7598

BUREAU HASTINGS PARK FILE No. 7598

FORM "JP"

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

EXHIBIT No. June 2-3/48 4723-5

DATE FILED BY

PERSONAL INFORMATION

NAME: KOSAKA, Yotaro

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

REGISTRATION NUMBER 07180 SEX: Male AGE: 56

OCCUPATION: Retired

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: HISA M/P

ADDRESS OF WIFE OR HUSBAND: Same address

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

ADDRESS OF CHILDREN: Same address

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

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

1. LOCATION AND DESCRIPTION: 2141 Columbia St., Vancouver, B.C. Lot 8, Except the South 7 feet for highway purposes, block 14, D.L. 302, Group 1, New Westminster Diattict, according to Plan #5832.

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

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

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

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

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

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

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

None

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See list attached

Located at 2141 Columbia St., Vancouver, B.C. H. HARGREAVES, Notary Public,

to take charge of furnishings, etc. Belongings to be left in basement.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

KOSAKA, YOTARO #07180

2141 Columbia St., Vancouver, B.C.

1 hard wood closet
1 sewing machine (White)
1 book case
2 gramaphone
1 armchair
4 tea tables, magazine table,
small table, flower table
2 rocking chairs
18 chairs
2 sofas
1 round table
5 tables (small)
3 bureaus
2 drawers
1 double bed with spring mattress (brown)
3 double beds with spring and mattress (10 ea.)
1 bookstand
24 curtains
14 blinds,
2 linoleum
1 kitchen stove
1 hot water tank
1 Coleman gas stove
1 gas oven
1 electric toaster
1 Singer sewing machine

½ doz. dinner set (38 pcs.)
24 pcs. dinner plates
½ doz. tea sets
15 pcs. cup and saucer
4-17" large platters
6-15" large platters
2 platters

1 fish machine
1¾ H.P. Motor attachment
1 show case

3 shovels, 2 forks, 1 rake, 1 hoe, 1 scissors,
1 lawn mower, 1 hand saw, 2 hammers, 4 axes,
1 brace and bit, 1 wheelbarrow, 1 bicycle,
4 clocks, 2 electric irons.

6 buckets, 11 sauce pans, 4 frying pans,
3 kettles, 6 mixing bowls, 15 assorted bowls,
1½ doz. cup and saucers,
1½ doz. plates (small and large)
1½ doz. dessert dish
1 doz. small cake plates, 1 doz. glasses,
70 pcs. rice bowls, 140 pcs. Jap. dishes,
4 pcs. glass jugs, 1 enamel jug, 1 coffee sylex,
1 roast pan, 2 sugar bowls, 25 pcs. cookies,
cake and pie tins, 5 trays, 4 tea pots,
3 round rice boxes, 3 seives, 50 pcs. knives,
forks and spoons, 8 kitchen knives, 2 wash
tubs, 2 wash boards, 2 Jap. tea sets,
4 new Jap. tea sets, 1 Jap. good tea set,
1 new Jap. lacquer sets,
1 new Jap. lacquer sets
2 dish pans
1 boil can, 12 bowls, 2 sets, 2 bowls

FORM "JP" FILE No. 7598

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

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
3 - $5 War Savings Certificates, in own possession

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 4th day of May 1942

(Signature) T Kosaka

E V Toby
Witness

FOR DEPARTMENTAL USE

PD 18/11/42

INFORMATION FROM R.C.M.P.

Date Aug. 26, 1943.

File No. 7598

Full Name KOSAKA, Yotaro
(Surname in Block Letters)

Registration No. 07180 Male - Female (check) Age Nov. 1, 1885

Former Address 2141 Columbia Street, Vancouver, B. C.

Date Evacuated 5/6/42. Naturalized - Canadian-Born - National (check)

Present Address Kaslo, B. C.
RCMP Dec. 28/44 - New Denver, B.C.
RCMP June 29/47 - " " " "

Married - Single (check)

Name of Wife Tsuge, Hisa -07181

Name of Husband

Name of Mother KOSAKA, Isiene (Dec'd) Name of Father MATSUOKA, Nikichi (Deceased)

Names of Children under 16 Imako - Nov. 16/26
Isume - Dec. 8/28

Registered by ECT Registered with Custodian (Yes or No)

Additional Information Labourer. Lot #33 Blk. 16 Dist.Lot #50
Father adopted into mother's family at marriage.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yotaro KOSAKA Reg. No. 07180 File No. 7598.

CATALOGUE NO: 45.

PROPERTY ADDRESS: 2141 Columbia Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 8, Block 14, District Lot 302, Group 1, N.W.D., Plan 5832.

TITLE: City of Vancouver.

ENCUMBRANCES: Agreement of Sale dated July 1st, 1941, Lot 8, except the South 7 feet City of Vancouver, to Yotara KOSAKA, for $1150.00, payable $200.00 cash and balance in monthly payments of $15.00 with interest at 6% payable with each instalment of principal.

Vesting No. 35955 - 29th March 1943.

ASSESSED VALUE: 1942 - Land $ 720.00
Improvements $1000.00 - Total $1720.00. Taxes - $63.54.

CLASSIFICATION: Residential Urban Property. Nine room square house in a very poor state of repair as regards painting and siding. The roof is in fair condition. There has been a new furnace put in which heats the lower part of the house only. The cold air capacity is small to an extent that it will probably cause this furnace to burn out at too early a date. Floor in the basement is of wood and the basement has been divided into living quarters that will probably not pass the City inspection. The decoration of the house is not very old.

HISTORY OF ADMINISTRATION: The owner appointed H. Hargreaves as his agent; an appointment approved by the Custodian 4th June 1942. Mr. Hargreaves reported on 8th June 1942 that he had rented the premises as from 6th June 1942 to John Mahovlich at $25.00 per month. This tenant occupied for 1½ months and was succeeded by C.H. Kieler at a rental of $25.00. Kieler wrote complaining of the state of the premises on 21st August 1942 and vacated premises sometime prior to 23rd September 1942. The premises were then rented to Gordon Pelton, on 27th September 1942, who remained tenant until 28th February 1945. There is much correspondence on file dealing with repairs demanded by this tenant, the need for which was not questioned but the extent was limited by the revenue, which amounted in gross during the control by the Custodian to $849.60.

APPRAISAL: Made by Loewen & Harvey on 6th February 1945, placing a value on the property of $1000.00.

OFFERS: Received were from H. Styles, direct, 25th September 1944, $1000.00; Mrs. George Brown, direct, $800.00; C.G. Walsberg, direct, 25th September 1944, $1250.00.

SOLD: To Charles Gunner Walsberg as at 4th November 1944 for $1250.00, the purchaser paying $495.00 cash and assuming the balance of $755.00 owing to the City on the Agreement of Sale.
Approved by the Advisory Committee - 29th September 1944.

TITLE: By an Agreement dated the 26th December 1944 and duly executed the Secretary of State, Charles Gunner Walsberg and the City of Vancouver being Assignor, Assignee and Vendor, respectively, the interest of Yotaro KOSAKA was assigned to Charles Gunner Walsberg for $495.00 paid to the Assignor and covenant on the part of the said Walsberg to pay to the City of Vancouver the amounts as due and set forth in the Agreement of Sale to Yotaro KOSAKA. This agreement was registere on the 12th January 1945, and title subject to it remains in the City of Vancouver.

FUNDS: Released to the credit of Yotaro KOSAKA - sale price $1250.00 less balance owing on Agreement of Sale $755.00 = $495.00 plus rentals $849.60, total $1344.60; less commission on rentals $51.87, repairs $194.04, sundries $79.75, taxes $284.55, Certificate of Encumbrance $1.00, interest on Agreement of Sale $53.23, appraisal $10.00, insurance $8.75, advertising $4.00, registration $6.85, closing adjustments $69.77, total $763.81. Net amount released $580.79.

OLD TITLE: Certificate of Title No.35042L on deposit in the Land Registry Office.

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

February 14th, 1947.

Ian Macpherson

IM:JS

REAL PROPERTY SUMMARY

APANESE NAME: Yotaro KOSAKA Reg. No.07180 File No. 7598.

CATALOGUE NO: 130.

PROPERTY ADDRESS: 5800 Block, Kerr Road, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 33, Block 2, Subdivision of Block 16, District Lot 50, Group 1, N.W.D., Plan 2631.

TITLE: In the name of Yotaro KOSAKA.

ENCUMBRANCES: Nil.

Vesting No. 35323 - 2nd December 1942.

ASSESSED VALUE: 1943 - Land $170.00
No Improvements Taxes - $8.85.

CLASSIFICATION: Vacant Lot.

HISTORY OF ADMINISTRATION: Vacant lot not in use.

APPRAISAL: Made by Pemberton Realty Corporation Limited on June 15th, 1944, placing a value on the property of $175.00. Original on file.

SOLD: To George Reginald Burrows as at 24th April 1946 for $185.00, through Collingwood Realty.
Approved by Advisory Committee - 2nd April 1946.

FUNDS: Released to the credit of Yotaro KOSAKA - sale price $185.00 plus refund on registration fee $0.50, plus closing adjustments $0.33, total $185.83; less taxes $62.11, Certificate of Encumbrance $1.00, appraisal $5.00, advertising $4.00, registration $5.50, commission on sale $9.25, total $86.86. Net amount released $98.97.

TITLE: Certificate of Title No. 148965-L issued in the name of George Reginald Burrows, 12th June 1946, and was sent by registered mail to him 21st June 1946. Control acknowledged by him 7th June 1946.

OLD TITLE: Certificate of Title No.89029-E requested of KOSAKA on 25th April 1946, not received. Received Oct.9/47 & sent to L.R.O. for cancellation on Oct 9/47. I.M.

NOTE: In a letter to the Custodian dated 22nd May 1944 Yotaro KOSAKA consented to a sale of the property as he was unable to pay the taxes accumulated against the lot.

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

February 14th, 1947.

Ian Macpherson.

IM:JS

FIRE INSURANCE SUMMARY

File No. 7398.

Yotaro KOSAKA - Reg. No. 07180.
Catalogue No. 45 - 2121 Columbia
St., Vancouver. Lot 8, Blk.14,
D.L. 302, Gp. 1, N.W.D., Plan 5832.

Yotaro KOSAKA, in his declaration of property to the Custodian, stated that the premises were insured in the Occidental Fire Insurance Co., in the amount of $1,000.00, and that policy was in possession of the City Hall.

This insurance was renewed on 1st July 1944 for the term of 3 years, expiring 1st July 1947, by Occidental Fire Insurance Co. policy 192169 in the amount of $1000.00, the insured being the Secretary of State of Canada, endorsed with loss, if any, payable to the City of Vancouver. This policy was transferred to the purchaser of the property, C.G. Walsberg, 29th January 1945.

The household effects were insured to the amount of $500.00 by the Occidental Fire Insurance Co., policy 191530, which policy was renewed 6th September 1944 by policy 192178, $500.00, expiring 6th September 1947. This insurance was cancelled on 29th January 1945.

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

FILE NO. 07180	NAME KOBAKO, Kotaro				FILE NO. 7596
COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
Occidental Fire Insurance Co.	Cancelled - Pol # 192178 - Occidental Fire 191530	$500.00	Sept.	6	1944	2141 Columbia St. Vancouver, B. C.
Occidental Fire Insurance Company	Cancelled - Jan 25/45 192178	$500.00	Sept.	6	1947	2141 Columbia St., Vancouver, B.C.
Occidental Fire Insurance Company	Transferred to New Owner - Salberg - 25/1/45 192169	$2,000.	July	1	1947	2141 Columbia Street, Vancouver, B. C.

LIABILITY SUMMARY

File No. 1514 June 28th, 1947.

Re: Mr. Yotaro KOSAKA - #07180

On March 2nd, 1945 a claim was lodged against the above Japanese person by Union Fish Company. On submitting this claim to the Japanese he stated he did not wish us to pay the above Company's claim in the amount of $30.94 and would write to us later about this matter. No letter, however, was received from KOSAKA with reference to this claim therefore the Custodian wrote to him again on September 24, 1946 regarding payment and Mr. Kosaka replied on September 14th, 1946, authorizing to pay the above sum from funds in his account with the Custodian. Payment was accordingly made on October 21, 1946 and the Japanese so advised.

NO OTHER CLAIMS WERE FILED AGAINST THE ABOVE JAPANESE PERSON AND NONE WERE DECLARED BY KOSAKA WHEN REGISTERING WITH THE CUSTODIAN.

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

E. Robertson

E. Robertson.

PERSONAL PROPERTY SUMMARY

File No. 7098 [redacted] Yotaro KOSAKA (Mr.)- #07180 June 28, 1947

Chattels: The above Japanese person declared a list of chattels to the Custodian on May 4, 1942, when registering his assets with this office, which goods he stated would be left in the basement at 2141 Columbia Street, Vancouver. (See Supplementary Summary and Schedule attached).

Specified Articles: No Specified Articles belonging to Yotaro KOSAKA are revealed on this file.

Bonds, etc.: When registering his assets with the Custodian on May 4, 1942, KOSAKA stated he had three $5.00 War Savings Certificates in his possession. No action regarding these certificates has been taken by this office.

Bank Account: In a letter on file dated April 11, 1944 the above Japanese stated he had funds deposited with the Japan & Canada Trust Company but had left his passbook at his home in Vancouver. Upon investigation we advised the Japanese on May 3, 1944 that we were unable to trace his having been a depositor with the above Company and under the circumstances nothing more could be done by this office and the matter was being closed. No further reference to the above is made on file.

Accounts Receivable: This file reveals that the sum of $4.66, representing one per cent wage deductions for the first 6 months of 1941, was credited to this Japanese person's account with the Custodian.

Life Insurance:

Although not declared by the Japanese correspondence on file reveals that this man had life insurance with the Prudential Insurance Company who advised on September 28, 1943 that Kosaka had requested the cash surrender value of policies 392215859-861-857-855-856-858 totalling $166.34. However, a subsequent letter dated November 8, 1943 from the Prudential Company advised that the Japanese later requested the cash surrender values on policies 392215855-856-858-859 only and asked that they deduct from the cash surrender value of the above policies sufficient to pay the weekly premiums in advance for one year on policies -857 and -861 issued on the lives of Toshi & Chije. The Custodian advised this office had no objection to the above Japanese receiving the cash surrender value of the above policies but requested that the cheque be forwarded through this office. This was done on February 8/44.

Correspondence on file reveals that premiums for 1945 and 1946 on Prudential Policy 392,215,862 were paid at the request of Kosaka from funds in his account with the Custodian.

No further reference to life insurance appears on file.

(At y. Kosaka's request, Jul. 6/47, premium due Sept. 29/47 on Pol. 392-215-858 paid from his a/c with Custodian 12/9/47)

(Over)

CHATTELS SUMMARY

File No. 7598 Yotaro KOSAKA, Reg.#07180. July 2nd, 1947.

In his JP form dated May 4th, 1942 Mr. Kosaka declared a long list of articles which he declared would be left at 2141 Columbia Street, Vancouver. Mr. Hargreaves was appointed by the Japanese to look after the real property and according to a letter on file dated June 9, 1942 it would appear that the Custodian was in telephone conversation with Mr. Hargreaves, at which time we were informed that the Japanese had stored his personal effects in the basement at 2141 Columbia Street, under lock and key. We advised Mr. Hargreaves in the above-mentioned letter that we were enclosing an inventory of the goods, supplied by Mr. Kosaka, and that our letter would be his authority to break the locks and check the goods on the premises with the enclosed list. We requested him to report to us any discrepancies and to see that the articles were securely fastened up again.

On July 10, 1942 Mr. Hargreaves advised they had inspected the goods at 2141 Columbia Street and stated undoubtedly they were all there as they had checked and re-checked, with the exception of making a complete survey of some of the boxes containing china and small wares. They stated "We feel we can say with confidence that the goods are there and are prepared to accept the inventory as being correct so far as we were able to check, save and except these boxes of small wares". In our letter to Mr. Hargreaves of July 13, 1942 we requested him to keep in his possession the key in connection with these articles.

At the time the real property was sold a memo dated December 30, 1944 was sent to our Protection Department pointing out that no detailed inventory of goods had been made by the agent, Hargreaves, although in the above-mentioned letter Mr. Hargreaves stated he felt certain all the goods were on the premises. It was also pointed out in the memo that there had been a change of tenancy in September 1942 and that our file revealed a Release Form approved by the B. C. Security Commission for shipment of certain goods, although there is no actual evidence of shipment on file. Accordingly, Mr. Hargreaves sent copies of correspondence he had on file relative to shipments of goods to the Japanese, as follows:

July 27/42: From Y. Kosaka asking him to let his son-in-law K. Kitamura have the key as they wished to have their stove and other things taken from their house.

Aug.12/42: K. Kitamura requested release of following goods from Y. Kosaka's house, which was approved by the B. C. Security Commission:

2 pairs working shoes
1 rubber shoes
Working socks, shirts, pants, leather coat
1 bicycle

Aug.12/42: Y. Kosaka requests release of following goods from 2141 Columbia St., which was approved by the B. C. Security Commission:

1 wash pan (dish) 1 kettle
1 pot (alum.) 1 roast pan
1 Collcheese 1 Japanese magazine
1 grass cutting scissors.

There is nothing else on file relative to the shipment of these goods and no definite information that the shipments actually took place.

(over)

All chattels removed from 2141 Columbia Street for the above Japanese were sold at Vancouver Auction 523 on January 11th, 1945. As shown on page 3 of the Chattels Schedule, many items were sold at this auction in Mr. Kosaka's which do not appear on the original inventory. However, the Chattels Schedule also reveals that a number of the goods listed on the Inventory were not found by the Custodian and on January 10th, 1945 Mr. Kosaka was advised we had removed his chattels from the premises known as 2141 Columbia Street and on the basis of the list originally supplied a number of the goods appeared to be missing. No reply in connection with chattels was received from this Japanese person.

A letter is being written to this Japanese person requesting him to let us know if any other relative or friend left goods stored along with his at these premises in order that the funds from the sale of chattels at auction, which were removed from 2141 Columbia Street, may be credited to the correct person or persons.

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

E. Robertson

E. Robertson.
July 2nd, 1947.

SEPTEMBER 16, 1947

Mr. Kosaka's letters on file dated August 25, 1947 and September 9, 1947 reveal that all the goods left at 2141 Columbia St. belonged to him with the exception of a "Shamrock" stove which belonged to Mr. Hikosaburo Nagatakiya (file 15045); clothing belonging to his son-in-law, Mr. Kitamura (file 10871); and Trilight and Table Lamp belonging to his daughter, Mrs. Kitamura (File 9230).

The Shamrock stove was transferred to Mr. Nagatakiya's account on September 15, 1947 as per memo on file.
(ltr.Sept.2/47)

We advised Kosaka/that our records revealed that Mr. Kitamura received clothing in August 1942 and in his reply of September 9, Kosaka stated he believed his son-in-law did get the clothing in 1942.

The auction sheets were forwarded to Mr. Kosaka on September 2, 1947 and in our accompanying letter we pointed out that 2 lamp shades, a coal lamp and lamp were sold in his name. His reply of Sept.9/47 stated that the shades belonged to his daughter, Mrs.Kitamura, but he did not see any mention of the stands on the auction sheets, and he advised that the coal lamp and lamp were his property. Accordingly the 2 lamp shades were transferred to Mrs. Kitamura's account, 9230, on September 15,1947, as per memo on file of that date.

The balance of the funds in Kosaka's account are now being remitted to him.

/ER -Sept.16/47 E.R.

CHATTELS SCHEDULE

File No. 7598 — Yotaro KOSAKA, Reg. No. 07180 — July 2, 1947.

Declared by Y. Kosaka, JP form May 4/42, to be located at 2141 Columbia St., Vancouver.

	Auctioned	Shipped	Other Disposition
1 hardwood closet	11/1/45		
1 "White" sewing machine	11/1/45		
1 bookcase	11/1/45		
2 gramophones	11/1/45		
1 armchair	11/1/45		
4 tea tables	11/1/45		
Magazine table			Not found ✓
Small table	11/1/45		
Flower table	11/1/45		
2 rocking chairs	11/1/45		
18 chairs	11/1/45 (12 chairs)		Not found (6) ✓
2 sofas	11/1/45 (1 settee)		Not found (1) ✓
1 round table	11/1/45		
5 tables (small)	11/1/45 (3)		Not found (2) ✓
3 bureaus	11/1/45 (2) ✓		Not found (1)
2 drawers	11/1/45		
1 dble.bed,spring, mattress	11/1/45		
3 dble.beds,springs,mattress			Not found ✓
1 bookstand	11/1/45		
24 curtains			Presumably destroyed.
14 blinds	11/1/45 (old blinds)		
2 linoleum	11/1/45		
1 kitchen stove	11/1/45 ("Shamrock" stove)		Hikonobu Nakayama left 15/4/45. Transferred to his wife Sept 10/47
1 hot water tank	11/1/45		
1 Coleman gas stove	11/1/45 (small heater?)		
1 gas oven	11/1/45		
1 electric toaster			Not found
1 Singer sewing machine			Not found
½ doz. dinner set (38 pcs.)	11/1/45 - some of this possibly sold under "dishes,glassware,crockery".		
24 pcs. dinner plates			
½ doz. tea sets			
15 pcs. cup and saucer			
4 - 17" large platters			Not found (missed with the furniture)
6 - 15" platters	11/1/45		
2 platters			Not found
1 fish machine	11/1/45		
1½ h.p.motor attach't.			
1 showcase	11/1/45		
3 shovels	11/1/45 (1)		
2 forks			
1 rake	11/1/45 (garden tools)		
1 hoe			
1 scissors		Aug.12/42.	
1 lawnmower	11/1/45		

Declared - (cont'd)	Auctioned	Shipped	Other Disposition
1 hand saw	11/1/45		
2 hammers	11/1/45 (tools)		
4 axes	11/1/45 (1)		3 - possibly sold under "tools"
1 brace and bit	11/1/45		
1 wheelbarrow	11/1/45		
1 bicycle		12/8/42	
4 clocks	11/1/45 (clocks)		
2 elec. irons	11/1/45		
6 buckets	11/1/45 (6 pails)		
11 sauce pans	10-11/1/45 (cooking utensils)	12/8/42 (1)	
4 frying pans	11/1/45 (cooking utensils)		
3 kettles	11/1/45 (1)	12/8/42 (1)	1 - not found
6 mixing bowls	3-11/1/45 (3 -cooking utens.)		
15 asst. bowls 1½ doz. cup and saucers 1½ doz. plates (small & lge.) 1½ doz. dessert dish 1 doz. small cake plates 70 pcs. rice bowls 140 pcs. Japanese dishes	11/1/45 under dishes,glassware, crockery, Casserole, crockery, crockery. (1)		
1 doz. glasses	11/1/45 (glasses)		
4 pc. glass jugs	11/1/45 (candy bottles)		
1 enamel jug	11/1/45 (cooking utens.)		
1 coffee silex	11/1/45		
1 roast pan		12/8/42	
2 sugar bowls	11/1/45 (crockery)		
25 pcs. cookie, cake and pie tins	11/1/45 (cooking utens.) 11/1/45 11/1/45 (cooking utens.)		
5 trays	11/1/45 (trays)		
4 tea pots	11/1/45		
3 round rice boxes			
3 selves	11/1/45 (cooking utens.)	12/8/42 (1)	Not found
50 pcs. knives, forks, spoons 8 kitchen knives			Not found
2 wash tubs			
2 wash boards	11/1/45 (1)		1 Not found
2 Japanese tea sets 1 Jap. good tea set	11/1/45 (see 1 above)		
4 new Jap. tea sets	11/1/45		
1 new Jap. lacquer set 1 new Jap. lacquer set			Not found
2 dish pans	11/1/45		
1 boil can			Not found
12 bowls, 2 sets.	11/1/45 (bowls)		
2 bowls	11/1/45		

The following articles were sold at auction under Kosaka's name although they can not be identified on the Inventory: (Kosaka's letter Aug 27 Lot 7 Sept 9/47 transl Pat Hall)

- Zinc eavetrough
- Window screens
- Tar paper
- 3 small suitcases
- ~~2 small tins & contents~~
- 4 boxes sealers & bottles
- 2 small boxes nails & sundries (rusty)
- 2 crocks (cracked)
- Box of sundries
- Small shelves
- Pipe fittings & sundries
- Miscellaneous
- Flower pots
- Bundle shingles and part of frame
- Screen door (poor condition)
- Door and board
- Garden Screens
- 3 glass vases
- 1 small teapot
- Powder box
- Wooden box
- Meat grinder
- Coat hangers
- Jack knife
- Cigarette maker & papers
- 2 lacquer boxes
- 2 small sewing boxes
- Lamp
- 2 old razor straps
- Sundries
- Garden hose
- Ash trays
- ~~Unusual~~ sundries
- Sundries
- Iron pot (Enid Carl? See inventory)
- Coffee grinder
- Bread mixer (part missing)
- Electric heater (broken)
- Baskets
- Clothes line
- Coal lamp
- Pictures
- Baskets
- Small computing scales
- Block & Chain
- Letter files
- Bicycle chains
- Book of Knowledge
- Square
- 2 bars
- poles
- 3 old brooms and mops
- Rope
- Basket
- Crutches
- 3 ironing boards
- Paper
- Rubber door mat
- Bed pan
- Clothes basket
- 5 crocks
- Chamber
- Clothes box
- Doll bed (incomplete)
- Stool
- Child's sleigh
- Cupboard (with screen door)
- ~~Bench cupboard~~
- ~~Bamboo chat-pot & paper rack~~
- Cardboard wardrobe
- 3 grass mats
- "mound" range
- ~~Kitchen~~
- 5 boxes empty cartons
- Garden screens
- 2 lamp shades

(M. Kitamura file 9230 transl Sept 15/47)

EK.

April 11th 1949

EVACUATION SECTION
Rec'd APR 14 1949
7598
Johnston

Mr W. J. Johnston.

Dear sir,

I receive a parcel of
theater which you send me
by C. P. expres, thank you
very much for the same.

Yours truly

Yotaro Konaka.

Reg. No. 07190

7598

April 4th, 1949.

Mr. Yotaro KOSAKA,
Reg. No. 07180,
New Denver, B.C.

Dear Sir:

With reference to your letter of January 11th, we wish to advise you that one parcel containing photos which were listed in your name was forwarded to you prepaid on March 30th, 1949, via Canadian Pacific Express.

When said parcel is received by you, please acknowledge receipt of same for our records.

Yours truly,

W. J. Johnston
Office of the Custodian

WJJ:NS

NEW DENVER, B. C.,
October 6th. 1947.

Mr. E. Robertson,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd OCT 8 1947
File No. 7598
Ans. File
Referred E Robertson

Dear Sir:

Reference File No. 7598.

I have for acknowledgement your letter of September 16th, together with cheque for $672.71 covering my entire credit balance with your office, which was forwarded me, together with subsequent statement to date.

As requested by you, you will find enclosed, Certificate of Title No. 89029 - E, relating to Lot 33 in the 5800 Block Kerr Road, Vancouver.

Trusting the above completes my file with you,

Yours truly,
Y. Kosaka
Y. Kosaka.

encl:

7798

September 16, 1947

Mr. Yotaro KOSAKA,
Reg. No. 07220,
New Denver, B. C.

Dear Sir:

We have for acknowledgement your letter of September 9th and in accordance with the information contained therein have transferred the proceeds derived from sale of the "Shamrock" stove and two lamp shades to the accounts of the respective owners. With reference to the Trilight and Table Lamps stated in your letter of August 25, 1947, to have been left at 2141 Columbia Street by your daughter, Mrs. Kitamura, we wish to point out that neither you nor your daughter declared the above lamps as having been left at the above premises at the time of evacuation and our records do not reveal that such goods were found by the Custodian when the chattels were removed to auction.

We are enclosing Custodian cheque in the sum of $672.61, representing your entire credit with this office and being the balance of funds derived from sale of real property and chattels. We note that you requested us not to remit the balance of funds in your account to you until Japanese Property Sales have been investigated. However, you may have noticed an announcement in the public press in regard to the appointment of Mr. Justice Bird as Commissioner under the Inquiries Act to investigate certain claims of persons of the Japanese race evacuated from the protected area of British Columbia, and we presume that when further information is given in regard to the presentation of such claims you will be in a position to act accordingly.

You have already been forwarded statements relative to the sale of Lot 8, known as 2141 Columbia Street, Vancouver and Lot 33, known as the 5800 Block Kerr Road, Vancouver, together with a statement of your general account up to April 24, 1946. A subsequent statement of your account is now enclosed showing a credit balance of $672.61, the amount of the cheque enclosed.

On reviewing your file we find we do not appear to have received Certificate of Title No. 89029-E relating to Lot 33 in the 5800 Block Kerr Road, Vancouver. If the above Title is still in your possession we now ask you to send it to this office without further delay as ownership of this document is in the Custodian.

It would now appear that we have accounted for all the property 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,

E. Robertson,
Office of the Custodian

/ER
Enc.-Custodian cheque $672.61 and statement
cc -Department of Labour, Japanese Division

MEMORANDUM

TO: Miss C. Girard September 15, 1947

FROM: E. Robertson

Re: Yotaro KOSAKA, Reg. No. 07180, File 7598
Mari KITAMURA, Reg. No. 01257, File 9230
Hikosaburo NAGATAKIYA, Reg. No. 06078, File 15045

On writing to Yotaro Kosaka regarding ownership of chattels removed from 2141 Columbia Street and sold in his name at public auction he has advised in a letter on file dated September 9, 1947, that the "Shamrock" stove belonged to Hikosaburo NAGATAKIYA and the 2 lamp shades belonged to his daughter, Mrs. Kitamura. Will you therefore kindly transfer from Yotaro Kosaka's account the following:

To Hikosaburo NAGATAKIYA, File 15045, one "Shamrock" stove sold at Vancouver Auction 523 on January 11, 1944 for $5.40

To Mari KITAMURA, File 9230, two lamp shades sold at Vancouver Auction 523 on January 11, 1944 for .75¢

E Robertson

Accounting Department:

Charge to File 7598 and credit to files 9230 and 15045 as follows:

Vancouver 523:

Credit	7598	Realized:	$301.80	Less Expenses:	$79.32	Credited:	$222.48
"	15045	"	5.40	"	1.40	"	$4.00
"	9230	"	0.75	"	0.19	"	.56
							$227.04

Transferred, September 15, 1947.

C. Girard

672.71 Sr/a

EVACUATION SECTION
Rec'd SEP 15 1947
File No. 7598 15045 9230 10871
Ans. Sept 16/47
Referred Robertson

New Denver, B. C.,
September 9, 1947.

Mr. E. Robertson,
Office of the Custodian,
Vancouver, B. C.

Dear Sir: Enf. File #7598. 15045. 9230. 10871

I acknowledge receipt of your letter of September 2nd together with auction list of chattels sold by you which were left at my home, 2141 Columbia Street.

Pertaining to the stove left at my home by Mr. Hikosaburo Nagatakiya, the one listed on the last sheet as "Shamrock" stove-poor condition sold at $5.40 belonged to him. 15045

In respect to the clothing left by my son-in-law, Mr. Kitamura, I believe he did get them in 1942. 10871

As to the 2 lamp shades sold at $.75, I presume these shades as belonging to the Orilite and table lamps left by my daughter, but no mention of the two stands are made. Both these lamps were new so the above price must cover the shades alone. The coal lamp and lamp are mine. 9230

Your letter sta tes that on completion of the inquiries, you would forward me the credit balance, but I have no desire to accept the full amount at this time. On September 6th, I forwarded you a letter asking you to pay out my insurance premium. I have also, through the Dept of Labour, asked to have $50.00 forwarded to me, but the balance, I request you to hold until such time as the review of the Japanese Property Sales are completed.

Mr. Kitamura, Mrs. Kitamura, Orilite lamp and table lamp shades left at 2141 Columbia St.

Trusting the above information is satisfactory to you.

Yours truly,
Yotaro Kosaka
Yotaro Kosaka.

(Copy on 15045, 9230 & 10871)

7598

September 9th, 1947

Mr. Yotaro KOSAKA,
Reg. No. 07180,
New Denver, B. C.

Dear Sir:

We have for acknowledgement your letter of September 6th and would advise that we have today paid the premium due on Prudential Policy No. 392215862, 400718210 from funds standing to the credit of your account with this office. After allowing for the above payment, namely $28.20, there is $677.27 standing to your credit with the Custodian.

Kindly let us hear from you in connection with our letter of September 2nd in order that the matter of chattels on your file may be completed and the balance of funds in your account forwarded to you.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

7798
19045
9230
10871

September 2nd, 1947.

Mr. Yotaro ROSAKA,
Registration No. 07120,
New Denver, B. C.

Dear Sir:

We have for acknowledgement your letter of August 25th relative to chattels left at 2141 Columbia Street by Mr. Mikosaburo Nagatakiya and your son-in-law and daughter, Mr. and Mrs. K. Kitamura.

As more than one stove was sold at public auction in your name we are enclosing herewith copies of the auction sheets covering the goods sold under your name and would ask you to kindly indicate which stove belonged to Mr. Nagatakiya in order that the funds derived from its sale may be transferred to his account.

Respecting goods belonging to Mr. and Mrs. Kitamura, according to our records it would appear that working shoes, rubber shoes, socks, shirts, pants and leather coat were released to K. Kitamura in August 1946. Please let us know if the above clothing is that referred to in your letter of August 25th. You will note from the auction sheets that 2 lamp shades, coal lamp and lamp were sold at auction in your name. If these belonged to Mrs. Kitamura kindly so advise and we will transfer the funds accordingly.

As soon as we receive the above information we shall make the necessary transfers and remit to you the balance of funds standing to your credit with this office. Your prompt attention to this matter will be appreciated.

Yours truly,

E. Robertson,
Office of the Custodian.

/SR
Enc. - Auction Sheets Vancouver 523.

EVACUATION SECTION
Rec'd AUG 29 1947
File No. 7598
Ans. Sept. 2nd 47
Referred Robertson

Sent Sept

New Denver, B. C.,
August 25, 1947.

Mr. E. Robertson,
Office of the Custodian,
306 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Reference File #7598

Acknowledging your letter of July 3rd in connection with chattels left at 2141 Columbia Street, I wish to inform you that all the goods left at the above property belonged to me, except for the following articles as set out.

Kitchen Range : Belonged to Mr. Hikosaburo Nagatakiya. ~~$30.00~~

Lamps: (Trilite and table) Belonged to my daughter Mrs. Kitamura. $2.50

Ski Clothes: Belonged to Mr. Kitamura. $10.00

Trusting the above information is what you require to complete my files.

Yours truly,

Y. Kosaka

Kotaro Kosaka, #07180.

23

August 21, 1947.

Mr. Yotaro KOSAKA,
Reg. No. 07180,
New Denver, B. C.

Dear Sir:

Up to the time of writing no reply has been received to our letter of July 3rd, 1947, respecting ownership of all chattels which were stored at 2141 Columbia Street, Vancouver, B. C.

Kindly let us hear from you regarding the above matter as in the absence of correct identification the proceeds from those items which cannot be identified on the inventory as belonging to you will be transferred from your account to our Chattel Suspense Account until such time as ownership has been determined.

Your prompt attention to the above will be appreciated.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

7598

July 3rd, 1947

Mr. Yotaro KOSAKA,
Registration Number 07180,
New Denver, B. C.

Dear Sir:

On reviewing your file in connection with chattels we find that when the goods were removed from 2141 Columbia Street, Vancouver, and sold at public auction a great many articles were sold under your name which do not appear on the original inventory supplied by you at the time of evacuation. In order that the proceeds derived from the sale of these goods at auction may be credited to the correct person we shall be glad if you will let us know if any of your relatives or friends had goods stored along with yours at the above premises, or if all the goods left at 2141 Columbia Street belonged to you.

Kindly let us hear from you soon in connection with the above matter.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

H. HARGREAVES

NOTARY PUBLIC

REAL ESTATE · INSURANCE · LOANS
INVESTMENTS AND ESTATES MANAGED

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

10TH AND MAIN
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd JAN 9 1946
7598

File 7598.

January 8, 1946.

sent to Petits.

G.B. Spain Esq.,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re: 2141 Columbia St.
KOSAKA, Y.

Further to a request from a member of your office staff, we are enclosing herewith copies of correspondence on file in this office.

Yours truly,

W Hargreaves

W. HARGREAVES

F.
encl.

C O P Y

July 27,1942.
Kaslo, B.C.

File 7598

Mrtt H.Hargreaves,
10th & Main St.,
Vancouver, B.C.

Dear Sir:-

Would you kindly let my son in law have the key for we want to have ths stove and some other things taken out from our house.

Yours sincerely

"Y.Kosaka"

File 7598

C O P Y

To the Secretary of State acting
in his capacity as Custodian.

I. KITAMURA K. Police registration No. 12666 hereby request you to release to me the undernoted property stored at Y.Kosaka's House 2141 Columbia St., Vancouver, B. C. (Mr. H.Hargreaves,10th & Main St.) and I release you from any claim whatsoever with respect to such property.

Description of Property:

2 pairs working shoes
1 rubber shoes
working socks, shirts, pants, leather coat.
1 bicycle.

Dated this 12th day of August 1942.

(Signed) K.Kitamura

Approved:

R.G. Dunn

B.C.Security Commission.

File 7598

C O P Y

To the Secretary of State acting
in his Capacity as Custodian.

I. KOSAKA Y. Police registration No. 07180 hereby request you to release to me the under-noted property stored at Home 2141 Columbia St., Vancouver, B.C. Mr. H.Hargreaves and I, release you from any claim whatsoever with respect, to such property.

Description of Property:

✓1 Wash pan (dish)
✓1 Kettle
✓1 Pot (Aluminum)
✓1 Roast Pan
✓1 Collcheese - Seine?
✓1 grass cutting scissor
1 Japanese magazine.

Dated this 12th day of August 1942.

(Signed) Y.KOSAKA

" K.Kitamura.

Approved

R.G. Dunn.

B.C. Security Commission.

MEMORANDUM

March 3rd, 1947

RELATIVE TO PERSONAL PROPERTY CLAIM FILED BY Mr. Yotaro KOSAKA

1. Our records do not reveal that an inventory was taken by this Office but according to the enclosed Memorandum of December 30, 1944, the list of goods declared was checked with the goods left on the premises as per list attached to Memo of Dec.30/44. It would appear therefrom that a number of goods were missing and a few abandoned.

2. According to letters of July 27/42 and August 12/42 by Y. Kosaka and his son-in-law, K. Kitamura, written to H. Hargreaves, a number of goods were removed from the premises by Mr. Kitamura

3. Many items, in excess of those declared by Mr. Kosaka, were sold at auction in his name and credited to his account. Mr. Kosaka stated in a letter of August 25/47 that everything left at 2141 Columbia Street belonged to him with the following exceptions:

(A) A stove belonging to Mr. Hikosaburo NAGATAKIYA was left at these premises. This was transferred to Mr. Nagatakiya's account as per memo on file of September 15/47.

(B) Clothing belonging to his son-in-law, K. Kitamura. On advising Mr. Kosaka on Sept.2/47 that our records revealed that Mr. Kitamura had received his clothing in August, 1942, Mr. Kosaka replied on Sept.9/47 that "he believed his son-in-law did get the clothing in 1942".

(C) A Trilight and Table Lamp belonging to his daughter, Mrs. Kitamura. After examining the auction sheets which were sent to him on Sept. 2/47, Mr. Kosaka stated in his letter of Sept.9/47 that the two lamp shades belonged to his daughter but he did not see any mention of the "stands". We advised Mr. Kosaka on September 16/47 that a Trilight and Table Lamp had not been declared by him, or by his daughter and were not found on the premises by the Custodian. The two lamp shades were transferred to his daughter's account as per Memo of Sept.15/47.

7598.

October 16th, 1946.

Mr. Yotaro KOSAKA,
Registration No. 07180,
Bay Farms,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 130
5800 Blk. Kerr Road
33/2/16/50.

Please be informed that the above property has been sold as of April 24th, 1946, for the sum of $185.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

1946 Taxes up to date of sale, namely, April 24th, 1946, have been charged to your account.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to April 24th, 1946, which includes the net figure to which reference has already been made. Since that date, however, we have paid an amount of $28.20 to the Prudential Insurance Company as requested by you in your letter of September 8th, thus reducing your credit balance with the Custodian to $736.41.

Yours truly,

A.G. McArthur
Office of the Custodian.
per

EM/JS
Enc. - Statements (2).

STATEMENT RE SALE OF:

Name: KOSAKA; Yotaro

Catalogue No: 130

File No: 7596

Street Address: 5800 Blk. Kerr Road, Vancouver, B. C.

Reg. No. 07180

Legal Description: 33/2/16/50

Date of Sale and Adjustments ..... April 24th, 1946.

Sale Price		$ 185.00
Real Estate Agents Commission	$ 9.25	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
~~Encumbrances:~~		
~~Unpaid Vendor~~		
~~Mortgage~~		
~~Arrears of Taxes~~		
~~Other Charges~~		
Adjustments:		
~~Fire Insurance~~		
Taxes	4.02	
~~Water~~		
	24.77	$ 185.00
Net Proceeds credited to your account		$ 160.23

October 5th, 1946.
Date:.....

George Peters.
Compiled by:.....

File No. 7598.
Catalogue No. 130.

June 20th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yotaro KOSAKA
Lot 33, Blk. 2, Blk. 16,
D.L. 50, Gp.1, N.W.D.,
Plan 2631.

With reference to the above property which was recorded in the Vancouver Land Registry Office, May 21st, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 148964-L, dated May 21st, 1946, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 148965-L, dated May 21st, 1946, registering the property in the name of George Reginald Burrows (Deed).

3. Duplicate of Transmission dated May 8th, 1946.

4. Duplicate of Deed dated May 8th, 1946 - Secretary of State to George Reginald Burrows.

5. Certificate of Indefeasible Title number 148965-L, dated June 12th, 1946, covering the above property in the name of George Reginald Burrows.

D. A. Cramer

DAC:JS
Attch.

Catalogue No. 130
File No. 7598
5800 Blk. Keer Rd., Vancouver
33/2/16/50

EVACUATION SECTION
Rec'd JUN 8 1946
File No.
Ans.
Referred

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 7th day of June 1946.

COLLINGWOOD REALTY,

Signed George L. Burrows

Return to the Custodian

7598

April 25, 1946.

Mr. Yotaro KOSAKA,
Registration No. 07180,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 130
5800 Blk. Kerr Road
33/2/16/50

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is $185.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 1 - Addressed envelope.

7578

June 5, 1946.

Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 130
5000 Blk. Kerr Road
33/2/16/50

Deed to the above described property has now been registered in the name of George Reginald Burrows, 5103 Joyce Road, Vancouver, B. C., and we are ready to deliver control to him. When the title has been received by us from the Land Registry Office it will be sent by registered mail to Mr. Burrows or to any person designated by him.

Adjustments as of April 24th, 1946, as shown on the enclosed sheet, have been calculated and a balance of 33¢ has been charged to the purchaser.

Please have Mr. Burrows mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

We are also enclosing the 1946 tax statement covering the above property, which we would ask you to forward to the purchaser.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3 - Tax Statement
Adjustment Sheet
Control Receipt

cc to Mr. George Reginald Burrows.

Catalogue No. 130
File No. 7598
5800 Elk. Kerr Road, Vancouver
33/2/16/50

June 3, 1946.

GEORGE REGINALD BURROWS
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 24, 1946)

	DEBIT	CREDIT
Purchase price	$185.00	
Cheques received		$185.00
Seller's proportion of taxes for 1946 - 113/365 x $12.99		4.02
Registration fees on deed - $185.00	4.35	
Balance owing by purchaser		.33
	$189.35	$189.35

BALANCE OWING BY PURCHASER 33¢

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 15, 1944.

Catalogue #130.

33/2, 16/50.

This is a vacant lot 33 by 129, on Kerr Street, between 44th and 45th Avenues. A good cleared building lot.

Value for sale . . . . . $175.

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

RENTS COLLECTED
ESTATES MANAGED
CONVEYANCING

PHONE: DEXTER 0253

H. G. WATSON

Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

5103 JOYCE ROAD
VANCOUVER, B. C.

Rec'd APR 6 1946
File No. 7598
Ans.
Printed Letrs

April 5th,1946.

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

Re your file 7598
Catalogue #130 Kerr Rd.

Dear Sir;

We have your favour of the 2nd instant and note that acceptance of our offer is under consideration.

The deposit of $60.00 made with this offer was also made to cover two other lots. One offer was rejected and the other paid for in full. The deposit of $60.00 therefor stands at present as covering this property only,

Yours truly,

COLLINGWOOD REALTY,

Per George R Burrows

GRB/rc

Date..April 3, 1946.....

REAL PROPERTY MEMORANDUM

File No. 7598

Name.....Yotaro KOSAKA.....Registration No..07180...

Re: Catalogue No. 130

Address: 5800 Blk. Kerr Road, Vancouver, B.C.

Legal Description: Lot 33, Blk. 2 of Blk. 16, D.L. 50.
Vacant Land.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 89029E Whereabouts: Possession of Yotaro KOSAKA as per Confirmation of ownership) Reg. No. 07180

Registered owner: Yotaro KOSAKA

Property: City of Vancouver,
Lot 33, Block 2, Subdivision
of Block 16, District Lot 50,
Group 1, New Westminster District,
Plan 2631.

B. Charges.
Registered: None.

Vesting: Filing 35323 - December 2, 1942.

Unregistered: No evidence found.

Taxes: $8.93 - 1945 taxes paid.

Water: Nil

Insurance: Nil

Assessed Value: Land: $170.00 Improvements: Nil

Valuation by Appraiser: $175.00

Amount of Bid: $185.00

Approved by Advisory Committee: April 2, 1946.

Paid as shown in attached letter: $185.00 - April 24, 1946.

Name of transferee as attached letter: George Reginald Burrows.
(Agent - Collingwood Realty)

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Nil

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)
Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent:

P. Douet.

P. Douet.

FILE NO 7598

12-1
395-111

Oct 14 / 46

EVACUATION SECTION
Rec'd OCT 21 1946
File No. 7598
Ans.
Referred Collette

Mr A.G. Macarthur,

Dear sir

I have your letter and I agree to do as your advice that to pay the union pipe Company Claim $30.94 Please pay it from my fund. I have got the receipt from Insurance Company thank you for the same.

yours truly
Yatao Kaneko.
Reg No. 07180
Bay farm Sloean, B.C.

7598

September 24th, 1946.

Mr. Yotaro KOSAKA,
Registration No. 07180,
Bay Farms,
Slocan, B. C.

Dear Sir:

Re Prudential Policy No. 392215862, 400718210

We have for acknowledgement your letter of September 24th and would advise that we have today paid the premium due on the above policy from funds standing to the credit of your account with the Custodian. After allowing for the above payment, namely $28.20, there is $736.41 remaining in your account.

We would refer you to our letter of June 28th, 1945, in which we drew to your attention the claim on file against you by the Union Fish Company Limited in the amount of $30.94. In your reply dated June 30th, 1945, you stated you did not wish to pay this claim and that you would write to us again regarding the above matter, but to date no word has been received by this office from you in connection with this claim. As this is the only claim on file against you we shall be glad if you will let us know by return if the above claim has been paid, or if you wish us to pay it from funds standing to your credit with this office.

Yours truly,

A. G. McArthur,
Administration Department

/ER

COPY - Department of Labour, Japanese Division

7578

June 5, 1946.

Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 130
5000 Blk. Kerr Road
33/2/16/30

Deed to the above described property has now been registered in the name of George Reginald Burrows, 5103 Joyce Road, Vancouver, B. C., and we are ready to deliver control to him. When the title has been received by us from the Land Registry Office it will be sent by registered mail to Mr. Burrows or to any person designated by him.

Adjustments as of April 24th, 1946, as shown on the enclosed sheet, have been calculated and a balance of 33¢ has been charged to the purchaser.

Please have Mr. Burrows mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

We are also enclosing the 1946 tax statement covering the above property, which we would ask you to forward to the purchaser.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3 - Tax Statement
Adjustment Sheet
Control Receipt

cc to Mr. George Reginald Burrows.

Catalogue No. 130
File No. 7598
5800 Blk. Kerr Road, Vancouver
33/2/16/50

June 3, 1946.

GEORGE REGINALD BURROWS
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 24, 1946)

	DEBIT	CREDIT
Purchase price	$185.00	
Cheques received		$185.00
Seller's proportion of taxes for 1946 - 113/365 x $12.99		4.02
Registration fees on deed - $185.00	4.35	
Balance owing by purchaser		.33
	$189.35	$189.35

BALANCE OWING BY PURCHASER 33¢

7598

April 25, 1946.

Mr. Kotaro KOSAKA,
Registration No. 07180,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 130
5800 Blk. Kerr Road
33/2/16/50

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is $185.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 1 - Addressed envelope.

7578

April 24, 1946.

Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 130
5800 Blk. Kerr Road
33/2/16/50

This will acknowledge receipt of your letter of April 18th enclosing cheque for $125.00. We have now received a total of $165.00, 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 George Reginald Burrows, Agent, of 5103 Joyce Road, 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. Shears,
Director.

7598

April 9, 1946.

Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 130
5800 Blk. Kerr Road
33/2/16/50

Further to our letter of April 2nd we have to advise you that we are prepared to recommend the acceptance of your offer of $185.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $125.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and 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.

Yours truly,

F. G. Shears,
Director.

[illegible] -
Enc. 1 - Information Form.

7596

2nd April, 1946.

Collingwood Realty,
5103 Joyce Road,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 130
5800 Blk. Kerr Road.

We are in receipt of your letter of the 28th March in which you submitted an offer to purchase the above property for the sum of $185.- and enclosed your cheque for $60.-

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

Our official receipt for $60.- is enclosed herein.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

Kaslo B.C.
June 30, 1945.

EVACUATION SECTION
Rec'd JUL 3 1945
File No. 7598
Ans.
Referred

Office of the Custodian,
206 Royal Bank Building,
Hasting & Granville Sts,
Vancouver, B.C.

Dear Sir:

We like to notify you that we have safely received the cheque of $5.00 from the B.C. Security Comission.

We do not wish to pay the claim of $30.94 by Imperial Oil Company Limited. We will write to you again about this matter.

We would like to sell the vacant land on Lot 8 & 9 Block 506 Kerr Road Vancouver. We do not wish to pay taxes that had mounted up from 1942. If land is sold; the back taxes from price ~~stated~~ sold.

Yours truly
J Kaasa

File No. — 7598.

7596

June 28th, 1945.

Mr. Totaro KOSAKA,
Reg. No. 07180,
Kaslo, B. C.

Dear Sir:

We enclose our cheque for $85.00 on the recommendation of the B. C. Security Commission, in view of your having contacted them for a cheque for the above amount to pay for dental treatment for yourself and your wife. This now leaves you with a credit balance of $696.82.

We would take this opportunity of reminding you that there is a claim against you by the Union Fish Company Limited for $30.94. Please advise if we shall pay this claim; if not, please state your reasons why and give us proof if payment has been made.

With reference to the following vacant land, 5800 Block Kerr Road, Vancouver, title of which is in your name, you are aware that taxes have not been paid from 1942 onwards. We have now received the City of Vancouver's tax statement for 1945, which includes arrears, the total due being $70.14. The land is assessed at $170.00 and taxation is based on this figure. You are aware that this property will be sold sooner or later, based on an independent valuation. Please advise us by return if you wish these taxes to be paid from funds standing to your credit.

You will appreciate that when the property is sold the arrears of taxes will be deducted from the sale price, so that it is as broad as it is long whether you pay the taxes now from your own account or whether the amount due for arrears of taxes is deducted from the sale price obtained.

In order to ensure your prompt reply a stamped addressed envelope is enclosed.

Yours truly,

F. Dowet,
Administration Department

PD/ER
Enc.

7598

March 27th, 1945.

Mr. Yotaro KOSAKA,
Reg. No. 07183,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 45
2141 Columbia St., Vancouver, B.C.
Lot 8, Blk.14, D.L. 302

Please be informed that the above property has been sold as of November 4th, 1944 for the sum of $1250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

We would point out that at the time the property was sold there was Principal of $755.00 still owing to the City of Vancouver and this was taken over by the new owner under an Agreement for Sale with the City. The above sum deducted from the price of $1250.00 obtained for the property left $495.00, which was the cash amount paid to us by the purchaser and is shown in the attached statement, which also shows the net proceeds credited to your account from the sale.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Bou t,
Administration Department

PD/ER
Encs.
cc to B.C.Security Commission

STATEMENT RE SALE OF:

Name: KOSAKA, YOTARO

Catalogue No: 45

File No: 7598

Street Address: Vancouver, B.C.

Reg. #07180

Legal Description: 8/14/302

Date of Sale and Adjustments Nov. 4/44 .....

Sale Price 1250.00	(purchaser assumed Agreement $755.00)	Cash	$ 495.00
Real Estate Agents Commission		$	
Charge for Valuation		10.00	
Charge for Advertising		4.00	
Land Registry Office Transmission Fee		1.50	
Encumbrances:			
Unpaid Taxes			
Mortgages			
Agreements for Sale			
Other Charges			
Adjustments:			
Fire Insurance			4.86
Taxes			9.70
Water			4.00
		15.50	$ 513.56
Net Proceeds credited to your account			498.06

March 24th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

7598

March 12, 1945.

Mr. Charles G. Walsberg,
2141 Columbia Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45
2141 Columbia St.
8/14/302

Assignment to the above described property has now been registered in your name and we are ready to deliver control to you.

Adjustments as of November 4th, 1944, as shown on the enclosed sheet, have been calculated and a balance of $69.77 appears to your credit. A cheque for this amount, together with relevant insurance policy which has been assigned to you, is enclosed herewith.

Please return to us the attached control receipt, duly signed. Will you also sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

7598

March 7, 1945.

H. Hargreaves, Esq.:
2601 Main Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45
2141 Columbia St.
8/14/302

Please be informed that adjustment calculations on sale of the above property count rent as being paid to February 28th, 1945. Rents which may be received by you for any period after February 28th should not be remitted to this office but sent direct to the new owner of this property, Mr. Charles Gunner Walsberg, 2141 Columbia Street, Vancouver, B. C.

Yours truly,

George Peters,
Administration Department.

GP:EB

7598

January 22, 1945.

Mr. Charles G. Valsberg,
6505 Main Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45
2141 Columbia St.
8/14/302

Please be informed that the deed covering sale to you of the above property has been registered in your name. You will be informed when the title has been received by this office and at that time adjustments will be calculated as of November 4th, 1944, and all rents collected after this date will be credited to you.

Attached is a copy of a letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP:ZB
Enc.

NAME [redacted]

REGISTRATION NO. 07180 FILE NO. 7598

The following chattels were sold by public

auction at 1047 Seymour St., Vancouver, B.C. on January 11, 1945.

Wheelbarrow (broken)	$ 1.20	T
Zinc Eavtrough	0.25	Misc
Window Screens	0.30	Misc
Small piece of Linoleum and tar paper	0.10	P
Small suitcase	0.25	Misc
Small suitcase	0.45	"
Small suitcase	0.25	"
2 Small tins and contents	0.10	K
4 Boxes of seulers and bottles	0.40	K
2 Small boxes of nails and sundries (rusty)	0.15	Misc
2 Crocks (cracked)	0.10	K
Box of sundries	0.25	Misc
Small shelves	0.20	F
Pail containing pipe fittings and sundries	0.50	Misc
Box of seulers	0.20	K
Old matting	0.30	Misc
3 Boxes of sundries	0.60	"
Miscellaneous	0.10	"
Flower Pots	0.10	"
Lawn mower	10.00	T
Bundle of shingles and part of frame	0.50	Misc
Screen door - poor condition	0.25	F
Door and board	0.85	F
1/2 Small home made tables	0.35	F
Cupboard	1.00	F
Table	0.20	F
Table	0.30	F
Garden screens	1.30	Misc
Total Carried Forward	$ 20.55	

NAME [redacted]

REGISTRATION NO. 07280 FILE NO. 7598

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B. C. on January 11, 1945.

	Brought Forward	$ 20.55
✓Dishes		D - B 0.95 K
✓3 Tea Pots		" - V 0.75 K
✓Glasses		" - V 0.60 K
✓Coffee Filter		" - V 1.50 K
✓Glass ware		D - S 0.90 K
✓Bowls		D - B 0.80 K
3 Glass vases		D - S 0.50 Misc.
✓3 Mixing bowls		" - V 0.40 K
✓Small bowls		D - B 0.25 K
✓2 Small tea pots		" - V 0.25 K
✓Crockery		D - B 0.95 K
Powder box		M - M 0.75 Misc
Wooden box		M - M 0.50 Misc
Meat Grinder		KU - K 1.00 K
✓Tea Set (Japanese)		- V 0.75
✓Tea Set (Japanese)		" 1.60 $3.15
✓Tea Set (Japanese)		" 1.30
Coat hangers		M - M 0.35 Misc
✓Brace and bit		" - V 7.00
✓Tools		T - T 1.10 T
Jack Knife		M - M 0.35 T
✓Tea Set (Japanese)		" - V 0.80 >
Crockery		D - B 0.70 K
Cigarette maker and papers		M - M 0.80 Misc
✓2 Lacquer boxes		M - " 0.90 "
2 Shell sewing boxes		M - " 0.55 "
✓3 Platters		" - V 0.25 K
Total	Carried Forward	$ 47.10
[redacted]		$
[redacted]		$
[redacted]		

NAME KOSAKA, Kotaro

REGISTRATION NO. 07120 FILE NO. 7598

The following chattels were sold by public

auction at 2047 Seymour St., Vancouver, B. C. on January 11, 1945.

	Brought Forward	$7.10
Lamp		• - 2.25 F
2 Old razor straps		M - M 0.55 Misc
Tray of sundries		M - M 0.65 "
Casserole		D - B 1.75 K
Garden hose		• - 3.10 F
Iron		• - 1.50 F
Iron		• - 1.35 F
Lily bowls		D - B 0.50 Misc.
Lily bowls		D - B 0.60 "
Ash trays		M - M 0.65 "
Pan and sundries		KU - K 0.50 K
Clocks		• - 1.15 F
Sundries		M - M 0.45 Misc
Iron pot		KU - K 1.15 K
Cake tins		KU - K 0.75 K
3 Platters		• - 1.50 K
Coffee Grinder		KU - K 1.50 K
Bread mixer (Part missing) and kettle		KU - K 1.25 K
Candy bottles		D - B 0.55 Misc
Vegetable bowl		• - 1.10 K
Vegetable bowl		• - 1.00 K
Crockery		D - B 0.65 K
Electric heater (broken)		F - F 1.00 F
Cooking utensils		KU - K 1.05 K
Trays		• - 0.75 Misc
Dishes (broken)		M - M 2.25 "
Cooking utensils		KU - K 2.60 K
Total	Carried Forward	$ 79.20

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Remarks.

NAME KOSAKA, Kotaro

REGISTRATION NO. 07180 FILE NO. 7598

The following chattels were sold by public

auction at 1047 Seymour St., Vancouver, B. C. on January 11, 1945.

	Brought Forward	$ 79.20
2	Dish pans	- √2.65 K
	Baskets	M - M 0.60 Misc
	Clothes line	M - M 0.45 "
	Coal lamp	M - F 0.20 F
	Pictures	M - F 2.65 F
	Wash board	- √ 0.35 F
	Baskets	M - M 0.25 Misc
	Small computing scales	- √10.00
	Block and chain	- √3.50 T
	Letter files	M - M 0.65 Misc
	Gas Oven	- √2.00 F
	Bicycle chains	M - M 0.25 Misc
	Book of knowledge	- √5.00 "
	Garden tools	T - ST 3.55 T
	Square	T - T 1.15 T
	Axe and shovel	T - T 0.60 T
	2 Saws	T - T 0.90 T
	Old blinds and poles	- √0.25 Misc
	3 Old brooms and mops	RV - K 0.60 F
	Rope	M - M 0.45 Misc
	Basket	M - M 1.10 "
	Hand saw	- √1.00 T
	Crutches	M - M 0.25 Misc
	3 Ironing boards	M - M 0.25 F
	Paper	M - M 0.10 Misc
	Rubber door mat	M - M 0.80 "
	4 Pails and bed pan	- √1.30 "
	Total	$ 120.05
	Carried Forward	$

NAME [redacted]

REGISTRATION NO. [redacted] FILE NO. [redacted]

The following chattels were sold by public

auction at [redacted] on [redacted]

	Brought Forward	**$120.05**
Clothes basket		M - M 0.90 M.&C.
5 Crocks		" - " 5.10 K.
Pail and chamber		" - " 0.45 M.&C.
11 Chairs		" - " 4.00 F
Clothes box		M - M 0.65 M.&C.
Small table		" - " 0.25 F
Table		" - " 1.40 F
Rocker		" - " 0.50 F
Rocker (broken)		" - " 0.25 F
High chair and stool		" - " 2.20 F
Arm Chair		" - " 2.60 F
Small table		" - " 0.50 F
Doll bed (incomplete)		M - M 1.00 F
Child's sleigh		M - M 0.45 M.&C.
Cupboard (with screen door)		F - F 1.50 F
Black cupboard		F - F 0.25 F
Bamboo chair-cot and paper rack		F - F 1.30 F
Card board wardrobe		F - F 0.50 F
Linoleum		" - " 3.75 F
Settee		" - " 1.90 F
Small bamboo book-stand		" - " 0.25 F
3 Grass mats		M - M 1.40 F
Oak dining table		" - " 2.25 F
2 Bamboo tables		" - " 2.00 F
Dresser (home made)		" - " 4.00 —
Chest of drawers		" - " 2.10 —
Book case		" - " 8.00 —
Total	**Carried Forward**	$169.10

NAME [redacted]

REGISTRATION NO. 07180 FILE NO. 7778

The following chattels were sold by public

auction at 1047 Seymour St., Vancouver, B. C. on January 11, 1944.

Brought Forward	$169.10
Dresser	- 8.00
Chest of drawers	- 7.50
Bed with cable spring	- 10.50
"White" Sewing Machine	- 35.00
Table gramophone (broken)	- 2.00 F
Mistrola	- 5.50
Double show case	- 7.00 Transferred to
[redacted] (Poor condition)	7.00 1504 F - 15/9/47 ES
"Grand" Range	- 5.00 F
Fish cutting machine	- 40.00
Hot water tank	- 5.00 F
Small heater	- 4.00 F
5 Boxes of empty cartons	- 2.00
Garden screens	- 1.20
2-lamp shades	0.75 Transferred to 9230 - 15/9/47 C.L.

Total		[redacted] 301.80
Less Expenses: (Auctioneer's Fee	[redacted] 30.19	
(Advertising:	[redacted] 12.37	
(Moving:	[redacted] 36.77	
		$ [redacted] 79.82
Net Proceeds Credited:		$ [redacted] 222.48

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 523

Remarks.

Original sent Sept 2/44

We leave Tenant G Pelton PDE

MEMORANDUM

December 30th, 1944.

TO: Mr. Green, Protection Department

FROM: Administration Department

Re: CHATTELS

Yotaro KOSAKA - #07180
2141 Columbia St., Vancouver, B. C.
File No. 7598

Attached is copy of Inventory attached to "JP" form when the above property was declared. According to the correspondence file no detailed check of these goods was made by Hargreaves, the agent for the property, but in a letter dated July 10th, 1942 from Hargreaves they stated "We can say with confidence that the goods are there and are prepared to accept the Inventory as being correct so far as we were able to check, save and except these boxes of small wares".

It does not appear that any signature was given by the tenant for these goods. We would here mention that after a few months occupation there was a change of tenancy in September 1942, the present tenant, G. Pelton, having occupied the premises since the above date. Please refer to your memo of June 26th, 1943 which mentions that the goods as per the Inventory are probably still on the premises and may safely so remain.

There is a Release Form dated August 12th, 1942 covering the following items, on file:

1 - Wash pan (dish)
1 - Kettle
1 - Pot (aluminum)
1 - Roast Pan
1 - Collichoops
1 - Grass cutting scissor
1 - Japanese magazine

but there is no record that shipment was actually made.

In view of the above you will doubtless wish to have a visit made to these premises and a check made of the chattels still on hand.

H. E. Doust.

PD/ER
Attach.

File 7598.

Yotaro KOSAKA - #07180
2141 Columbia Street, Vancouver, B. C.

1 - hard wood closet
1 - sewing machine (White)
1 - Book case
1 - Gramophone
1 - drumunit
4 - Tea tables, magazine tables, small table, flower table
2 - rocking chairs
18 - Chairs
2 - Sofas
1 - Round Table
5 - Tables (small)
3 - Bureaus
2 - Dressers
1 - Double bed with spring mattress (brown)
3 - Double beds with spring and mattress (10 ea.)
1 - Bookstand
24 - Curtains
14 - Blinds
2 - Linoleum
1 - Kitchen Stove
1 - Hot water tank
1 - Coleman gas stove
1 - Gas oven
1 - electric toaster
1 - Singer Sewing Machine

½ Doz. Dinner set (38 pcs.)
24 pcs. dinner plates
½ doz. tea sets
15 pcs. cup and saucer
4 - 17" large platters
6 - 15" large platters
2 - platters

1 - Fish machine
1½ H.P. Motor attachment
1 - Show case

3 shovels
2 forks
1 rake
1 hoe

1 scissors
1 lawn mower
1 hand saw
2 hammers

4 axes
1 brace and bit
1 wheelbarrow
1 bicycle

4 clocks
2 electric irons
Quantity of Tools Sold

6 buckets
11 sauce pans
4 frying pans
3 kettles
6 mixing bowls
15 assorted bowls
1½ doz. cup and saucers
1½ doz. plates (small & large)
½ doz. dessert dish
1 doz. small cake plates
1 doz. glasses
70 pcs. rice bowls
140 pcs. Jap. dishes

4 pcs. glass jugs
1 enamel jug
1 coffee silex
1 roast pan
2 sugar bowls
25 pcs. cookies, cake & Pie tins
5 trays
4 tea pots
3 round rice boxes
3 seives
50 pcs. knives, forks and spoons,
8 kitchen knives

2 wash tubs
2 wash boards
2 Jap. tea sets
4 new Jap. tea sets
1 Jap. good tea set
1 new Jap. lacquer sets
1 new Jap. lacquer sets
2 dish pans
1 boil can
12 bowls
2 sets
2 bowls

S- Sold By Auction - 11/45 - Vancouver 523

7598 file 7598

January 10th, 1945

Mr. Yotaro KOSAKA,
Reg. No. 07180,
Kaslo, B.C.

Dear Sir:

We have removed your chattels from 2141 Columbia Street and on the basis of list originally supplied, it would appear that the following articles are missing:

1	Hardwood closet	2	Buckets
2	Sofas	1	Fry Pan
7	Chairs	2	Kettles
5	Small tables	2	Mixing bowls
1	Mattress	1	Doz. small cake plates
1	Bookstand	40	Rice Bowls
14	Blinds	2	Glass jugs
1	Coleman gas stove	8	Kitchen knives
1	Electric toaster	2	Wash tubs
1	Singer sewing machine	1	Wash board
38	Pce. dinner set	1	Japanese tea set
24	Pce. dinner set	1	Japanese lacquered set
7	Cups & saucers	1	Boil can
1	17" Platter	12	Bowls
6	15" Platters	1	Shovel
1	Hammer	4	Clocks

The rooms containing your chattels were securely locked and the only time they were opened was when the keys were surrendered to Mr. K. Kitamura who made shipment to you.

Whilst we believe that Mr. Kitamura must have disposed of these missing items, or possibly shipped them to you, we find it necessary to report these shortages to you.

Yours truly,

Geo. B. Spain
Protection Department

GBS:LM

506 Royal Bank Building,
Vancouver, B.C.

6th January, 1945.

Miss Carroll,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Miss Carroll,

Re: Evacuee Property Sale Documents.

Thank you for your letter of the 28th December in which you returned documents covering the following Catalogue Nos. duly executed:

45	561B	713
192	564	728
540	581	Special Ad. File 10875

In regard to your reference to the documents covering Catalogue No.805. We will in future, in cases where the full purchase price is being paid, supply this information on our Real Property Memorandum. The documents we send down for signature show the terms of sale. Enclosed herein is an amended Real Property Memorandum covering Catalogue No.805 and we will be pleased if you will now have the documents executed and returned.

We note your reference to documents re Catalogue No.45 in regard to which our Real Property Memorandum gives the amount of the tender as $1,250.00. You mention that the Assignment gives the sale price as $1,150.00, this is not quite correct. The Assignment first recites that Kosaka was purchasing this property from the City for the sum of $1,150.00, it then goes on to set out that the present sale is for $1,250.00 by the payment of the sum of $495.00 and the assumption of an unpaid balance of $755.00, namely a total of $1,250.00. I consider therefore that the document is in order and in effect the Japanese is selling this property for $100.00 more than the price for which he was buying from the City.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH
encl.

Spare

MEMORANDUM

December 30th, 1944.

TO: Mr. Green, Protection Department

FROM: Administration Department

Hargreaves
10 Thurs

Re: CHATTELS

Setaro NOSAKA - #07180
2141 Columbia St., Vancouver, B. C.
File No. 7298

Attached is copy of Inventory attached to "J" form when the above property was declared. According to the correspondence file no detailed check of these goods was made by Hargreaves, the agent for the property, but in a letter dated July 10th, 1942 from Hargreaves they stated "We can say with confidence that the goods are there and are prepared to accept the Inventory as being correct so far as we were able to check, save and except these items of small value".

It does not appear that any signature was given by the tenant for these goods. We would here mention that after a few months occupation there was a change of tenancy in September 1942, the present tenant, G. Felton, having occupied the premises since the above date. Please refer to your memo of June 26th, 1943 which mentions that the goods as per the Inventory are probably still on the premises and may safely so remain.

There is a Release Form dated August 12th, 1942 covering the following items, on file:

1 - Wash pan (dish)
1 - Kettle
1 - Pot (aluminum)
1 - Roast Pan
1 - Colicheese
1 - Grass cutting scissor
1 - Japanese magazine

but there is no record that shipment was actually made.

In view of the above you will doubtless wish to have a visit made to these premises and a check made of the chattels still on hand.

P. Boust.

PB/ER
Attach.

7598

November 8, 1944.

Mr. H. Hargreaves,
2601 Main Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45,
2121 Columbia Street, Vancouver.
Lot 8, Blk. 14, D.L. 302.

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser, the effective date of which should be November 4th, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

7598

November 4, 1944.

Mr. C. G. Malmberg,
6505 Main Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 45,
2121 Columbia Street,
S/W/302.

This will acknowledge receipt of your letter of October 31st in which you enclosed your certified cheque for $495.00, being the full amount of the cash payment required for the above property, the balance to be covered by the assumption of the Agreement for Sale as agreed.

We note that you wish this property to be registered in the name of Charles Gunner Malmberg, Carpenter, of 6505 Main Street, Vancouver, B. C., Finlander.

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

Yours truly,

F. C. Shears,
Director.

7598

October 16, 1944.

Mr. C. G. Walsberg,
6505 Main Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45
2121 Columbia Street
8/14/302

Your letter of September 25th and offer to purchase the above property for the sum of $1,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. It is understood that you are assuming the Agreement to Purchase covering the Japanese interest. The unpaid balance under this agreement stands at $755.00. We assume that the assignment of this agreement to you will be satisfactory to the City of Vancouver. Will you please forward to us a certified cheque in the sum of $495.00 which is the remainder of the purchase price, together with your full name, address and occupation.

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

After the documents have been received a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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.

Yours truly,

F. G. Shears,
Director.

File No. 7598.
Catalogue No. 45.

May 10th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yotaro HOSAKA
City of Vancouver
Lot 8, Blk. 14, D.L. 302, Gp. 1,
N. W. D. Plan 3832.

With reference to the above property which was recorded in the Vancouver Land Registry Office, January 12th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 30779, dated January 12th, 1945, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 30780, dated January 12th, 1945, registering the property in the name of Charles Gunner Walsberg (Assignment of Agreement for Sale).

3. Duplicate of Transmission dated December 26th, 1944.

4. Duplicate copies (2) of Assignment of Agreement for Sale dated December 26th, 1944, between Secretary of State and Charles Gunner Walsberg and City of Vancouver.

Please be informed that the Assignment of Agreement for Sale in the name of Charles Gunner Walsberg has been registered as of January 12th, 1945, under No. 30780.

We have been notified by the Deputy Registrar that the Registry Office will no longer send us a post card stating registration has been completed but we are to assume that this has been done if we do not hear from them within six weeks from the date of registration.

DAC:FS
Attch.

D A Cramer

Catalogue No. 45
File No. 7598
2141 Columbia Street
Vancouver/8/14/302
Certificate of Title No. 50780

EVACUATION SE
Rec'd APR 20 1945
File No. 7598
Ans.
Referred Peters
Ques

Receipt of Certificate of Title No. 50780 is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale of the above property have been settled.

Receipt is also acknowledged of The Occidental Fire Insurance Company, Policy No. 192169 which has been assigned to me.

Receipt is also acknowledged of cheque for $69.77 representing closing of adjustments on sale to me of the above property.

Dated at Vancouver B. C., this 18th day of April 1945.

Signed C G Walsberg

Return to the Custodian

Catalogue No. 45
File No. 7598

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

Dear Sirs:-

Re: 2141 Columbia Street

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,

C. G. Walsberg Signed

Return to the Custodian

7598

March 12, 1945.

Mr. Charles G. Walsberg,
2141 Columbia Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45
2141 Columbia St.
8/44/302

Assignment to the above described property has now been registered in your name and we are ready to deliver control to you.

Adjustments as of November 4th, 1944, as shown on the enclosed sheet, have been calculated and a balance of $69.77 appears to your credit. A cheque for this amount, together with relevant insurance policy which has been assigned to you, is enclosed herewith.

Please return to us the attached control receipt, duly signed. Will you also sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 45
File No.7598
2141 Columbia Street, Vancouver, B.C.
Lot 8, Blk.14, D.L. 302, Gp 1, N.W.D.
Plan 9832.

March 5th, 1945.

CHARLES GUNNER HALSBERG

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 4th, 1944)

	DEBIT	CREDIT
Purchase price	$1250.00	
Cheques received		495.00
Agreement for Sale		755.00
Amount of rent collected		
November 4th to November 30th - 26/30 x 23.75		20.58
December 1st - January, February 28th 2 months @ 23.75		71.25
Registration fees on Agreement	3.50	
Insurance premium - 82.4% x 5.50	4.86	
Water paid to December 31st, 1944 57/184 x 12.90	4.00	
Purchaser's proportion of 1944 taxes 57/365 x 62.11	9.70	
Balance owing to Purchaser	69.77	
	$1341.83	1341.83

BALANCE OWING TO PURCHASER - $69.77

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 ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

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

751 DUNSMUIR STREET
VANCOUVER, B.C.

EXHIBIT No. 423-2
DATE June 23/45
FILED BY Brown

February 6th, 1945.

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

Dear Sir:

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

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

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

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

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

Decorating is poor throughout.

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

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey
Director.

ARH/F

7598

November 8, 1944.

Mr. H. Hargreaves,
2601 Main Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 45,
2141 Columbia Street, Vancouver.
Lot 8, Blk. 14, Dgln. 302.

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser, the effective date of which should be November 4th, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

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.

19th July, 1943.

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

File No. 7598

Dear Sir:

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

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

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

Yours faithfully,

JOHNSON, REEVE & WATSON

per D.W.Reeve

Catalogue No. 45
File No. 7598

Rec'd OCT 19 1944
File No. 7598
Ans.
Referred Mrs M. McArthur

TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full name: Charles Gunnar Wahlberg.
Address: 6505 Main St. Vancouver. B.C.

Occupation: Carpentar.

Nationality: Finlandar.

Important

If deed is to be registered in the name of a wife only, please give full name, occupation and address of the husband.

Certified cheque for $495.00 attached
see letter on file dated Oct 16th

Date October 2, 1944.

REAL PROPERTY MEMORANDUM

File No. 7598

Name... Yotaro KOSAKA ..... Registration No. 07180

Re: Catalogue No. 45

Address: 2141 Columbia Street, Vancouver, B. C.

Legal Description: Lot 8, Blk. 14, D. L. 302.
Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 35042-L Whereabouts: Land Registry Office, Vancouver, B.C.

Registered owner: City of Vancouver Reg. No.

Property: City of Vancouver, Lot 8,
Block 14, District Lot 302,
Group 1, New Westminster District,
Plan 5832.

B. Charges.

Registered: 24470 M. 26/7/41. 10 A.M. Yotaro Kosaka.
Right to purchase for $1150. Int. 6%.
(Bal.of Princ. due under A/Sale: $755.00; Int.@ 6% paid to Sept.1/44).

Vesting: 35955. March 29, 1943.

Unregistered: No evidence found.

Taxes: $62.11 - 1944 taxes paid.

Water: $12.90 net - July1/Dec.31/44 paid.

Insurance: $1000.00 - Dwelling. Expires July 1, 1947
$500.00 - Household effects. Expires Sept.6/47.

Assessed Value: Land: $720.00 Improvements: $950.00

Valuation by Appraiser: $1000.00
$ 800.00

Amount of Bid: $1250.00

Approved by Advisory Committee: September 29th, 1944.

Paid as shown in attached letter: $495.00 paid. Bal. $755 to be pd. under Agt/Sale assumed by purchaser.

Name of transferee as attached letter: C. G. Walsberg.
6505 Main St., Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Monthly tenancy. Tenant: G. Pelton
Rental: $25.00 per month.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Some chattels still on premises. See Mr. Green's memo of June 26, 1943 on file.

Named Agent: This memorandum has been prepared by Mr. Douet.

File No. 7598

May 23/44
Kaslo, B.C

Administration Dept.
Mr. W. J. Johnston:
Dear Sir,

EVACUATION SECTION
Rec'd MAY 25 1944
File No. 7598
Ans. replied to
Referred Johnston

I have received your letter
after stating about the land, 5800
Block Kerr Road. Owing to the
evacuation it is impossible to pay
the taxes so I ~~have~~ decided to
let it go. I do not want to touch
the account with Custodian

Re: lot 33. Blk. 2, Sub. of Blk.
16, D.L. 50.

Yours truly
G. Kaasa

Re 5800 Blk. Kerr Rd

Rec'd SEP 18 1944
File No. 7598
Ans. V
Entered Bters

C C Wallberg.
6505 Main St.
Vancouver.
B C.
Sept. 15. 1944.

H. G. Shears.
Office of the Custodian
506 Royal Bank Bld.
Vancouver.
B.C.

Dear Sir:—

I wish to make an offer of $1250.00 to purchase the property at 2141 Columbia St Van.
Catalogue No. 45
File No 7598.
The Terms to be $500 down payment to the Custodian who wi

$755

pay all indebtedness against said property, and give me the undersigned Clear title to same.

The balance of $700.00 to be paid by me to the City of Vancouver under Terms of mutual agreement to both of us

Yours truly

C. G. Walsberg.

Rec'd SEP 25 1944
File No. 598 - 2841
Ans.
Referred Thomas

Sept 25 1944

Dear Sir

Enclosed please find check for $100.00 Dollars 10 per cent of bid of one thousand Dollars on house at 2141 Columbia known as Catalogue N° 45 Lot 8 Blk 14 D.L. 302. If this offer is not accepted I can offer $500.00 Five hundred Dollars on house at 4695 McGeer Street Catalogue N° 147 Block 80 D.L. 36.51.

Yours Sincerely

W. Styles.

2233. 34th Avenue East

Vancouver.

"

8167

2131 Columbia St.
Vancouver

To the Custodian
of Enemy Alien Properties

Cat. 45

Rec'd MAY 6 1944
File No. 7598
Ans.
Referred HARROP.

Sir

I would like to offer a price for property, situated on the North West corner of 6th avenue and Columbia St. Namely 2141. Columbia St.

The house which I understand has been condemned. is in very bad shape. and practically useless. I offer 500 dollars for the property. I would like to pay. 600 dollars down, and the balance at 60 per month. However if this cannot be arranged. I can arrange to pay cash.

Trusting this offer will meet with your approval.

Very sincerely yours
Mrs. George Bowen.

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

H. HARGREAVES

NOTARY PUBLIC

REAL ESTATE · INSURANCE · LOANS
INVESTMENTS AND ESTATES MANAGED

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

10TH AND MAIN
VANCOUVER, B. C.

March 31,1944.

File No. 7598.

EVACUATION SECTION
APR 1 1944
No. 7598
Ans.
Referred Lowest

P. Douet Esq.,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re: 2141 Columbia St.

We have had a report from the tenant of the above premises, that the hot water tank is leaking badly again. This tank has been repaired many times before and is now at a stage where further repair is useless.

To instal a new tank it will cost in the neighborhood of $24.00, and would appreciate your advice as to whether we should go ahead with installation.

Thanking you for your advice, we are,

Yours truly,

H.HARGREAVES
Per.

F.

7598
9224

February 8, 1944.

Prudential Insurance Company of America,
Home Office,
Newark, N. J.

Dear Sirs:

Re: Policies 392215855-856-858-859
Yotaro KOSAKA

We wish to acknowledge with thanks your three che ues totalling $68.74 each made payable to the order of the above named.

We note that you have deducted from the Cash Surrender of the above four policies the sum of $40.87 in order to reinstate Policies 392215857 and 392215861.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

7598
9224

February 6, 1944.

Mr. Yotaro KOSAKA,
Registration No. 07160,
Kaslo, B. C.

Dear Sir:

Re: Prudential Policies 392215855-
856-858-859

We have received from the Prudential Insurance Company and enclose herewith three cheques, made payable to your order as follows:

Cheque #779866 - $28.11
Cheque #779865 - $27.95
Cheque #779867 - $12.68

The insurance company advise that they have deducted from the Cash Surrender of the above policies the sum of $40.87 with which they will reinstate policies 392215857 and 861. The premium payments will be paid in advance to and including the week of November 6th, 1944. This, we understand, was done in accordance with your request.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

7598

December 31st, 1943.

Mr. H. Hargreaves,
10th & Main Street,
Vancouver, B. C.

Dear Sir: Re: Kotaro KOSAKA -
2141 Columbia Street.

We have endeavored to get you on the telephone this morning but have been unsuccessful, in connection with the above property and our letter of November 6th. Mr. Freeman, of the Vancouver Fumigating Company, telephoned us yesterday afternoon advising that the cost of fumigating this building would be $27.00. In view of the fact that the cockroach condition is so serious we see no alternative but to have this work done forthwith, and we telephoned Mr. Freeman to this effect this morning. This gentleman pointed out that there were two rooms in the basement which were locked up and contained chattels, and these rooms must be opened when the fumigation takes place. As according to our records you closed up these two rooms after checking the inventories and have the key to the one room which is padlocked, will you please make the necessary arrangements to have these rooms opened so that the fumigating can be done for the whole building.

We understand Mr. Freeman will be getting in touch with you and the tenants to fix a very early date for this work to be carried out.

A copy of this letter is being sent to Mr. Freeman for his convenience.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Cc to Mr. Freeman
Vancouver Fumigating Co. Ltd.,
325 Howe Street, Vancouver, B.C.

INDUSTRIAL SURRENDER DEPARTMENT
RUSSELL S. BERTRAND, SUPERVISOR
RUSSELL A. YOUNG, MANAGER
ASSISTANT MANAGERS
GEORGE M. KARRER WILLIAM C. WOODBURN
MILTON H. TRITSCHLER

The Prudential

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

EVACUATION SECTION
Rec'd NOV 15 1943
File No.
Ans.
Referred

IN RE Pols. 392215855-856-858-859
File No. 7598 - Kosaka
Your letter October 18.

November 8, 1943.

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

Attention: Mr. S. M. Gibson,
Insurance Department

Gentlemen:

We have received a further letter from Mr. Yotaro Kosaka, General Delivery, Kaslo, B. C., requesting the cash surrender value of the above mentioned policies which were issued on the lives of Tsune, Imako, Hanako, and Fumi Kosaka, respectively. He has requested the Company to deduct from the cash surrender value sufficient funds to pay the weekly premiums in advance for one year for policies 392215857 and 861 which were issued on the life of Toshi and Chiye Kosaka. The total cash surrender value for the first four mentioned policies is $109.61 and the amount of premiums necessary to reinstate and pay policies 392215857 and 861 to and including the week of November 6, 1944 would be $40.87.

Before we proceed with the above adjustment we would be pleased to know whether you are willing for the Company to withhold the sum of $40.87 from the cash surrender settlement in order that we may comply with the wishes of our policyholder.

Please reply at your earliest convenience, referring to this communication.

Yours truly,

R A Young
Manager

JCM:SHS

Cannot find file for Fumi Kosaka

SHOULD REPLY BE NECESSARY, PLEASE ADDRESS WRITER, MENTION DATE OF THIS LETTER, AND FURNISH POLICY NUMBER.

7598

November 8, 1943.

Mr. H. Hargreaves,
10th and Main Street,
Vancouver, B. C.

Dear Sir:

Re: Yotaro KOSAKA -
2141 Columbia Street

We are in receipt of your letter of the 3rd instant enclosing letter from Mr. G. Pelton, the tenant at the above, and we would like to point out that there has been spent on this property approximately $170.00 for repairs etc. In view of the nominal rent we are receiving, viz. $25.00 per month for a nine-room dwelling, we are afraid we cannot see our way to do all that the tenant asks.

If you consider, however, that the house should be fumigated, please advise us the cost of same, and this also applies to the pantry window frame. We think that the draught from the front and back doors is a matter that the tenant can readily fix up satisfactorily.

Will you please give the matter of the fumigation your prompt attention, as we do not wish these tenants to go to the Health Department and complain about the cockroaches. Apparently the house was in a very dirty condition when it was taken over and should have been fumigated at that time.

Thanking you for your careful attention to the above,

Yours truly,

P. Douet,
Administration Department.

PD:BS

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

H. HARGREAVES

NOTARY PUBLIC

REAL ESTATE • INSURANCE • LOANS
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MEMBER OF
THE SOCIETY OF NOTARIES
PUBLIC OF B. C.

10TH AND MAIN
VANCOUVER, B. C.

File No. 7598

November 3,1943.

P. Douet Esq.,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION
Rec'd NOV 5 1943
File No.
Ans.
Referred Douet.

Dear Sir:-

Re: 2141 Columbia St.
KOSAKA, Yotaro

Enclosed please find letter from tenant of the above dwelling re fumigation and decorations to house.

We might mention that Mrs. Pelton has already decorated the balance of the house at her own expense, and would appreciate any help which might be allowed in the decoration of kitchen and hall.

Your advice will be appreciated.

Yours truly,
H. Hargreaves
H. HARGREAVES
Per.

F.
encl.

Oct 29/43

Mr H Hargreaves

Dear Sir

In regards of house No 2141 Columbia St. Which I have rented from you. There is a few things should be attended To

The Cockroaches are as many as ever It is impossible to get rid of them With out fumegating the house

The Kitchen & hall needs Papering emencily. The Front & back door need Felt or something to stop the drafts The pantry window frame should be fixed. These are the most important items. And I wish you would do What you can do for us is this respect

Yours Very Truly

G Pelton

MEMORANDUM TO FILE

File No: 7598. June 26th, 1943.

From: Mr. Green.

Re: KOSAKA, Yotaro.

This Japanese declared quite a number of items at 2141 Columbia Street to be left in the basement and from Mr. Hargreaves' report of July 10th it would appear that, although some things are packed in boxes, they are probably all there as per inventory and may safely so remain.

HFG:MAI.

7598

February 19, 1943

H. Hargreaves, Esq.,
10th and Main Sts.,
Vancouver, B. C.

Dear Sir:

Re: KOSAKA, Yotaro

We had a call yesterday from Mrs. Pelton, the tenant of the house at 2141 Columbia Street and would refer you to our letter of January 12th authorizing you to install a bathroom in this house. We have told Mrs. Pelton that this work could be done, and would ask you to kindly arrange with the City of Vancouver to send this woman a water bill for the extra water charge on account of two families occupying the premises.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

TELEPHONE BAYVIEW 0172

W. D. WALLACE & SON

BUILDERS AND CONTRACTORS

3281 WEST TWENTY-SIXTH AVENUE
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd JAN 11 1943
File No. 7598
Ans.
Refer Tolson

Dec 23rd 1942.

Mr H.Hargreaves
2601 Main Street
Vancouver B.C.

File # 7598
Yotaro KOSAKA
Reg 07180

Dear Sir,

Re 2141 Columbia Street, Vancouver B.C.

We hereby tender to carry out the following repairs at above address.

Move kitchen sink from bathroom on second floor to adjoining room now being used as a kitchen.
Instal a roll rim bathtub in bathroom with all necessary fittings.
Make good the woodwork and plaster where damaged in making these alterations.

The above for the sum of Ninety Six Dollars ($96.00).

Yours very truly

W.D.Wallace & Son

Per, W D Wallace

File No.	Name	Address	Amount
7598	KOSAKA YOTARO	2141 Columbia St., Van.	4.66

Reg. No.

07180

Refund of 1% Wage deductions for first six months of 1941 from Provincial Collector Vancouver.

18

phears

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

H. HARGREAVES

NOTARY PUBLIC

REAL ESTATE • INSURANCE • LOANS
INVESTMENTS AND ESTATES MANAGED

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

10TH AND MAIN
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 27 1942

File No. 7598

G.M. Millson Esq.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re KOSAKA, Yotaro
2141 Columbia St.

Herewith please find letter from the new tenant at the above address which speaks for itself.

Thanking you for your advice, we are,

Yours truly,

H. HARGREAVES
Per

F.
encl.

Vancouver B.C.
2141 Columbia St.
Aug 21st 1942

H. Hargreaves Realestate
2601 Main, Vancouver B.C.
(Re- House at 2141 Columbia St.)

Dear Sir:-

I am taking the opportunity of writing you regarding the condition of the house of the above address, of which I am the tenant at the present time.

At the time that I rented this place, about one month ago, I did not take close notice of a number of things such as some of the floors, base ment, and a number of things that are in a very filth condition. Two of the down stairs rooms need redecorating at once owing to the conditions of the plumbing, as the toilet bowl ~~was~~ had been plugged and over flowed and the filth has soaked thoough and into the wall paper of the rooms below. The floors and wood work need painting or varnishing in the worst way. What carpets are on the floor are nothing but rags. The plumbing is in fair condition at present, but outside of that the whole place needs reconditioning, and I would appreciate it very much if you would give this your immediate attention, I thank you,

Yours Sincerely
W. B. H. Kiles

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 30 1942

H. HARGREAVES

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PUBLIC OF B. C.

10TH AND MAIN
VANCOUVER, B. C.

July 29,1942.

G.M. Millson Esq.,
Administration Dept.,
Dept.of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re File No. 7598 -Kosaka, Yotaro
2141 Columbia St.

In connection with the above property, on a request from the new tenant, who reported that it was impossible to use the plumbing and that there was a constant leakage of water and sewerage on premises making it unsanitary, we sent our plumber down, and the enclosed is his report.

It will be necessary to make the house at least habitable from a sanitary standpoint, otherwise the City will condemn it as being unfit for habitation, and naturally a loss of rent will occur. We believe, however, that the house can be made habitable in the meantime, at an approximate cost of about $25. to $30.

As the present tenant is expecting the arrival of his wife before Friday, it will be necessary to get action on this immediately, and we would appreciate your instructions, either by phome, or return mail; in any case confirmation by return mail would greatly oblige,

Yours very truly,

H. Hargreaves

H. HARGREAVES

HH/F,

PHONE FAIRMONT 3958 "THE SERVICE THAT PLEASES" 921 KINGSWAY

W. G. WHEATLEY

Practical Plumber

JOBBING WORK GIVEN PROMPT ATTENTION

Vancouver, B. C. July 29th 1942.

H. Hargreaves,
2604 Main St.,
City.

Dear Sir:-

In checking plumbing at 3141 Columbia St. I find the plumbing in a deplorable condition. The lead bend connection under the toilet is broken; therefore sewerage waste is running down kitchen wall; and the toilet tank needs overhauling. The connection under the sink is broken, and waste from same has no vent pipe. There is no bath or basin in the house, and someone has connected a sink to the bath connection, contrary to plumbing by-laws. The piping in general has been changed by some "amateur". If at any time a Plumbing Inspector was called in he would condemn same.

W. A. Downie

7598

July 13, 1942

H. Hargreaves, Esq.,
10th and Main Street,
Vancouver, B. C.

Dear Sir:

Re: Yotaro KOSAKA

Please accept our thanks for your letter of July 10 enclosing statement of the amount due to the City of Vancouver on Agreement of Sale from Yotaro Kosaka. We have paid the payment due July 1st. As funds are available, we will continue to make a monthly payment of $15.00 and endeavour to clean up the arrears of interest.

Please accept our thanks for checking the inventory of the goods at 2141 Columbia Street and assuring us that they are correct as per the inventory supplied you. Will you kindly keep the key in connection with these articles in your possession.

We note that the tenant at 416 East 21st Avenue is vacating the premises and that you have another tenant to take the place immediately, without any loss of rent. Under these circumstances, it will not be necessary to ask the old tenant for 30 days notice to vacate.

Yours truly,

GDM/GH

R. P. Alexander
Manager

To the Secretary of State acting
in his capacity as Custodian.

I KOSAKA Y. 1598, Police registration No. 07180, hereby request you to release to me the under-noted property stored at Home 2141 Columbia St., Vancouver, B.C. Mr. H. Hargreaves. and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 Wash pan (dish)
1 Kettle
1 Pot (aluminum)
1 Roast pan
1 Collcheese
1 Grass cutting scissor
1 Japanese magazine

Dated this 12th. day of August 1942.

Y. Kosaka
(Japanese sign here)
K. Kitamura

Approved K Okada
B.C. SECURITY COMMISSION

NOTE:

The Custodian is advised that the B.C. Security Commission will pay transportation charges up to 1,000 pounds (which amount includes the free baggage allowed by railroad company on tickets), and any charges over this amount will have to be for the account of the individual Japanese evacuee.

7598

July 30, 1942

H. Hargreaves, Esq.,
10th and Main,
Vancouver, B. C.

Dear Sir:

Re: Yotaro KOSAKA

We confirm our telephone conversation of today, authorizing you to proceed with the plumbing repairs in connection with Kosaka's property at 2141 Columbia Street. It is understood that the cost of these repairs will not exceed $30.00.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH

7598

July 15, 1942

H. Hargreaves, Esq.,
10th and Main,
Vancouver, B. C.

Dear Sir:

Re: Yotaro KOSAKA

Please accept our thanks for your letter of July 13 enclosing Occidental Fire Insurance Policy No. 191530, on household furniture at 2141 Columbia Street, Vancouver, in the name of Yotaro Kosaka, for the sum of $500.00.

Yours truly,

GDM/GH

F. G. Shears
Assistant Manager

7598

July 3, 1942

H. Hargreaves, Esq.,
10th and Main Street,
Vancouver, B. C.

Dear Sir:

Re: Yotaro KOSAKA

We are in receipt of your letter of June 29 enclosing cheque for $34.25, being the balance due us on account of rentals received in connection with the property at 2141 Columbia Street. In your statement under date of May 23 you say "by cash Kotaro - on account of taxes", should this not be Yotaro KOSAKA; owing to the similarity of Japanese names we have to be very careful.

We have also received Agreement of Sale from The City of Vancouver, receipts from The City of Vancouver covering payments on account of Agreement, and tax notice for 1942. We are returning Insurance Policy No. 191530 and would ask you to kindly have this changed to "Loss if any, payable to G. W. McPherson, Deputy Custodian, or his successors, on behalf of Yotaro Kosaka."

In writing us we would ask you to be kind enough to write a separate letter covering each Japanese for which you are handling property on our behalf.

Yours truly,

GDM/GH
Enc.

R. P. Alexander
Manager

7598

June 9, 1942

Mr. H. Hargreaves, N.P.,
10th and Main Street,
Vancouver, B. C.

Dear Sir:

Re: Yotaro KOSAKA

We are in receipt of your letter of June 8 advising us that you have rented the house of the above party to Mr. John Mahovlich at a rental of $25.00 per month, rent to start on the 6th of June.

Please note that all monies received must be reported and remitted monthly to this office, we paying all carrying charges.

Referring to your telephone conversation of today, advising us that the above party's personal effects were stored in the basement under lock and key, we enclose an inventory of these goods supplied by Kosaka and this will be your authority to break the locks and check the goods with the enclosed list, reporting to us any discrepancies. After you have done this, will you please see that the articles are securely fastened up again.

Yours truly,

GDM/GH

Enc.

R. P. Alexander
Assistant Manager

Out → Milson

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

H. HARGREAVES

NOTARY PUBLIC

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PUBLIC OF B. C.

10TH AND MAIN
VANCOUVER, B. C.

7598

June 8,1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 9 1942

R.P. Alexander Esq.,
Ass. Manager,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re File No.7598-
Yotaro Kosaka

We have your letter of 4th of June, and in reply would say Yotaro Kosaka did appoint us Agents to look after his property, the extent of which consists of renting, collecting rents, making any necessary repairs, and applying all funds received by way of rent to paying for these necessary repairs, taxes, water rates and his monthly payments to the City on his Agreement for Sale with the City in connection therewith.

We have now received the keys for this property and have rented it to a tenant by the name of John Mahovlich, at a rental of $25. per month; rent to start on the 6th of June, with rent payable in advance. Mr. Kosaka was present when the tenant arranged for renting the house, and arranged with the tenant to give possession on or about the 5th.

Change as Page 2?

We would like to draw your attention to the fact that we have several of these Jap properties which we are managing under the same conditions, and in every case we have been asked to apply the funds against taxes and water rates, and in some cases payments to the City on account of purchase. It is possible however that the accumulation of rents may exceed the expenditures and in that case, what are the regulations governing this excess.

7598

Shear

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

May 16, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 18 1942

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

Attention - Mr. Drewry

Dear Sirs:-

Re # 07180 Yotoro KOSAKA 2141 Columbia Street

We are enclosing herewith a report on the above.

Mr. Kosaka has apparently arranged with H. Hargreaves, Notary Public, who is a friend of his to take charge of this property.

We note that you have particulars of insurance and taxes owing to the City from whom the property was purchased.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J G Walker

Rental Department, Manager.

JGW:BH
Encl.

File No. 758
Reg. No. 07180

Estate SOSNIA

	Date	Particulars	Debit	Credit	Balance
1942	June 30	Your remittance to H. Hargreaves	$	$ 30.50	
	October 7	Rents from H. Hargreaves		112.50	
		Commission	16.87		
		Taxes paid by H. Hargreaves	64.00		
		Repairs, etc. paid by Hargreaves	43.79		
		Payment under Agreement for Sale	30.00		
	October 29	1% Wage tax refund		4.66	
1943	January 27	Land Registry Office - Certificate of Encumbrance	2.00		
	June 21	Interest under Agreement for Sale	32.36		
	October 4	Interest under Agreement for Sale $ 22.65, Taxes $57.35	80.00		
	December 14	Rents collected		356.60	
		Disbursements (commission, repairs, etc.)	151.50		
1944	February 19	Taxes $34.95, Water $12.90	47.85		
	February 22	Interest under Agreement for Sale	28.83		
	May 3	Interest under Agreement for Sale	15.40		
	August 2	Water rates	12.90		
	September 25	1944 taxes	62.11		
		Interest under Agreement for Sale	15.00		
		Rents collected		225.00	
		Disbursements (commission, insurance, repairs, etc.)	26.20		
	November 4	Balance rents to date (nett)		26.92	
		Credit re Sale of Property		478.06	
1945	February 20	Refund Insurance premium		2.35	
	March 1	Proceeds Auction Sale		227.04	
			$ 6[illegible]81	$1,483.63	CR $ 790.82

Yotaro KOSAKA

File No. 7598
Reg. No. 07180

Date		Particulars	Debit	Credit	Balance
1946		Balance as per last statement sent		$764.61	
	September 25	Insurance premium	$ 28.20		
	October 22	Settlement of claim - Union Fish Co.	30.94		
1947	September 10	Insurance premium	28.20		
	September 16	Adjusting Vancouver Auction #523 - stove and lamp shades	4.56		
			$ 91.90	$764.61	

CR $ 672.71

/ER
September 17, 1947

Sept.16/47	Cheque to you	672.71	CR NIL

7978

March 27th, 1945.

Mr. Kotaro KOSAKA,
Reg. No. 07180,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 45
2141 Columbia St., Vancouver, B.C.
Lot 8, Blk.14, D.L. 302

Please be informed that the above property has been sold as of November 4th, 1944 for the sum of $1250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

We would point out that at the time the property was sold there was Principal of $755.00 still owing to the City of Vancouver and this was taken over by the new owner under an Agreement for Sale with the City. The above sum deducted from the price of $1250.00 obtained for the property left $495.00, which was the cash amount paid to us by the purchaser and is shown in the attached statement, which also shows the net proceeds credited to your account from the sale.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Doucet,
Administration Department

PD/ER
Encs.
cc to B.C.Security Commission

STATEMENT RE SALE OF: Name: KOSAKA, YOTARO

Catalogue No: 45 File No: 7598

Street Address: Vancouver, B.C. Reg. #07120

Legal Description: 8/11/302

Date of Sale and Adjustments Nov. 4/44

Sale Price 1250.00	(purchaser assumed Agreement $755.00)	Cash	$ 495.00
Real Estate Agents Commission		$	
Charge for Valuation		10.00	
Charge for Advertising		4.00	
Land Registry Office Transmission Fee		1.50	
Encumbrances:			
Unpaid Taxes			
Mortgages			
Agreements for Sale			
Other Charges			
Adjustments:			
Fire Insurance		4.86	
Taxes		9.70	
Water		4.00	
	15.50	$ 513.56	
Net Proceeds credited to your account		498.06	

Date: March 24th, 1945.

Compiled by: Mr. George Peters

H. HARGREAVES

Notary Public

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

10th and Main
Vancouver, B. C.

June 17, 1942.

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

Dear Sir:-

Re File No. 7598
Yotaro Kosaka

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

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

Yours truly,

H. HARGREAVES,

PER. "W. Fenton"

F.

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

PHONE FAIRMONT 3594

MOUNT PLEASANT SPECIALIST

H. HARGREAVES

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10TH AND MAIN
VANCOUVER, B. C.

EXHIBIT NO. 42-B-5
DATE June 27/45
FILED BY Crown

July 10,1942.

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

DearSir:-

7598. Kosaka, Yotaro

Re: File ~~1010~~
~~NISHIKAWA~~, Tomijiro

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

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

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

Yours truly,

H. HARGREAVES
Per: H. Hargreaves

HH/F.

7598

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 30 1942

PROOF OF CLAIM.

In the Matter of The Estate of Yotaro Kosaka
being a person of the Japanese race, care of G. M. McPherson, Esq., Custodian, Japanese Evacuee Section, 506 Royal Bank Building, Vancouver, B.C.

I, W. L. WOODFORD, of 453 Twelfth Avenue West, in the City of Vancouver, Province of British Columbia, DO SOLEMNLY DECLARE AND SAY:

1. That I am the Supervisor of the Lands and Rentals Department of the under-mentioned creditor and have knowledge of all circumstances connected with the debt hereinafter referred to.

2. That the said Yotaro Kosaka was on the 29th day of April, 1942, and still is justly and truly indebted to the City of Vancouver in the sum of $ 815.00 as shown by the account hereto annexed and marked "A".

3. That the said City of Vancouver has not nor has any person by its order to my knowledge or belief, for its use, had or received any manner of satisfaction or security except the following:

As unpaid vendor under executed agreement for Sale of Land.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing it to be of the same force and effect as if made under oath and under and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME, at the City of Vancouver, in the Province of British Columbia, this 29th day of April, 1942.

E. L. R. Ellis

A Commissioner for taking Affidavits within British Columbia.

W L Woodford

REPORT FOR CUSTODIAN

Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. 07180

Name Yotaro KOSAKA

Address: 2141 Columbia Street

Type of Property: Residential

Description of Land and Buildings: Nine room square house in a very poor state of repair as regards painting and siding. The roof is in fair condition. There has been a new furnace put in which heats the lower part of the house only. The cold air capacity is small to an extent that it will probably cause this furnace to burn out at too early a date. Floor in the basement is of wood and the basement has been divided into living quarters that will probably not pass the City inspection. The decoration of the house is not very old. The owner expects to obtain a rental of $25.00 per month although under the regulations set by the Rental Control Board we would not set this rental over $22.50 under present circumstances $25.00 per month could be readily obtained.

Inventory of Contents:

We note that this Japanese has given you an inventory of the contents.

Insurance

Amount	Company	Number	Type	Premium	Expiry	Agent

Name of Mortgagor _____ Address _____

Name of Mortgagee _____ Address _____

Amount of Mortgage _____ Int.Rate _____ Payable _____

Dates Int.Payable _____ Principal Repayments _____

Mortgage Due _____

Recommendations: The siding should be renailed and the house painted.

PEMBERTON REALTY CORPORATION LIMITED.

J.J. Walker

X - represents "not found"
✓ - " "found"

File 7596.

Yotaro KOSAKA - #07180
2141 Columbia Street, Vancouver, B. C.

X 1 - hard wood closet
✓ 1 - sewing machine (White) ✓
✓ 1 - Book case
✓ 1 - Gramophone
✓ 1 - Armchair
✓ 4 - Tea tables, magazine table, small table, flower table
✓ 2 - rocking chairs
✓ 18 - Chairs 11 chairs
X 2 - Sofas
✓ 1 - Round Table
X 5 - Tables (Small) missing
✓ 3 - Bureaus 2
✓ 2 - Drawers
✓ 1 - Double bed with spring mattress (brown) no mattress
✓ 3 - Double beds with spring and mattress (10 ea.) not here presumed at home
X 1 - Bookstand
24 - Curtains ?
X 14 - Blinds not here
✓ 2 - Linoleum
✓ 1 - Kitchen Stove ✓
X 1 - Hot water tank
X 1 - Coleman gas stove
✓ 1 - Gas oven
X 1 - electric toaster
X 1 - Singer Sewing Machine NoT here

X ½ Doz. Dinner set (38 pcs.)
X 24 pcs. dinner plates
X ½ doz. tea sets
✓ 15 pcs. cup and saucer 6 cups 3 saucers
✓ 4 - 17" large platters 3
✓ 6 - 15" large platters
✓ 2 - platters

✓ 1 - Fish machine
✓ ½ H.P. Motor attachment
✓ 1 - Show case

X 3 shovels
✓ 2 forks
✓ 1 rake
✓ 1 hoe
X 1 scissors
✓ 1 lawn mower
✓ 1 hand saw gap
1 2 hammers
X 4 axes
1 brace and bit
X 1 wheelbarrow
X 1 bicycle
X 4 clocks
✓ 2 electric irons

X 6 buckets
X 11 sauce pans
X 4 frying pans
X 3 kettles
X 6 mixing bowls
✓ 15 assorted bowls
✓ 1½ doz. cup and saucers
✓ 1½ doz. plates (small & large)
✓ 1½ doz. dessert dish
X 1 doz. small cake plates almost
✓ 1 doz. glasses
Small 31 — 70 pcs. rice bowls 12 very old
140 pcs. Jap. dishes
Large (29)
180 more
X 4 pcs. glass jugs
✓ 1 enamel jug
✓ 1 coffee silex Rusted
✓ 1 roast pan
✓ 2 sugar bowls
X 25 pcs. cookies, cake & Pie tins
X 5 trays
✓ 4 tea pots
X 3 round rice boxes
X 3 seives
50 pcs. knives, forks and spoons,
X 8 kitchen knives
X 2 wash tubs
1 2 wash boards
X 2 Jap. tea sets
X 4 new Jap. tea sets
X 1 Jap. good tea set
X 1 new Jap. lacquer sets
X 1 new Jap. lacquer sets
✓ 2 dish pans
X 1 boil can
X 12 bowls
✓ 2 sets
✓ 2 bowls

Cat. No. 45

DEC - 2 1947

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

7598

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

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

(1) NAME KASAKA, YOTARO (RCMP) Reg. No. 07180
(Print) Surname — Given Name

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

(3) Present Address NEWDENVER, B.C.

(4) REAL ESTATE

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

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

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - - - $ 2000.00 (Crown)
(v) Amount at which Custodian sold property and credited your account - - $ 1250.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 750.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

1. CHATTELS — Estimated Value $ 1,063 25
2. CUSTODIAN SELLING PRICE — Estimated Value $
3. $ 222.45 (Gross was $301.80) — Estimated Value $
4. — Estimated Value $
5. — Estimated Value $
6. — Estimated Value $
7. — Estimated Value $
8. — Estimated Value $
9. — Estimated Value $
10. — Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 940.77

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1590 77

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

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

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

DOMINION OF CANADA,
of
TO WIT:

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

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Village of New Denver in the Province of B.C. this 21st day of November A.D. 1947. Frank Brongher Commissioner for taking Affidavits for British Columbia

Y. Kosaka

A Commissioner &c.

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

CASE NO: 422

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE S.W. COLGAN, SUB-COMMISSIONER)

New Denver, B.C.
June 23, 1948

IN THE MATTER OF THE CLAIM OF
YOTARO KOSAKA

PROCEEDINGS AT HEARING

APPEARANCES:

DONALD MACDONALD, Esq., appearing for the Dominion Government

A.E. COEUS, Esq., appearing for the Claimant.

W.J. STURGEON, Esq., Secretary to New Denver Sub-Commission

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

G. HAMBELTON, Esq., Official Reporter.

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

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

MR. COBUS: I would ask leave, your honour, to amend the claim, first with respect to the real estate, by showing the value as $1750.00 in place of $2000.00, and the credit remains at $1250.00, therefore a net claim of $500.00. With respect to the claim for personal property under 5 (e), we now show an amended estimated value for chattels, $846.15, and are amending the credits shown originally to the Custodian. We now show $246.00, which leaves a net personal property claim of $596.55. The total net claim under 5 (f) $1096.55.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you have submitted a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

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

statement, your honour.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

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

(Handed to Mr. Cobus)

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

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

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

THE COMMISSIONER: Put them both in as Exhibit 2.

(APPRAISALS MARKED EXHIBIT NO. 2)

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

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

He lists nine improvements made by him totalling $650.50.

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

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

THE COMMISSIONER: The date of the inspection, 9th

December, 1943.

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

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

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

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

MR. MACDONALD: 1945 was it?

MR. COBUS: Yes.

MR. MACDONALD: That is no doubt right.

THE COMMISSIONER: All right.

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

A: Yes.

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

A: Yes.

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

A: Yes.

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

THE COMMISSIONER: That will be Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3)

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

Would my friend produce the Analysis of personal property claim?

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

MR. COBUS: Would my friend produce the J.P. form?

(Handed to Mr. Cobus)

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

A: That is my signature.

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

dian at that time?

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

THE COMMISSIONER: That will be Exhibit No. 5.

MR. COBUS: For the Crown, your honour, and I would like to point out that this J.P. form is one of the type containing a declaration to this effect: "I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above excepting fishing vessels, deposits of money, shares of stock, debentures, bonds, or other securities, if any."

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

MR. COBUS: Your witness.

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

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

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

MR. MACDONALD: Yes, pardon me.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Is this a picture of your house?

A: Yes.

THE COMMISSIONER: THAT WILL BE Exhibit 6.

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

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

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

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

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

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

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

A: I paid $200.00 only.

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

A: $1500 a month.

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

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

Q: What interest were you paying?

A: Six percent.

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

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

A: There was nothing said of that sort.

Q: Now, as regards your chattels, your furnishings

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

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

Q: Who was your agent, Mr. Hargreaves?

A: Yes, Mr. Hargreaves.

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

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

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

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

MR. MACDONALD: Q: Is that right?

A: That is true.

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

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

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

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

A: Yes.

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

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

A: No.

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

That is all, your honour, I think.

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

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

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

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

(LETTER MARKED EXHIBIT NO. 7)

MR. COHUS: No further questions, your honour.

THE COMMISSIONER: Is there anything further?

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

THE COMMISSIONER: That will be Exhibit 8.

(LETTER MARKED EXHIBIT NO. 8)

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Ardor Hambleton

G. Hambleton
Official Reporter

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

H.W. Colgan
Sub-Commissioner.

New Denver, B. C.
June 23, 1948.

DEFENCE BRIEF

Yotaro KOSAKA

File No. 7598

Case No. 423

REAL PROPERTY CLAIM.

(All Claims shown are Gross)

Claim 1

Lot 8, Block 14, D. L. 302, Group 1, N.W.D., Plan 5832, Vancouver, B. C.
Address: 2141 Columbia Street.

Amended Claim:	Appraised at	Sale Price
$1750.00	1. $ 800.00 - D. W. Reeve, of Johnson, Reeve & Watson 2. $1000.00 - A. Rout Harvey, of Loewen & Harvey Ltd.	$1250.00.

WITNESS: A. Rout Harvey - Appraiser.

In Exhibit 2, A. Rout Harvey, appraiser, reports - December 9, 1943, - Old 2-storey and basement frame house; foundation not sufficiently above ground level on south side, where wood sills are rotten; exterior walls of narrow siding, badly in need of re-nailing and painting; shingle roof in fair condition only; picket fence in need of renewal. Basement wood floor in need of replacing. Dining room - floors rough and sunk badly; Bathroom - enamel bath and toilet only; decorating poor throughout.

D. W. Reeve, appraiser, reports on July 19, 1943 - "Condition bad; exterior siding badly deteriorated and other woodwork in bad condition. Interior needs cleaning, floors worn, plumbing old, basement floor rotted away. Bathroom (no basin)."

It is submitted that the real property was sold at its fair market value. (Trans.7 - Lines 17 & 18).

PERSONAL PROPERTY CLAIM

(All Claims shown are Gross).

Amended Claim

$836.15 (N.B. - Total shown on List attached to Exhibit 3 is $846.15 - apparently a mistake in addition. Correct total is $836.15). See also Trans. 2, Line 15.

NOTE: Trans.2, Line 17 - Custodian credit is shown as amended at $249.60. The Amended Analysis of Personal Property form, which has been prepared after submission of an Itemized List of Chattels Claimed, shows Custodian credit to be $266.70.)

(a) Goods valued by claimant at $607.96

Sale Price $266.70

Witnesses: W. G. Willard - Auctioneer.
D. A. Smith - attended auction.

(b) Goods valued by claimant at $196.94

Declared, not found.

Witnesses: H. Hargreaves - Real Estate Agent appointed by Claimant.

Ref.: JP Form. See also Trans. 6 - Lines 12 & 13, Trans. 9 - Lines 25 - 29, letter of July 10,1942 from Hargreaves to the Custodian, filed as Exhibit 8, and Custodian letter to Hargreaves dated June 9, 1942 on Claim File.

G. B. Spain - to prove goods not found when removing chattels from 2141 Columbia to Willard's Auction. See unsigned Inventory attached to Memo of Dec.30/44 and letter of Jan.10/45 on which check of goods was made by Mr. Spain.

(c) Goods valued by claimant at $26.25

Abandoned.

Witness: G. B. Spain - to prove unsigned Inventory (see 2 (b)).

(d) Goods valued by claimant at $5.00

Taken by Claimant.

Witness: H. Hargreaves - Real Estate Agent appointed by Claimant.

Ref.: Letter Jan.8/45 from Hargreaves to G.B. Spain enclosing 3 copies of letters relative to goods removed by Y. Kosaka and K. Kitamura, son-in-law.

SUBMISSION: Trans. 7, Lines 19 - 21
It is submitted that the personal property was sold at its fair market value; the personal property claimed is at an exorbitant value.

Summary of Defence Witnesses	Where Required	Summary of Documents to be filed	Witness Proving same
A. Rout Harvey	1		
D. A. Smith	2 (a)		
H. Hargreaves	2 (b) (d)		
G. B. Spain	2 (b) (c)		

Nov.4/48.

E. R.

Name of Claimant NISHIKA, Yotaro Case 423

Custodian File 7998

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
1250	62.50 12.50										75.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
439.50	260.30	78.09	59.16%	198.65	117.52			195.61

TOTAL RECOMMENDATION 270.61

1540

7598

January 12th, 1951

Mr. Yotaro KOSAKA,
House 174,
New Denver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 423

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $ 270.61.

Cheque in your favour is enclosed for $ 254.96

and we have paid the Co-Operative Committee .. $ 15.65

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.

January 2, 1950.

Mr. R.J. McMaster,
Barrister & Solicitor,
1408 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 423

The Release form in connection with the above matter has been returned. However, it has not been signed in the space provided next to the seal and there is no witness signature in the correct place.

In the Affidavit of Witness, T.S. Endo declares that he saw the Release signed by Yotaro KOSAKA, and Yotaro KOSAKA's name does appear after the words "In the Matter of a claim of-" but we are doubtful if this is Kosaka's signature as it does not appear to agree with the signature on the Letter of Authorization to Pay Legal Fees.

We are enclosing another form for proper completion.

Yours truly,

F.G. Shears,
Director.

FGS/GN
Encl.