

4779



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

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JAPANESE SECTION  
RECEIVED  
AUG 3 1942

4779

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: Takeji Hosaki  
HOME ADDRESS: Hammond B.C.  
REGISTRATION NUMBER 13800 SEX: male AGE: 31  
OCCUPATION: Mill 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: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Mayako Hosaki (yellow card)

ADDRESS OF WIFE OR HUSBAND: Hammond B.C.

NAMES OF ANY LIVING CHILDREN: Tom Hosaki

ADDRESS OF CHILDREN: Hammond B.C.

AGE OF CHILDREN: 2 six months

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

1. LOCATION AND DESCRIPTION: LOT SIX(6). BLOCK TWELVE (12) OF BLOCKS SEVEN(7) TO TWELVE(12). DISTRICT LOT SEVEN HUNDRED AND SEVENTY FIVE(775). GROUP ONE(1). NEW WESTMINSTER DISTRICT. PLAN (45-96)

2. BUILDINGS AND OTHER IMPROVEMENTS:

Check up on my partner Y. Hatanaka

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

4. TAXES (Amount and where payable) West Vancouver B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to

Miss Campbell

6776



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in Oakville Man  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none  
9. IF FARM LAND STATE CROPS SOWN: none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Municipality of  
West Vancouver B.C.  
2. LANDLORD'S NAME AND ADDRESS:  
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:  
4. STATE WHEREABOUTS OF LEASE: West Vancouver B.C.  
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)  
Miss Campbell 2152 Marine Drive  
West Vancouver B.C.  
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Kitchen ware, cubbed, sewing machine  
etc  
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



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: \_\_\_\_\_

6. MONEYS 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: \_\_\_\_\_

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 \_\_\_\_\_ day of July 28th 1942.(Signature) T. Hrekei\_\_\_\_\_  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



INFORMATION FROM R.C.M.P.

Date Dec. 1/42

Our File No. 4779

Full Name HOSAKI, Takeji  
(Surname in Block Letters)

Registration No. 13800

☒ Male - Female  
(check)

Age Apr. 27/1911

Former Address Port Hammond, B. C.

Date Evacuated May 19/42 Naturalized - Canadian-Born - National  
(check)

Present Address Oakville, Manitoba.

☒ Married - Single  
(check)

nee  
Name of Wife (HATANAKA) Hayako - #13960

Name of Husband - - -

Step nee  
Name of Mother (MUKOMOTO) Seki (Dec'd) Name of Father HOSAKI, Ichitaro (#14102)

Names of Children under 16 Toru Bruce (M) Mar. 3/40. *208/6/42*

Requested by M. Stevenson

Registered with Custodian Yes  
(Yes or No)

Additional Information Millhand. 1 Lot and house, West Vancouver.



4779

CLAIM.

JAPANESE

T. Hosaki,  
Port Haney, B.C.

AMOUNT OWING

\$ 71.00

CREDITOR

Singer Sewing Machine Co.,  
742 Granville St.,  
Vancouver, B.C.

SOLICITOR

*Cancelled  
Being paid with  
them I don't know how.*

FOR ORIGINAL SEE FILE # 5862







4779  
File No. 5409

Date May 29, 1944

SUMMARY

Name: HOSAKI, Ichiharu #4202

Address: 131-8th Ave., Haney, B.C.

(1) - We have today moved to auction room at Haney, B.C. effects as per enclosed list at a total cost of \$ 2782 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Buddhist Temple where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ None for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

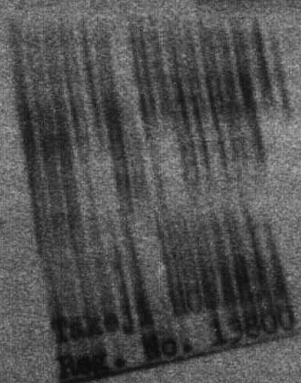
None-everything not moved yet-remainder to go in next auction

The tenant gave us the following explanation: \_\_\_\_\_



--- SUMMARY ---

--- FIRE INSURANCE ---



Res.- Catalogue #424-No. 2152 Marine Drive, West Vancouver,  
Yoshio HATANAKA and Takeji HOSAKI,  
Lot 6, B. 12, of Block 7 to 12, D.L. 775

Yoshio HATANAKA declared insurance on the premises of  
\$1,000.00. This was ascertained to be with the Canadian Indemnity Co.  
policy #42147, \$1200.00 on building for 1 year expiring May 26, 1943  
premium of \$32.10 was paid by the Custodian on October 10, 1942.

Policy #42147 was renewed by policy #48086, \$1500.00 for 1  
year expiring May 26, 1944 endorsed to G.W. McPherson, deputy of the Custodian,  
and premium of \$25.00 paid by the Custodian June 10, 1943.

Policy #48086 was replaced on expiry by policy #10263, Scottish  
Union and National Insurance Co. \$1500.00 for 3 years expiring May 26, 1947 and  
premium of \$63.00 paid May 16th, 1944. This policy was transferred on August 10,  
1945 to Alfred Holgate and mailed to him on September 28th, 1945.

There is on file an undated memo about November 1942 of insurance  
on this building in the Northwest Fire Insurance Co. policy #205246 \$1,000.00,  
securing a Mortgage to W.J. Barrett-Lennard and W.D. Geoghegan, the policy  
expiring May 13, 1942. This policy was not renewed. This is the only reference  
to this mortgage on file, and the mortgagee advises us by phone that the Mortgage  
has been paid in full and that he has no longer an interest in the property.

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

*G. W. McPherson*

October 28th, 1947.







Mr. [Name] [Address]

Re: [Name] declared on April 29, 1942 the following personal debts:-

|                  |          |
|------------------|----------|
| Dr. [Name] about | \$100.00 |
| Dr. [Name] about | 20.00    |
| Dr. [Name] about | 5.00     |

On July 24, 1942 he informed the Comptroller of the Treasury that the [Name] to [Name] had been settled.

The following claims were filed with the Comptroller and have been disposed of as indicated.

Dr. [Name] (File 100) \$10.00 withdrawn  
 [Name] and [Name] (File 100) \$10.00 claim settled  
 25-3-46 and paid 3-4-46  
 [Name] (File 100) \$100.00 - claim submitted 25-3-46  
 and paid 3-4-46  
 Dr. [Name] (File 100) - \$100.00 claim submitted 25-3-46  
 and paid 3-4-46

Dr. [Name] \$70.00 claim in declaration, not paid.

Balance to the credit of [Name] has been paid to him.

Re: [Name] [Address]

No claims were filed against above and none known.

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

*[Signature]*  
 T. [Name]  
 Chief of the Division



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HOSAKI, Mr. Takeji

*Oakville, Man.*

File No. 4779

Reg. No. 13600

Company Sun Life

Agency Vancouver

Policy No. 812737

Premium - \$ 40.35

Payable: <sup>x</sup> Annually, Semi-annually or monthly

Month September Day 1st

REMARKS:

*Letter sent 25/8/4*



Catalogue No. 424  
(also adv. April 14/45)

HOSAKI, Takeji  
HATANAKA, Yoshio

File No. 4779 & Int. 780

Reg. No. 13800  
P/W A-41

Civic Address: 2152 Marine Drive, West Vancouver.

Legal Description: Lot 6, Block 12, Blks. 7 to 12,  
D. L. 775, D.N.W.

Classification: Dwelling with store front.

--- *Sold* ---

Property leased until notice is given.

1942

Oct. 7th

Inventory of HOSAKI's chattels - Haney.

1944

Apr. 15th

Memo re Claims (Nil)



REAL PROPERTY SUMMARY

File Ex. I.780  
Evac. 4779

JAPANESE NAME: Yoshio HATANAKA, Reg. No. 01123(Interned 15-6-42 Repatriated 16-8-46)  
Takeji HOSAKI, Reg. No. 13800

CATALOGUE NO: 424

PROPERTY ADDRESS: 2152 Marine Drive, West Vancouver, B.C.

LEGAL DESCRIPTION: Lot 6, Block 12, of Blocks 7 to 12, District Lot 775, Group 1, New Westminster District, Plan 4595

TITLE: In the names of Yoshio HATANAKA and Takeji HOSAKI,

ENCUMBRANCES: Registered: None registered.

Unregistered: No evidence on file of any unregistered, except a notation that Northwest Fire Insurance policy #205246 was payable to W.J. Barrett-Lennard and W.D. Geoghegan. Vesting of interest of Yoshio HATANAKA and Takeji HOSAKI filed as #37983 on 26-4-4.

ASSESSED VALUE: 1942  
Land \$800.00  
Improvements 1600.00 - \$2400.00 Taxes \$74.29

CLASSIFICATION: At date of evacuation the property was classified by the District of West Vancouver, as commercial. This classification was changed to the one family residential on 26-4-45. HATANAKA, in his J.P. declaration states that the lot measures about 54' x 155 feet with a two storey 6 room frame dwelling and a one storey frame store 20 x 35 feet in front.

STORY OF ADMINISTRATION: Mr. H.D. Campbell was requested to make a report on this property and a letter of June 6, 1942 states the report was enclosed. It is not on file.

An Agreement attached to HATANAKA'S J.P. declaration shows premises were rented by HATANAKA to Miss B.J. Campbell at a monthly rental of \$25.00, with the privilege of making some repair, later limited to \$75.00, to be allowed on rent. From a letter dated May 26, 1942 to Mr. H.D. Campbell it appears that Norris & MacLennan, came into the picture and later drafted a lease, which was never completed. In their statement of account(\$15.00)Sept. 15, 1942 they say this was done on instructions from H.D. Campbell. The tenant refused to sign the lease as drafted(memo 25-7-42) and no lease was executed. Miss Campbell occupies the premises from May 1, 1942 to September 30, 1945, a period of 40 mos. paying a total rental of \$1,000.00. H.A. Roberts Ltd. acted as rental agents for the Custodian from June 15, 1943.

Mr. HATANAKA in his J.P. declaration stated that his brother-in-law T. HOSAKA had a half interest in the property, confirmed by T. HOSAKI in a letter dated August 3, 1942. The \$1,000.00 rental revenue has been equally divided, \$500.00 credited to the account of Yoshio HATANAKA and \$500.00 to TAKEJI HOSAKI. The rental for the first three months, May June and July 1942, \$75.00, referred to above, was allowed for repairs. This rental does not appear on the ledger account, nor does the debit of \$75.00 for repairs, but both are included in the statement of funds below.

(over)



Real Property Summary

File No. Ex. I. 780  
Evac. 4779

**APPRAISAL:** The Pemberton Realty Corporation Ltd. was requested to furnish the Custodian with an appraisal of the property. Its report is not on file. *Red 1/10*

**ADVERTISED:** Property was advertised for sale by tender in the News-Herald April 14, 1945, Sun April 16, 1945 and Province April 17, 1945.

**OFFERS:** were received from:-

J. Ball - \$1500.00  
Emil Thorson (through McGarron, Hawbolt) \$1750.00 cash  
Jessie Orr, through Morrow Realty, \$1600.00 cash,  
Alfred Holgate, \$2,000.00-\$1,000.00 cash and balance in 24 equal monthly payments with 5% interest on deferred payments.

**SOLD:** To Alfred Holgate for \$2,000.00-\$1,000.00 cash and balance in 24 equal payments, bearing 5% to date of payment. Sale to be of effect as at June 23, 1945.

**AGREEMENT:** An agreement for sale on above outlined terms was executed by the Secretary of State and Alfred Holgate and registered in the Vancouver Land Registry Office, with transmission to the Custodian on July 26, 1945. Deed dated June 3, 1947 was registered June 13, 1947 and C.T. #175641-L issued in name of Alfred Holgate. No record of delivery.

**FUNDS:** The revenue and disbursements in connection with this property is carried in two separate accounts of Yoshio HATANAKA and Takeji HOSAKI (Int. 780 Repatriated, and Evacuee #4779) for the proper accounting the two are consolidated as follows:- Sale Price \$2000.00, rentals \$1,000.00 interest on Agreement for Sale \$51.96, refund on taxes \$9.00, closing adjustments \$30.75, total credits \$3,091.82; less debits of commission on rents \$33.52, repairs \$102.50, sundries \$95.19, taxes \$252.82, insurance \$152.40, legal fee \$25.00, advertising \$27.68, appraisal fee \$5.00, Agent's investigation \$29.50, C.E. \$1.00 registration fee \$10.80, commission on sale \$100.00, total debits \$835.41. Net amount released \$2256.41; to Yoshio HATANAKA \$1128.20, to Takeji HOSAKI, \$1128.21.

**OLD TITLE:** C.T. 78122-L at Vancouver Registry Office,

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

*[Signature]*

October 28th, 1947.

*See Claims Summary attached for claims against Hatanaka.*

*D. M. Shimokura - bal of 105.00*

*D. Kuwahara - 30.00*

*Hatanaka says these were settled (20-7-2)*

*Am.*



Oct. 7, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OFHOSAKI, Tateshi #  
131-8th. Ave. Haney, B.C.

Takeshi

In room #2 upstairs. (locked)

- 5 Ctns. (tied up)
- 1 3 section Jap. box.
- 2 Ctns. (cont. 24-lqt. sealers each)
- 1 Box. (cont. 200' aerial wire, 30' insulated #14 light wire, 40'  $\frac{1}{4}$ " hemp rope, & misc. articles)
- 1 Box. (cont. misc. magazines)
- 1 Clothes dryer.
- 1 Sml. ctn. (cont. baby's woolen suit)
- 5 Beds & 4 springs.
- 1 Baby's crib. (Simmons) new.
- Sml. quantity of heavy building paper.
- 1 Ctn. (cont. mixing bowl, 1 tea pot, 2 water glasses, & misc. dishes)
- 1 Box. (cont. 3-lqt. sealers, 1 sugar tin, & misc. articles)
- 1 Ctn. (cont. 1 ladies purse, 1 lge. paint brush, & 1 Jap. book)
- 3 Sml. tables. (HM)
- 1 Lamp shade. (new)
- 1 Box. (cont. Fly-Tox sprayer, 12' lamp cord, 3 sml. insulators, 1 punch, 2 light sockets (pull chain), 1-3 way plug)
- 4 Ctns. (cont. old clothes)
- 3 Ctns. (cont. misc. Jap. books, & magazines)
- 2 Ctns. (cont. old newspapers)
- 1 Baby's crib spring.
- 1 Folding ironing board.
- 1 Roll linoleum. (tied up, lge.)
- 1 " " (sml.)
- 1 Ctn. (cont. Xmas decorations)
- 1 Wicker stand. (cont. 1 roll wrapping paper, 6 window blinds (poor), 1 umbrella, 4 rolls wall paper, lge. quantity coat hangers)
- 1 Sml. Shrine.
- 1 Lge. " (cont. Jap. hymn books, 1 pr. sml. brass candle sticks)
- 1 Desk lamp. (HM)
- 1 Tool box. (cont. 1 stove lifter, 1 stove shaker, 1 paint brush, 2 hack saw blades, & misc. articles)
- 1 Sack (cont. wool padding)
- 1 Ctn. (cont. dishes)
- 1 Box. (cont. 3 sml. wooden pails, 1 flower vase, 1 enam. pot, 1 mixing bowl (cont. Jap. tea), & 1 dust pan.)
- 1 Box. (cont. misc. glass jars)
- 1 Dining chair.
- 1 " arm chair.
- 1 Kitchen chair. (no back)
- 1 Ctn. (cont. misc. light globes)
- 1 Wicker basket. (cont. 2 Frying pans, 1 carving stone, 1 carp. square, 3-3way sockets, 1 2way socket, 1 pr. ladies shoes, 1 glass tray with handles, & misc. kitchen ware.)

Signed

J. Maryson  
J. W. Stinson



Oct. 7, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OFHOSAKI, Tateshi #  
131-8th. Ave. Haney, B.C.

In room #2 upstairs. (locked)

- 1 Lge. ctn. (cont. misc. books, childrens school paints, lge. quantity of photographs & sml. quantity of old clothing)
- 1 Sml. bench. (HM) with cupboard.
- 1 Wooden baby's crib (wooden), (cont. quantity of bedding) very much eaten by rats)
- 1 Water pail, pulley & rope.
- 1 Wicker basket. (round)
- 1 Bookstand (HM) cont. quantity of Jap. books, 3 ladies purses, 2 wooden wool brushes)
- 1 Ctn. (cont. sml. cushions)
- 1-lgal. glass jug.
- 1 Roll of heavy twine.
- 1 Lge. tin. (with handles)
- 2 Rubber tired spoked wheels, with braces.
- 1 Bottle capper.
- 1 Sml. box. (cont. 1# used nails, 1 light socket)
- 1 Sewing machine seat. (cont. attachments, & 1 light globe)
- 1 Drop cord & globe.
- 2 Curtains.
- 1 Shallow box. (empty)
- 3 pc. Chesterfield suite. (poor)
- 1 Kitchen cabinet. (cont. 2 ctns. (tied up), 1 ctn. cont. fancy paper head dresses, 1 tin dish cont. developing equip., 1 ornamental mantle clock, 1-2 way socket with globe, sml. quantity of misc. magazines, 1 wooden tray (new) HM, 1 paper cutter, 1 shallow box (cont. 1 extention cord, & 2 framed pictures), 1 ctn. cont. string, 1-3 section Jap. box, 1 fancy ornamental flower, 3 ctns. cont. dishes & kitchen utensils, 1 sugar tin, quantity of sealer tops, 1 metal flower dish, 1 ctn. cont. Rogers silver drinking cup, napkin ring, fork & spoon (new)
- 1 Ctn. (cont. 1 curtain & empty ctns.)
- 1 Jap. musical instrument. (in cloth case) *Storero*
- 1 Ctn. (cont. misc. bowls)
- Dining cabinet. (cont. 2 table cloths, assorted napkins & misc. photos.)
- 1 Roasting pan. (good)
- 1 Ctn. (cont. 7 wooden trays)
- 1 Lge. electric fan & cord.
- 1 Sml. hall table. (HM)
- 1 Desk. (HM, cont. 1 desk lamp (glass), 1 ctn. cont. greeting cards, 1 ladies purse, sml. quantity of Jap. books, 1 sewing basket, 1 family album, 3 wooden trays)
- 1 Ctn. (cont. 1 framed picture & misc. clothing.
- 1 Dining table. (knock-down)
- 1 Window screen.
- 1 School suitcase.
- Bdle. of old shoes.
- 1 Sml. wall cabinet. (HM)
- 1 Picture frame.
- 1 Sml. box. (cont. 2 Jap. festival dolls)
- 1 Ctn. (cont. few school books & misc. papers)

Signed

*See by auction 10/16/42*  
*Haney*  
*J. Maryson*  
*W. C. Stinson*



Oct. 7, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
HOSAKI, Tateshi #  
131-8th. Ave. Haney, B.C.

In room #1 upstairs. (locked)

- 1 Wardrobe.
- 2 Rolls of linoleum. (tied up)
- 1 Linoleum rug. (on floor)
- 1 Dry mop.
- 1 Dining table. (in pcs.)
- 1 Metal bread box.
- 1 Dresser. (HM) cont. 1 wall clock (broken), 2 eye glass cases, 1 metal cigarette case, & misc. papers)
- 6 Dining chairs.
- 2 Kitchen chairs. (1 no back)
- 1 Chest of drawers. (cont. 24 sml. cushions)
- 1 Bed & spring.
- 2 Curtains.
- 1 Extention cord.
- 1 Curtain rod.
- 1 Window screen.
- 1 Water pail. (cont. 5 Jap. crockery Sake bottles, 3 lge. glass Sake btles, 1-lqt. sealer, 1-2qt. sealer)
- 1 Ctn. (cont. old clothes)
- 1 Ctn. (cont. fancy paper head dresses)
- 1 Framed picture.
- 1 Picture frame.
- 1 Photograph.

Signed

*J. Morrison*  
*W. H. Stinson*



INVENTORY OF CHATTELS  
OF  
HOSAKI, Takeji

131 8th Ave., Haney, B. C.

2  
Oct 17/42

In the house (downstairs)

1 Gramophone (case only)  
Chiffonier  
Rolled top desk  
1 Linoleum Rug  
4 Prs. curtains  
3 Single "  
10 Curtain rods  
Heater & pad  
Telephone  
1 Lge. kitchen table  
1 Bench  
2 Kitchen chairs  
1 Wall mirror  
Porcelain sink  
Lge. barrel  
8 Gal. stone crock

In small house.

1 Kitchen range (old, Huron)  
2 Dining chairs  
Wardrobe  
6 Sml. curtains  
1 Curtain Rod.

In the barn.

6 Hoes  
2 Rakes  
3 Shovels  
2 Bent shovels  
Cultivator (horse drawn)  
1 Section drag harrow  
1 Plow  
1 Crow bar  
1 Pick  
4 7" Cross cut saws  
1 Peavey  
1 Double blade axe  
7 Bundles Shingles  
1 Sledge hammer  
2 Mattocks (1 no handle)  
1 Froe  
1 Wedge  
1 8' Cross cut saws  
1 9' " " "  
30' 1" Cable  
Platform Scale  
3 Brooder stoves  
1 Table (HM)  
1 Horse sleigh

In Brooder house.

2 Sml. rolls chicken wire.

NO SINGER SEWING  
MACHINE



May 29, 1944.

CHATELS BELONGING TO  
HOSAKI, Ichitaro #14102  
131-8th Ave., Haney, B.C.

Now stored in the Budd. Temple, Haney, B.C. (Personal)

5H03  
✓ 1 Musical instrument.

✓ 1 Shrine.

15 Boxes & ctns.

SIGNED

*J. Morison*



File No. 4779

# DEPARTMENT OF THE SECRETARY OF STATE

## Office of the Custodian

### REAL PROPERTY

### FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following properties:

#### CITY OF VANCOUVER

**PANEL A:** Lot 3, Block 33, District Lot 186, New Westminster District, Plan 186, known as 345 East Cordova Street, upon which is situate a one-story frame factory building.

**PANEL B:** Lots 17 and 18 in the West 1/2 of Subdivision "C" of District Lot 336, Group 1, New Westminster District, Plan 2204, known as 1828 East Street upon which is situate a chicken house and shed. Building used as dwelling not included.

#### NORTH VANCOUVER

**PANEL C:** Lot 17, Block 4 of Blocks 3 and 5, District Lot 816, Group 1, New Westminster District, Plan 2990, being a Vacant Lot on 17th Street between William and Rupert Avenues.

#### WEST VANCOUVER

**PANEL D:** Lot 6, Block 18 of Blocks 7 to 18, District Lot 775, Group 1, New Westminster District, Plan 4395, known as 2152 Marine Drive, upon which is situate a dwelling with a store front.

#### MATSQUI

**PANEL E:** Part (The North Westerly 23.975 acres more or less) of the North 1/2 of the South East 1/4 of Section 11, Township 14, as shown and lettered "B" on sketch deposited 1110. Save and Except part 7.5 acres as shown on sketch deposited No. 5250, Group 1, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 22.475 acres, more or less, near Mt. Lehman Road upon which is situate a five-room dwelling and outbuildings.

**PANEL F:** Lot 2 of the North West 1/4 of Section 18, Township 18, Map 2890, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 4 1/2 acres, more or less, on Ware Road, Abbotsford, upon which is situate a six-room dwelling, barn and poultry house.

#### MISSION

**PANEL G:** Lots 12 and 13 of the North 1/2 of the South East 1/4 of Section 26, Township 17, Map 2845, Municipality of Mission, in the District of New Westminster, being a farm property of 10 acres more or less, known as 2978 Cherry Street, on which is situate a dwelling, barn and outbuildings.

#### PITT MEADOWS

**PANEL H:** Lot "B", Block 2 of Lot 3 of Lot 12 of Section 36, Block 6 North, Range 1 East, Map 6328, Municipality of Pitt Meadows, in the District of New Westminster, on Advent Road, containing 2 acres more or less on which is situate a community hall and cottage.

#### SURREY

**PANEL I:** Lot 3 of the North West 1/4 of Section 30, Township 2, Map 1807, Municipality of Surrey in the District of New Westminster, being a Farm Property of 6.3 acres, more or less, known as 419 Scott Road, upon which is situate a 7-room dwelling, chicken houses and sheds.

#### DELTA

**PANEL J:** Lot 40 of the North East 1/4 of the North East 1/4 of Section 35, Township 4, Map 1416, Municipality of Delta, in the District of New Westminster, on Bailey Road, on which is situate a one-story frame hall building.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for two or several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent of the amount offered must accompany each tender. The deposit will be forfeited to the Government if the tender is accepted and not completed by the purchaser immediately upon the time required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, Royal Bank Building, 575 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to condition of buildings or improvements or the existence or non-existence of any encumbrances.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Chances in respect of unaccepted tenders will be returned in due course.  
Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 15th day of May, 1945. Further particulars may be obtained during office hours and day up to noon on the 15th day of May, 1945, and arrangements made with the undersigned to inspect the said premises.

DATED AT VANCOUVER, BRITISH COLUMBIA, this 14th day of April, 1945.

THE CUSTODIAN  
505 Royal Bank Building,  
575 West Hastings Street,  
Vancouver, B.C.



File Nos. 4779 & Int. 780.  
Catalogue No. 424.

August 17th, 1945.

**MEMORANDUM**

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Takeji HOSAKI  
Yoshio HATANAKA  
Mm. of West Vancouver  
Lot 6, Blk. 12 of Blks. 7 to 12,  
D.L. 775, Gp. 1, N.W.D., Plan 4595.

With reference to the above property which was recorded in the Vancouver Land Registry Office, July 26th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 128355-L, dated July 26th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 56355-M, dated July 26th, 1945, registering the property in the name of Alfred Holgate (Agreement for Sale).
3. Duplicate of Transmission dated July 19th, 1945.
4. Duplicate copies (2) of Agreement for Sale dated July 19th, 1945 - Secretary of State to Alfred Holgate.
5. Post card acknowledgment dated August 14th, 1945, No. 128355-L, stating the above documents have been registered. Title is being held on their file subject to Agreement for Sale No. 56355-M.

DAC:JS  
Atch.

*D. A. Cramer*

*per J.*



May 28th, 1947.

# REAL PROPERTY MEMORANDUM

FILE NO: 4779 and Re. Int. 789.  
 NAMES: Takeji HOSAKI and Yoshio HATANAKA.  
 CATALOGUE NO: 424  
 RE: 2152 Marine Drive, West Vancouver, B.C.

**CERTIFICATE OF ENCUMBRANCE:**

Description of Property: Lot 6, Block 12, of Blocks 7 to 12,  
District Lot 775, Group 1, New  
Westminster District, Plan 4595.

**Enchytraeidae** **N11.**

**Taxes:** Paid by purchaser.

**Tested:** **No. 37983**

VALUATION BY APPRAISER: \$2,000.00

|               |            |
|---------------|------------|
| AMOUNT OF BID | \$2,000.00 |
|---------------|------------|

APPROVED BY ADVISORY COMMITTEE: June 13, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$2,000.00 - now paid in full.  
(Agt. for Sale paid in full.)

NAME OF PURCHASER: Alfred Holgate.

Prepared by.....*D. A. Mann*.....

Approved by: Jackie Sherman

**DAC: 10**



4779  
File Nos. 4779 and Int. 780  
Catalogue No. 424

June 19th, 1947.

**MEMORANDUM**

TO: Mrs. E. Lovecky  
FROM: Mr. D. A. Gramer.

Takeji HOSAKI and Yoshio HATANAKA  
Lot 6, Block 12, of Blocks 7 to 12,  
District Lot 775, Group 1, New  
Washington District, Plan 4595.

With reference to the above property which was recorded in the  
Vancouver Land Registry Office, June 13th, 1947, we attach herewith the  
following documents in connection therewith.

1. Copy of application number 175641-L dated June 13, 1947,  
registering the property in the name of Alfred Holgate,  
(Deed).
2. Duplicate of Deed dated June 3rd, 1947, Secretary of State  
to Alfred Holgate.
3. Certificate of Indefeasible Title number 175641-L dated  
June 17th, 1947, covering the above property in the name  
of Alfred Holgate.

DAC/1e

Encls (3)

*D. A. Gramer*



Catalogue No. 424  
File No. 4779 & Int. 780  
2152 Marine Drive  
West Vancouver  
6/12/7-12/775/1/4595

50/50

4779/13800 HOSAKI Takiji

I Side 780 PWA41

HATANAKA Yoshio

1537

1538

Control of the above described property is by me hereby acknowledged and  
I agree that all adjustments and incidents connected with the sale to me  
of this property have been settled.

Dated at ~~West Vancouver~~ this 21 day of Aug 1945.

Signed A. Holgate

RETURN TO THE CUSTODIAN



Catalogue No. 424,  
Files Nos. 4779 & X.I. 780  
2152 Marine Drive, West Vancouver  
6/12/7-12/775/1/4595

Receipt of Certificate of Title No. 175641-L, covering 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 the  
above property have been settled.

Dated at Vancouver B. C., this 24 day of June 1947

A. Holgate



*For Evacuee File #4779*

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

File #780 (Internee) NOV 4 1942  
#4779 (Evacuee)

November 4th, 1942.

MEMORANDUM

TO: ACCOUNTANT

FROM: MR. K. W. WRIGHT

Re: P/W A-41, HATANAKA, Yoshio and  
HOSAKI, Takeji, Reg. #13800  
2152 Marine Drive, West Vancouver.

The property known as 2152 Marine Drive, West Vancouver, was rented to Miss Bertha J. Campbell last summer and you have been receiving the rents and we believe that the income has been credited to the above named internee.

Investigation reveals that he was not the sole owner and this was confirmed in a letter from the Camp Commandant dated 26th ult. as follows:

"The above internee was questioned regarding his interest in the property known as the 2152 Marine Drive, West Vancouver, B. C., and he states that his interest on the property is fifty per cent."

The writer took the matter up with Mr. Alexander with the result that the following report has been received:

"Mr. Takeji Hosaki, Police Registration No. 13800 declares to us that he is the owner, with Mr. Yoshio Hatanaka, of the property known as 2152 Marine Drive, West Vancouver, B. C. Furthermore, he declares that his partner was Mr. Yoshio Hatanaka."

Will you therefore be kind enough to transfer to the account of Takeji Hosaki half of the payments to date and divide the income equally between the internee and the evacuee hereafter.

K. W. WRIGHT

KWW/W



RE - HATANAKA, YOS. O

2152 Marine Drive,

Hollyburn, West Vancouver, B. C. - 01123

*(Takeji Hosaki)*

1. Reference to the "JP" Declaration shows that Hatanaka entered into an agreement, in anticipation of his evacuation, for the rental of the property listed with your Office with one, Miss B. J. Campbell.

2. On investigation and inspection of the premises I find that the statements made in connection therewith are correct.

3. The property was insured for \$1000.00 which expired on the 13th of May. I therefore, in view of my inspection of the premises and appraisal thereof, immediately placed insurance in the amount of \$1500.00 with The Canadian Indemnity Company through Vaux-Blessor Insurance Agencies, Ltd. The Policy is payable to G. W. McPherson, Deputy Custodian or his Successor, for Yoshio Hatanaka, for a period of three years. The Insurance Policy is enclosed herewith.

4. In addition to renting the premises to Miss Campbell, Hatanaka, apparently on behalf of himself and Mr. T. Hosaki (Brother-in-law, who has a half interest) arranged with Miss Campbell to store his effects, fixtures, etc., at the same time giving her the use of a considerable portion thereof. A copy of the Agreement entered into between Hatanaka and Miss Campbell is attached to the "JP" Declaration in the form of a letter to the Custodian of Alien Property. As this was obviously an inadequate instrument the proper indenture has been drawn up by Norris and MacLennan, embodying in it an inventory made by my staff in the presence of Miss Campbell, separating what is actually boarded up and secured for storage purposes, and those articles and effects of which she was to have free use.

5. I might mention that whereas Yoshio Hatanaka operated a Cleaning Agency and Pressing Establishment on the premises, Miss Campbell is operating a summer resort, more or less, and using the part facing the road, previously used as the shop, as a Tea Room.

6. The Declarant, Mr. Hatanaka, is on the Japanese Committee at Hastings Park. From telephone conversations the arrangement as drawn up is satisfactory to him, but so far he seems to have been too busy to arrange for the Execution of the Instrument itself.

7. My opinion of the terms of the Agreement is that they are reasonable and in view of the fact that Hatanaka entered into them on his own account, prior to declaring the property to your Office, I recommend that this basis receive your approval.

8. The property itself is in a very bad state of repair and to put in in proper shape will require over \$250.00. All of this work is not immediately necessary. Miss Campbell has already spent close to two months' rent, or \$50.00, in immediate repairs which were essential before she could enter into occupancy, which she did on the First day of May, 1942. My suggestion in this connection is that you approve expenditure by her up to a limit of three months' rent, or \$75.00, for the more or less immediate repairs and that some program for effecting the balance be arranged at a later date.

From my conversation with the parties involved, Hatanaka is not only aware of the state of repair but is very anxious to see that the



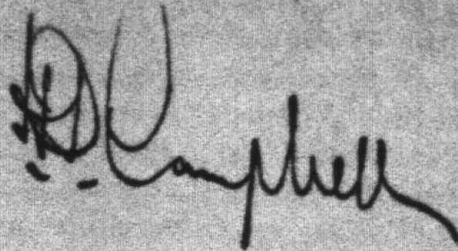
Re- Hatanaka, Yoshio.

revenue from the property, over and above the taxes and insurance, be applied to rectify this state.

9. I am enclosing herewith two letters from the Solicitors, Norris & MacLennan, which amplify the foregoing information and which I would incorporate in my report.

10. Will you advise me as to responsibility for the legal fees which were essential in this case.

11. As soon as I can contact Mr. Hatanaka again I will do my best to obtain his signature to the Indenture of lease which is awaiting his attention, at which time I will report to you further.



D. Campbell

June 6, 1942.



4779

October 14th, 1942.

The Singer Sewing Machine Co.,  
742 Granville St.,  
Vancouver, B. C.

Dear Sirs:

Re: Takeji Hosaki

We acknowledge receipt of your letter dated September 28th and in reply we would advise that our field men, on making a thorough check of the above's property at 8th Avenue, Haney, B. C., could not locate the sewing machine. We also wish to state, however, that on checking over the subject Japanese declaration to the Custodian dated July 28th, 1942, we find that he has vested in the Custodian a Singer sewing machine.

We are taking this matter up with Mrs. Hosaki direct and we shall communicate with you upon receipt of a letter from her.

Yours truly,

R. D. Richardson.  
Farm Department.

HRC/EM

(nothing on  
her file  
4778)





OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 29 1942

SINGER SEWING MACHINE COMPANY  
INCORPORATED

745 GRANVILLE STREET  
VANCOUVER, B.C.

Sept 28 1942.

Form 501

TATESHI HOSAKI, 8th Ave. PORTHANEY, B.C.  
L 5439.

(Takeshi)

Mr H.F.Green.  
Japanese Evacuation Section.  
Office of Custodian.  
506 Royal Bank Bld.  
Vancouver, B C.

Dear Mr Green

There is balance of \$66.00 against the above account.  
This party is now located C/O Tulley Bros. Curtis Siding. Oakville.  
Manitoba.

We have located them at this address but Mrs Hosaki  
informs our Portage La Prairie shop that the machine is stored in the  
attic at the above address.

I went out there to-day and saw the present  
proprietor of the farm Mr Eng Bow and to satisfy me he showed me the  
goods stored in the attic but I could not see the machine, an electric  
cabinet. The stool belonging to the machine is in this room.

Mr Eng Bow told me that the machines was not there  
that Mrs Hosaki's son had taken the machine and that he had helped  
him to carry it downstairs when he took it to port Hammond, B C.

Was a sewing machines listed in the inventory of  
Mrs Hosaki's belongings ?.

Would you please take this matter up with her at  
Oakville. Man. Thanking you.

Yours truly

Singer Sewing Machine Co.  
G.S.Barker. M S.

G.S.Barker

Mrs Hosaki age 27

Son Son 2



4779

December 5th, 1942.

Mr. Takeji HOSAKI,  
Reg. No. 13800,  
C/o Tully Bros.,  
Curtis Siding,  
Oakville, Manitoba.

Dear Sir:

We would report that our field men on checking over your property at 8th Avenue, Haney, B. C. could not locate the Singer sewing machine which you vested in the Custodian on July 28th, 1942.

We would appreciate your advising us where this machine may be found.

Thanking you in anticipation of an early reply, we are

Yours truly,

R. D. Richardson,  
Farm Department.

HRC/EM





SINGER SEWING MACHINE COMPANY  
INCORPORATED

Printed in Canada  
FORM 908

742 GRANVILLE ST.  
VANCOUVER, B. C.

Feb 3 1943.

File 4779. HOSAKI. Takeji.

Mr F. H. Green.  
Japanese Custodian.  
806 Royal Bank Building.  
Vancouver. B. C.

Dear Mrs Green.

*Being dealt  
with at  
Hamilton Store*

We thank you for your letter of 29th ult  
and have written our Portage La Prairie shop. On receipt  
of their reply we will again contact you. Thanking you.

*Take off list*

Yours truly

Singer Sewing Machine Co.  
G.S. Barker. M S.

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | FEB 3 1943 |
| File No.           | 4779       |
| Ans.               |            |
| Referred           | Green      |

*B*



4779

June 25th, 1942.

Mr. Takeji Hosaki,  
c/o Tully Bros.,  
Curtis Siding,  
Oakville, Man.

Dear Sir:

It has come to our attention that you are the owner, with Yoshio Hatanaka, of property described as Lot 6, Block 12, Blocks 7 to 12, D.L. 775, District of New Westminster, known as 2152 Marine Drive, West Vancouver, B. C.

As you have not declared this property to the Custodian we are enclosing three copies of the "JP" declaration form which we suggest that you fill in as fully as possible, have your signature properly witnessed, and return two copies to this office. You may retain the third copy for your information.

Yours truly,

R. P. Alexander  
Assistant Manager

GHP:ND  
Encl. 3.



C  
O  
P  
Y

DEPARTMENT OF NATIONAL REVENUE  
Succession Duty Division

Ref: G.W.R.

739 W. Hastings St.,  
Vancouver, B.C.  
August 19, 1942.

Office of the Custodian,  
1404 - 675 West Hastings St.,  
Vancouver, B.C.

Dear Sir:-

Re: Ichitaro Hosaki, Deceased

The above decedent formerly of Haney, British Columbia, and Portage La Prairie, Manitoba, died on June 28th, 1942.

The Executor of the Estate is Shizuo Hosak of Portage La Prairie, Manitoba. The Solicitors are Black & Pierce of 615 West Pender Street, Vancouver, B.C.

The deceased left his whole estate, \$6,853.89 to:-

|                      |                    |
|----------------------|--------------------|
| Tsuma Hosaki         | Portage La Prairie |
| Takeji Hosaki        | " " "              |
| <u>Shizuo Hosaki</u> | " " "              |

Yours faithfully,

"Norman Lee"

G.R.

GWR/VA



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

NOV 2 1942

*Alexander*

File #780

October 31st, 1942.

MEMORANDUM

TO: MR. W. ALEXANDER

FROM: MR. K. W. WRIGHT

Re: P/W A-41, HATANAKA, Yoshio and  
2152 Marine Drive, West Vancouver.

You will remember inspecting the property known  
as 2152 Marine Drive, West Vancouver, last summer.

We have a letter from the Camp Commandant as  
follows:

"The above internee has been questioned regarding the  
discrepancy in the names of the registered owners of the  
property mentioned, and he states that "Yoshi HATANAKA"  
as mentioned in this letter should be "Yoshio HATANAKA"  
and that "Takeji HATANAKA" as mentioned in the second para-  
graph of this letter should be "Takeji HOSAKI"."

As the interest was not disclosed, we asked  
for a further report and yesterday received the following:

"The above internee was questioned regarding his interest  
in the property known as the 2152 Marine Drive, West  
Vancouver, B. C. and he states that his interest on the  
property is fifty percent."

If you have an evacuee by the name of Takeji #779  
HOSAKI, you will be interested in the revenue and I will  
be pleased to furnish any information you require as soon  
as we hear from you on this point.

*K. W. Wright*  
K. W. WRIGHT

KWW/W



Leave Aug 30/44

To the Custodian

Dear Sir

424  
in closed your find cheque for \$150.<sup>00</sup> 10%  
for tender bid on property 2152 maine  
denim West Vey. full price \$1500.<sup>00</sup>  
as this property need re-roofing and other  
repairs also basement foundation -  
I believe is very fair offer.

Yours truly  
J. Bell

313 Alexander St  
Vey.

|          |            |
|----------|------------|
| Rec'd    | SEP 1 1944 |
| File No. | #779 2-780 |
| Ans.     | But        |
| Referred | Stamps.    |

SEP 1 1944  
150.<sup>00</sup>  
ES.



THE CORPORATION OF THE



DISTRICT OF WEST VANCOUVER

R. A. HARRISON  
Municipal Clerk  
Phones West 800

June 10th, 1943.

MUNICIPAL HALL  
17th and Esquimalt Ave.,  
HOLLYBURN P.O., B.C.

|                    |              |
|--------------------|--------------|
| EVACUATION SECTION |              |
| Rec'd              | JUN 11 1943  |
| File No.           | Int 780 4779 |
| Ans.               | None         |
| Referred           | Mubson       |

#4779 - Gibson

Mr. C.L. Drewry,  
Dept. of Secretary of State,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings & Granville Street,  
Vancouver, B. C.

Dear Sir:

Re: Lot 6, Block 12, D.L. 775  
2152 Marine Drive

We find the septic tank and rockpit serving the dwelling on the above mentioned property, owned by Yoshio Hatanaki and Takeji Hosaki is in need of immediate attention as sewage effluent from same is flowing into lane and adjoining property thereby creating a very disagreeable and dangerous condition.

Your immediate attention to this matter will be appreciated.

Yours truly,

*A. Gracey*

Health Inspector

AG.bw

*AA Robert*

*was 546*

*1429 main drive*

*to end  
Hill*



REAL ESTATE  
INSURANCE



MARINE 6421

*H.A. Roberts Ltd.*

488 HOWE STREET  
VANCOUVER, B.C.

MORTGAGES  
LEASEHOLDS

EVACUATION SECTION

Rec'd JUN 17 1943

File No.

Ans.

Referred

*John  
Pittman*

June 17th, 1943.

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

Dear Sirs:

Re: Y.F. #4779 & Int. 780  
HOSAKI, Takeji  
HATANAKA, Yoshio

Thanking you for your letter of June 13th  
in which you have authorized us to take over rental man-  
agement of the above property now occupied by Miss B. J.  
Campbell.

We note in your letter that the rental is  
\$25.00 per month and it has been paid to the end of April,  
it, therefore, appears that the tenant is one month in  
arrears.

We would appreciate very much your advising  
Miss Campbell that future rents and all matters pertaining  
to the management be referred to us.

With reference to septic tank and rock pit  
which were, apparently, in need of immediate attention,  
we are pleased to advise that we have checked into this  
matter and have made arrangements to carry out the necess-  
ary repairs at a cost of \$27.50 as explained to your Mr.  
Milson by telephone yesterday.

Yours truly,

H. A. ROBERTS LIMITED.

*P. Bradford*

Building Superintendent.

P. Bradford,

"MC."

MEMBERS VANCOUVER REAL ESTATE EXCHANGE



4779 & Int. 780

June 15, 1943

The Corporation of the  
District of West Vancouver,  
Municipal Hall,  
17th and Esquimalt Ave.,  
Hollyburn P.O., B.C.

Dear Sirs:

Re: HOSAKI, Takeji  
HATANAKA, Yoshio

We are in receipt of your letter of  
June 10th in regard to the septic tank and  
rockpit at 2152 Marine Drive. We have in-  
structed our agents, Messrs. H. A. Roberts  
Ltd., to have their West Vancouver office  
attend to this matter.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



4779 & Int. 780

June 15, 1943

Messrs. H. A. Roberts Ltd.,  
466 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: HOSAKI, Takeji  
HATANAKA, Yoshio

Would you please take over the rental management of Lot 6, Blk. 12, D.L. 775, known as 2152 Marine Drive, West Vancouver. This property is rented to Miss B. J. Campbell for \$25.00 per month and the rent has been paid to the end of April.

We are advised by the Corporation of the District of West Vancouver that the septic tank and rockpit serving the dwelling are in need of immediate attention. Will you please have your West Vancouver office give us an estimate of the cost of doing this work.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



4719/1.780

REGISTERED

September 7th, 1944

Mr. J. Bell,  
313 Alexander Street,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 424,  
Lot 6, Blk. 12,  
2152 Marine Drive, West  
Vancouver.

Your letter of August 30th enclosing cheque for \$150.00 and offer to purchase the above property for the sum of \$1,500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F.G. Shears,  
Director

FGS:lm  
Encl.





# CONSOLIDATED BROKERS LIMITED

Telephone Pacific 3348-9

Cable Address "PATLA"

942

ROYAL TRUST BUILDING  
West Pender Street  
VANCOUVER, B.C.

July 31st, 1945.

Mr. Frank G. Shears,  
Local Director,  
Office of the Custodian,  
Fifth floor, Royal Bank Bldg.,  
City.

|               |             |
|---------------|-------------|
| ENEMY SECTION |             |
| Rec'd         | 7779 - 2780 |
| File No.      | AUG 1 1945  |
| Ans'd         | MR. Peter   |
| Refer'd       |             |

Dear Sir:

Re. house at 2152 Marine Drive, West Vancouver.

On or about June 9th, 1945, our saleslady in West Vancouver, Mrs. Dora Growther, acting on instructions from this office, after we had telephoned to your office as to a listing of the above property, recommended the same to the parents of Mr. Norman Holgate. Mrs. Growther had made persistent efforts to find them a suitable home. They agreed to consider the above property, and advise her of their decision. Since that time they have avoided Mrs. Growther.

It has been learned by the writer that these clients of ours did buy this property, and we therefore claim our usual commission of 5%. We gather that no blame is attached to the Custodian's Office, but rests entirely with the clients. The information we have is that the purchaser planned to eliminate us, hoping to get the property cheaper by avoiding payment of the agent's commission.

We ask that you kindly look into this matter for us.

Yours truly,

CONSOLIDATED BROKERS LTD.

Wm. H. Patterson  
President.

WHP:s



G. Peters

2455 Kings Avenue  
West Vancouver  
B.C.

Dear Sir/

in answer to yours dated July 30<sup>th</sup> 45

Re property which I purchased from you 2152 Main Street  
West Van this I must say is correct

Mr. Crowder was the one & only person  
who told me of the property

Yours Truly

A. Holgate

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | AUG 4 1945  |
| File No.           | 4279-27-780 |
| Ans.               | ✓           |
| Referred           | Peters      |



4779 & Int. 780

June 23, 1945.

Mr. Alfred Holgate,  
2455 Kings Avenue,  
West Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 424  
2152 Marine Dr., West Vancouver  
6027-12/75/1/4595

Your letter of June 12th enclosing cheque for \$1,000.00 and offer to purchase the above property for the sum of \$2,000.00, on the following terms: \$1,000.00 cash and the balance of \$1,000.00 in monthly payments over a period of 24 months with interest at 5% per annum on all unpaid balances, has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. We note that you request this property to be purchased in the name of Alfred Holgate, Retired, of 2455 Kings Avenue, West Vancouver, B. C., British Subject.

The necessary documents will be prepared and forwarded to you in order that you may attach your signature, after which kindly return all copies at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you. Adjustments will be calculated as of the date of this letter.

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

We have to draw your attention to information recently received, namely, that this property comes under the new zoning regulations which place it in a one family dwelling area instead of a commercial zone.

Yours truly,

F. G. Shears,  
Director.

*[Handwritten signature]*  
4779



|                    |               |
|--------------------|---------------|
| EVACUATION SECTION |               |
| Rec'd              | JUN 12 1945   |
| File No.           | 4279 - I. 780 |
| Ans.               | <i>Ed. B.</i> |
| Referred           | <i>Peters</i> |

June 12, 1945.

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

Dear Sirs:

I hereby wish to bid \$2,000.00 for Catalogue No. 424,  
being 2152 Marine Drive, West Vancouver, Lot 6, Blk. 12, D. L. 775  
(7-12), on the following terms:

\$1,000.00 cash and the balance in monthly payments  
over a period of 24 months.

The property is to be registered in the name of Alfred  
Holgate, 2455 Kings Avenue, West Vancouver, B. C., retired, British  
Subject.

Attached you will find my cheque for \$1,000.00, being  
the full amount of the down payment.

Yours truly,

*A. Holgate*



4772/Int.760

12th June, 1945.

Mr. A. Holgate,  
2455 Kings Avenue,  
West Vancouver, B.C.

Dear Sir:

Re: Catalogue No.424  
2152 Marine Drive, West Vancouver

We are in receipt of your letter of today's date in which you offer to purchase the above property for the sum of \$2,000.00 and enclosed your cheque for \$1,000.00 as a cash down payment.

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt was handed to you when you called at our office today.

Yours truly,

F. G. Shears,  
Director.

FBI



# McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET  
VANCOUVER, B. C.

|          |                |
|----------|----------------|
| Date     | 5/5/45         |
| File No. | 4779 (2nd 700) |
| Ans.     | Full           |
| Stamp    | Stamp          |

May 5th. 1945.

The Custodian,  
506 Royal Bank Bldg.  
Vancouver, B. C.

Dear Sir;      Re; Catalogue # 424.  
                            2152 Marine Drive.  
                            West Vancouver, B.C.

-----  
We submit herewith an offer of  
\$1750.00 for the above property in the name  
of our client Emil Thorson of 3930 Marine Dr.  
West Vancouver, Deposit check of \$175.00 is  
enclosed.

Yours truly,

McCarron & Hawbolt.

*J. F. McCarron*  
J. F. McCarron.

Encl.

D



4779  
700 (Int.)

RECEIVED

15th May, 1945.

Messrs. McCarron & Hasbalt,  
350 West Pender Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 424  
2152 Marine Drive,  
West Vancouver, B.C.

Your letter of May 5th, written on behalf of your client, Emil Thorsen, enclosing cheque for \$175.00 and offer to purchase the above property for the sum of \$1,750.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,000.00.

We have recently been advised that this property comes under the new zoning laws and it is not now a commercial zone but is situated in a one family dwelling area.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FMS

encl.



Representative Agent:  
Wawanesa Mutual Insurance Co.  
Halifax Insurance Company

Property Management  
First Mortgage Loans Arranged  
Bonded Company

# Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager  
Bayview 3707  
Evenings: Bayview 9803M

1521 Broadway at Granville  
Vancouver, B. C.

May 4th/1945

|          |        |
|----------|--------|
| Rec'd    | 5/5/45 |
| File No. | 14779  |
| Ans.     | Ans.   |
| Replied  | Handsp |

The Custodian, #509 Royal Bank Building,  
#675 West Hastings Street,  
Vancouver, B.C.,

Dear Sir:-

Re Lot6, Block 12 of Blocks 7 to 12, D.L.775,  
Group 1, N.W.D. Plan#4595: #2152 Marine  
Drive. West Vancouver, B.C.

Enclosed please find Certified cheque for \$160.00 (One hundred and sixty xx/100 dollars) of R.R.Orr, as a deposit with offer to purchase the above-described property for a total CASH PRICE of \$1,600.00 (Sixteen hundred xx/100 dollars,)

The Purchaser's name is Edna Jessie Orr, wife of R.R.Orr, (Canadian nationality) whose address is #4066 West 8th Avenue, Vancouver, B.C.

Trusting this price will enable you to accept her tender, we remain,

Yours very truly,  
the MORROW REALTY COMPANY, Limited.

Per. *R.V. Perry* . . . . .

D

✓



473  
750 (Int.)

REGISTERED

15th May, 1945.

The Morrow Realty Company Ltd.,  
1521 Broadway at Granville,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 424  
2152 Marine Drive,  
West Vancouver, B.C.

Your letter of the 4th May, written on behalf of your client Mrs. Jessie Orr, enclosing cheque for \$160.00 and offer to purchase the above property for the sum of \$1,600.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herewith. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,000.00.

We have recently been advised that this property comes under the new zoning laws and it is not now a commercial zone but is situated in a one family dwelling area. X

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FGL  
encl.



Bay. May 2nd - 45

The Custodian  
506 R. B. Bldg.

|          |            |
|----------|------------|
| MAILED   | MAY 2 1945 |
| FILE NO. | 4779/21.28 |
| NAME     | W. H. H.   |
| ADDRESS  | Hamp.      |

W. H. H.

Dear Sirs

enclosed you find cheque  
for \$160.00 10% of 2152 main  
West Bay. full time \$1600.  
H 424

Yours Truly  
L. Conker

313 Alexander St  
City

D



4772  
780 (Int.)

REGISTERED

15th May, 1945.

Mr. G. Conkie,  
313 Alexander Street,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 424  
2152 Marine Drive,  
West Vancouver, B.C.

Your letter of May 2nd enclosing cheque for \$160.00 and offer to purchase the above property for the sum of \$1,600.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,000.00.

We have recently been advised that this property comes under the new zoning laws and it is not now a commercial zone but is situated in a one family dwelling area.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FHM  
encl.



Catalogue No. 424  
File No. 4779 & Int. 780  
215 Marine Drive, West Vancouver  
6/12/7-12/775/1/4595

August 20, 1945.

ALFRED WILSON

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 23, 1945)

|                                                 | DEBIT      | CREDIT     |
|-------------------------------------------------|------------|------------|
| Purchase price                                  | \$2,000.00 |            |
| Cheques received                                |            | \$1,000.00 |
| Balance payable under Agreement for Sale        |            | 1,000.00   |
| Amount of rent collected:                       |            |            |
| June 23 to June 30 - 8/30 x \$23.75             |            | 6.33       |
| July 1 to July 31 )                             |            |            |
| Aug. 1 to Aug. 31 ) 2 months at \$23.75         |            | 47.50      |
| Registration fees on Agreement for Sale         | 3.55       |            |
| Insurance premium - 23/36 x \$63.00             | 40.25      |            |
| Taxes June 23 to June 30 - 8 days @ 11¢ per day | .88        |            |
| Taxes paid to quarter ending September 30, 1945 | 10.25      |            |
| Purchaser's proportion of 1945 taxes paid       |            |            |
| 194/365 x \$96.36                               | 29.65      |            |
| Amount charged to purchaser                     |            | 30.75      |
|                                                 | \$2,084.58 | \$2,084.58 |

AMOUNT CHARGED TO PURCHASER - \$30.75



Kokura, Kyushu, Japan

4 December 1947

TO WHOM IT MAY CONCERN:

This is to certify that the undersigned is in debt of one thousand dollars(\$1000) to HOZAKI, Takegi.

Any of my properties that were confiscated by the Government during the war is claimable, I hereby state HOZAKI, Takegi now residing in Oakville, Manitoba the full privilege of being the claimant of my properties to clarify my debt to him.

Sincerely.

*Yoshio Hatanaka*

YOSHIO HATANAKA



Kokura, Kyushu  
11 October 1948

The Office of the Custodian

Dear Sir:

It has come to the attention of the undersigned on a late date, of a Government's hearings on the confiscated Japanese properties.

While I was residing in Canada, I had a debt of \$1000.00 to my brother-in-law, Takegi Hozaki, and if my property accounts could be refunded, I would greatly appreciate if my accounts could be arranged so that Takegi Hozaki can be the recipient. This is the only method that I can pay him back.

If any formal transactions are required between your office and myself, kindly inform the matter to Takegi Hozaki, c/o Tully Bros, Box 19, Oakville, Manitoba, and he in turn will inform me of the necessary procedures.

Thanking you in advance for your courteous action in this matter, I remain,

Yours truly,

*Yoshio Hatanaka*  
YOSHIO HATANAKA  
Oct 780



EVAC. DIVISION, Nashville,  
Rec'd NOV 16 1948  
Nov 15 1948  
File No. 4279/1780  
Ans.

Dear Sir,

I received this enclosed letter from my brother-in-law who is now in Japan. I'm forwarding to you and I appreciate greatly if you can refund his property. I would like to hear your answer so please kindly let us know what would be happen.

I thank you.  
Sincerely yours,  
Mr. T. Hosaki.

16.11.48

Claim filed by Hosaki and dealt with as to 1/2 Interest only. Hatanaka held 1/2 Interest and the proceeds have been paid out to him or in his behalf - not claimed -



4779  
XI 780

November 16th, 1948

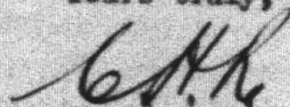
Mr. Takeji HOSAKI,  
c/o Tully Bros.,  
Box 19,  
Oakville, Manitoba.

Dear Sir:

We beg to acknowledge receipt of your letter of November 15th enclosing a letter received from Yoshio HATANAKA, and in reply we wish to advise that all monies on hand at the time that Mr. Hatanaka returned to Japan were given to him, all monies collected since that time have been paid over to the Dominion Government Treasury Office for remittance to him in Japan, and therefore we have no monies standing to the credit of Yoshio Hatanaka on the books of the Custodian of Enemy Property.

With regard to any payment through the Japanese Property Claims Commission the Commissioner has ruled that no claim will be allowed for any person of the Japanese race who has returned to Japan, therefore there is nothing further that we can do with reference to the \$1,000.00 owing to you by Hatanaka and you will have to look to him for payment.

Yours truly,



G. H. Reed  
Office of the Custodian

CHR:BK



CASE NO. 122

IN THE MATTER OF THE "INQUIRIES Act"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

10  
 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 15th, 1948

IN THE MATTER OF THE CLAIM OFTAKEJI HOSAKIPROCEEDINGS AT HEARING

20

APPEARANCES:

F.M. FERG, Esq.,      Appearing for the  
                                  Dominion Government

S.M. CHERNIAK, Esq.,      Appearing for the  
                                  Claimant.

-----

SHIGRU HIRAYAMA, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.



TAKEJI HOSAKI, the claimant herein being  
first duly sworn, testified as follows:

MR. CHERNIAK: I ask leave to amend, Your Honour.  
The Claimant in his claim sets out that he owned  
this property in one half ownership with joint  
owner Yoshio Hatanaka and that he is claiming  
full ownership on the basis of certain debts  
owed him by his co-owner. I have discussed  
this with the Claimant and I have reached the  
conclusion that he had no right to make a claim  
of that type and he is therefore showing the  
same figures but is only claiming half.

THE COMMISSIONER: That will make this claim - - -

MR. CHERNIAK: \$3,000.00 less \$2,000.00 is  
\$1,000.00

THE COMMISSIONER: How do you think we should do  
it, he claims half the amount?

MR. CHERNIAK: That is right, Your Honour. I am  
withdrawing the personal property claim.

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Hosaki, I show you a typewritten statement,  
was this prepared in accordance with your  
instructions; was this sheet prepared after  
discussing it with you and getting the infor-  
mation from you? A Yes.

Q Is that your signature?

A Yes.

Q Do you swear the contents to be true to the best  
of your knowledge and recollection?

A Yes.



3.  
T. Hosaki  
In Chief.

MR. CHERNIAK: I tender this as Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: And on behalf of my learned friend I will file his Appraisal as Exhibit 2. This Appraisal is of the Pemberton Realty Corporation Limited, Vancouver and is dated August 23rd, 1948 and reads as follows: "Catalogue #423, 2152 Marine Drive, W. Van., 6/12/775 Lot 55 by 132. This originally was a 5-roomed bungalow. They have added some to the front to use as a store. A very make shift affair. There are 3 living rooms back of the store, also two very poor attic rooms and bath. Value for sale, \$2,000.00."

(APPRAISAL, EXHIBIT 2.)

MR. CHERNIAK: The Claimant sets out, Your Honour that this was a dry cleaning, pressing and dressmaking store at the front with a residence at the rear and that it consisted of six rooms, four downstairs and two upstairs. It was frame on a cement foundation, cedar siding painted and paper finish inside. He doesn't remember the size of the lot and I believe that the appraisal, which is very sketchy, also omits that. No, I am sorry Your Honour, the appraisal does indicate that the lot is 55 by 132. In any event this property was purchased in 1938 at a cost of \$2,600. The Claimant sets out that he kept it in good condition and when he bought the property in



T. Hosaki  
In Chief.

1938 the real estate market was considerably lower than in June, 1945, when the property was sold. He says that if the Custodian kept it in as good as condition as we did the fair market value of the property at date of sale was at least \$3,000.00. The property was sold in June, 1945. Other than that, Your Honour, it is strictly a matter of value which would more readily be determined in Vancouver.

10

Q Mr. Hosaki, the man that the government sent down to look at your property in 1944 says that your property or buildings there was originally a 5 roomed bungalow and that you added some to the front to use it as a store; you didn't do that, did you?

A No.

Q It was done before you bought it?

A Yes.

20

Q They say it is a very makeshift affair, three rooms at the back of the store and also two very poor attic rooms, what do you say about that? A It wasn't very good.

Q It wasn't the kind of property you find in the British property section of Vancouver, but in that area how did it compare with the other houses in that District?

A Very fair.

Q Was that a well settled District or were there a lot of empty lots there?

30

A Yes, a few empty lots.



5.  
Y. Hosaki.  
In Chief.  
Gr-Exam.

Q Were there any other stores in the neighborhood of this one? A For about two or three blocks away, one, that is about 21.

Q Otherwise? A It was mostly residential.

MR. FERG: It is submitted, Your Honour, that this property sold at its fair market value.

CROSS-EXAMINATION BY MR. FERG:

10

Q Mr. Hosaki, I will show you a photograph, is that a picture of the premises for which you are claiming? A Yes, it is.

MR. FERG: I will file that, Your Honour, as Exhibit 3. It is a photograph of 2152 Marine Drive, West Vancouver, B.C. and the picture was taken on May 4th, 1945.

(PHOTOGRAPH, EXHIBIT 3.)

20

Q Did you, or have you any knowledge of whether your co-owner, at the time of evacuation or since, have ever had an independent person make a valuation of this property?

A No.

Q You say that this property was located in a residential area in West Vancouver?

A Yes.

Q Do you know that there was a zoning by-law there prohibiting a business to be operated in that particular area? A Yes.

Q But you say you paid \$2,600.00 for the property when it was bought in 1938?

30

A Yes. ✓



T. Hosaki,  
Or-Kuan.

- Q Who did you buy it from?  
A I don't remember now.  
Q Was it a Japanese? A No.  
Q A Real Estate firm? A No, the owner.  
Q You purchased it direct from the owner?  
A Yes.  
Q And you don't know his name?  
A No, I have just forgotten it.

20

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

*Mark H. Pearson*  
(MARK H. PEARSON)  
OFFICIAL REPORTER

20

I, the undersigned Sub-Commissioner hereby certify that the foregoing 6 pages of typewritten matter contain a true and accurate record of the sub-commission held in the law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

*J. G. Humphrey*  
(SUB-COMMISSIONER)



File No.  
4779

DEFENSE BRIEF

Takeji HOSAKI,  
Reg. No. 13800

Winnipeg, Man.  
Sept. 13, 1948  
Case #893

Case #893  
File 4779

REAL PROPERTY - CLAIM - GROSS-  $\frac{1}{2}$  Interest-

| <u>Gross Claim</u>                                                                      | <u>Appraisal</u>                                                       | <u>Sold for</u>        |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------|
| \$3,000.00<br>original claim<br>covered Interest<br>of Joint owners<br><u>corrected</u> | (Catalogue is #424, not #423<br>as shown p.3, line 8 of<br>Transcript) |                        |
| <u>Revised Claim<br/>for <math>\frac{1}{2}</math> Interest</u>                          | $\frac{1}{2}$ Interest                                                 | $\frac{1}{2}$ Interest |
| \$1500.00<br>P.2, lines 15-17 inc.                                                      | \$1000.00<br>Pembertons                                                | \$1000.00              |

Witnesses: - 1. W.G. Moore,  
Appraiser- Pembertons

2. F.G. Shears  
re Appraisal  
and Tenders  
Cat. #424

Submissions: - Some comparative figures are shown as below, dealing  
with  $\frac{1}{2}$  interest only.

| <u>Claim</u> | <u>Appraisal</u> | <u>Tenders</u>                                    | <u>Assessed<br/>Value</u> |
|--------------|------------------|---------------------------------------------------|---------------------------|
| \$1500.00    | \$1,000.00       | \$750.00<br>800.00<br>800.00<br>875.00<br>1000.00 | 1125.00                   |

It is noted in letter June 6/42 by H.D. Campbell  
on claim file that "the property itself is in  
a very bad state of repair". etc.

PERSONAL PROPERTY CLAIM - GROSS -

| <u>Gross Claim</u>                                                                                        | <u>Appraisal</u> | <u>Sold for</u> |
|-----------------------------------------------------------------------------------------------------------|------------------|-----------------|
| Original Claim<br><br>\$120.00<br>withdrawn<br>entirely<br>P.2, lines 18-19 inc.<br><u>of Transcript.</u> |                  |                 |



File No.  
4779  
Takeji HOSAKI,  
Reg. No. 13800

- 2 -

Case #893

Summary of  
Defense  
Witnesses

Where  
Required

Summary of  
Documents  
to be filed

Witness  
proving  
same

W.G. Moore

Appraiser  
Realty  
Exhibit #2

F.G. Shears

re Appraisal  
and  
Tenders  
Cat. #424

---

BRD/DD

January 12, 1949



Name of Claimant **HOSANE, Takeji**Case **893**Custodian File **4779**

| <u>REAL PROPERTY</u>                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        | Total                       |
|--------------------------------------|-------------------------------------|------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------|------------------------|-----------------------------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)                                                  |                                   |                                                                           | V.L.A. (except Mission Village)                                |                                                                            | V.L.A. Mission Village                                         |                                                       |                        |                             |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price                                                             | 10% thereof                       | Charges 12.50 & Comm.                                                     | Sale Price                                                     | Total Award 80% of all Sale Prices % of Amount Total                       | Sale Price                                                     | Total Award 125% of all Sale Prices % of Amount Total |                        |                             |
| 1000                                 | 50.00<br>6.25                       |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        | 56.25                       |
| <u>PERSONAL PROPERTY</u>             |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        |                             |
| 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                         |                                                       |                        |                             |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        |                             |
| <u>NETS</u>                          |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        |                             |
| 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 |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        |                             |
| <u>MISCELLANEOUS CHATTELS</u>        |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        |                             |
| 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                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |                                                       |                        | 56.25                       |