
The full amount of the consideration of \$250.00 was received by the
Custodian and placed to the credit of Isamu KOSAKA'S account on the
3rd of May, 1944.

The lot was inspected by Mr. D. W. Reeve, who reported its value as
\$750.00 to the Custodian on 6th April, 1944.

The certificate vacating the Custodian's vesting having been sent
to Mr. Gilmour no further action was taken in respect to the Title.

The account of Isamu KOSAKA shows a real property credit of \$250.00
less the disbursement of \$1.00 for Certificate of Encumbrance.
The net amount to be released to the credit of Isamu KOSAKA is,
therefore, \$249.00.

The account and file have been closed.

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

DATED: December 14/46.

IM:JS

Handwritten signature

*Outside terms of reference
was not declared. Your case
my custodians hands and
not sold by custodian*

File No. 3423.

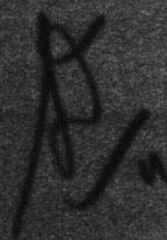
CLAIMS DEPARTMENT

March 13th, 1943.

Isamu KOSAKA - Reg. No. 03297

CREDITORS:

NO CLAIMS on file.



BRD:DE

LIABILITY SUMMARY

File Nos. 3423 & 2938.

Issued (Sam) KOSAKA - Reg. No. 03297
Yoshi KOSAKA (Wife) - " " 03298

There are no claims to be found on file.

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

DATED: December 14/46.

James Macpherson

IM:JS

Note. Under date of Mar 15/43 there
appears a statement from
Income Tax Dept. showing
136 due & payable by Kosaka
April 15/43 on 1941 income.
No further reference
to this on file. Possibly
settled direct by
Japanese. Balance
of funds in acct received
by Japanese January
1945.

W. R. Johnston
Nov. 21/47.

PERSONAL PROPERTY SUMMARY

File No. 3423

Isamu KOSAKA (Mr.)

Reg. No. 03297

CHATELS:

No chattels were declared by the above Japanese person when registering his assets with the Custodian and none are revealed in a review of this file. No chattels were declared by his wife (File 2938) either when registering her assets with this office.

SPECIFIED
ARTICLES:

No Specified Articles belonging to the above Japanese person are revealed on this file.

SAFETY DEPOSIT
BOX:

Declared in JP Form dated April 13, 1942: "Imperial Bank 4th & Granville, Box 54. B.D.Morgan holds key."
No action regarding the above-mentioned Safety Deposit Box has been taken by this office.

LIFE
INSURANCE:

In his JP form dated April 13, 1942, Mr. Kosaka declared a "\$2000.00 - 20 year Endowment Policy with the Occidental Life. Beneficiary wife, Yoshi Kosaka. Policy in Safety Deposit Box. However, according to information supplied by the Occidental Life, Mr. Kosaka has the following contracts:

Policy No. 129399 - Occidental Life - Annual prem. \$112.00
Policy No. 1363421 - Occidental Life - Annual Prem 23.65
Policy No. 1276497 - Occidental Life - Annual Prem. 87.93
Policy No. 1169622 - Occidental Life - Annual Prem. 21.80

No further reference to the above policies appears on file and no action regarding this insurance has been taken by the Custodian.

NOTE:

Mr. Isamu Kosaka was beneficiary under policy No. 556434, Mutual Life, on life of his brother, Ben KOSAKA, who died December 17, 1942. Cheque for \$924.92 was forwarded to Isamu Kosaka through the B.C. Security Commission on February 7, 1944, from which Isamu was to pay to the B.C. Security Commission \$8.55 to cover Legal Fees paid by Custodian in connection therewith. Sum of \$8.55 received by Custodian March 17/44 as per Custodian Receipt No. 8209 on file 3423.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson,

November 21, 1947.

C
O
P
Y

JOHNSON, REEVE AND WATSON
Estate Agents

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

April 6th, 1944.

Stuart H. Gilmour, Esq.,
410 Seymour Street,
Vancouver, B. C.

Dear Sir:-

re Lots 27-28-29 Block 229 D.L. 526

In accordance with your instructions, we have examined the above property and beg to report as follows:-

LOCATION On the North side of Third Avenue between Fir and Pine Streets. This locality is partly built up with old houses and manufacturing and storage buildings.

The property is of a poor class and there is no prospect of a speculative increase in values.

LAND 75 feet frontage by 120 feet in depth to a lane. There are no buildings.

SALES The property opposite this land, comprising three similar lots with a frame building worth about \$2,000., was sold in 1942 for \$2,500.

APPRAISAL

We are of the opinion that the present market value of this property is not more than Seven Hundred and fifty dollars (\$750.)

Yours faithfully,

Johnson Reeve and Watson

per G.A. Watson

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

September 27, 1948.

G. A. Watson
ml

5423
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 26th, 1944

Stuart H. Gilmour, Esq.,
410 Seymour Street,
Vancouver, B. C.

Re: Issuu KOSAKA, and
Lots 27, 28 and 29, Block 229, D.L. 526,
Group 1, N.W.D. Plan 590

Dear Sir:

We beg to acknowledge receipt of your letter of the 24th instant with enclosures as stated.

In view of Mr. Kosaka's acceptance of your client's offer to purchase his interest in the above noted property, we would ask you to kindly remit to us the full purchase price, namely \$250.00, upon receipt of which we will be pleased to submit the matter to the Custodian in Ottawa for his consideration with our recommendation for acceptance.

We attach, for your information, a copy of the release of vesting and control, which, when executed by the Deputy Custodian will allow the registration of the Quit Claim Deed signed by Mr. Kosaka, which is now held by you.

When making remittance as requested above, will you kindly return the enclosed copy of the release of vesting and control.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/JY
Encl.

to [unclear]

EVACUATION SECTION	
Rec'd	APR 24 1944
File No.	3423
Ans.	
Referred	[Signature]

File - 3423

April 19 / 44

Dear sir -

In regard to the lots mentioned in your letter of April 5th

1600 Block W 3rd Ave
 Lots 27, 28, 29 / 229 / 526
 G.P.I. N.W.D. Plan 590

I have agreed to sell to the Triangle Equipment Co \$2500.00 for further information please see Mr Stuart H. Gilmore / 410 Seymour St.

If deal goes through please send money to me at Box 48 Picture Butte Alberta

Yours truly
 J. Hosaka

Box 48,
Picture Butte, Alta.
April 18th, 1944.

The Custodian of Evacuee Japanese Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir,-

With respect to the application made to your office
by my solicitor, Mr. Stuart H. Gilmour for leave to sell my
undivided one-third interest in Lots 27, 28 & 29, Block 229,
District Lot 526, Vancouver, B.C., to the Triangle Equipment
and Parts Limited, the price which has been offered of \$250.00
cash is satisfactory to me and I wish the matter to be closed
on that basis.

Yours truly,

S. Horaka

WITNESS:

[Signature]
A Notary Public in and for the
Province of Alberta.

EXHIBIT NO.

672-2

DATE

Aug. 12/48

FILLED BY

[Signature]

STUART HUGH GILMOUR

BARRISTER & SOLICITOR
NOTARY PUBLIC

THE BANK OF MONTREAL
410 SEYMOUR STREET
VANCOUVER, B.C.

ENEMY SECTION

Rec'd APR 25 1944

File No.

Ans'd

April 24, 1944

EXHIBIT NO. 572-3
DATE Aug 13/48
FILLED BY Grace

EVACUATION SECTION

Rec'd APR 25 1944

File No. 3423

Ans'd

Referred 509

The Custodian,
Department of Secretary of State,
509 Royal Bank Building,
Vancouver, B.C.

Attention: Mr. K.W. Wright.

Dear Sir,-

Re: Your File 3423 - Evacuee
Section.

Further to my conversation with you and your letter of the 3rd of April, 1944, and also your letter of the 15th of April addressed to V.H. Akerman and signed by your Mr. P. Douet, I beg to advise you that I have had Lots 27, 28 & 29, Block 229, District Lot 526, valued by Messrs. Johnson, Reeve & Watson, Estate Agents, and enclose herewith original copy of their valuation. You will note that they have valued the three lots at \$750.00, of which Mr. Kosaka had an undivided one-third interest.

I have also received from Mr. Kosaka an Authority addressed to yourself to accept the sum of \$250.00 from my clients, the Triangle Equipment and Parts Limited for a Conveyance of the property, which I am enclosing herewith.

I also have an executed Quit Claim Deed signed by Mr. Kosaka and witnessed and acknowledged before a Notary Public in the Province of Alberta.

I shall be glad if you would now consider this matter and if it meets with your approval, let me have the necessary dispensation, so that the Quit Claim Deed can be registered.

Yours truly,
STUART H. GILMOUR,

PER:

SHG:B.
Encls.

C
O
P
Y

JOHNSON, REEVE and WATSON

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

April 6, 1944

Stuart H. Gilmour, Esq.,
410 Seymour Street,
Vancouver, B.C.

Dear Sir: Re: Lots 27-28-29 Block 229, D.L. 526

In accordance with your instructions, we have examined the above property and beg to report as follows:

LOCATION - on the North side of Third Avenue between Fir and Pine Streets. This locality is partly built up with old houses and manufacturing and storage buildings.

The property is of a poor class and there is no prospect of a speculative increase in values.

LAND - 75 feet frontage by 120 feet in depth to a lane. There are no buildings.

SALES - The property opposite this land, comprising three similar lots with a frame building worth about \$2000., was sold in 1942 for \$2500.

APPRAISAL- We are of the opinion that the present market value of this property is not more than Seven Hundred and fifty dollars (\$750.).

Yours faithfully,

JOHNSON, REEVE AND WATSON

Per G. A. Watson

3423 & 2944
Evacuee Section

912 Royal Bank Bldg.,
Vancouver, B. C.
December 20th, 1943.

Messrs. Locke, Lane, Guild & Sheppard,
Barristers & Solicitors,
703 Rogers Building,
Vancouver, B. C.

Gentlemen:

Re: Ben Kosaka (Deceased) and
Isamu Kosaka

We wish to acknowledge and thank you for your communication of the 15th instant, enclosing Certificate of Discharge from the Succession Duty Department at Victoria and account for your fee herein.

Attached hereto please find our cheque in the amount of \$32.55, for which we would appreciate an acknowledgment.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/v
Attach.

October 28, 1943.

MEMORANDUM - MR. WRIGHT

Re: Catalogue No. 38 - 550 Cassiar Street

There is a mortgage on this property amounting to \$690.70 as of October 1, 1943.

The purchaser has paid \$2,300.00 cash which is the full price of the property.

The mortgagee does not wish to have the mortgage paid off at the present time. In these circumstances you may wish for the signature of an agreement to assume by the purchaser.

If you approve, will you kindly provide such an agreement to be signed and filed upon the return of the documents from Ottawa, but before they are sent up for registration. I will then obtain the purchaser's signature and refund to him the value of the mortgage from the amount of the full purchase price which he has paid.

PHR:MA

3825 Arbutus St.
Vancouver, B.C.

The Custodian's Office
Department of the Secretary of State
Japanese Evacuation Section, Vancouver B.C.
Dear Sir:

Attention: P.N. Russell

EVACUATION SECTION	
Rec'd	OCT 26 1943
File No.	
Ans.	
Referred	

File No. 2934 & 3423

Re: Catalogue No. 38
550 Cassiar St. Mrs. M. J. Kosaka

Enclosed herewith is an exact statement as of Oct 1st 1943. The difference between Sept 23rd 1943 and Oct 1st is a matter of three cents. Oct 1st marks the end of the quarterly period for which principal and interest are credited.

Balance owing 1st Oct 1943: \$ 690.70

It is not my wish that this mortgage be paid off in full at this time. I am quite prepared to allow it to run to maturity.

Yours truly
Mrs Leah Friedman
per H.C.F.

no statement enclosed
HL

2936 A 3423

16th September, 1943.

The Pemberton Realty Corporation Ltd.,
416 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 38
490 Cassiar Street

Your letter of the 10th instant, written on behalf of Morris Goldman, in which you submitted an offer to purchase the above property for the sum of \$2,300.00 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 a certified cheque for the full amount of the purchase price, namely \$2,300.00.

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

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FMH

33

2944 and 3423

April 30th, 1943.

A. C. Campbell, Esq.,
Assessor & Collector,
Probate & Succession Duties Dep't.,
Victoria, B. C.

Dear Sir:

Re: Ben Kosaka (Deceased).

The above named died at Lethbridge, Alberta
on December 19th as a result of an accident.

He carried life insurance to the extent of
\$1,000.00 under Mutual Life Policy No. 556,434. The bene-
ficiary under that policy is his brother, Isamu KOSAKA,
formerly of Vancouver, whose present address is given as
c/o Mr. Wm. Brown, Picture Butte, Alberta.

Under the above numbered policy there is payable
\$1,000.00 plus accumulated dividends of \$3.33. As far as
information on file is concerned the only assets he had
included the above mentioned life insurance policy and what-
ever personal possessions along with money he may have had
in his own possession at the time of his death.

Before the Mutual Life Assurance Company can
make payment of the proceeds of this policy, I understand
that it is necessary to have a clearance from your Department.
Would you kindly advise what further information you may
need in order that this may be accomplished.

Yours truly,

S. H. Gibson,
Insurance Department.

SMG:MAI

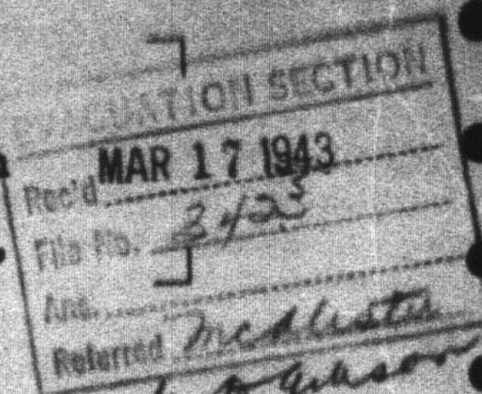
ORIGINAL

DOMINION OF CANADA

INCOME TAX — IMPÔT SUR LE REVENU
NOTICE OF ASSESSMENT — AVIS DE RÉPARTITIONBASED ON INCOME OF
BASE SUR LE REVENU DE 1941

N 51730

M.47

FILE
DOSSIER 1598ACCOUNT
COMPTECODE
CHIFFRE 3-3mSam Kosaka,
1 Custodian of Enemy Alien
Property,
506-675 West Hastings St.,
Vancouver, B. C.

M/619

1. DISTRICT OFFICE
BUREAU DE DISTRICT

VANCOUVER

DATE MAILED
POSTÉ LE March 15th. 19432. YOUR NET TAXABLE INCOME HAS BEEN DETERMINED IN THE SUM OF:
VOTRE REVENU NET IMPOSABLE A ÉTÉ DÉTERMINÉ COMME SUIT:

ND TAX \$ 3000.00

3. YOU ARE HEREBY ASSESSED AS FOLLOWS:
VOTRE IMPÔT EST ÉTABLI COMME SUIT:AMOUNT LEVIED
MONTANT ÉTABLI
INCOME TAX
SUR LE REVENUTAX
IMPÔTPENALTY FOR LATE FILING
AMENDE POUR RETARD
À PRODUIREINTEREST
INTÉRÊTNATIONAL DEFENCE TAX
DÉFENSE NATIONALE

\$ 1.35

TOTAL \$ 1.35

AMOUNT PAID ON ACCOUNT
PAYÉ À COMPTE

\$ --

BALANCE DUE
SOLDE EXIGIBLE

\$ 1.35

(A)

\$ 1.35

(B)

4. AMOUNT PAYABLE AS AT
SOMME PAYABLE AU

April 15th.

1943

\$ 1.35

AG

INSTRUCTIONS AS TO PAYMENT
INSTRUCTIONS RELATIVES AU PAIEMENT

5. PREPAYMENT — PAIEMENT ANTICIPÉ

FOR EACH DAY THAT PAYMENT IS MADE IN ADVANCE OF THE DATE STATED IN ITEM 4, THE TAXPAYER MAY DEDUCT \$
POUR CHAQUE JOUR QUE LE PAIEMENT DEVANCE LA DATE INSCRITE AU NO. 4, LE CONTRIBUABLE PEUT DÉDUIRE

6. ADDITIONAL INTEREST — SUPPLÉMENT D'INTÉRÊTS

THIS STATEMENT INCLUDES INTEREST CALCULATED UP TO THE DATE SHOWN IN ITEM 4. ANY PAYMENTS ON ACCOUNT OF TAX (ITEM 3A) MADE
THEREAFTER MUST HAVE ADDED THERETO INTEREST AT 8% PER ANNUM.CE RELEVÉ COMPREND L'INTÉRÊT CALCULÉ JUSQU'À LA DATE INDICUÉE À L'ITEM 4. ON DOIT AJOUTER À TOUS PAIEMENTS À COMPTE D'IMPÔT
(ITEM 3A) FAITS APRÈS LADITE DATE UN INTÉRÊT AU TAUX DE 8% PAR ANNÉE.

REMITTANCE SHOULD BE—

1. MADE PAYABLE TO THE RECEIVER
GENERAL OF CANADA, AND
2. SENT WITH THIS FORM
3. TO THE INSPECTOR OF
INCOME TAX
4. AT THE DISTRICT SHOWN IN ITEM 1.

7. TOUTE REMISE DOIT—

1. SE FAIRE À L'ORDRE DU RECEVEUR
GÉNÉRAL DU CANADA, ET
2. ÊTRE ADRESSÉE AVEC CETTE FORMULE
3. À L'INSPECTEUR DE L'IMPÔT
SUR LE REVENU
4. DU DISTRICT DÉSIGNÉ AU NO. 1.

PAYMENTS MAY BE MADE BY MARKED CHEQUE, POSTAL, EXPRESS OR BANK MONEY ORDER. ALL CHEQUES MUST HAVE AFFIXED THERETO
THE NECESSARY POSTAGE OR EXCISE STAMPS. AVOID SENDING CURRENCY IN ENVELOPES.LES PAIEMENTS PEUVENT S'EFFECTUER PAR MANDAT-POSTE, CHÈQUE VISÉ, MANDAT DE MESSAGERIES (EXPRESS) OU DE BANQUE. TOUT CHÈQUE
DOIT PORTER LES TIMBRES DE POSTE OU D'ACCISE REQUIS. PRIÈRE DE NE PAS ENVOYER DE NUMÉRAIRE SOUS ENVELOPPE.8. RETURN THIS FORM WITH PAYMENT (ITEM 7) TO
INSPECTOR OF INCOME TAX (INDICATED IN ITEM 1)RETOURNEZ CETTE FORMULE AVEC PAIEMENT (ITEM 7) À
L'INSPECTEUR DE L'IMPÔT SUR LE REVENU À (VOIR NO. 1)ALL CORRESPONDENCE TO BE LIKEWISE ADDRESSED
TOUTE CORRESPONDANCE DOIT ÊTRE ADRESSÉE DE CETTE MANIÈRE

COMMISSIONER OF INCOME TAX.
COMMISSAIRE DE L'IMPÔT SUR LE REVENU.

Catalogue No. 38

Files No. 3423 & 2938

Control of 550 Cassiar Street is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. I also acknowledge receipt of Insurance Policy, Legal & General Assurance Society, Policy No. 11796, duly assigned to me.

Dated at Vancouver, B. C., this 6th day of December 1943.

M. Goldman

File No. 3423 & 2936
Catalogue No. 38

December 3rd, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Sam KOSAKA
and
Yoshi KOSAKA
Subdivision 5 of Lot 66,
T.H.S. Plan 1843.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, November 25th, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of Application for Cancellation of a Charge
dated November 25th, 1943, Number 107215 - from
Leah Freedman to Sam Kosaka and Yoshi Kosaka.
2. Copy of Application Number 94051-L dated November 25th,
1943, registering the property in the name of the
Custodian (Transmission).
3. Copy of Application Number 94052-L dated November 25th,
1943, registering the property in the name of Morris
Goldman (Deed).
4. Copy of Discharge of Mortgage Number 261458 dated
November 18th, 1943.
5. Unsigned Agreement for Sale in duplicate.
6. Duplicate of Transmission dated October 15th, 1943.
7. Duplicate of Deed dated October 15th, 1943 - Secretary
of State to Morris Goldman.
8. Expired Insurance Policy.
9. Certificate of Indefeasible Title Number 94052-L dated
December 1st, 1943, covering the above property in the
name of Morris Goldman.

DAC:JS
Encls.

D. A. Cramer

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON AND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MABINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNDAS STREET
VANCOUVER B.C.

23rd September, 1943.

SEP 24 REC'D

The Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Building,
Granville & W. Hastings Street,
Vancouver, B.C.

Dear Sir:-

Re: Catalogue No. 38, - 550 Cassiar Street,
Lot 5, Block 66, Town Hastings Suburban
Lands.

This property is situated on the East side of
Cassiar Street between Pender and Turner Streets. The lot is
33x122 feet and is three steps above street level, there are
cement walks to the front of the house.

On this there is a four (4) room bungalow on
cement foundations 28x24 feet. The living-room is 12x15 ft.
with Fir floor which has been sanded and polished. The walls
are plastered and half panelled to a plate rail, there is no
fireplace. One bedroom is off the living-room and is 11x12
ft., behind the living-room is the kitchen with enamel sink and
wooden drain-board, off the kitchen is second bedroom 10x11 ft.
and behind this the bath-room which contains full standard
plumbing. The exterior painting is in fair condition, but the
shingle roof has been patched. The tenant advises that it is
still leaking in the front valley and sign of this is evident on
the living-room ceiling. The basement has cement floor, hot
air furnace and laundry tubs. A fire in the sawdust bin has
badly scorched the joists and sub-flooring under the kitchen.

On the rear of the property there is a frame
garage in good condition.

In my opinion a fair valuation is \$2200.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey
Director.

ARH/F.

(P. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 21, 1943.

Attention of Mr. P. G. Shears.

Department of the Secretary of State,
Office of the Custodian,
506, Royal Bank Building,
VANCOUVER, B.C.

Dear Sirs:

Your File No. 2938 and 3423
Catalogue No. 38, 550 Cassiar Street

Replying to your letter of September sixteenth, we enclose
herewith certified cheque for \$2,300.00, being the full purchase
price of this property.

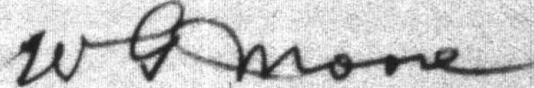
Deed is to be made out in the name of Morris Goldman (Retired)
of 916 West Broadway, Vancouver, B.C. Mr. Goldman is a British
subject.

We confirm the sale price at \$2,300.00, the purchaser paying
all cash. Adjustments of sale to be made as of date of completion
of transaction. A commission of 5% on the gross sale price to
be paid to us when the transaction is completed.

You might forward the necessary papers and statement of ad-
justments to us at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED



per

W. G. Moore

WGM-D
Enc.

SEP 22 REC'D
SEP 23 ANSD
Phit

ANALYSIS OF REAL PROPERTY CLAIM

April 27, 1948.

CLAIMANT: Sam KOSAKA

Reg. No. 03297

File No. 3423

SUBJECT
of CLAIM:

Lots 27, 28 and 29, Block 229, D. L. 526, Group 1, N.W.D., Plan 590.

ADDRESS:

1600 Block, 3rd Avenue West, Vancouver, B.C.

REGISTERED

OWNERS:

Ben Morgan, Victor Harold Akerman, and Isamu KOSAKA.

ASSESSED

VALUE:

1943 - Land - \$1500.00
Improvements - Nil

Private Sale by Sam Kosaka.

APPRAISAL:

\$750.00 - Johnson, Reeve & Watson, April 6th, 1944.

SALE:

The above property was not declared by Mr. Kosaka in his JP Registration Form.

In their letter of April 24, 1944, the firm of Stuart Hugh Gilmour enclosed an Authority addressed to the Custodian from Mr. Kosaka to accept the sum of \$250.00 from their clients, The Triangle Equipment & Parts Limited for a Conveyance of Kosaka's interest in the above real property.

The above-mentioned Authority is on file dated April 19, 1944 and signed by S. Kosaka. (See also letter of Apr. 18/44 signed by Mr. Kosaka before a Notary Public).
Cheque for \$250.00 was received from Stuart H. Gilmour with their letter of May 1, 1944, and Mr. Kosaka so advised by the Custodian in our letter of June 3, 1944.

CLAIM:

Estimated value of land and buildings as given by Claimant	- \$1000.00
Less amount at which Mr. Kosaka sold his property	- 250.00
Loss claimed	- \$ 750.00

NOTE: Mr. Kosaka held an undivided 1/3rd Interest in the above property and it is not clear from the claim if Mr. Kosaka is claiming a loss of \$750.00 or if it should be a loss of 1/3 of \$750.00.

E. Robertson

EXHIBIT No. 572-5

DATE Aug 13 1948

FILLED BY J. A. Rice

ANALYSIS OF PERSONAL PROPERTY CLAIM

<u>CLAIMANT:</u>	Sam KOSAKA	Reg. No. 03297	File No. 3423
<u>SUBJECT of CLAIM:</u>	Stock of Truck Equipment and Parts	-	\$7,000.00
	1941 Chev.gone only 4000 miles with Radio, Heater, Seat Covers	-	<u>1,500.00</u>
			\$8,500.00
	Forced to Sell both at	-	<u>\$4,500.00</u>
	Loss	-	<u>\$4,000.00</u>

The claimant states these were left in care of W. Ahernan
and B.D.Morgan, 1669 - 3rd Ave. West, Vancouver, B.C.

NOTE:

The above Stock and Automobile were never declared by Mr.
Kosaka and the Custodian had no record of these at any
time.

/ER
April 27, 1948.

EXHIBIT No. 577-6
DATE Aug 13/48
FILED BY G.S. A. Rice

E. H. Johnston

MEMORANDUM OF AGREEMENT made the _____ day of _____
A. D. 1935.

BETWEEN:

BENJAMIN MORGAN of 4626 West
8th Avenue, Vancouver, British
Columbia, Buyer,

OF THE FIRST PART:

HEREINAFTER CALLED "MORGAN":

END:

SAM KOSAKA of 750 Cordova Street
East, Vancouver, British Columbia,
Mechanic,

OF THE SECOND PART

HEREINAFTER CALLED "KOSAKA":

AND:

VICTOR HAROLD AKERMAN of 274 East
20th Avenue, Vancouver, British
Columbia, Salesman,

OF THE THIRD PART

HEREINAFTER CALLED "AKERMAN":

WHEREAS the Parties hereto are the sole shareholders
and present directors of TRIANGLE EQUIPMENT AND PARTS
LIMITED, a Company incorporated under the Laws of the Prov-
ince of British Columbia, hereinafter called the "Company":

AND WHEREAS the said Morgan is the largest share-
holder in the Company holding One Thousand Seven Hundred
(1,700) shares:

NOW THIS AGREEMENT WITNESSETH:

1. The Parties mutually covenant and agree each with
the other that they will all vote the shares owned and/or
controlled by them so as to ensure the election of each
other as the sole directors of the Company, for a period
of ten years from the date hereof.

That for a period of one year from the date hereof the said Kosaka and the said Akerman shall have the right to purchase further shares from the Treasury of the Company so as to bring their shareholding each up to One Thousand Seven Hundred (1,700) shares, the equivalent of the number of shares held by the said Morgan; and the Parties hereto covenant and agree each with the other that they will vote as directors of the Company to pass such resolutions as to allotment and issue of shares so as to carry out to the full extent, the agreement contained in this clause.

THIS AGREEMENT SHALL ENURE for the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals the day and year first above written:

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF:

"B.D.Morgan" "SEAL"

"Sam Kosaka" "SEAL"

"Vic Akerman" "SEAL"

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

September 27, 1948.

L. Hyde
miw

NOV 27 1947

Private Sale by Owner.

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.

3423

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

(1) NAME MOSAKA SAM (RCMP) Reg. No. 03797
(Print) Surname Given Name

(2) Pre-Evacuation Address 750 CORDOVA ST. EAST VANCOUVER B.C.

(3) Present Address 1601-2ND AVE. A. NORTH. LETHBRIDGE ALTA.

(4) REAL ESTATE

(a) Street Address (if any) 1669-3RD AVE. WEST. VANCOUVER B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

LOTS 27, 28, 29 / 229 / 526
G.P. 1, N.W.D. PLAN 590.

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

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

Type of business Truck Wrecking & Truck Equipment

(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.)

One third interest

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

- (i) Land - - - - - \$
(ii) Buildings - Together - - - - - \$ 1000.00
(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) - 1 - - - - - \$ 1000.00

(v) Amount at which ~~Custodian~~ sold property and credited your account - - - \$ 250.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 750.00

(5) PERSONAL PROPERTY

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

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

1669-3RD AVE. WEST VANCOUVER B.C.

(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")

*1. 1941 Chevrolet 4 door coupe
2. 1941 Ford 4 door coupe
3. 1941 Ford 4 door coupe
4. 1941 Ford 4 door coupe
5. 1941 Ford 4 door coupe
6. 1941 Ford 4 door coupe
7. 1941 Ford 4 door coupe
8. 1941 Ford 4 door coupe
9. 1941 Ford 4 door coupe
10. 1941 Ford 4 door coupe*

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

Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$
1. 1941 Chevrolet 4 door coupe	1000.00	2. 1941 Ford 4 door coupe	1500.00	3. 1941 Ford 4 door coupe	1500.00	4. 1941 Ford 4 door coupe	1500.00	5. 1941 Ford 4 door coupe	1500.00
6. 1941 Ford 4 door coupe	1500.00	7. 1941 Ford 4 door coupe	1500.00	8. 1941 Ford 4 door coupe	1500.00	9. 1941 Ford 4 door coupe	1500.00	10. 1941 Ford 4 door coupe	1500.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 15000.00

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

(g) Place at which claimant prefers to be heard.

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

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

TO WIT:

I, *Sam Rucker*

of *the City of Montreal*

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 *City of Montreal* in the *Province of Quebec* this *24th* day of *November* A.D. 1947.

Commissioner

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.

WHEREAS Issamu KOGAKA is the registered owner of an interest in the lands and premises hereinafter described, namely:-

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and more and described as Lots Twenty-Seven (27) Twenty-Eight (28) and Twenty-Nine (29), Block Two Hundred and Twenty-Nine (229) District Lot Five Hundred and Twenty-Six (526) Group One (1) New Westminster District, Plan Five Hundred and Ninety (590).

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia;

AND WHEREAS it appears that the said Issamu KOGAKA, Police Registration Number 03297, is a person of the Japanese race and was required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

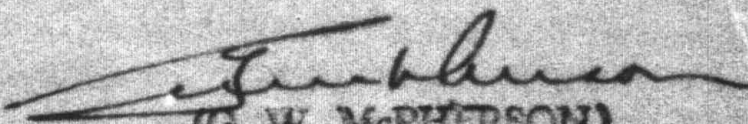
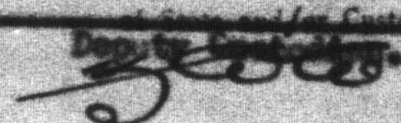
AND WHEREAS under and by virtue of Order-in-Council Number P.C. 1665 of 1942 and amendments thereto including P.C. 2483 of 1942 and P.C. 469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) the Secretary of State of Canada acting in his capacity as Custodian has issued a certificate stating that the interest of Issamu KOGAKA in the above described lands has vested in him and has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, on the 21st day of June, 1943, as Number 36433;

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian pursuant to the discretion vested in him to that effect under Section 39 of the Revised Regulations Respecting Trading With The Enemy (1943) has deemed it expedient that the property above described of Issamu KOGAKA should be released from the control and management of the Custodian;

- 2 -

NOT THEREFORE the Secretary of State of Canada acting in his capacity as Custodian NOT DECLARE that above described property of the said Isamu HOSOKA vested in and subject to the control and management of the Custodian pursuant to the said Order-in-Council Number P.C. 1669 of 1942 and amendments thereto including P.C. 2483 of 1942 and P.C. 469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) shall be divested from the Custodian and shall be released from the control and management of the Custodian.

DATED at OTTAWA, this 27^E day of April. A.D. 1944.


(G. W. McPHERSON)
Authorized Deputy of the Secretary
of State and/or Custodian


October 31, 1950.

Messrs. Rice, Paterson, Cullen & Ives,
Barristers & Solicitors,
Canadian Bank of Commerce Bldg.,
Lethbridge, Alberta.

Dear Sirs:

Re: Case 570 - Kinoo KOSAKA
" 571 - Moichi KOSAKA & Kinoo KOSAKA
" 572 - Sam KOSAKA

We received your letter of October 28th and your further letter of the 30th enclosing Releases in connection with the above claims, together with certified copy of the Will of Kinoo KOSAKA whom you informed us died on March 29, 1950.

The Release covering Case 572 and signed by Sam KOSAKA is in order and we enclose herein our cheque in his favour for the sum of \$16.67.

We appreciate the manner in which you have had the other two Releases signed by Mr. Moichi KOSAKA, but in cases similar to this, we prepare a special form in order that the facts may be recited in the Release. We will be obliged therefore, if you will have the enclosed new forms signed by Moichi KOSAKA, and upon return, we will be pleased to forward cheque to you issued in his favour.

Yours very truly,

F. G. Shears,
Director.

FGS/GW
Encls.

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

Canadian Bank of Commerce Building,

LETHBRIDGE, Alberta,

October 30th, 1950.

C
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P
Y

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

Dear Sir:

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

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

Yours truly,

RICE, PATERSON, CULLEN & IVES,

Per: "G.O. PATTERSON"

GCP/bw

Encls.

CANADA
Province of Alberta
TO WIT:

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

DATED at the City of Lethbridge, in the Province
of Alberta, this 30th day of October, A.D. 1930.

"G.C. PATERSON"

Notary Public.

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

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

"Kinoe Kosaka" (Seal)

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

"Toyofu Fujiwara"
Whonnock, B.C.

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

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

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

October 28th, 1950.

C
O
P
Y

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

Dear Sir:

Re: Kinoo Kosaka
Case No. 570

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

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

Yours truly,

RICE, PATERSON, CULLEN & IBES,

Per: "G.C. PATERSON"

GCP/bw

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
August 13th, 1948.

IN THE MATTER OF THE CLAIM OF
SAM KOSAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

SIAMU KOSAKA, Esq.,

appearing for himself
as claimant herein.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

S. Kosaka,
In Chief.

SAM KOSAKA, the claimant herein, being
first duly sworn, testified
as follows:

THE SECRETARY: Case No. 572, Sam Kosaka.

MR. RICE: Q: Just as a matter of clearing the record,
your Honour. Is your name Sam?

A: Siama is my proper name.

Q: But you go by Sam?

A: Yes,

known as Sam. Shall I go on with this claim now?

THE SUB-COMMISSIONER: Q: Is this your personal
10 claim?

A: Yes, this is my personal claim.

Q: Yes, proceed.

A: This

claim is for Lots 27, 28 and 29 / 229 / 526,
G.P. 1, N.W.D. Plan 590. These lots we bought at
\$750.00 at the time, around \$750.00, I am not
sure of the figure, and then we had to level the
ground, gravel it and fence it in with a highboard
fence, and it took a lot of gravel to fill those
holes in these lots, and we figure a one-third
20 value on them would be \$1000.00. The Custodian
credited me with \$250.00 and I put in a claim
for \$750.00.

Q: Why do you say one-third value?

A: Because in this business we were three of us on
a partnership basis, you see, three equal shares
and these lots were in conjunction with the shop
that we had in there.

MR. RICE: I wish to take a preliminary objection here,
your Honour. The Custodian did not sell this
30 property and it is therefore outside the terms of

3
S. Komaka,
In Chief.

reference; neither the real estate nor the truck.
THE SUB-COMMISSIONER: Well he isn't making any claim
for a truck, is he?

MR. SHEARS: He is claiming truck equipment \$7000.00.

THE WITNESS: I am dealing only with the lots now.

THE SUB-COMMISSIONER: With the lots only right now?

A Yes, with the lots only.

Q You have a third interest in these lots?

A I did have.

10 Q And that is what you are claiming for?

A Yes.

Q And you value your one-third interest at
\$1000.00?

A: Yes.

Q Proceed.

A: Well, that
would be about all unless there are some questions
to be asked.

THE SUB-COMMISSIONER: All right, Mr. Rice, have you
any questions?

20 CROSS-EXAMINATION BY MR. REE:

Q The Custodian did not sell this property, did he,
the Custodian's office?

A No, they didn't; I sold the property.

Q You sold the property? A: Yes.

Q You never declared it in your J.P. form either?

A What is the J.P. form?

Q What is the address, the civic address of this
property?

A: It was in
the 1600 block on 3rd Avenue West in Vancouver.

30 The Custodian did sell it; I have letters here to

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S. Kanka,
In Chief,
Cross-Exam

prove it.

THE SUB-COMMISSIONER: Q You said before that you
sold it. Now you say that the Custodian sold
it.

A: May I read this
letter, your Honour?

Q Yes.

A February 23rd, 1948 --

MR. RICH: Q A letter from whom?

A The Custodian.

10 THE SUB-COMMISSIONER: What date is it, please?

A February 23rd, 1948.

"For your information we enclose herein
copy of the appraisal made by Johnson,
Reeve & Watson of the real property which
was sold by the Custodian, in regard to which
you have filed a claim with the Commissioner.
The one-third interest held by you in the
above property was sold for the sum of
\$250.00.

20

"With reference to the other two pro-
perties mentioned in your letter of February
18, 1948, to Mr. A. Watson, Secretary,
to the Commissioner, the valuations thereon
are being forwarded direct to the persons in
whose names the properties were registered."

MR. RICH: That is the other property, is it not?

A Pardon?

Q Isn't that the other property?

A It refers to Lots 27, 28 and 29, Block 229,
D.L. 526.

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S. Koska,
Cross-Exam.

THE SUB-COMMISSIONER: File that letter as an exhibit.
(LETTER MARKED EXHIBIT NO. 1).

THE SUB-COMMISSIONER: Have you any other correspondence relating to it?

A No, I think that will be all on that. Is there any questions on these lots?

MR. RICE: Q: I show you a letter addressed to the Custodian, dated April 18, 1944, and signed by yourself apparently before me as a notary; is that your signature?

10

A It looks like my signature.

MR. RICE: I wish to tender this as an exhibit, your Honour. It is a letter signed by the claimant addressed to the Custodian of Evacuee Japanese property, Royal Bank Building, Vancouver, B.C., dated April 18th, 1944, which reads:

"With respect to the application made to your office by my solicitor, Mr. Stuart H. Gilmour, for leave to sell my undivided one-third interest in Lots 27, 28 and 29, Block 229, District Lot 526, Vancouver, B.C., to the Triangle Equipment & Parts Limited, the price which has been offered of \$250.00 cash is satisfactory to me and I wish the matter to be closed on that basis."

20

I tender that as an exhibit.

(LETTER MARKED EXHIBIT NO. 2).

THE WITNESS: The reason I did that, my partners claimed that they could not do business with the Custodian coming down there and poking their noses in their

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S. Kosaka,
Cross-Exam.

business affairs.

MR. RICE: I wish to tender as an exhibit, your Honour, a letter addressed by Stuart H. Gilmour, Barrister and Solicitor at Vancouver, B.C., and this letter is addressed to the Custodian.

(LETTER MARKED EXHIBIT NO. 3).

MR. RICE: This letter reads:

10
"Further to my conversation with you and your letter of the 3rd of April, 1944, and also your letter of the 15th of April addressed to V.H. Akerman and signed by your Mr. P. Douet, I beg to advise you that I have had Lots 27, 28 and 29, Block 229, District Lot 526, valued by Messrs. Johnson, Reeve & Watson, estate agents, and enclose herewith original copy of their valuation. You will note that they have valued the three lots at \$750.00, of which Mr. Kosaka had an undivided one-third interest.

20
"I have also received from Mr. Kosaka an authority addressed to yourself to accept the sum of \$250.00 from my client, the Triangle Equipment & Parts Limited, for a conveyance of the property which I am enclosing herewith.

"I also have an executed quitclaim deed signed by Mr. Kosaka and witnessed and acknowledged before a Notary Public in the Province of Alberta.

30
"I shall be glad if you would now consider this matter and if it meets with your approval,

"let me have the necessary dispensation,
so that the quitclaim deed can be registered."
I also wish to tender as an exhibit, your Honour,
the appraisal of Johnson, Reeve & Watson addressed
to Mr. Gilmour which was received in the Custodian's
office.

(APPRAISAL MARKED EXHIBIT NO. 4).

10 MR. RICE: The land in that appraisal is valued at
\$750.00. I should point out, your Honour, that
the letter filed by the claimant is a mis-statement
of a letter addressed to him by the Custodian's
office saying that the Custodian sold the property.
The Custodian did not sell the property. The
money representing the purchase price for the
claimant's third share came into his hands.

Q You signed a quitclaim deed, did you not, Mr.
Kosaka? As Pardon?

Q You signed a quitclaim deed of your interest in
the property, did you not?

20 A I believe I did.

Q And you forwarded that to Mr. Gilmour?

A Yes.

Q Along with a letter, Exhibit 2, authorizing the
Custodian to sell your interest for \$250.00?

A I believe I did.

Q And it was on the strength of that deed and your
letter that the Custodian permitted Mr. Gilmour
to make a sale of that property, isn't that right?

A I believe that is correct.

30 MR. RICE: I wish to tender an analysis of the real

property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

THE WITNESS: Your Honour, may I give an explanation of why I did this?

THE SUB-COMMISSIONER: Yes, you may if you wish.

10 A The reason I did this; I have still two partners operating this business down at the Coast and if the Custodian were to come in there, on an undivided property, it is a very valuable storage space for their business and they told me to clear their property so that it will be out of the hands of the Custodian.

Q Well you exercised your own choice in the matter?

A I was forced to. I was still partners with them.

MR. REE: Q: Forced to by your partners?

A Yes, forced to by my partners on account of the Custodian.

20 Q What did the Custodian do? Did the Custodian say anything to you that you had to sell, or forced you to sell in any manner?

A I had a letter from my partners saying that the Custodian was down there looking over the property.

Q To protect your interest?

A And they figured they might sell a part of that property.

THE SUB-COMMISSIONER: Anything else?

A That will be all on the lots.

Q Now have you a further claim?

30 A I have a further claim on the business. In this building that we had there we were selling truck

equipment and parts and we had a stock of truck
equipment and parts to a rough valuation of
\$7000.00 of my part, that would be one-third.
Also, I left a 1941 Chev. which had only gone
4000 miles with a radio, heater and seat covers,
valued at \$1500.00, which I only got \$1000.00
for. The business I had to sell it for \$3500.00,
and the car I got \$1000.00 and that makes
\$4500.00, deducting off \$8500.00 makes my claim--
10 pardon me -- yes, that will be \$85,000.00 as that
with the \$45,000.00 the forced sale --

Q --you mean \$8500.00?

A Yes, \$8500.00, and with the forced sale, both of
them for \$4500.00, that makes my claim \$4000.00.

MR. RED: If it please your Honour, the claimant
has not made himself clear. However, I say that
this claim is outside of the terms of reference.
Neither the Chev. truck nor the stock of truck
equipment and parts ever came into the hands of
20 the Custodian. Neither of these items were
declared by the claimant at any time and they
are outside of the terms of reference.

RE-CROSS EXAMINATION BY MR. RED:

Q You say that you were compelled to sell? Who
compelled you to sell?

A Pardon?

Q Who compelled you to sell, your partners?

A My partners.

30 Q Your partners?

A Yes.

S. Késska,
Re-Gross Exam.

Q The Custodian didn't make you sell?

A Pardon?

Q The Custodian didn't make you sell. He didn't come to you and tell you you had to sell?

A The Custodian forced my partners.

Q How do you know the Custodian forced your partners?

A Because they come down there.

Q You give us a statement that you can swear to. You don't know whether the Custodian went down there or not?

10

A I don't know because I wasn't allowed to go down there to see.

Q Why do you make statements if you don't know what you are talking about?

A I have just to go by the letters my partners sent.

THE SUB-COMMISSIONER: Q Have you letters from your partners pertaining to it?

A I am sorry, but I haven't got any with me, I don't think.

20 MR. REE: Q You have no letters from your partners saying that the Custodian came down and made you sell?

A I have some letters at home, I think, I forgot to bring.

Q Did the Custodian ever write you and say that you had to sell your interest in the truck or these parts and stock?

A The Custodian never at any time told us that we had to sell. They just sold it and told us about it later on.

30 Q You wrote a letter to the Custodian asking the

S. Kosak,
Re-Cross Exam.

Custodian to sell your interest for \$250.00?

A Yes, that is right, on the property.

Q On the property? A Yes.

Q And then you went ahead and dealt with your lawyer, Mr. Gilmour, and then fixed a quitclaim deed and other documents so that he could complete the transaction for you?

A Yes.

10 Q How did you have any correspondence with the Custodian regarding the sale of the truck or the sale of the stock, the truck equipment and the parts?

A That is the car you are referring to.

Q Excuse me, the car. I thought it was a truck, the Chevrolet.

A '41 Chevrolet sedan.

Q How did you have any correspondence with the Custodian's office regarding the sale of the sedan or the stock of parts?

20 A No, not with the Custodian on the sale of the car.

Q Well did you have any correspondence with the Custodian's office regarding the sale of the stock of truck equipment and parts?

A Yes, I wrote them a letter, and this is the answer I got.

Q Have you got a copy of the letter you wrote to the Custodian?

A No, not the one I wrote to the Custodian but I have an answer.

30 Q What date is it?

S. Kosala,
Re-Cross Exam.

A April 7th, 1948.

Q Oh, April 7th, 1948.

A: Yes.

Q It is hardly worthwhile referring to that.
This stock of parts was sold, was it not, some time
previous to that?

A Yes.

MR. RICH: I wish to tender, your Honour, an analysis
of the personal property claim as an exhibit.

(ANALYSIS MARKED EXHIBIT NO. 6).

10 THE SUB-COMMISSIONER: Q Who were your partners?

A B.D. Morgan -- here is our agreement.

Q Who?

A: B.D. Morgan,

Benjamin Morgan, and Victor Harold Akerman.

Q Do you wish to file that as an exhibit?

A Yes, I can file that as an exhibit.

(AGREEMENT MARKED EXHIBIT NO. 7).

THE WITNESS: May I explain how I arrived at this
\$7000.00?

THE SUB-COMMISSIONER: Q Yes.

20 A A year after we started business, the bank manager
Anderson told us to take stock of our parts of
the truck parts and equipment, and he told us on
the secondhand parts, we had a lot of secondhand
parts as well as new parts, and he told us to
take stock of all the parts that we had and
equipment that we are sure of selling and split
that in half and split that in half again and
after the first year I know the stock at that time,
the second hand stock alone was \$10,000.00, and
since then we have been operating in business up

S. Kosaka,
Discussion.

until 1942 which was approximately, I think, 7 years and the stock was accumulating and our new parts were accumulating at that rate, so that I think that \$7000.00 for my part would be a very conservative figure.

MR. REE: That is all I have.

THE SUB-COMMISSIONER: Have you anything further to state?

A No, that will be all.

10 THE SUB-COMMISSIONER: Any questions, Mr. Rice?

MR. REE: No questions.

THE SUB-COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

W. R. Howard
"W. R. HOWARD"
OFFICIAL REPORTER.

20

Certified correct.

SUB-COMMISSIONER:

30

Defence Brief

LETHBRIDGE
13 Aug. 48

Sam KOSAKA

File No. 3423

Case No. 572 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$3000.00

\$750.00

\$750.00

3

3

Witness: ✓ Johnson Reeve & Watson, Appraiser.

Trans. 2 lines 28 to 30 - Preliminary objection by Mr. Rice "The Custodian did not sell this property and it is therefore outside the terms of reference; neither the real estate nor the truck."

Ex. 1 - Custodian letter to claimant dated 23 Feb. 48

Ex. 2 - Consent to sale 750 dated 18 Apr. 44

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Ex. 3 - Letter to Custodian dated 24 Apr. 44

Ex. 4 - Appraisal

Trans. 3 lines 5 to 13 Kosaka is claiming \$1000.00 gross - - the value he places on his one third interest.

Trans. 5 lines 28 to 30 and Trans. 8 lines 6 to 25. Kosaka claims he sold under pressure from his partners. Also See Trans. 9 lines 24 to 30. Trans. 10 and 11 to line 8.

PERSONAL PROPERTY CLAIM

2. Motor Car Claim

7000.00 Truck Equipment & Parts

1500.00 1941 Chevrolet

8500.00

(a) Goods undeclared and not found \$8500.00

Trans. 8 line 29 et seq.

Submission: Trans. 9 line 15 et seq. Claimant has not made himself clear. However, I say that this claim is outside of the terms of reference. Neither the Chev. truck nor the stock of truck equipment ever came into the hands of the Custodian. Neither of these items were declared by the claimant at any time and they are outside of the terms of reference.

Name of Claimant

KOSAKA, Sam.

Case

578

Custodian File

3423

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
250.00	12.50 4.17									16.67
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			
TOTAL RECOMMENDATION										16.67

new