

2938

WHONNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KOSAKA Yoshi Mrs. Isamu
HOME ADDRESS: 750 Cordova St., Vancouver, B.C.
REGISTRATION NUMBER 03298 SEX: Female AGE: 29
OCCUPATION: Housewife

(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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Isamu

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

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

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

AGE OF CHILDREN: 6 years 3 years

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) ---

4. TAXES (Amount and where payable) ---

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

6. OCCUPANCY AND LEASES (If vacant so state) ---

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

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

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS. None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid). None

4. STATE WHEREABOUTS OF LEASE. None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. None

2. LANDLORD'S NAME AND ADDRESS: Father-in-law M. KOSAKA, 750 E Gordova St., Vancouver, B.C.

1. LOCATION AND DESCRIPTION: 250 Gordova St., Vancouver, B.C.

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN. None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$500 20-year endowment policy with the Mutual Life Co. Beneficiary my husband Isamu KOSUKA. Policy at home. \$500 for my son Dennis 20-year endowment with the Prudential Life Co. Beneficiary my husband Policy at home.

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 13th day of April 1942.

R. T. Wilkins
Witness

(Signature) [Handwritten Signature]

FOR DEPARTMENTAL USE

✓
INFORMATION FROM R.C.M.P.

Date

7/8/43
Apr. 27/43

Our File No. 2938

Full Name KOSAKA (Yashiko) Mrs. Isamu
 (Surname in Block Letters)

Registration No. 02298

Male - Female ✓
 (check)

Age

Dec. 9, 1912

Former Address

750 E. Cordova St., City

Date Evacuated

Apr. 16/42

Naturalized - Canadian-Born - National ✓
 (check)

Present Address

Lethbridge, Alta.

4000 ~~Abundant~~ Picture Centre, Alta.
Box 48

Married - Single ✓
 (check)

Name of Wife

Name of Husband

Isamu # 03297

Name of Mother

(OYA) Naka

Name of Father

SEKINE, Ugoro (Deid)

Name of Children under 16

04062

Dennis (M) Aug 16/36

Irene Yuriko (F) Nov 18/38

Requested by

[Signature]

Registered with Custodian

(Yes or No)

Additional Information

REAL PROPERTY SUMMARY

File Nos. 3423 and 2938.

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

CATALOGUE NO: 38

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

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

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

INCUMBRANCES: 261481. Mortgage dated 26th September/41 in favour of Leah Freedman for \$1000.00 at 7%.

Vesting 3460 - 21st August, 1942, covering interests of Sam KOSAKA and Yoshi KOSAKA.

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

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

HISTORY OF ADMINISTRATION: Upon evacuation, Issuu KOSAKA appointed as his rental agent the Pemberton Realty Corporation, which appointment was confirmed by the Custodian on the 9th June, 1942. The Pemberton Realty Corporation rented the property to L.R. Oakes as from the 1st May, 1942 at \$30.00 per month carrying forward the balance of rental unpaid of \$8.50, and remitted to the Custodian \$98.50, covering rent to end of July. This and rental to the 1st of December, 1943, \$480.00, a total of \$578.50 was credited to the Joint Account.

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

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

Interest.

Page 2.

Files 3423 and 2938.

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

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

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

SOLD:

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

FUNDS:

Released to the Joint Credit of Isamu KOSAKA and Yoshi KOSAKA, sale price \$2300.00, rental revenue \$578.50 totalling \$2878.50 less commission on rental \$28.50, sundries \$21.00, taxes \$120.27, interest \$76.21, insurance \$11.00, valuation \$5.00, Certificate of Encumbrance \$1.00, advertising \$4.00, registration \$16.85, commission \$115.00, closing adjustments \$28.33, total \$427.15. Net amount released to the Joint Credit \$2451.34.

TITLE:

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

OLD CERTIFICATE OF TITLE

No. 67564-L - In Land Registry Office.

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

DATED: December 14/46.

IN: JS

Saul Maguire

FIRE INSURANCE SUMMARY

File Nos. 1433 & 2938.

Issued (Re) 82822 - Reg. No. 43297
Issued (Re) 82822 - Reg. No. 43297

The Vancouver Realty Corporation reported in June, 1943 that No. 170 Dundas Street, Vancouver, was insured in the Northern National Insurance Co., Policy No. 27942 in the amount of \$200,000. The policy expired on 17th July, 1943. This policy was declared by James HENRIK to be in the possession of the Mortgage, Ltd. Trustee. This insurance was replaced by the Vancouver Realty Corporation in the Local & General Insurance Society Limited, Policy 11776 in the amount of \$200,000 for 3 years, expiring 17th July, 1945. Loss payable to John Galloway as unpaid vendor. The policy was transferred to Harold Goldson, purchaser, on 6th December, 1943 and receipt acknowledged on the same date.

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

DATE: December 14/43

1943

John Macpherson

LIABILITY SUMMARY

File Nos. 3123 & 2930.

Issue (No.) 100000 - Reg. No. 03277
Issue 100000 (1000) - 03278

There are no claims to be found on file.

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

DATE: December 11/66

WJH

[Handwritten Signature]

STATEMENT RE SALE OF:

Catalogue No: 36

Street Address: 550 Cassiar St.

Legal Description: Sub 5, L 66, Town of Hastings Subn. Lands

Name: KOSAKA, Sam
KOSAKA, Mrs. Yoshi

File No: 2938 & 3423

Reg. No: 03297 & 03298

Date of Sale and Adjustments ... ~~21st~~ September 1943

Sale Price

\$ 2,300.00

Real Estate Agents Commission

\$ 115.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

4.50

Encumbrances:

~~Unpaid Vendor~~

Mortgage \$690.00 & Int 22.70

713.40

~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

6.58

Taxes

16.11

Water

3.78

841.90

\$ 2,326.67

Net Proceeds credited to your account

\$ 1,484.57

Date: April 27th, 1944

Compiled by: Accounting Department

2938/3423

22nd July, 1943.

John Sadey Esq.,
2698 Franklin Street,
Vancouver, B.C.

Dear Sir:

Re: 550 Cassin Street - Catalogue No. 38.

Your tender for \$1,460.00 on the purchase of the above property has been received together with marked cheque for \$116.00.

Tenders having been considered we are not in a position to accept this offer and herewith return to you your cheque referred to above.

Yours truly,

F. G. Shears,
Director.

98
FG/PMH

encl.

2938 & 3423

August 13th, 1943

Mr. J. Moore,
c/o Moore & Moore,
1044 Melville St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 36.
550 Cassiar Street.

Your letter of July 19th in which you offer to purchase the above property for \$1,510.00 has been received and considered.

As no acceptable tender has been received on this property, we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,200.00.

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

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director

FOS/GH

v936
2938 & 3423

August 12th, 1949

Mr. John Sadovey,
2698 Franklin Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 31.
550 Cassiar Street.

We wrote you on July 22nd stating that tenders had been considered and that we were not in a position to accept your offer to purchase the above property for \$1,450.00.

As no acceptable tender has been received on this property, we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,300.00.

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

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director

FUS/GH

2921 & 3423

16th September, 1943.

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

Dear Sirs

Re: Catalogue No. 38
550 Cassiar Street

Your letter of the 10th instant, written on behalf of Morris Golden, in which you submitted an offer to purchase the above property for the sum of \$2,300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price, namely \$2,300.00.

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

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,
Director.

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FBI

P.O. No. 12345

1000 1000

2nd September, 1943.

The Trustees of the Corporation Ltd.,
1000 1000,
London, E.C. 1.

Dear Sirs

Re: Cheques No. 10
1000 1000.

This will acknowledge receipt of your letter of
the 2nd instant in which you enclosed your certified
copy of the bill amount of the purchase price
for the above property.

We note that you wish this property to be registered
in the name of Messrs. G. & J. Ltd., 1000 1000,
London, E.C. 1, and that to be a British subject.

As previously stated, consent will be granted
and forwarded to you with our recommendations for completion.

Yours truly,

F. G. Henry,
Director.

October 20, 1943

Mr. [unclear]	[unclear]
Mr. [unclear]	[unclear]
Mr. [unclear]	[unclear]
Mr. [unclear]	[unclear]

Enclosed is \$1,000.00 in cash

This is a mortgage on this property amounting to \$100,000 as of October 1, 1943.

The mortgage has paid \$1,000.00 cash which is the full price of the mortgage.

I am enclosing you my check for the amount of \$1,000.00.

I will then check the amount of the mortgage that I have paid and return to you the value of the mortgage that I have paid. I will then check the amount of the full mortgage price which is not paid.

[Handwritten signature]

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3423 & 2936

November 16, 1943.

Mrs. Leah Freedman,
3825 Artisan Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 38
550 Cassiar Street
5/66/T.H.S. Co.

We note from your letter of October 25th that the balance owing to you as of October 1, 1943 is \$690.70.

We are informed that this mortgage contains a clause that at any time after September 26, 1942 a discharge may be demanded upon the payment of the amount due plus three months' bonus of interest.

The amount due with interest to date, according to our calculations, is \$696.93. Three months' bonus of interest from the present date is \$12.07 making a total of \$709.02. This fund is awaiting you and we now ask that you provide us with discharge of this mortgage for which discharge the usual fee will be paid by this office.

We should be glad to hear from you by return mail.

Yours truly,

F. H. Russell,
Administration Department.

PHR:MA

Catalogue No. 38

Files No. 3423 & 2938

590 Cassiar Street

5/66/T.H.S.L.

ADJUSTMENTS

As of September 23, 1943.
99 days to go.

Debit purchaser		
99/365 x \$ 59.43	Taxes for 1943	\$ 16.11
99/284 x \$ 7.00	water July to Dec.	3.78
43/72 x \$ 11.00	Insurance premium	6.58
	Ex. 13/7/45	
Registration fees on deed. \$2300.00		8.85
		<hr/>
Total debits		\$ 35.32

Credit purchaser		
Proportion rents for month of Sept. 7/30 x \$28.50		\$ 6.65
Rents collected for month of Oct./Nov.		57.00
		<hr/>

Total credits		\$ 63.65
Less Total debits		35.32
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Net credit due to purchaser		\$ 28.33
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c.c. to Penberton Realty Corp.
(for your information)