

8545

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 8545

To be completed by persons of the Japanese race having no property in any protected area.

NAME: MR. KOZAI, SusumiHOME ADDRESS: 847 W. 7th Ave., Vancouver, B.C.REGISTRATION No. 05121SEX: MaleAGE: 18MARRIED: SingleOCCUPATION AND EMPLOYER: Student, Vancouver Technical School.NAME OF WIFE OR HUSBAND: NoneADDRESS: NoneNAMES OF LIVING CHILDREN: NoneADDRESS: None

ADDRESS: _____

ADDRESS: _____

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 8th day of May 1942.

WITNESS: *[Signature]*(Signature) *Susumi Kozai*

LIST OF LIABILITIES: None

HOW DO YOU PROPOSE TO PAY THESE OFF?

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date June 30th, 1943

Our File No. 8545

Full Name KOZAI, Susumu
(Surname in Block Letters)

Registration No. 05121

Male - Female
(check)

Age Jan. 3, 1924.

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

Date Evacuated Sept. 10, 1942 Naturalized - Canadian-Born - National
(check)

Present Address C/o Leaverleigh Farms, R. R. No. 1, Port Credit, Ontario (Mar 24/44)

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother YAMAMOTO, Sute

Name of Father KOZAI, Tomisaburo

Names of Children under 16 _____

Requested by E. Bridson

Registered with Custodian Yes
(Yes or No)

Additional Information Student

REAL PROPERTY SUMMARY

File Nos. 3095 and 8545.

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

CATHOLIC NO: 397.

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

LEGAL DESCRIPTION: City of Vancouver, Westerly half (½) of Lot 15, Block 297, District Lot 504, Group 1, S.W.D., Plan 590.

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

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

ASSESSED VALUE: 1942 -
Land \$630.00
Improvements \$580.00 - Total \$1210.00. Taxes - \$44.40.

CLASSIFICATION: Urban property. House 1½ storey frame building in fair condition and contains 6 rooms. Basement, fireplace, and hot air furnace. Bathroom with bath tub removed. Age of house probably over 30 years. Interior needs decorating. Exterior needs painting. Lot 25 x 125. No lane at rear.

HISTORY OF ADMINISTRATION: Property rented through Johnson & Reeve to William Caspari on a month tenure at \$25.00 per month. It was arranged that the owner should pay for material for certain repairs and that the tenant would do the work. Subsequently it was agreed that the tenant should supply the material and receive a credit of two month's rent. A new furnace was installed with the consent of the Custodian at a cost of \$139.85. Total rental received by the Custodian - \$425.00.

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

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

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

(Funds in joint account divided 50.50 as per memo in file dated Mar. 22/44)

01154.39.

Page 2.

Files 3893 and 8545.

FIELD:

Certificate of Title No. 96538-1 issued, and receipt acknowledged on the 2nd March, 1944, by Nagar Singh.

OLD CERTIFICATE OF TITLE

No. 73848-1.

Deposited in the Land Registry Office.

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

DATE: October 8th, 1946.

125-30

D. L. Macpherson

FIRE INSURANCE SUMMARY

File Nos. 3895 and 3845.

Trinidad 2041 - Reg. No. 0730 (Father)
Home 2041 - Reg. No. 0731 (Son)

At the date of completion the building was insured under Policy No. 1000, Western Insurance Company, in the amount of \$100,000, expiring on the 1st August, 1945. This insurance was renewed by Policy No. 10000 in the Western Insurance Company Limited, in the amount of \$100,000, expiring 1st August, 1945. The premium on this Policy No. 10000 was paid by the owner, and the policy was extended to cover \$100,000 in addition. The premium of \$1.45 being paid by the Government on 7th October, 1945. This coverage of \$100,000 was renewed on 10th January, 1946, and a refund of \$1.35 received on the 2nd February, 1946.

The Policy on the home was assigned to Roger Smith on the 10th January, 1946.

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

October 24th, 1945.

J. Thompson

10/28

(see also file No. 3895)

[illegible]

SUMMARY of LIABILITY

File: 8545

August 25, 1946

Rev. Sumner KODAI, Reg. No. 05121
File No. 8545

This file reveals no claims against the above Japanese
person.

The above summary is certified to
be in accordance with the informa-
tion on file:

E. Robertson
E. Robertson.

PERSONAL PROPERTY SUMMARY

File No. 8545

February 17, 1947

Re: Susumu KOZAI - Reg. No. 05121

No personal property of any kind whatsoever belonging to the above Japanese person is revealed on this file.

It is noted, however, that the father, Tomisaburo Kozai, requested the cash surrender value of a Prudential Insurance Policy No. 106221194 which was issued on the life of Susumu Kozai and on October 10, 1946 the Prudential Insurance Company advised that cash surrender settlement had been effected.

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

E. Robertson

E. Robertson.

8545

REGISTERED MAIL

February 17, 1947.

Mr. Susumu KOZAI,
Registration No. 05121,
67 D'Arcy Street,
Toronto, Ontario.

Dear Sir:

Your file has now been reviewed and we enclose herewith
Custodian cheque in the sum of \$6.71, representing your entire
credit in this office.

You were forwarded a statement relating to the sale of
real property known as 847 W. 7th Avenue, Vancouver, together with
a statement of your account on February 26, 1946, at which time
you had a credit balance of \$6.71 with the Custodian, and this balance
represents the amount of the cheque now enclosed.

It would now appear that we have accounted for all the
property of every kind left by you in the protected area which came
under the control of the Custodian, and in order that you may confirm
this and acknowledge the cheque we are enclosing a stamped and address-
ed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$6.71
- Return envelope.

3895-8545

August 26, 1946

The Prudential Insurance Co. of America,
Newark, New Jersey,
U. S. A.

Dear Sirs:

Re: Policy No.	Name of Insured	Cash Surr. Value.
106221194	Kaoru Kozai	\$39.39
195	Minoru Kozai	41.48
196	Kiyoshi Kozai	43.02
197	Susumu Kozai	41.67

We are in receipt of your letter dated August 22nd in which you state that Mr. Tomisaburo Kozai requests the cash surrender value of the above-mentioned policies which were issued on the lives of his sons, and which policies have a total cash surrender value of \$165.56.

The Custodian will have no objection to your payment of the benefits under the above policies without further reference to this office. Kindly send to this office two copies of your letter to the beneficiaries in order that the Department of Labour may be advised by us.

For your information, according to the R.C.M.P. report Susumu Kozai is now twenty-two years of age.

Yours truly,

A. G. McArthur,
Administration Department

AGM/ER

8545 - 3895

February 26th, 1946

Mr. Summa KOZAI,
Registration No. 05121,
C/o Leaverleigh Farms,
R. R. No. 1,
Port Credit, Ontario.

Dear Sir:

Re: Catalogue No. 357
647 W. 7th Ave., Vancouver, B.C.
W35/297/526.

With reference to the sale of the above property which you owned jointly with Mr. Tomisaburo KOZAI and about which you have been fully advised previously, we enclose for your records a revised statement showing the net proceeds from this sale, the amount being \$1136.54. We also enclose a statement of the joint account which includes the above figure and which also shows that fifty per cent of the joint account, namely \$577.52, was credited to separate accounts in each of your names.

A further statement of your own account is enclosed which includes the \$577.52 above-mentioned and shows a credit balance of \$6.71. When your file is reviewed this small outstanding amount can be forwarded to you.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 3

cc Department of Labour, Japanese Division.

3895 - 8545

February 26th, 1946

Mr. Tomisaburo KOZAI,
Reg. No. 07780,
C/o Lemon Creek,
Hlocan City, B.C.

Dear Sir:

Re: Catalogue No. 357
847 W. 7th Ave., Vancouver, B.C.
W315/297/526.

With reference to the sale of the above property which you owned jointly with Mr. Susumu KOZAI and about which you have been fully advised previously, we enclose for your records a revised statement showing the net proceeds from this sale, the amount being \$1136.54. We also enclose a statement of the joint account which includes the above figure and which also shows that fifty per cent of the joint account, namely \$577.52, was credited to separate account in each of your names.

A further statement of your own account is enclosed which includes the \$577.52 above-mentioned and shows a credit balance of \$360.03. This statement, however, does not include the sum of \$18.00 representing advertising and valuation fees, which we have shown in pencil. The total credit in your account is therefore \$342.03.

In a separate letter we have advised you why these funds are not available.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 3

cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 357

Street Address: 847 W. 7th Avenue,
Vancouver, B.C.
Legal Description: W15/297/526

Name: KOKAI, Tomisaburo
KOKAI, Susumu
File No: 3895 - 8545

Reg. Nos: 07780 and 05121

Date of Sale and Adjustments .. December 3, 1943

	Debit	Credit
Sale Price		\$ 1200.00
Real Estate Agents Commission	\$ 60.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Unpaid Taxes		
Mortgage		
Insurance of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		3.67
Taxes		3.41
Water		1.96
	72.50	\$ 1209.04
Net Proceeds credited to your account		1136.54

Date: February 19, 1946

Compiled by: George Peters

Tonishaburo & Sumaru KOZAI

File No. 3895 & 8545
Rec. No. 07760 & 05121

Date	Particulars	Debit	Credit	Balance
1943 August 17	Balance as per statement sent	\$	\$ 15.42	
November 30	Rents collected	5.00	100.00	
	Agent's commission	12.90		
	Water rates	44.35		
	Repairs & Plumbing	44.45		
	Taxes 1943			
December 3	Balance rents to date, net		14.55	
	Credit re Sale of Property		1,136.54	
	Transfer to Tonishaburo KOZAI (1/2 Sage Tax)	4.97		
	Credited to this account in error October, 1942			
	Transfer to account T. KOZAI	577.52		
	Transfer to account S. KOZAI	577.52		
		<u>\$1,266.51</u>	<u>\$1,266.51</u>	

Bill

File No: 8545
Reg. No. 05121

SUSUMU KOZAI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 December 3	50% joint account transferred	\$	\$ 577.52	
1944 March 27	Cheque to you	300.00		
April 21	Cheque to you	270.61		
		<u>\$ 570.61</u>	<u>\$ 577.52</u>	

CR \$ 6.71

3895 - 8545

September 13th, 1944.

Mr. Susumi KOZAI,
Reg. No. 57221,
C/o Leaverleigh Farms,
R. F. No. 1,
Port Credit, Ontario.

Dear Sir:

With reference to your letter of July 11th authorizing us to pay to your father Tomisaburo KOZAI, Registration No. 57760, such money as he may require for family use from funds held by us derived from the sale of the real property at 847 West 7th Avenue, Vancouver, jointly owned by you and the above, we would draw to your attention our letter to you of April 20th wherein we enclosed a cheque for \$270.81, and pointed out that this cleared up your credit balance, leaving no funds in your name.

You are aware that the proceeds from this jointly owned property were split fifty-fifty and with the recent payment made to Tomisaburo KOZAI he has been informed of the balance standing to his credit in our books.

Yours truly,

P. Donoh,
Administration Department

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

Leaverleigh Farms,
R. R. # 1,
Port Credit, Ont.,
July //, 1944.

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

Dear Sir:

This letter authorizes you to pay to
my father, KOZAI Tomisaburo #07780, such
money as he may need for family use from
funds held in your care, derived from sale
of property owned jointly by my father and
myself.

Yours truly,

Susumu Kozai
KOZAI Susumu,
Reg. # 05121

8545

April 20th, 1944.

Mr. Dawson ROBAT,
Registration No. 05121,
C/o Leaverleigh Farms,
R. R. #1,
Port Credit, Ontario.

Dear Sir:

We have your letter of the 10th instant and note you are under the impression that your father has no debts, but he has written us confirming certain debts about which we inquired.

However, there is now no reason why the balance of funds standing to your credit should not be sent you, and a cheque for \$273.61 is enclosed which leaves you with no credit balance in our books.

Yours truly,

P. Duquet,
Administration Department.

PD/ER
Enc.

File No. 8545.

% Leaverigh Farms,
R. R. # 1,
Port Credit,
Ontario.

April 10, 1944.

Dept. of the Secretary of State
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 14 1944
File No.	
Ans.	
Referred	

Dear Sir:

I received the \$200 cheque on the 5th of April.

My father told me that he didn't have any debts. I'm definite too that this debt doesn't concern to my father or to my family. I'm positive that this is a mistake. Please check closely and let me know to whom is it in debt and the amount because we have no idea of any kind.

Yours truly,
Susanne Rozar
(Reg. No. 05121).

MEMORANDUM

March 22nd, 1944.

To: Accounting Department

FROM: Administration Department

Re: File 3895 - Tominoburo KOZAI
Debit Balance - \$97.25
Re: Joint Account 3895 and 8545
Tominoburo KOZAI & Susumu KOZAI
Credit Balance - \$1189.55

With reference to our conversation this morning and the above two accounts, we confirm that as all rentals and expenses and proceeds from the sale of this property should be in one joint account we shall be glad if you will make the necessary transfers, bearing in mind that the item of \$4.97 in the present 3895 single account does not belong to the joint account as it is for one per cent wage deductions.

The joint account should then be split fifty-fifty into two single accounts, one under Tominoburo KOZAI - file 3895, and the other Susumu KOZAI - file 8545. We figure their credit balances will be \$575.79 and \$570.81 respectively.

P. Doust.

PD/ER

8545

March 22nd, 1944.

Mr. Dawson MORAY,
Registration No. 05121,
C/o Leaverleigh Farms,
R. R. No. 1,
Port Credit, Ontario.

Dear Sir:

We are in receipt of your letter of the 14th instant and enclose our cheque for \$300.00 from funds standing to your credit in connection with rentals and proceeds from the sale of the property at 847 West 7th Avenue in which you have a one-half interest with your father.

The reason why we are not forwarding you one-half of the total amount standing in the joint account is because there are a number of debts against your father which we wish to clear up before sending you your full amount. As soon as these debts are straightened out we will send you the balance due you.

Yours truly,

P. Boust,
Administration Department.

PD/EN
Enc.

Pls. br Bal mail \$270.81.

Joint 972 1183.85
3895 37.25

Bedurt 1720 1146.60
wage 497.07 TK
1141.63

R. R. No. 1,

Port Credit,

Ontario.

500 to 570.81 SK. March 14 1944.

506 Royal Bank Bldg, 570.82 + 497 = 9575.79 TK.

Hastings and Granville,
Vancouver B.C.

EVACUATION SECTION

Re'd MAR 21 1944

File No. 3895, 8546

Ans.

Referred Deurt

5845 - out 74 gals

3475 - out 5 gals

Dear Sir,

I received a letter from my father, Sonisaburo Kozai in Lemon Creek, B.C. that our house 847 west 9th is being sold by the custodian. Re. catalogue number 357, File number 3895 and 8546. west half of 15/297/526. This was sold at the price of \$200. Tax and agents commission amounts to \$44.45. So the amount we receive is \$1095.55. As in the letter, I receive the half of \$1095.55 and my father receive the other half. As you know I'm out here in the East working with low wages which is pretty hard to go through life. So I would like to receive this cash soon as possible.

Please let me know where about is all the furniture it was in the building.

Sonisaburo Kozai Registration Number 09780

Susuma Kozai

05121

Yours truly
Susuma Kozai.

3895 & 8545

February 22, 1944.

Heaven, Tomiatsu and Satoru HOSAI,
Registration No. 07780 and 05121,
Lemon Creek,
Alameda, D. C.

Dear Sirs:

Box Catalogue No. 297
847 West 7th Avenue
W 15/207/54

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

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

The net result of the sale is as follows:

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

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:ML
cc B. C. Security Commission

3895 & 8545

February 28, 1946

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

Dear Sirs:

Re: Catalogue No. 357
847 West 7th Avenue
W13/207/54

Sale of property catalogued as No. 357 has been completed by delivery of title to the purchaser, Mr. Nagar Singh, 5 West 6th Avenue. Attached please find our cheque for \$60.00 representing commission at 5% on the sale price of this property payable to your order.

We presume you have closed your rental accounts in this case and that if it has not already been sent a final report will reach us shortly.

Yours truly,

George Peters,
Administration Department.

GPM:MA
Enc.

3895 & 8545

February 28, 1944.

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

Dear Sirs:

Re: Catalogue No. 397
847 West 7th Avenue
Wt 15/257/526

Title to the above described property has now been received in the name of Mr. Nagar Singh, 5 West 6th Avenue, Vancouver, and is ready for delivery.

Assignment of the relevant insurance is also ready for delivery and such assignment should be registered with the insurers.

Adjustments as of December 3, 1943 as shown by the enclosed sheet have been calculated and a balance of \$41.01 has been brought down in favour of the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by him prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc Mr. Nagar Singh

Catalogue No. 377
 File No. 377 & 378
 647 West 7th Avenue
 11/15/27/56

STATEMENT

As of December 3, 1963 - 23 days to go.

Debit charges

10/30 = \$44.45 taxes for 1963	\$ 3.41
10/30 = \$12.00 water July to December	1.96
10/30 = \$ 6.60 insurance premium (ending 1/3/65)	3.67
Registration fee on fuel - \$1,200.00	<u>6.65</u>

Total debits

\$15.69

Credit charges

Proportion rents for month of December 3 to December 14 - 12/31 = \$43.75	\$ 9.20
Rents collected for month of December 15 to January 14	43.75
" " " " " January 15 to February 14	<u>43.75</u>

Total credits

\$96.70

Less total debits

15.69

NET AMOUNT DUE TO PURCHASER

\$81.01

————

907 7th 1545

Catalogue No. 157.
Files No. 3895 & 6543.

February 5th, 1944.

MEMORANDUM

To: Mr. C. Peters

FROM: Mr. D.A. Graham

Transfers 22221 - Reg. No. 07750
22221 - Reg. No. 05121
City of Vancouver
Westerly 1/2 of Lot 15, Bk. 297, D.L.
S.S. Sp. 1, W.P.D., Plan 590.
Certificate of Transfer No. 34352.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, January 27th, 1944, we
enclose herewith the following documents in connection therewith.

- (1) Copy of application number 9637-1 dated January 27th,
1944, registering the property in the name of the
Corporation (Transmission)
- (2) Copy of application number 9638-1 dated January 27th,
1944, registering the property in the name of Nagar
Singh.
- (3) Duplicate of Transmission dated January 21st, 1944.
- (4) Duplicate of Deed dated January 6th, 1944 - Secretary
of State to Nagar Singh.
- (5) Certificate of Indefeasible Title number 9638-1 dated
February 2nd, 1944, covering the above property in the
name of Nagar Singh.

D. A. Graham

DAG:ML
Encls.

3895 and 8545

December 31, 1943.

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

Dear Sirs

Re: Catalogue No. 357,
847 W. 7th Avenue.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be December 3, 1943.

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.

It will be desirable that the arrears of rent on these premises be brought right up to date so that the property may be handed over to the purchaser in proper financial condition.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

EVACUATION SECTION	
Rec'd	JAN 18 1943
File No.	8545
Ans.	Sam. O.
Referred	Chase

% Simon Creek,
 Ocean City B.C.,
 January 13, 1943.

Dear Sir or Madam:

I received your letter and the
 "J.P." form on January 10th. In replying
 to your letter I have no
 property remaining in the
 protected area. The property
 and the house in the protected
 area was bought by my father.

Yours truly,
 S. Abai.