

3895

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3895

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: KOZAI Tomisaburo

HOME ADDRESS: 847 W. 7th Ave., Vancouver, B.C.

REGISTRATION NUMBER 07780 SEX: Male AGE: 51

OCCUPATION: Sawmill Worker

(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: The B.C. Lumber Co., Vancouver, B.C.

MARRIED? YES

NAME OF WIFE OR HUSBAND: SUTE *844* *yellow card*

ADDRESS OF WIFE OR HUSBAND: 847 W. 7th Ave., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN KIYOSHI (M) 13; MINORU (M) 11;
KAORU (M) 7.

ADDRESS OF CHILDREN: 847 W. 7th Ave., Vancouver, B.C.

AGE OF CHILDREN: 13, 11, 7.

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

1. LOCATION AND DESCRIPTION: (1) Lots 17 & 18, blks. 104, 105, 106
Dis. lots 36 & 51--Map No. 1918, Bush land. Burnaby, B.C.
20-526

Lot 15, Blk 17 (2) 847 W. 7th Ave., Vancouver, B.C.:
West half, lot 2, blk. 15, dis. lot 297/526, group 1, New
Westminster Dis. B.C. Residential blk. Declarant purchased this
property and house thereon from Mr. William Radke, Millwright,
of Mud River, B.C. on installment basis. Payments have been
completed but title deed has not yet been received.

2. BUILDINGS AND OTHER IMPROVEMENTS: yet been received.
On item (2) above: 2-storied 6-roomed wooden frame dwelling
house.

3. INSURANCE (Give particulars; state where policies are) \$1200 Fire Ins. on house
on item (2), expiring Aug. 1942. Details of pol. unknown, Pol. at home.

4. TAXES (Amount and where payable) On (1) About \$17, 1941 paid. City Hall
" (2) " \$42.50 1941 paid. Vancouver,
B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

OF (1) In owner's possession
" (2) not yet received, see
front page.

None

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:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

4. STATE WHEREABOUTS OF LEASE.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At 847 W. 7th Ave., Vancouver, B.C.; Furniture & household effects

including one Singer treadle sewing machine.

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: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONKEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

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)

Tomi Sakuro-KozanWitness**FOR DEPARTMENTAL USE**

P.D. 1/12/42
INFORMATION FROM R.C.M.P.

3895

DATE Sept. 1/42

File No. 1895

Name KOZAI, Tomisaburo
(Surname in Block Letters)

Registration No. 07780 Male - Female
(Check) Age June 10, 1890

Former Address 847 W. 7th Ave., Vancouver, B. C.

Date Evacuated 10/9/42 Naturalized - Canadian-Born - National
(Check)

Address Leam Creek, Slokan, B. C.
17 D'Arny Street, Toronto, Ont. Jan 1/46

Married Single
(k)

Name of Wife YAMAMOTO, Sute

Name of Husband

Other WATSUMURA, Tatsu (Dec'd) Name of Father KOZAI, Toyotaro (Dec'd)

Children under 16 Kiyoshi (M) 7/7/30

Minoru (M) 19/5/32

Kaoru (M) 14/2/35

by ECT Registered with Custodian yes
(Yes or No)

Additional Information Sawmill worker

REAL PROPERTY SUMMARY

JAPANESE NAME: Tomisaburo KOZAI Reg. No. 07780 File No. 3895.

CATALOGUE NO: 25 and 26.

PROPERTY ADDRESS: Boundary Road, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 17 and 18, Blocks 104, 105 and 106, District Lots 36 and 51, Map 1918.

TITLE: In the name of Tomisaburo KOZAI.

ENCUMBRANCES: Nil.

Vesting No. 35038 - 19th October 1942.

ASSESSED VALUE: 1942 - Land \$315.00
 Improvements Nil Taxes - \$16.41.

CLASSIFICATION: The two lots are at the corner of Moscrop Street and Boundary Road, 72.8 x 122 ft., uncleared bush land, with gravel sidewalk and macadam roadway, in an isolated locality sparsely built up with poor houses.

HISTORY OF ADMINISTRATION: Being vacant property, no revenue, and disbursements of taxes and conveyancing charges only.

APPRAISAL: The two lots, by appraisal of Loewen & Harvey Limited, had a combined value of \$115.00.

OFFER: One offer only for this property was received, being that of H.E. Myers, dated 16th November 1946.

SOLD: To Hiram Edwin Myers for \$250.00 as at 20th November 1946.
Approved by Advisory Committee 16th November 1946.

TITLE: Certificate of Title No. 164058-L issued in name of Hiram Edwin Myers on 16th December 1946, and was sent to him by registered mail 30th December 1946.

FUNDS: Released to the credit of Tomisaburo KOZAI - sale price \$250.00; less taxes \$48.77, appraisal fee \$10.00, Certificate of Encumbrance \$1.00, registration fee \$7.00, total \$66.77. Net amount released \$183.23.

OLD TITLE: Certificate of Title No. 32895-I received from KOZAI and sent to Land Registry Office for cancellation 21st January 1947.

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

February 14th, 1947.


Ian Macpherson.

REAL PROPERTY SUMMARY

File Nos. 3895 and 8545.

JAPANESE NAMES: Tomisaburo KOZAI - Reg. No. 07780 (Father)
Susumu KOZAI - Reg. No. 05121 (Son)

CATALOGUE NO: 397.

PROPERTY ADDRESS: 847 West 7th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Westerly half ($\frac{1}{2}$) of Lot 15, Block 297, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: In the names of Tomisaburo KOZAI and Susumu KOZAI (Joint Tenants)

ENCUMBRANCES: Vesting No. 34968 in the names of Tomisaburo KOZAI and Susumu KOZAI, 6th October, 1942.

ASSESSED VALUE: 1942 -
Land \$850.00
Improvements \$360.00 - Total \$1210.00. Taxes - \$44.40.

CLASSIFICATION: Urban property. House 1 $\frac{1}{2}$ storey frame building in fair condition and contains 6 rooms. Basement, fireplace, and hot air furnace. Bathroom with bath tub removed. Age of house probably over 30 years. Interior needs decorating. Exterior needs painting. Lot 25 x 125. No lane at rear.

HISTORY OF ADMINISTRATION: Property rented through Johnson & Reeve to William Caspari on a month tenure at \$25.00 per month. It was arranged that the owner should pay for material for certain repairs and that the tenant would do the work. Subsequently it was agreed that the tenant should supply the material and receive a credit of two month's rent. A new furnace was installed with the consent of the Custodian at a cost of \$138.85. Total rental received by the Custodian - \$425.00.

The above registered owners purchased under an Agreement of Sale, which document was reported mislaid. It was found by Johnson & Reeve who also procured the Deed from the vendor and registered it creating the title as above. The property was valued on 18th November, 1943, by J.R. Reid as being at \$1,100.00.

SOLD: To Nagar Singh for \$1200.00 as at December 3rd, 1943. Approval of Advisory Committee - 24th November, 1943.

FUNDS: Released to the Joint Account of Tomisaburo KOZAI and Susumu KOZAI; sale price \$1200.00, rental revenue \$425.00, Total \$1625.00; less commission on rentals \$24.20, insurance \$1.85, repairs \$250.00, sundries \$29.00, Certificate of Encumbrance \$1.00, taxes \$44.40, advertising \$4.00, registration fees \$10.15, valuation fee \$5.00, commission on sale \$60.00, closing adjustments \$41.01, Total \$470.61. Net amount released \$1154.39.

*(Funds in joint account
divided 50-50 as per
memo on file
dated Mar 22/44)*

\$1154.39.

Page 2.

Files 3895 and 8545.

TITLE:

Certificate of Title No. 96538-L issued, and receipt acknowledged on the 2nd March, 1944, by Nagar Singh.

OLD CERTIFICATE OF TITLE

No. 75848-L:

Deposited in the Land Registry Office.

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

DATED: October 8th, 1946.

IM:JS

L. K. Mahajan

FILE NO. 07780	NAME KOZAI tomisaburo (see also File No. 8545)					FILE NO. 3895
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Union Ass. Soc. Ltd.	209685	\$1,200.	Aug	1st	45	Dist Lt. 926 #847 N. side of West 7th Ave. Vanc. B.C.

The above Union Assurance Society Ltd. Policy No. 209685 for \$1200.00 covering the real property known as 847 W. 7th Avenue, Vancouver, was transferred to the new owner on January 10, 1944.

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

E. Robertson

/ER
May 10, 1946

STATEMENT OF LIABILITIES

File No. 1000

May 10, 1944

Re: Tomisaburo KOGAI (Mr.)
 Reg. No. 27780

Although no personal debts were declared by the above Decedent, the following claims were lodged against him:

Debtor: INAHARA	-	\$14.74
Debtor: INAHARA	-	\$100.00
Debtor: Inu. Ltd.	-	\$1.00

The above Japanese person was advised of these debts and in reply dated March 27th, 1944 he stated that he did not owe \$14.74 to INAHARA, but that at the time of his last payment the unpaid balance was \$5.74; that during June and July of 1943 he had reduced his debt to INAHARA by \$40.00, leaving a balance of \$100.00 outstanding; and that he had settled his claim with Inu. Ltd. Limited in March with a Mr. Tanaka, salesman for Inu. Ltd.

The claim by S. INAHARA was settled in full by payment of \$5.74 on October 14, 1944 and that of T. INAHARA was settled in full amount of \$100.00 on October 20, 1944, as agreed by Decedent. The claim filed by Inu. Ltd. was referred to P. R. Ross & Sons with the advice that we would not take any action regarding this claim, in view of Mr. Kogai's remarks, unless we received further information from them. No reply was received to our letter. Accordingly, all claims relative to this file are closed.

Another claim for \$100.00 by Kazuo INAHARA was brought up in a letter dated January 22, 1944, received from Tomisaburo KOGAI. He requested that we pay this from his account but on referring the matter to the Department of Labor they advised that they could not recommend the payment of any debts on behalf of Kogai that were not registered with the Custodian at the time of evacuation. *Since Kogai was advised in his letter of all debt obligations*

NO OTHER CLAIMS AGAINST THE ABOVE JAPANESE PERSON ARE REVEALED ON THIS FILE.

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

[Signature]

PERSONAL PROPERTY SUMMARY

File No. 3895

Tomisaburo KOZAI (Mr.)

Reg. No. 07780.

Chattels:

The above Japanese person stated the following on his JP Declaration Form dated April 9, 1942: "At 847 W. 7th Ave. Vancouver, B. C. - Furniture & household effects including one Singer treadle sewing machine". He did not give us an itemized list of the goods left but on September 11, 1942, the agents, Johnson & Reeve, sent in a list of the furniture left on the above premises by the Evacuees. Two shipments of chattels were made to the Evacuee at Lemon Creek and the remainder of the goods sold at public auction. (See Supplementary Summary and Schedule attached).

Specified

Articles:

No Specified Articles are revealed on this file.

Accounts

Receivable:

\$4.97 was credited to Kozai's account in December 1943, representing refund of 1% wage deductions for the first six months of 1941 from the Provincial Collector, Vancouver.

Life

Insurance:

On August 22/46 The Prudential Insurance Co. advised they had a request from Tomisaburo KOZAI for cash surrender value of 4 policies issued on lives of his 4 sons amounting to \$165.56, and we informed them in a letter dated August 26/46 that the Custodian had no objection to payment being made direct to the beneficiary. On October 10/46, the Prudential Insurance Co. wrote advising cash surrender settlement had been effected.

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

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

E. Robertson

E. Robertson.
Nov. 18/46.

/ER

CHATELS SUMMARY

File No. 3895

Re: Tomisaburo KOSAI (Mr.)

Reg. No. 07780

In his JP form dated April 9, 1942 this Evacuee declared furniture and household effects, including a Singer Treadle Sewing Machine at 847 West 7th Avenue, Vancouver. (He did not itemize the effects). As he was not evacuated until September 10, 1942 and the Singer Sewing Machine is not listed in the inventory taken by the agent on September 11, 1942, it is presumed that the Sewing Machine was taken by this Evacuee at the time of evacuation. No chattels were declared by his wife, Sute, on file 8544.

On September 11th, 1942, the agents, Johnson & Reeve, forwarded to us an inventory of the effects left by the above Evacuee at 847 West 7th Avenue. They stated the Evacuee requested them to send to O. Inamoto at Slocan 3 double beds with springs and mattresses and stated the remainder was to be stored by the Custodian. Johnson & Reeve advised on September 17, 1942 they had arranged with the new tenant, Mr. Caspari, to store the furniture in the basement, except the 3 beds and 2 mattresses which were to be shipped to Slocan but on October 2, 1942 Mr. Spain states in a memo that the tenant refused to accept responsibility for the chattels and on December 18, 1942 they were removed to 604 Cordova Street (Custodian Inventory 501), with the exception of the stove which was left in care of Mr. Caspari who signed for it under date of December 11, 1942 (on file 11365, as it was revealed that the stove belonged to Kinso Wakabayashi), and under date of January 23, 1943 on this file - 3895. This stove was abandoned at a later date, it being worn out and rusty. Mr. Wille's statement to this effect is filed on 11365 under date of July 12, 1944.

According to Mr. Kosai's letter dated October 22, 1942 the wrong beds were shipped to Slocan, as he stated the beds received were his own and that the beds they wished shipped were 2 double beds tagged "Mr. O. Inamoto" and one double bed tagged "Mrs. S. Tanaka". On checking Mrs. Tanaka's file, 3083 it is found that nothing was declared by her but according to Custodian Release form dated December 6, 1943 on Mrs. Tanaka's file she requested shipment of the above bed and spring which apparently were shipped. Mr. Otomatsu Inamoto's file, 9152, reveals that he did not declare any chattels but according to Custodian Release form dated November 30, 1943 on his file a double bed and spring and a three-quarter bed and spring were shipped.

On April 11, 1944 Kosai requested that the baggage stored in the basement and upstairs room of the house we sold be released to him and accordingly a Custodian Release form dated April 20/44 was forwarded to us with a letter from the E.C. Security Commission dated April 26/45 stating shipment would be made as soon as mutually convenient and that Kosai apparently thinks the balance of his goods not declared should still be at the house. Mr. Spain advised Kosai on April 17, 1944 that all the chattels were removed from 847 W. 7th Avenue to Custodian warehouse. Due to the congestion of chattels in the warehouse shipment was not made until August 13, 1945 as per C. B. R. Bill of Lading on file under that date. Mrs. Kosai wrote on August 24, 1945 stating they had received all the goods we sent them on "Monday".

On March 22, 1946 Mr. Kosai requested shipment of his "baggage at 837 W. 7th Avenue" and on March 26, 1946 the Custodian advised that they had acknowledged receipt of all the goods we sent in August 1945, and in accordance with our usual practice the rest of the chattels were sold at auction. We enclosed copies of all auction sheets except No. 56 covering the sale of books. Again, on October 24, 1946 Kosai wrote requesting their baggage and that of O. Inamoto which was left with the next-door neighbor at 837 W. 7th Avenue and if we would

release these goods they would attend to the rest. Accordingly on November 1st, 1946 we advised them it would be in order for them to have their baggage shipped to them and the signed copy of this letter which we would send to Mrs. Fumai (tenant of 837 W. 7th) would be her authority to release the goods in accordance with their requirements, and that we understood all charges would be taken care of by them and not by this office.

It is revealed that Mr. and Mrs. Tojuro INAMOTO, files 2297 and 12221, declared chattels as being left at 847 West 7th Avenue. Mr. Inamoto declared a large number of chattels in his JP form dated April 9th, 1942 and he was evacuated two days later, namely April 11, 1942. His wife, however, declared only two items in her JP form dated August 7, 1942, and she was not evacuated until October 27, 1942. Mr. Green in a memo dated March 20, 1944 stated that it seemed reasonable to assume that the wife had disposed of a number of their goods and her declaration represented the balance remaining. On May 25, 1946 we wrote to the Inamotos stating that owing to the fact that Mr. Inamoto was evacuated on April 11, 1942 and Mrs. Inamoto was not evacuated until October 27, 1942 and she only declared two articles, we concluded that the goods declared by Mr. Inamoto were disposed of in the intervening time and that the two articles declared by Mrs. Inamoto were the only goods remaining in the protected area. We requested them to let us hear from them in this regard but to date no reply has been received. *(see Kopsal ltr. Apr. 14/47 still Inamoto's property consisted of 1/2 undivided share)*

All the chattels removed from 847 W. 7th Avenue, with the exception of the goods shipped (mentioned above), were sold at Vancouver Auctions 49, 54 and 56 held on July 26, October 3rd and December 7th, 1945, respectively, and the proceeds were credited to Tomichiro KOSAI's account. In our letter to Kosal dated May 25, 1946 we forwarded to him all the funds then standing to his credit with the Custodian, excepting those received from the sale of chattels. We advised him at this time that it would appear that other Japanese persons had left chattels at 847 W. 7th Avenue and there would appear to be some confusion over goods left by Mr. and Mrs. Tojuro INAMOTO. We stated we were writing to them regarding the exact goods they left and until we received a reply from them final distribution of the proceeds of the auction sales should not be made. We also requested Mr. Kosal to check over the auction sheets previously sent to him and indicate any articles which were not his. No reply was received to our letter.

A number of goods were sold at auction which cannot be identified on the Custodian Inventory 501, but these goods might easily have been contained in one of the large wooden boxes or in one of the numerous cartons removed from 847 W. 7th Avenue to 644 Cordova Street.

NOTE: April 21/47

April 2, 1947, Mr. Kosal advised that all chattel funds should be released to him. He attached a letter signed by Tojuro INAMOTO authorizing us to release all the funds to Mr. Kosal. Mr. Kosal advised in his letter of April 14/47 that no other persons other than the Inamotos had goods remaining on the premises 847 W. 7th. Balance of funds now being remitted to Kosal. *LK*

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

E. Robertson
E. Robertson,
February 18, 1947.

CHATELAIN SCHEDULE

File No. 1000

Re: Tominobu KOBAYASHI (Mr.)

File No. 9778

Mr. Tominobu KOBAYASHI declared himself left at 217 E. 7th Avenue, but did not give us a detailed list. He stated he was declared by his wife, Sato, on file 944.

List of chattels left on premises. Taken by KOBAYASHI & Sato Sept. 11, 1943

Moved by Custodian from 217 E. 7th Ave. to 504 E. 10th Ave. as per Inv. 501, Dec. 8/43

ANCTIONED

SHIPPED

OTHER

DISPOSITION

1 double bed
2 mattresses
1 single bed & mattress
1 1/4 bed
2 1/4 beds (basement)

20 bed ends & rails, (9 beds)
7 bed springs
1 mattress

2-26/7/45

3-see Oct. 22/43

1 double bed and spring, & one 1/4 bed shipped to O. Inamoto May 20/43 - File 9152.
1 double bed & one spring shipped to S. Tanaka Dec. 6/43 File 9083.
(1 bed not found)

2 dressing tables
1 bookcase
1 dining room table
2 kitchen tables
1 sofa
1 bookcase table
2 tables, living room
12 chairs

2 dressers
1 Ext. Table
1 small table
1 leather couch
1 small writing desk

2-26/7/45 (1 being chest of drawers)
26/7/45 (bookcase stand)
26/7/45
1-26/7/45
3/10/45
26/7/45

1 not found

Not found

All linoleum
1 table upstairs
2 cabinets dining room
12 basement

14 kitchen chairs
1 high chair
1 carpet

15-26/7/45
26/7/45
26/7/45 (3)

Not found

1 desk
1 table
2 big box

1 roll top desk
1 fancy table
1 wooden box
1 wooden box-large

Presumably contained miscellaneous goods sold at auction and not listed on 501.

Missing

Not found

Room
1 stove

1 stove (left with tenant)

stove belonged to K. Wakabayashi, P. 1136
26/7/45 (copper wire)

Abandoned. (This

Washing line (outside and inside)

Rope line

Ladder

Trunk

1 suitcase

1 trunk
2 suitcases
2 table tops (games)
1 box tools
3 Japanese Cabinets
1 crosscut saw
2 Kario
3 tin boxes
23 cartons

13/8/45
2-13/8/45
26/7/45
26/7/45
2-13/8/45
13/8/45
26/7/45 (misc.)
1-26/7/45 6-13/8/45
1-26/7/45 (trays, etc.)
1-26/7/45 (toys)
1-26/7/45 (misc.)

Not found

Not found

(shrines) 1 missing
Missing

CHATELAIN SCHEDULE - page 2.

<u>Custodian Inv.</u> <u>501 - cont'd.</u>	<u>AUCTIONED</u>	<u>SHIPPED</u>	<u>OTHER DISPOSITION</u>
3 baskets (various)	1-26/7/45		2 missing
1 oak jewel box			missing
2 cupboards	26/7/45		
1 swivel chair	26/7/45 (barber)		
2 hall benches			missing
1 dishpan full of dishes	26/7/45	and some presumably shipped in cartons on 24/8/45.	
1 velvet curtain			missing
1 suckers stand	26/7/45		
1 bamboo flower stand			missing
1 round mirror			missing
1 bundle pictures, frames	26/7/45		
1 tea tray	26/7/45		
1 gramophone	26/7/45		
1 glass door cabinet	26/7/45		
1 screen frame	26/7/45		
1 chest of drawers	26/7/45		
2 small bundles	26/7/45 (2 2 wood carvings)		
1 stool table	26/7/45		

The following articles not identified on the above Custodian Inventory 501 were also sold at auction and the proceeds credited to account 3895:

July 26/45: Sleigh

2mas Decorations
2 metal stands
Lacquerware

Ink stand
4 Jardinieres
Tire Chains
Screens & sealers

Dec. 7/45: Books

It is reasonable to assume that the above items may have been contained in the 2 wooden boxes and some of the 23 cartons removed by the Custodian from 847 W. 7th Avenue to 604 Cordova Street.

It is noted that a number of items listed by the Custodian are not accounted for on the auction sheets. There is no explanation on file as to what happened to these goods.

ER.

3895

67 Dancy Street,
Toronto Ontario,
December 1, 1948.

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver B.C.

EVACUATION SECTION	
Rec'd.	DEC 2 1948
File No.	3895
Attn.	
Replied	Johnston

Dear Sir;

Please send us a bundle of framed pictures and photos and one album by C. O. D. to the above address.

The other goods can be abandoned by the Custodians now.

Yours Truly,
L. Kozak
(Reg. no. 07780).

REGISTERED MAIL

February 18, 1947.

Mr. Tomisaburo KOZAI,
Reg. No. 07780,
67 D'Arcy Street,
Toronto, Ontario.

Dear Sir:

With reference to your letter of January 12th we now enclose Custodian cheque in the sum of \$237.59, leaving a credit balance of \$63.16 in your account.

The above balance which is being retained in your account represents proceeds derived from sale of chattels which were removed from 847 West 7th Avenue, Vancouver, and sold at public auction in your name. In our letter to you dated May 25th, 1946 we requested you to check the auction sheets which were sent to you in March 1946 and indicate any chattels which did not belong to you, but to date no reply has been received in connection with chattels. We also advised you that we were writing to Mr. and Mrs. Tojuro INAMOTO, who declared goods as being left at the above address, to ascertain the exact goods they actually left at 847 West 7th Avenue but no word has been received from them. As we cannot release the funds derived from sale of chattels until the correct ownership has been determined, we shall be glad if you will let us know which goods belonged to Mr. and Mrs. Inamoto and, also, if any other Japanese persons owned any of the goods removed from the above premises and sold at auction in your name. If no other persons except Mr. and Mrs. Tojuro Inamoto are involved and Mr. and Mrs. Inamoto wish to forward to us a letter authorizing us to release to you all the funds derived from the sale of chattels removed from 847 West 7th Avenue for settlement between yourselves, we shall release the funds to you.

You have already been supplied with statements relating to the sale of real properties known as Lots 17 and 18 (N.W. Corner Boundary Road & Moscrop) and West half of Lot 15 (847 West 7th Avenue, Vancouver), together with a statement of your general account up to November 29th, 1946, which showed a credit balance of \$300.75, the amount of the cheque now enclosed, less the balance of \$63.16 being retained until correct ownership of chattels has been ascertained.

With the exception of the above-mentioned \$63.16 being retained in your account, it would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

/s/
Enc. - Custodian cheque \$237.59
-Return Envelope.

E. Robertson,
Office of the Custodian.

STATEMENT RE SALE OF:

Catalogue No: 357

Street Address: 847 E. 7th Avenue,
Vancouver, B.C.

Legal Description: W12/14/24

Name: KOSAI, Tomisaburo

KOSAI, Susumu

File No: 3893 - 8543

Reg. Nos: 97760 and 97141

Date of Sale and Adjustments .. December 3, 1943

	Debit	Credit
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~~~~Interest on Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

Taxes

Water

3.67

3.41

1.76

72.50

\$

1200.00

1136.54

Net Proceeds credited to your account

February 19, 1946

Date:.....

George Peters

Compiled by:.....

STATEMENT RE SALE OF:

Name: KOZAI, Tomisaburo

Catalogue No: 25 and 26

File No: 3895

Street Address: Boundary Road

Reg. No: 07780

Legal Description: L.17 & 18/104-106/36 and 51

Date of Sale and Adjustments November 20th, 1946

Sale Price		\$	250.00
------------	--	----	--------

Real Estate Agents Commission	\$		
--	----	--	--

Charge for Valuation	10.00		
----------------------	-------	--	--

Charge for Advertising	8.00		
------------------------	------	--	--

Land Registry Office Transmission Fee	2.50		
---------------------------------------	------	--	--

~~Encumbrances:~~~~Mortgage~~~~Mortgage~~~~Amount of Taxes~~~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes

1.90

~~Water~~

<u>20.50</u>	\$	<u>251.90</u>
--------------	----	---------------

Net Proceeds credited to your account

231.40

Date: ... February 7, 1947

Compiled by: ... A. Patara

Catalogue No. 25 & 26
File No. 3895
Boundary Road, Vancouver
17 & 18/104-106/36 & 51

December 12, 1946.

HIRSH EDWIN MYERS
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 20, 1946)

	DEBIT	CREDIT
Purchase price	\$250.00	
Cheques received		\$250.00
Registration fees on deed - \$250.00	4.50	
Purchaser's proportion of 1946 taxes paid - 42/365 x \$16.48	1.90	
Balance owing by purchaser		6.40
	<u>\$256.40</u>	<u>\$256.40</u>

BALANCE OWING BY PURCHASER

\$6.40

3895 & 8545

February 22, 1944.

Messrs. Tomisaburo and Susumi KOZAI,
Registration Nos. 07780 and 09121,
Lemon Creek,
Sioux, D. C.

Dear Sirs:

Ref Catalogue No. 397
847 West 7th Avenue
W-34/297/426

Please be informed that 847 West 7th Avenue has been sold
as of December 3, 1943 for the sum of \$1,200.00 which is in excess of the value
attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been
credited to your joint account and adjustments of unearned taxes and any insur-
ance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price		\$1,200.00
Less 1943 taxes	\$44.45	
Less Agent's Commission @ 5%	60.00	
		<u>104.45</u>
Net credit to your account		\$1,095.55

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc R. C. Security Commission

Catalogue No. 397
File No. 3895 & 8525
647 West 7th Avenue
W 15/27/526

ADJUSTMENTS

As of December 3, 1943 - 28 days to go.

Debit purchaser

28/365 x \$44.45 taxes for 1943	\$ 3.41
28/184 x \$12.90 water July to December	1.96
40/72 x \$ 6.60 insurance premium (expiry 1/6/45)	3.67
Registration fees on deed - \$1,200.00	<u>6.65</u>

Total debits \$15.69

Credit purchaser

Proportion rents for month of December 3 to December 14 - 12/31 x \$23.75	\$ 9.20
Rents collected for month of December 15 to January 14	23.75
" " " " " January 15 to February 14	<u>23.75</u>

Total credits \$56.70
Less total debits 41.01

NET AMOUNT DUE TO PURCHASER

\$15.69

3895

November 20, 1946.

Mr. H. E. Myers,
360 Powell Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue Nos. 25 & 26
Boundary road, Vancouver
17 & 18/104-106/36 & 51

This will acknowledge receipt of cash in the amount of \$200.00. We have now received a total of \$250.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Hiram Edwin Myers, Inventor, of 360 Powell Street, Vancouver, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shoars,
Director.

J. H.
11/21

Catalogue Nos. 25 & 26
File No. 3895
Boundary road, Vancouver
17 & 18/104-106/36 & 51

Control of the above described property 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.

Dated at Vancouver B. C., this 19 day of December 1964

46

Signed H. E. Myers

Sign and return to the Custodian

Catalogue No. 357
Files No. 3895 & 8545
847 West 7th Avenue
W 15-297-526

Receipt of Certificate of Title No. 96538-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Union Assurance Society Ltd. policy No. 209685 together with assignment thereof in quadruplicate, and cheque for \$41.01 representing closing adjustments on sale to me of 847 West 7th Ave.

Dated at Vancouver, B. C., this 2 day of March 1944.

James Smith

Catalogue No. 357
File No. 3895 & 8545

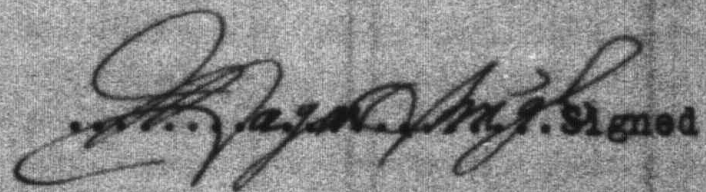
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 847 West 7th Avenue

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

 Signed

January 4th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 3895 & 8545
NAME: Teinaburo KOZAI and Susumu KOZAI
CATALOGUE NO: 357
RE: 847 West 7th Avenue, Vancouver, B. C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Westerly $\frac{1}{2}$ of Lot 15,
Block 297, D.L. 525, Group 1, New
Westminster District, Plan 590.

Encumbrances: None

Taxes: 1943 taxes of \$44.40 unpaid. No arrears.

Vested: No. 34968

VALUATION BY APPRAISER: \$1100.00

AMOUNT OF BID: \$1200.00

APPROVED BY ADVISORY COMMITTEE: November 24th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1200.00

NAME OF PURCHASER: Nagar Singh

KW/V

K. W. WRIGHT

November 25th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 3895

NAME: Tomisaburo KOZAI

CATALOGUE NOS: 25 and 26

RE: Boundary Road, Vancouver, B.C.
- Vacant Land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lots 17
and 18, Blocks 104, 105 and
106, District Lots 36 and 51,
Map No. 1918.

Encumbrances: Nil.

Taxes: 1946 Taxes - \$16.48 (Lots 17
and 18) paid in full.
Arrears - Nil.

Vested: No. 35038.

VALUATIONS BY APPRAISER: \$50.00 - Lot 17
\$65.00 - Lot 18.

AMOUNT OF BID: \$100.00 - Lot 17
\$150.00 - Lot 18.

APPROVED BY ADVISORY COMMITTEE: November 16th, 1946.

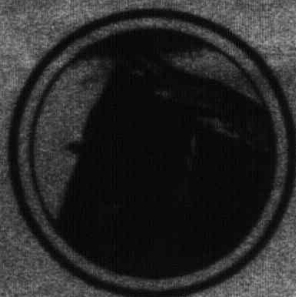
AMOUNT RECEIVED BY CUSTODIAN: \$250.00 (Lots 17 & 18).

NAME OF PURCHASER: Hiram Edwin Myers.

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAC:JE



The Fidelity

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

INDUSTRIAL DIVISION DEPARTMENT
RUSSELL S. BENTLEY, CHAIRMAN
RUSSELL A. YOUNG, MANAGER
GEORGE H. KAMMER
WILTON H. TITMUS, JR.

IN RE

Pol. 106 221 194-etc.

October 10, 1946

Kozai Ins.
Issued August 26

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
Hastings and Granville
Vancouver, B. C. Canada

EVACUATION SECTION	
Recd.	OCT 15 1946
File No.	3895
Ans.	<i>J. R. Lester</i>
Referred	

Attention: Mr. A. G. McArthur
Administration Department

Gentlemen:

Cash surrender settlement has been effected in connection with these policies and the check drawn to the order of the payee, Tomisaburo Kozai of 67 Diarcy Street, Toronto 2B, Ontario, Canada. The checks were forwarded to our District Manager, James A. Hancock, corner Richmond and Sheppard Streets, Toronto 1, Ont. Can. for proper delivery.

Yours truly,

VD:WJ

R. Young
Manager

<u>Policy Number</u>	<u>Check Number</u>	<u>Amount of Check</u>
106 221 194	T-Can 1613	\$39.67
106 221 195	T-Can 1614	41.76
106 221 196	T-Can 1611	43.29
106 221 197	T-Can 1612	41.82

E. J. LOEWEN
NOTARY PUBLIC

A. ROBT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 2221
CABLES
A.S.C. 8th EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 16th, 1944.

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

Dear Sir:

Re: CATALOGUE No. 25, Lot 17, Blocks 104 to 105
District Lot 36 & 51.

This is vacant lot on the West side of Boundary Road and adjoins the North West corner of Moscrop Street. Lot level is slightly below street level at the front and slopes up to a 20 foot lane at the rear, which is about 5 feet above street level. The lot is 33 x 122 feet, uncleared, but only light brush and small trees. Boundary Road has a crushed rock surface but is rough. There is a gravel path, and water and light are available, but no sewer. It is four (4) blocks from the nearest transportation.

In my opinion a fair valuation is \$60.00, but I think that this lot should not be separated from Catalogue No. 26, and would recommend the acceptance of \$50.00 for this lot, if the two (2) lots could be sold together making a total for the two (2) of \$115.00. I do not think any further taxes should be paid.

Yours faithfully,

Loewen and Harvey, Limited.

A. Robt Harvey

Director.

ARH/F.
encl. 1.

50
6
11

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

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

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 16th, 1944.

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

Dear Sir:

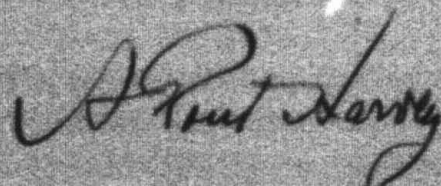
Re: CATALOGUE No. 26, Lot 18, Blocks 104 to 106,
DISTRICT LOT 36 and 51.

This is the vacant North West corner of Boundary Road and Moscrop Street, and is 39.8 x 122 feet to a 20 foot lane. The lot is slightly below the level of Boundary Road at the front and slopes up to the lane at the rear, which is about 5 feet higher than the road. Boundary Road has a crushed rock surface but is rough and Moscrop Street is opened but unfinished. Water and light are available but no sewer, and the nearest transportation is four (4) blocks away.

I feel that a fair valuation is \$75.00, but feel that this lot should not be sold separately - but only in conjunction with Catalogue No. 25, the adjoining lot - and would recommend the acceptance of \$65.00 for this lot and if the two (2) could be sold together making a total for the two (2) lots of \$115.00. No further taxes should be paid.

Yours faithfully,

Loewen and Harvey, Limited.



Director.

ARR/F.
encl. 1.

May 29th, 1946.

mailed June 4/46

Mr. Tomisaburo KOBAYASHI,
Reg. No. 07780,
75 Sullivan Street,
Toronto, Ontario.

Dear Sir:

We have for acknowledgment your letter of May 2nd and enclose herewith our cheque in the amount of \$275.00 from funds standing to your credit with the Custodian, leaving a present credit balance of \$67.83 in your account.

While we sent you in our letter of March 28th auction sheets indicating the sale of certain articles and advised you that the proceeds had been credited to your account we have reviewed the files of several other Japanese persons who apparently left stored goods in your house prior to evacuation. We have been able to identify certain goods which have been shipped to these persons but there has been some confusion regarding the goods of Mr. and Mrs. Teijuro INAMOTO. It appears that Mr. Inamoto declared a considerable quantity of goods prior to his evacuation on April 11th, 1942, and Mrs. Inamoto declared a lesser quantity at the date of her evacuation on October 27th, 1942. We are writing to them in order to ascertain the exact goods which they actually left on your premises, and we feel that until we have received a reply from them final distribution of the proceeds of the auction sales should not be made. Unfortunately, many Japanese left their goods improperly tagged and packed for handling which has occasioned great difficulty in allocating proceeds of sale. If you would be good enough to check over the auction sheets already received by you and indicate any articles which do not appear to have belonged to you, it would be helpful.

With reference to your two lots at Boundary Road and Moscrop Street, Burnaby, although this property has been advertised and listed repeatedly with real estate agents, no satisfactory offer has been received. This year's taxes become due on July 3rd and will amount to approximately \$16.00. Please advise us if you wish these taxes paid.

Yours truly,

A. G. McArthur,
Administration Department

AGM/ER
Enc. 1
cc Department of Labour, Japanese Division.

NAME WILLIAM, William

REGISTRATION NO. 1072

FILE NO. 1072

The following chattels were sold by public

auction at Winnipeg, N. D. on December 7th, 1915.

Books

\$ 1.30

Total

(Auctioneer's Fee \$.11

\$ 1.30

Less Expenses: (Advertising

.04

\$.30

(Moving

.15

Net Proceeds Credited:

\$.85

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 26

Remarks.

NAME EDWARD J. JONES

REGISTRATION NO. 07780

FILE NO. 1895

The following chattels were sold by public
auction at 777 Powell St., Vancouver, B.C. on October 3, 1945.

Cash

\$ 0.25

Total

(Auctioneer's Fee: \$0.02

Less Expenses: (Advertising: 0.01

(Selling: 0.04

Net Proceeds Credited:

\$ 0.25

\$ 0.07

\$ 0.18

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 34.

Remarks.

NAME EMIL T. TROTSKYREGISTRATION NO. 9789FILE NO. 3875

The following chattels were sold by public
 auction at 382 Powell St., Vancouver, B. C. on July 24, 1945.

- 3 Pictures	0.35
Shelf	0.35
- Kitchenware	1.35
Dom. decorations	0.35
Kitchenware	0.35
Copper wire	1.00
2 Metal stands	6.00
Glassware	1.00
Knickknacks	1.35
Basket and miscellaneous	1.35
Carton toys	0.35
Teakwood stand	2.00
Ash stand	1.35
Kitchenware	0.35
- 2 Bikes and frogs	2.35
Trey and etc.	2.35
Trey and crockery	2.35
Kitchenware	1.35
4 Bordenware	1.00
Kitchenware	0.35
Back board and etc.	0.35
Fire chains	1.00
Toys	0.35
Crock and jar	1.35
Carton miscellaneous	1.35
2 Wood carvings and glassware	2.35
Gramophone	4.00
Ash stand	1.35
Total	

Carried forward

46.95

Total

Total

Total

Total

Total

3895 - 10367

October 3rd, 1944.

Mr. Taisaburo KOZAI,
Reg. No. 07780,
Lemon Creek,
Slocan, B. C.

Dear Sir:

With reference to the second paragraph of your letter of September 28th we would advise that provided no dependents are left in an Interior Housing Settlement, if you and your family move to the East all funds standing to your credit can be forwarded to you.

According to our records there are now no claims against you, we having paid from your account the \$5.47 that was owing to Sakurai IZUKAWA.

At the moment we have a credit balance in our books of \$496.44 and if you, your wife and three children all move to the East this money can be forwarded to you.

Respecting the first paragraph of your letter relating to chattels at 847 W. 7th Avenue, Vancouver, B. C., as this matter has been handled by our Protection Department they will write you direct.

Yours truly,

P. Doust,
Administration Department

PD/ER
Cc to B. C. Security Commission.

*uncount
9160 in state
own to
T. Doust
file 2297.*



BRITISH COLUMBIA SECURITY COMMISSION

Lemon Creek, B. C.,
April 20, 1944.

To the Custodian:

This will be your authority to pay to the B. C. Security
Commission, the amount, covering crating, cartage and freight
charges on goods which I applied for on the Custodian Release
Form of April 20th.

Tomifaburo-Kozai

Witness

Dated this 20th day of April 1944, in the province of B. C.

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

Marine 8264-8265
TELEPHONE 527-0000
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

December 1st, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 1 1942

The Custodian,
(Japanese Evacuation Section),
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Dear Sir: re Tomisaburo KOZAI
File No. 5895
847 West 7th Avenue.

For some time past the tenant has complained of the impossibility of getting the house heated. He spent \$18. in trying to fix the furnace and now finds it cannot be done. We have had the H & H Sheet Metal Works Ltd., who are a reliable firm, examine the furnace and they report that repairs are impossible and the only solution is a new furnace.

A new McLary furnace would cost \$124.35 and some alterations are required in the cold air ducts costing an additional \$6.50, total \$130.85.

It will be necessary to have something done to make the place habitable. The house is rented at \$25. per month. Mr. Caspari was to be allowed the rents for the months ending November 15th and December 15th - \$50. - towards repairs. If there is no other way of financing the matter, we would suggest we advance this amount against the rents to be collected and charge interest on the debit balance each month.

Would you please advise us about this as soon as possible.

Yours faithfully,

JOHNSON & REEVE.

per

G. Watson

GAW

(Signature)

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

6th August, 1942.

RECEIVED FROM William Caspari of 619 West Eighth Avenue,
Vancouver, B. C., the sum of \$25., as a deposit on account of
the rental of 847 West Seventh Avenue, Vancouver, B. C.,
subject to confirmation by the Custodian of the Department of
State of Canada, on the understanding that if the tenancy is
confirmed, the said William Caspari hereby agrees to rent the
house at 847 West Seventh Avenue, Vancouver, B. C., upon a
tenancy from month to month, subject to termination by ~~one~~ three
month's notice at any time; the tenancy to take effect upon the
date of the evacuation of the present occupants of the building.
The said William Caspari hereby agrees that he will take the
premises in their present condition and will re-decorate them
at his own expense, ^{if the owner provides the materials} and make good any damage that may be done
during his tenancy. ^{The owner to provide a bath tub and fittings which}
^{Mr. Caspari will instal when delivered}
It is understood and agreed that in the event of the proposed
tenancy not being confirmed by the Custodian this deposit will
be returned to Mr. Caspari and that in the event of the present
occupants not being evacuated by the end of November, 1942, Mr.
Caspari will have the right to withdraw his offer to rent the
premises, in which case the deposit will be returned to him.

JOHNSON AND REEVE
per D. W. Reeve
agents for owner

W. Caspari

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JONREE" VANCOUVER

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBER MANCHESTER REAL ESTATE EXCHANGE

**BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.**

27th July, 1942.

The Manager
Japanese Evacuation Section
506 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

Dear Sir:

re KOZAI, Tomisaburo
File No. 3895

In our report on this case we mentioned that title to the property on West 7th Avenue had not been obtained by Mr. Kozai.

On making a further search, Mr. Kozai's son, Susumu, found the Agreement for Sale. We arranged with him to obtain title, drew the necessary deed and sent it to the Vendor for signature. The agreement for sale included Susumu as joint purchaser with his father.

Upon receipt of the signed deed we filed it in the Land Registry Office, and beg to report that title to the property now stands in the names of Tomisaburo Kozai and Susumu Kozai. We have left the Certificate of Title, No. 75849L on deposit for safe-keeping at the Land Registry Office and enclose receipt for same-

The expense of the Conveyance and registration has been paid by Susumu Kozai.

Yours faithfully,

JOHNSON & BEEVE

Per

DATE

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 8884
CABLE ADDRESS "JOHNRE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
555 WEST HASTINGS STREET
VANCOUVER, B. C.

25th July, 1942.

The Manager,
Japanese Evacuation Section,
Department of the Secretary of State,
506 Royal Bank Building,
575 West Hastings Street,
VANCOUVER, B. C.

Dear Sir:

re KOZAI Tomisaburo
File No. 3895

The fire insurance policy on the house at 847 West 7th Avenue will expire on the 1st August, next, and Mr. Susumu Kozai, the son of the above declarant, has asked us to renew the insurance's period of three years in the Union Assurance Society of London for which company we are agents. Mr. Kozai, Jr. has undertaken to pay the premium which we will collect from him.

We beg to enclose herewith the current policy and the new one because, no doubt, you would like to keep these in your file. We trust that this will be acceptable to you.

Mr. Kozai, Jr. has asked us to rent the house at \$25. per month and we have interviewed a prospective tenant who is acquainted with Mr. Kozai and will endeavour to make an arrangement with him. We have told both of the parties that any arrangement made should be submitted to you for approval and we will report to you in due course.

Yours faithfully,

JOHNSON & REEVE.

per *Johnson*

DWR

3895

June 10th, 1942.

Messrs. Johnson & Reeve,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re KOZAI, Tomisaburo

We have before us your letter of the 27th ultimo and in reviewing our file we would like to make the following comments which apply in this case, and in a general manner to any case which comes under our control.

At the moment registration by the Japanese is on a voluntary basis and the primary purpose of this department is one of protective custody. May we suggest, therefore, that the type of letter which you wrote to the Kozai family is perhaps not altogether desirable as it indicates, to some extent at least, a rather arbitrary attitude to the management of their affairs.

It is not the policy of the Custodian to sell any property unless it is the wish, or with the consent, of the Japanese owner, or other circumstances make such action necessary. If there are no liabilities we have no objection to the owners making whatever arrangements they wish and, in fact, encourage them to do so, only asking that we be advised before any deal is consummated and that the cash arrangements be completed through this office.

In line with this attitude, we are not able to entertain the recommendation on Page 3 of your report of the 4th of May, "That real estate be offered for sale at \$1000.00", and "That contents of house be sold after evacuation".

With regard to the matter of fire insurance. If the property is not insured by the Japanese it is not our policy to secure coverage while any of the family remain in occupancy. Upon evacuation the property itself should be insured, but if the owner was not previously carrying insurance on the contents, we do not cover this, except at the time when we ourselves change its location either

Messrs. Johnston & Reeve

-2-

June 10th, 1942.

for safekeeping in one part of the house, or by removal
to some central storage.

Yours truly,

FOS:EB.

R.P. Alexander
Assistant Manager