

4949

REV. 1970 11 17 12 41



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: UNO, Komsuro,

HOME ADDRESS: 505 West 4th. Ave. Vancouver, B.C.

REGISTRATION NUMBER 06294 SEX: Male. AGE: 64

OCCUPATION: Storekeeper.

(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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Oiyo. 12093

ADDRESS OF WIFE OR HUSBAND: Same as above.

NAMES OF ANY LIVING CHILDREN: Yokio (M) Haruko (F) Yaeko (F)

Hatsumi (M)

ADDRESS OF CHILDREN: Same as above.

AGE OF CHILDREN: 25 23 21 19

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

1. LOCATION AND DESCRIPTION: Lot 14. Block 22. D.L. 800 A W 33.

At 50 West 5th. Ave Vancouver, B.C. 24 x 56 ✓

2. BUILDINGS AND OTHER IMPROVEMENTS: Rooming House, 16 rooms, in rear of property. Dwelling house in front, 5 rooms.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 on buildings policy through W. Young 141 Gore Ave. Vancouver, Company not known.

4. TAXES (Amount and where payable) \$78.00 year Payable City Hall Vancouver.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state) ~~15 Room house~~ 5 Room house Rented to S. Kitamura. Rooming house rented to M. Nishimoto.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Owners possession.
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: Store & Dwelling. 305 West 4th. Ave.
2. LANDLORD'S NAME AND ADDRESS: City of Vancouver.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Monthly rental, \$12.00 Paid up to April 1942.
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:  
As per list attached located at 305 West 4th. Ave.
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.



UNO Kosaburo  
Reg. No. 06294

305 W. 4th Ave.,  
Vancouver, B.C.

- 3. Lamps
- 2. Stool
- 2. Smoke Stand
- 1. Magazine rack
- 2. End table
- 1. Coffee table

Dinette Set:

- 1. table
- 4. chairs
- 2. China cabinets

2. Stoves:

- 1. 6 mo. old. 1 living room.
- Carpet for 6 rooms

Sewing machine

18. Kitchen chair

4. Beds

8. Curtains

8. Blinds

2. Dresser

2. Chest of drawer

2. Clothes closet

20. Pots & Pans

- 1. Kettle
- 20. Bowls
- 25. Dinner plates.
- 26. Saucers
- 25. Cups

12. knives

12. Forks

12. Spoons

10. Baking pans

6. Glasses

Kitchen utensils

1. Toaster

1. Hot plate

Books worth \$95.00 \$-

Scale 2.00

1. Cash register

1. Ice box

3. Small show-cases

1. Big showcase

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S. sold 7/12/45 - Vancouver 56



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:

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 18th day of April, 1942.(Signature) Kosakuro Uno.J. C. Bardwell

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Nov. 23rd, 1942.

No. 4949

Name UNO, Kosaburo  
(Surname in Block Letters)

Age Mar. 28, 1878

Registration No. 06294 Male - Female  
(check)

Former Address 305 W. 4th Avenue, Vancouver, B. C.

Date Evacuated Sept. 9, 1942 Naturalized - Canadian-Born - National  
(check)

Present Address Slocan, B. C. (Lemon Creek) August 9, 1943.

Married - Single  
(check)

Name of Wife (Nee' OTA) Oiya - 06295

Name of Husband

Name of Father Deceased

Name of Mother To Japan

Names of Children under 16

Registered with Custodian Yes  
(Yes or No)

Requested by F. McCallum

Additional Information Storekeeper. Property at 55 W. 5th Avenue.



REAL PROPERTY SUMMARY

File 4949

JAPANESE NAME: Kosaburo UNO - - Reg. No. 06294.

CATALOGUE NO: 337.

PROPERTY ADDRESS: 55 West 5th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: West 33 feet of Lot 14, Block 22, District Lot 200 A, Group 1, New Westminster District, Plan 197.

TITLE: In the name of Kosaburo UNO.

ENCUMBRANCE: Vesting 36319 - 7th June 1943.

67484-A Mortgage dated 4th January 1929, Kosaburo UNO to John RENNER - \$1800.00 at 8%.

ASSESSED VALUE: 1943 -  
Land \$530.00  
Improvements \$2000.00 Total \$2530.00 Taxes \$79.68.

CLASSIFICATION: Bungalow with Oriental rooming house at rear. This was inspected on the 30th October 1942 by the Pemberton Realty Corporation, who reported a very old 5 room bungalow in very bad state of repair, on the front part of the lot and a 2 storey frame apartment at the rear used as an oriental rooming house with 4 suites of rooms with single board partitions, no heating and one Japanese bath in basement on a mud floor.

HISTORY OF ADMINISTRATION: The owner placed this property, upon his evacuation, in the care of Mr. H. Hargreaves, Realty Dealer, 10th and Main Sts., Vancouver, who ~~continued~~ to represent the Custodian as rental agent, up to the date of sale. The property has occasioned both to the rental agent and to the Custodian a great deal of trouble on account of its state of repair. The City authorities threatened to condemn the rooming house entirely and insisted on new bathing facilities to be put in, a large number of general repairs and a new electric wiring system, the wiring alone costing \$161.10. A new bath was put in. It was ~~re-~~ported that half the roof should be re-shingled and this was undertaken by the Custodian. In general, the building has been placed in a habitable condition for cheap tenants, but only during the present housing situation. The total rental credited to this property from the 10th December 1942 to the 9th March 1943, paid to the Custodian, was \$1113.50.

The registered mortgage in favour of John RENNER was dealt with through Yarwood & Durrant, agents for Nedda RENNER, executrix of the Estate of John RENNER, deceased. The amount owing on this mortgage on the 1st February 1944, was on principal \$700.00 and interest to the 31st January 1944, \$15.98 with a bonus of 3 months interest - \$12.25 and fee for release \$3.50, total \$731.73 which was paid to the agents, Yarwood & Durrant on the 4th January 1944. A Discharge of the Mortgage dated the 6th January 1944 was registered on the 8th February 1944. The amount of \$731.73 was confirmed by the mortgagor on the 20th January 1944.



**SOLD:**

To Nagina SINGH for \$2000.00 on the 29th November 1943, which price was approved by the Advisory Committee on the 17th November 1943.

**FUNDS:**

Released to the credit of Kosaburo UNO, sale price \$2000.00, plus rentals \$1113.50, total \$3113.50, less taxes \$88.74, commission on rentals \$69.59, repairs \$377.41, sundries \$162.69, insurance \$11.00, interest \$49.00, commission on sale \$100.00, rooming license \$21.00, Certificate of Encumbrance \$1.00, advertising \$4.00, appraisal \$5.00, registration fee \$12.75, closing adjustments \$124.65, total \$1026.83. Net amount released \$2086.67.

**TITLE:**

C. of T. 97070-L delivered to Nagina Singh and receipt acknowledged on the 27th March 1944.

**OLD C. OF T.  
NO. 54505-K:**

Was declared by UNO to be in his possession, but there being a Mortgage registered, it would be in the Land Registry Office, although there is nothing on file to show this.

**NOTE:**

A letter dated March 13th, 1944 from Norris & MacLennan, representing Kosaburo UNO, was received and is on file. This letter advises that Mr. UNO objects to the sale of his property and also that in his opinion the property was worth at least \$5000.00. The valuation made for the Custodian by Pemberton Realty Corporation estimated the value of the property at \$1800.00 and the assessment, which included \$2000.00 for improvements, \$25.30. Only one other offer was received for this property, the offer being \$500.00.

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

DATED June 17th, 1946.

TM:ML

*Jan MacLennan*



File No. 4949

UNO, Kosaburo (Mr.)

Reg. No. 06294

55 West 5th Ave., Vancouver, B.C.

Picture taken 10th February, 1943.





FIRE INSURANCE SUMMARY

File 4949

Re: Kosaburo UNO

Reg. No. 062941

Kosaburo UNO carried insurance on number 55 West 5th Ave., in the Michigan Insurance Company, policy 6019271 in the amount of \$2000.00 which policy was renewed by H. Hargreaves on the 31st December 1942 for a period of 3 years and a premium of \$11.00 was paid to Mr. Hargreaves and charged to Kosaburo UNO'S account on the 15th February 1943. The policy was assigned to Nagina SINGH and receipt acknowledged by him on the 27th March 1944.

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



DATED June 17th, 1946.

LM:ML







PERSONAL PROPERTY SUMMARY

File No. 4949

June 26, 1946

Re: Kosaburo UNO (Mr.)  
Reg. No. 06294.

*from Kosaburo Uno*

Chattels:

Although a number of chattels were declared as being left at 305 W. 4th Avenue, a subsequent letter dated January 16, 1943, revealed that only a few items were left at the time of Evacuation. Some were abandoned and the remainder sold. (See Supplementary Summary attached).

Accounts  
Receivable:

On February 4, 1946 we received an amount of \$6.00 from the B. C. Electric Railway Co. representing refund of Security Deposit for light. This was credited to Kosaburo UNO's account.

Shares:

An extract on file dated January 11, 1944, reveals that the above Japanese person holds 3 shares in West Coast Trading Company.

On the list of shareholders attached to Norris & MacLennan's letter dated December 8, 1944, it is revealed that K. Uno holds 30 shares in Advance Manufacturing Co. Ltd.

10 shares in B. C. Purchasers Association - as per Extract on file dated Jan. 13, 1944.

Specified  
Articles:

No Specified Articles belonging to K. Uno are revealed on this file.

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

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

*E. Robertson*  
E. Robertson.

/ER

*File  
Outstanding  
June 27/46*



CHATEL'S SUMMARY

File No. 4949

June 26th, 1946

Re: Kosaburo UNO (Mr.)  
Reg. No. 06294.

Re: 55 W. 5th Avenue, Vancouver, B. C.

No chattels were declared at the above address and in their report dated June 4, 1942, Macaulay, Nicolls, Maitland & Co. confirmed that there were none at this address.

Re: 305 W. 4th Avenue, Vancouver, B. C. (store operated at this address, and Japanese lived in rooms at rear)


In his JP form dated April 18, 1942, this Japanese person stated: "As per list attached located at 305 W. 4th Avenue". A list of chattels was attached to the JP form.

On January 4, 1943 Mr. Spain wrote to the Japanese stating that when our representative visited the premises it appeared, on investigation, that Uno had sold or otherwise disposed of the chattels declared by him in the above-mentioned list. Kosaburo UNO replied on January 16, 1943, stating they left 3 beds and 3 bed springs, and old school books at 154 W. 5th Avenue, former Japanese Language School.

When moving these chattels from 154 W. 5th Avenue to 992 Pgwail Street the above 3 beds and 3 springs were abandoned as having no value, and were given to the Red Cross (see memo Apr. 10/46). The books were sold at Vancouver Auction 56 on December 7th, 1945.

This accounts for all of Kosaburo UNO's chattels in the protected area.

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

  
E. Robertson.

/ER



LIABILITY SUMMARY

File 4949

Re: Keesburo UNO

Reg. No. 06294.

No record of any liabilities appears to be on  
file.

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

*J. L. McPherson*

DATED June 17th, 1946.

IM:dl



# This Indenture

made in duplicate the Fourth day of January  
one thousand nine hundred and twenty-nine

In Pursuance of the "Short Form of Mortgages Act"

Between

KOSAHURO LINO of 221, 8th Avenue West,  
in the City of Vancouver, Province of  
British Columbia, grocer,

Insert Full Name,  
Street Address and  
Occupation of each  
Party.

(hereinafter called "the Mortgagor") of the FIRST PART  
AND

JOHN REINER of the Municipality of Matsqui,  
in the Province of British Columbia, constable

(hereinafter called "the Mortgagee") of the SECOND PART.

WITNESSETH that in consideration of the sum of EIGHTEEN HUNDRED - - - - - Dollars (\$1800.00 )

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor **DOTH GRANT AND MORTGAGE** unto the said Mortgagee, forever ALL that certain parcel or tract of land situate in the City of Vancouver, Province of British Columbia, and more particularly known and described as the West thirty-three feet of Lot fourteen (14), Block Twenty-two (22) in subdivision of District Lot Two hundred "A" Map No. 197, Group 1, New Westminster District.



**PROVIDED** this Mortgage to be void on payment of the sum of EIGHTEEN HUNDRED - - - - -  
- - - - - (\$1800.00) - - Dollars  
of lawful money of Canada, with interest at eight per cent. per annum,  
as well after as before maturity, as follows:

the said principal sum of Eighteen hundred Dollars to become due  
and payable on the Fourth day of January A.D. 1932; interest at the  
rate aforesaid to be paid quarterly on the Fourth days of April,  
July, October and January in each and every year

the first payment of interest to be made on the Fourth day of April  
next (19 29), arrears of both principal and interest to bear interest at the rate above mentioned, and  
such interest on arrears to be a charge on the land in the same manner as all other money hereby  
secured. And taxes and performance of Statute Labor.

**THE** said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage  
money and interest and observe the above proviso, and that the Mortgagor has a good title in fee  
simple to the said lands.

And that he has the right to convey the said lands to the said Mortgagee. And that on default the  
Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.  
And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than  
the principal money hereby secured in dollars currency. But it is agreed that if and whenever such  
sum be greater than the insurable value of the buildings, such insurance shall not be required to any  
greater extent than such insurable value; and if and whenever the same shall be less than the insur-  
able value, the Mortgagee may require such insurance to the full insurable value. And it is further  
agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new  
insurance effected in the office of any company named by him and also may of his own accord effect  
or maintain any insurance herein provided for, and any amount paid by him therefor shall be forth-  
with payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon  
the said lands.

**AND** the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands,  
subject to the said proviso. The said Mortgagor covenants with the said Mortgagee that he will keep  
the said lands and the buildings and improvements thereon in good condition and repair according to the  
nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or  
those claiming under him commit any act of waste on the said lands or make default as to any of the  
covenants or provisos herein contained, the principal hereby secured shall, at the option of the  
Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby  
given may be exercised.

**PROVIDED** that the said Mortgagee on default of payment for one month may on  
one month's notice enter on and lease or sell the said lands. And provided also that in case default  
be made in payment in either principal or interest for three months after any payment of either falls  
due, the said powers of entering and leasing or selling or any of them may be acted upon without any  
notice by the said Mortgagee. And also that any contract or sale made under the said power may be  
varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any  
part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred.  
Provided that such sale may be either by public auction or private contract, and either for cash  
or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the  
said lands may be sold.

**PROVIDED** that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee  
may distrain for arrears of principal in the same manner as if the same were arrears of interest.

**PROVIDED** that in default of the payment of the interest hereby secured, or taxes as hereinbefore  
provided, the principal hereby secured shall become payable.

**AND IT IS HEREBY AGREED** between the parties hereto that the Mortgagee may pay any taxes,  
rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encum-  
brances on said land, or pay property, mortgage or income tax imposed, or that may be imposed on  
the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured here-  
by, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together  
with all costs and charges, including all solicitors' charges and commission for the collection of any  
overdue interest, instalment of principal, insurance premiums, and all other moneys whatsoever pay-  
able by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in case  
of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said lands  
in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with  
interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other  
powers thereunto enabling, shall be forthwith exercisable.



**PROVIDED** that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

**PROVIDED** that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

**PROVIDED** that until default of payment the Mortgagor shall have quiet possession of the said lands.

**AND** the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

**IT IS AGREED** that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

**AND IT IS AGREED AND DECLARED** that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such part or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

**AND IT IS ALSO AGREED** that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

**AND IT IS FURTHER AGREED** that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid upon the capital so recovered by way of indemnity.

**PROVIDED** and it is hereby agreed that the Mortgagor is to have the privilege of paying the whole of the principal sum hereby secured, or of making payments of not less than six hundred Dollars on account thereof together with interest to date on any of the days hereinbefore provided for quarterly payments of interest after the expiration of one year from the date hereof.

**AND ALSO IT IS AGREED** that neither preparation nor registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

**AND IT IS EXPRESSLY AGREED** between the parties hereto that all grants, covenants, provisos, and agreements, rights, powers, privileges, and liabilities contained in this mortgage shall be read and held as made by and with and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

**In Witness Whereof** the said parties have hereunto set their hands and seals.

**Signed, Sealed and Delivered**

IN THE PRESENCE OF

"Walter S. Young"  
141 Gore Avenue,  
Vancouver, B. C.  
Broker

Signature,  
Address, and  
Occupation of  
Witness.

" K. Uno "



### Acknowledgment of Officer of a Corporation

I Herby Certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, appeared before me and acknowledged to me that he is the \_\_\_\_\_ of \_\_\_\_\_, and that he is the person who subscribed his name to the annexed Instrument as \_\_\_\_\_ of the said \_\_\_\_\_ and affixed the seal of the \_\_\_\_\_

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_, in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_

A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

YARWOOD & DURANT  
BARRISTERS & SOLICITORS  
VANCOUVER, B. C.

The Clarke & Stuart Co. Ltd., Law Printers and Stationers, Vancouver, B. C.  
Form No. 4

(LONG FORM)

**Mortgage**

JOHN BENNETT

—TO—

KOSABURO UNO

Dated January 4th 1929.

### ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMAN)

I Herby Certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, appeared before me and acknowledged to me that the maker thereof, and whose name \_\_\_\_\_, the person mentioned in the annexed instrument as subscribed thereto as part \_\_\_\_\_, that \_\_\_\_\_ know the contents thereof, and that \_\_\_\_\_ executed the same voluntarily, and \_\_\_\_\_ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_, in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_

A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

### AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA }  
To Wit: \_\_\_\_\_

I, \_\_\_\_\_, of the \_\_\_\_\_ City \_\_\_\_\_, of \_\_\_\_\_, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by \_\_\_\_\_ the part y thereto, for the purposes named therein.
2. The said instrument was executed at the City of Vancouver, British Columbia
3. I know the said part y, and that he is \_\_\_\_\_ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at the City of Vancouver, \_\_\_\_\_, in the Province of British Columbia, this 4th \_\_\_\_\_ day of January, 1929

"Walter S. Young"

A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.



Phone Pacific 7111

ESTABLISHED IN 1907

N6

Cable Address "Oliver"

# C. M. Oliver & Company Limited

Stock Brokers and Bond Dealers

Members Vancouver Stock Exchange

436 Howe Street,  
Vancouver, Canada  
April 4th, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
APR 4 1942

G. W. McPherson, Esq.,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

On March 31st we purchased from K. Uno, 305 West 4th Avenue, Vancouver, B.C., 10 shares B. C. Telephone Company Limited 6% Preferred stock, registered jointly in the name of K. Uno and T. M. Pihla, and issued a cheque to Mr. Uno in full settlement. This security went to the B. C. Telephone Company for transfer and Mr. Boyce advised us on April 2, 1942 that a stop transfer order had been placed against this security and he suggested that we get in touch with you.

We have had various transactions with Mr. Uno in the past, the most recent being the purchase from him on March 14th of 10 shares B. C. Electric Power and Gas Co. Ltd. 6% Preferred stock, at which time there was no difficulty in effecting transfer.

Therefore, we shall be grateful if you will advise us what procedure is necessary to transfer the B. C. Telephone stock, particularly in view of the fact that we have already made payment to Mr. Uno.

Yours very truly,

C.M. OLIVER & COMPANY LIMITED

  
Manager, Bond Department

AJC:PB

Miss  
Carr  
Sherry?  
No

Registered?



File No. 4949

NATURE OF ENCUMBRANCE Mortgage ..... or .....  
 (registered) ..... (unregistered) .....

Name of Owner of Property UNO, Kosaburo ..... Reg. No. 06294 .....

Address ..... 221 - 5th Ave., Vancouver, B.C. ....

Occupation ..... Grocer ..... Age 64 .....

Registered Owner of Property Kosaburo UNO ..... C.T.No. 54505K .....

Property:

Property Address ..... Mun. Vancouver, B.C. ....

Legal Description West 33 feet of Lot 14, Block 22, D.L. 200 "A", Group 1,  
 .... N.W.D., Plan 197 ..... L.R.O. 67484. ....

Nature of interest ..... Owner .....

Particulars of Encumbrance:

Date ..... 4th January, 1929 .....

Parties to document:

Name ..... Kosaburo UNO ..... Mortgagor .....

Address ..... 221 West 5th Avenue, Vancouver, B.C. ....

Name ..... John Renner ..... Mortgagee .....

Address ..... Mission, B.C. ....

Principal Amount ..... \$1800.00 .....

Terms of Payment Due and payable 4th January 1932, ... Int. to be quarterly  
 April, July, October & January ..... Rate of Interest 8% ...

Arrears, if any: Principal \$700.00 ..... Interest Paid to 4th April/4

Balance owing as at this date \$700.00 .....

Standing of Taxes: Arrears ..... None ..... Current ... \$76.49 (1943) .....

Insurance:

(1) Agent ..... Company .....

Policy No. .... Amt. .... Prem ..... Exp. Date .....

(2) Agent ..... Company .....

Policy No. .... Amt. .... Prem ..... Exp. Date .....

Nature, particulars and whereabouts of unregistered documents, if any: .....

Dated at Vancouver this 3rd day of July A.D. 1943

CERTIFIED CORRECT:

*[Signature]*  
 Solicitor in Mortgage



435 Howe St.,  
Vancouver, B.C.,  
June 4, 1942.

Attention Mr. C.L. Drewry

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

EXHIBIT No. 1349-5  
DATE 3 June 1948  
FILED BY J. W. G. Hunter

Dear Sir:-

re UNO, Kosaburo.

1. Legal Description: "Lot 14, Block 22, D.L.200A, having a frontage of 40 ft. by a depth of 120 ft. to a 20 ft. lane, being known as 55 West 5th Avenue, between Ontario and Manitoba Streets."

This property is in a poor residential district.

2. "The property consists of a 5-room bungalow at the front of the lot, with a large 2-storey building at the rear containing 16 rooms divided into 4 suites of 4 rooms each. The only bath is a Japanese bath in the basement. Each suite has a toilet and sink. Both building and bungalow are heated with stoves. The bungalow is in a very dirty condition, and the roof needs reshingling. Both buildings have been recently painted."

3. There are no personal belongings of Mr. Uno at the property. He operates a store at 305 West 4th Ave., and lives in rooms at the rear of this store.

4. There is reported to be \$2000.00 fire insurance on the buildings, \$750.00 on the bungalow and \$1250.00 on the building at rear - Policy #3224828, Bankers & Traders Insurance Co., expiring December 30, 1942, (W. Young, 141 Gore Ave., agent).

5. A search of the title revealed a mortgage on the property of \$1000.00 to Japan & Canada Trust Savings Company, repayable at \$50.00 per month with 7% interest. At the time of our inspection, Mr. Uno stated there was \$700.00 still owing. Payments are made through Mr. W. Young, 141 Gore Ave.

6. This property is still being occupied by Japanese tenants, and when vacated by them should be re-rented. Mr. Uno has appointed H. Hargreaves, of 2601 Main Street, his agent. Mr. Hargreaves has been in the real estate business for a number of years, and we would suggest his appointment be confirmed.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per

*[Signature]*



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

AUG 20 1942

H. HARGREAVES

NOTARY PUBLIC

REAL ESTATE • INSURANCE • LOANS  
INVESTMENTS AND ESTATES MANAGEDMEMBER OF  
THE SOCIETY OF NOTARIES  
PUBLIC OF B. C.10TH AND MAIN  
VANCOUVER, B. C.

File No. 4949

August 19, 1942.

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

Dear Sir:-

re UNO, Kosaburo  
55 West 5th Ave.

The above property became vacant recently, and at the request of the Japanese Owner, we inspected the premises which consists of a five-roomed bungalow, plus apartments at the back.

Dealing with the 5 roomed bungalow, we were somewhat surprised to find that the property had been formerly rented to a Japanese for \$12.00 per month, which may, or may not be the ceiling at which we should re-rent it. This, in our opinion is a ridiculously low rent; smaller premises, all over the city, are rented at \$25. per month. We are anticipating an expenditure of over \$100. to make this house habitable for a white person to live in. There is no comparison, in our opinion, between the past rent and the rent that this property should obtain to-day, as the previous tenants were Japanese, dirty, and the premises were ill-kept.

We cannot help, but advise that this property should be placed before the Rental Control Board, for their consideration under these extraordinary circumstances, and an application for increased rent made for at least \$20.00, which we believe they should grant on its individual merits.

We will be pleased to have your advice at your earliest convenience.

Yours truly,

H. HARGREAVES

Per

*[Signature]*

HH/F.



August 20, 1942.

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

Dear Sir:

Re: Kosaburo UNO

We thank you for your letter of yesterday's date, regarding property owned by the above.

We note what you say regarding the five-room bungalow on the front of the lot, and in the circumstances, shall be glad if you will kindly take the matter up with the Rental Control Board and endeavor to obtain their sanction in renting this property at \$20.00 or \$25.00 per month.

Respecting the expenditure of about \$100.00, which you figure will be necessary to make this dwelling habitable for a white person to live in, we would point out that there are no funds available for this to be done, but gather that you would be prepared to advance this amount and reimburse yourself from rents received.

You make no mention of the two-story building at the rear of the lot, which we understand contains four suites of four rooms each. It may be, however, that these are still occupied by Japanese, but we take it that you will be handling this property when occasion arises.

Yours truly,

F. G. Shears,  
Assistant Manager.

AD:BT



C O P Y

Yarwood & Durrant,  
Barristers & Solicitors,  
Notary Public.

423 Hamilton St.,  
Vancouver, B.C.,  
October 19, 1942.

H. Hargreaves Esq.,  
2601 Main St.,  
Vancouver, B.C.

Dear Sir:-

re Mortgage, Kosaburo Uno to John Renner,  
covering West 33feet of Lot 14, Blk. 22  
S.D. of D.L. 200A, Map 197.

We are acting for Mr. John Renner, the above named Mortgagee, and on his behalf have been collecting payments from Mr. Uno, the Mortgagor, since January, 1929. when the Mortgage was executed.

The balance of the principal payable under the Mortgage which is long overdue now amounts to \$700.00 and some time ago the writer arranged with Uno for reduction in interest rate to 7% provided semi-annual payments of \$100.00 each were made by Uno on account of principal. The last payment of \$100.00 on account of principal prior to said arrangements was made in April last and accordingly a further payment of \$100.00 together with quarterly payment of interest of \$12.25 became due on the 4th instant.

We wrote Mr. Uno in this connection and have not received a reply from him to the effect that the management of the above property is in your hands and that he had given you instructions to make payments on account of Mortgage principal and interest as above mentioned.

The writer would state that our client Mr. Renner has recently had to retire from the Provincial Police owing to ill-health which prevents him from engaging in any further occupation and he is consequently in urgent need of funds.

We trust therefore that we may count upon your kind co-operation in this connection and that we may receive payment as soon as possible.

Thanking you in anticipation of your assistance, in this regard.

Yours faithfully,

"YARWOOD & DURRANT"



HEALTH DEPARTMENT

STEWART MURRAY  
M.D. D.P.H.  
MEDICAL HEALTH OFFICER

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION



RECEIVED  
NOV 23 1942

TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Nov. 19th, 1942.

R. P. Alexander, Esq.,  
Assistant Manager,  
Custodian of Alien Property,  
506 - 675 West Hastings St.,  
Vancouver, B. C.

EXHIBIT No. 1349-6

DATE 3 June 1948

FILED BY J. G. Hunter

Dear Sir:-

Re: 55 West 5th Avenue,  
Owner - Kosaburo Uno

The above premises comprise two separate buildings, the front building being a 5-roomed-house and the rear a two-storey structure consisting of 4 four-roomed suites.

The house in front is equipped with a bath, toilet and sink, and a washbasin in the bathroom, the trap and waste of which was removed by a plumber, recently engaged by Mr. Bargreaves, 2601 Main Street. There does not appear to be any reason for this change but if the basin trap and waste is not to be restored, the taps must be removed and the water pipe sealed. A washbasin is not required by By-law. A pail now catches all water from this fixture.

Rear Building

All four suites are provided with sinks and toilets but lack bathing facilities. There is the usual Japanese bath in the basement.

Cockroaches are in evidence in the front lower and upper suites. Some refuse in the basement and eradication of rats and rat-proofing require attention.

These suites, under the Lodging House By-law, require 2 baths or showers but some agreement might be reached whereby one bath or shower would provide the required facilities.

I would appreciate any decision on the foregoing..

Respectfully yours,

*W. Rogers*

CHIEF SANITARY INSPECTOR.

GAR:EM



**H. HARGREAVES**

**NOTARY PUBLIC**

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

REAL ESTATE - INSURANCE - LOANS  
INVESTMENTS AND ESTATES MANAGED

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

RECEIVED  
NOV 14 1942

10TH AND MAIN  
VANCOUVER, B. C.

November 13, 1942.

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

PA 8288

Dear Sir:-

Re File No. 4949  
UNO, Kosabura  
55 West 5th Ave.

Replying to yours of 30th ult re  
B.C. Electric difficulty, we would advise you that  
our experience with tenants has taught us that your  
suggestion of charging the tenants a certain amount  
each month, over and above the rent for light used  
is not very satisfactory.

Our suggestion is that your office  
advise the Rental Control Board of the situation and  
request an increase in rent of \$1.50 per month which  
amount will be applied against electric power used.  
If this amount should be over and above the B.C. Electric  
charges, some arrangement could then be made to refund  
to the tenants say half-yearly.

Thanking you for your advice, we are,

Yours truly,

H. HARGREAVES

Per. *H. Hargreaves*

3.



*4949*  
**Yarwood & Durrant**

BARRISTERS, SOLICITORS, ETC.

NOTARY PUBLIC

DUDLEY C. DURRANT

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 27 1942

*Milson*  
BRANCH OFFICE AT ABBOTSFORD, B. C.  
OPEN ON FRIDAYS  
PHONE: ABBOTSFORD 50

TELEPHONE: MARINE 8822  
ROOMS 3 & 4, 423 HAMILTON ST.  
CORNER HASTINGS & HAMILTON STS.

*not to happen*  
*Mc Arthur*  
Vancouver, B. C.

November 26th,  
1942.

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Hastings and Granville Sts.,  
Vancouver, B. C.

Dear Sir:-

Re: Mortgage, Kosaburo UNO to John  
Renner, covering West 33 feet of  
Lot 14, Block 22, S.D. of D.L.  
200A. Map 197

Replying to your letter of the 25th instant, we are  
pleased to furnish you with the following information.

Mortgage dated 4th January, 1929, for original  
principal sum of \$1,800.00 due and payable on the  
4th day of January, 1932, with interest at 8% per  
annum payable quarterly on the 4th days of January,  
April, July and October in each year;

Paid on account of Principal . . \$1,100.00  
leaving balance of principal  
now overdue . . \$ 700.00

Interest paid to 4th October, 1942, next instalment  
of interest due 4th January, 1943.

As appears from the above information the Mortgage  
principal is overdue and insofar as payment of same and  
interest is concerned, we arranged with Uno on the 13th May,  
1940, that if and provided he paid off \$200.00 on account of  
principal in each calendar year, the Mortgagee would accept  
interest at the rate of 7% per annum, as per our letter to Uno  
bearing that date.

Uno accordingly arranged with us for semi-annual  
payments of principal of \$100.00 each which have been made on



Office of the Custodian

Nov. 26th, 1942.

the 4th days of April and October in each year with the exception of a payment of \$100.00 due on the 4th of October of this year. We wrote him in this connection and he stated that he had instructed his agent Mr. Hargreaves but so far, as above shown, we have only received payment of interest.

We might state that our client, Mr. Renner, who was a former Provincial Constable, has had to retire due to ill-health and is at present unable to work and he had accordingly relied upon the principal being reduced as aforesaid. We trust that your Department may have funds on hand to provide for said past due payment.

Thanking you in anticipation of an early reply.

Yours faithfully,

YARWOOD & DUBREANT

per: 

DCD:FB



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
DEC 9 1942

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.

File No. 4949 *2/3*

December 7, 1942.

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

Dear Sir:-

re UNO - Kosaburo  
55 W. 5th Ave.

Further to yours of 24th ulto and 3rd instant,  
statement of the above account has been forwarded G.M. Millson  
along with our other statements for month of November. This  
statement shows receipts and expenditures up to November 30, 1942.  
We still have on hand accounts which were paid in December, one  
for plumbing repairs to front house at a cost of \$13.35; one  
for erecting letters on doors of suites at rear amounting to  
\$5.50; also Water rates for December, amount \$5.70.

In regard to requirements of City Health Department  
and City Electrical Department, we have been in touch with the  
various Heads of these Departments, and have come to the  
conclusion that the most satisfactory arrangement will be to  
get a contractor to give a figure on the whole job, submit it  
to the City, and if satisfactory make arrangements with the  
contractor to make payment for the whole contract from accum-  
ulation of rents from time to time, possibly on a monthly  
basis. We suggest the above as you realize that we have not  
sufficient monies on hand to pay for such major alterations  
at the completion of the jobs.

Trusting the above is satisfactory, we are,

Yours truly,

H. HARGREAVES

Per. *H. Hargreaves*



**W. D. WALLACE & SON**  
BUILDERS AND CONTRACTORS

2261 WEST TWENTY-SIXTH AVENUE  
VANCOUVER, B. C.

JAN 8 1943

Jan 5th 1943

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

Dear Sir,

Re 55 West 5th Ave, Vancouver B.C.

We hereby tender to carry out the following repairs at above address as required to meet the request of the City Electrical Inspector and the City Plumbing Inspector.

Instal one roll rim bathtub in basement for the convenience of all four tenants in cabins. This fixture to be connected to cold water only as no hot water is available in the basement. The only available space for above is where the existing tub is now installed Japanese style.

We further tender to overhaul the electric wiring and bring it up to the standard required by the City By-Laws, Installing one convenience outlet in each of the four kitchens, Renewing the whole of the basement wiring in conduit. Renewing the main service to the building. Recondition all light cords in ceiling lights.

The above for the sum of Two Hundred and Twenty Eight Dollars and Sixty Cents (\$228.60).

Plumbing,  
Wiring,

67.50  
161.10  
\$228.60

Yours very truly

W.D. Wallace & Son

Per *W.D. Wallace*



*out Milson*  
Lemay Creek  
Hanan City, B.C. 4949  
January 16, 1943  
JAN 21 1943  
SECTION  
Hanan  
Spain

The Custodian's Office,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir or Madam.

The personal property which  
I registered at the Custodian's were not all sold.  
The necessary kitchen utensils and china, we  
have brought with us. We left three beds,  
three bed-springs and an old school locker  
at the former Japanese School Language at  
154 West 5th Ave.

We would kindly appreciate your  
help if you would let us know what  
has become of our car. 1941 license no.  
73429, Ford Sedan '38 model, Serial No.  
H10453 equipped with radio and heater.

Yours Very Truly *John W. [unclear]*

Kosaburo Uno.  
(Reg. No. 06294)

*Hand  
from  
letter*



CITY ELECTRICIAN'S OFFICE

T. MARTIN  
CITY ELECTRICIAN



VANCOUVER B.C.

January 27th 1943.

EVACUATION SECTION

Rec'd JAN 28 1943

File No. 4949

Ans.

Referenced

*Nelson  
outh...*

FILE NO. 1348

Japanese Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

EXHIBIT NO.

DATE

FILED BY

1349-7

3 June 1948

J. W. G. / *[Signature]*

Dear Sir:-

Re:- 55 West 5th Avenue.

I would respectfully beg to inform you that I have been in contact with Mr. Hargreaves, who evidently is the appointed agent for this building. On November 19, 1942, a survey was made of the electric wiring in the above premises and we found that unapproved wiring had been added supplying energy to lights upstairs, and that the cord drops were in a very poor state of repair, and the service was greatly overloaded. As these matters constitute a grave hazard to life and property by fire, I would ask that this matter immediately receive your attention.

Up to the present time, I have not been able to make much headway with Mr. Hargreaves who states that you have this contract in hand. Thanking you for your kind co-operation in this matter.

Yours truly,

*J. Martin*  
CITY ELECTRICIAN.

TM/MA

*Hargreaves  
2601 Main  
4th 2589*

*724949*

*4949*



*Done  
W. Martin*

*4 out*



# H. HARGREAVES

## NOTARY PUBLIC

REAL ESTATE - INSURANCE - LOANS  
INVESTMENTS AND ESTATES MANAGED

10TH AND MAIN  
VANCOUVER, B. C.

File No. 4949

March 18, 1943.

G.D. Milson Esq.,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:-

Re: UNO, Kosaburo  
55 W. 5th Ave.

Replying to yours of 17th instant, we would advise you that B.C.E.R.'y accounts forwarded by you were paid by this office on February 11, 1943, and receipted bills attached to our statement for month of February, 1943.

Re: Vernin extermination - One treatment has been given these premises, as per receipted voucher attached to our December, 1942 statement.

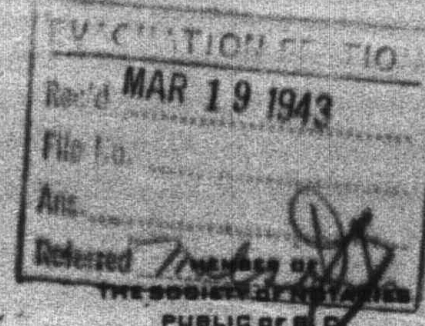
Re Plumbing repairs:- We have made various miscellaneous repairs, and have been accumulating funds for purpose of installation of bath; the latter is now in the hands of our contractor.

All current bills on account of this property are paid to date including interest on mortgage.

We trust the above is satisfactory.

Yours truly,

H. HARGREAVES  
Per. *[Signature]*



*Have in letter saying date also*



4949

May 25, 1943.

Attention Mr. Miller

The City Electrician's Office,  
City Hall,  
453 West 12th Avenue,  
Vancouver, B. C.

Dear Sirs:

Re: 55 West 5th Avenue  
Kossburn UNO

With reference to our 'phone conversation with your secretary this afternoon respecting the unsatisfactory electrical wiring at the above premises (see your letter of January 27/43, your file 1348), we have been advised by Mr. Hargreaves, the Agent for this property, that all this work has been completed, and we were sent a receipted account for \$161.10 by Mr. Hargreaves for this work which was done by W. D. Wallace & Son, 3281 West 26th Avenue, Telephone BA-0172.

We understand that the above firm did not apply to you for a permit, and neither has the work been approved and passed by your Department. As one of the tenants came in to see us today and informed us that the work had not been completed, we shall be much obliged if you will kindly send one of your inspectors to the above premises at an early opportunity, and advise us if all the necessary work has been done to the satisfaction of your office. We have been unable to get into touch with Mr. Hargreaves on the 'phone, and he is a somewhat difficult Agent to deal with--hence our anxiety in this matter.

Thanking you in anticipation of an early report on the above,

Yours truly,

P. Douet,  
Administration Department.

PD:BT



HEALTH DEPARTMENT

STEWART MURRAY  
M.D., D.P.H.  
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

June 26th, 1943.

Custodian of Alien Property,  
506 - 675 West Hastings St.,  
Vancouver, B. C.

Attention Mr. Douet

Dear Sir:-

Re: 55 W. 5th Avenue, File No. 4949.  
Kosaburo UNO.

To date, one bath has been installed in the  
above premises, but lacks hot water.

The Japanese bath is still there and has been  
used recently, with almost disastrous effect to the  
whole property. It is being used by the children as a  
convenience also.

I would appreciate definite action to clear  
this condition. Otherwise, full enforcement of the Lodging  
House By-law will be necessary if these premises continue  
to be occupied.

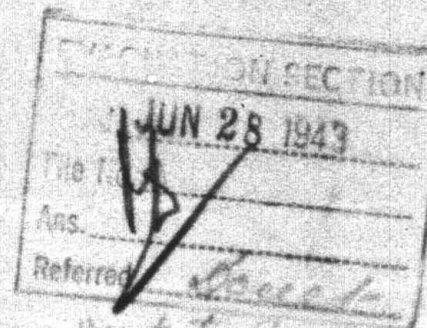
I trust the agent will be further advised on  
this matter.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "S. Rogers".

GAR:EM

CHIEF SANITARY INSPECTOR.





C O P Y

BRITISH COLUMBIA ELECTRIC RAILWAY CO. LTD.

Hastings and Carrall Streets,  
Vancouver, B.C.,  
July 9, 1943.

EVACUATION SECTION

Rec'd JUL 14 1943

File No.

Ans.

Referred

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

Dear Sir:-

Re: 55 W. 5th Ave.  
332-1 W. 5th Ave.

This will serve to confirm telephone conversation this morning in connection with the supplying of water heating equipment to serve the two above mentioned apartment buildings.

Although we have no water heating equipment of any description available at the present time, we anticipate receiving some tank type water heaters about the end of this month and when these do become available we will reserve two of them for you. Although we are not putting out additional slot meters we will attempt to obtain two more for you as this would appear to be the only way in which a gas supply could be made available to serve a number of different tenants in the one building.

As soon as this equipment is received we will notify you.

Yours very truly,

(Signed) "G.S. DAWSON"

Supervisor of Gas Sales.



4949

July 27, 1949.

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

Dear Sir:

Re: Kosaburo UNO, 55 West 5th Avenue

With reference to our 'phone conversation of a few days back in connection with the above, we find that inadvertently we did not send you a copy of the attached letter dated June 26th which we received from the Health Department, City of Vancouver, in connection with these premises. As we understood that the Japanese bath had been removed when the new bath was installed, we shall be glad if you will investigate this immediately. Was it not arranged that the cost of installing a new bath included the removal of the old Japanese bath?

With regard to supplying hot water for the recently installed bath, we are writing to the City Health Department advising them that we are looking into the question of installing gas heating apparatus, but before this work is put in hand we would like to know the cost, so shall be glad if you will keep in touch with the B.C. Electric Railway Company--see your letter to us of the 13th of July enclosing copy of the above Company's letter. It looks as if we shall have to install this heating apparatus if the premises are to be continued rented. However, we do not wish any more money to be spent on this property unless we are first consulted in view of the very heavy expenditure already incurred.

Regarding the electric wiring which was contracted for with W. D. Wallace & Son at a cost of \$161.00, will you kindly confirm that all this work has been done in accordance with the requirements of the City Electrical Department, and that everything in this connection now is completed and satisfactory. The amount expended on this work was considerable, and it is necessary that we have on record that all is in order now.

Yours truly,

P. Doust,  
Administration Department.

PD:BT

Encl.



CITY ELECTRICIAN'S OFFICE

L. H. MILLER  
ACTING CITY ELECTRICIAN



TELEPHONE: FAIRMONT 2711

VANCOUVER, B.C.

August 3rd 1943.

File No. 1348.

Mr. Kosaburo Uno,  
c/o Japanese Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Rec'd	AUG 5 1943
File	
Ans.	
Referred	<i>Don't</i>
	<i>mt Bell</i>

Dear Sirs:-

YOUR FILE NO. 4949

Re:- 55 West 5th Avenue.

Further to your letter of July 27, 1943, re the above, I would advise you that a permit has been obtained (#2068E by H.L. Cave) to rectify the wiring in the above premises, but there are several objections against the wiring installed which have not been remedied to the satisfaction of this Department. When same has been passed by this Department as being satisfactory we will notify you.

Yours truly,

*L. H. Miller*

ACTING CITY ELECTRICIAN.

2/MA



Leman Creek,  
Hanan City, B.C.  
August 17, 1943

EVACUATION SECTION	
AUG 21 1943	
File No.	4749
Ass.	
Referred	Durant

The Custodian of Enemy Alien Properties,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Please enquire Mr. H. Hargreaves of 2601 Main Street, and agent to 55 West 5th Ave. Apartment and send us the written statement and rental money since the date of our evacuation, September 9th 1942.

I believe there are a rental money of \$6.00 monthly. The payment of mortgage of \$200.00 for October 1942 and April 1943 has not been paid to Yaswood and Durant. Please take note of the enclosed letter which I received from Yaswood & Durant.

We have received no money since September 1942. Please send us the remainder of the money and if possible at least \$25.00 monthly rent. We are self supporting and need every cent to get along.

Yours Truly  
Kosaburo Ueno.  
Reg # 06294



MOUNT PLEASANT SPECIALIST

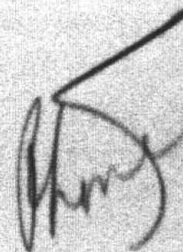
**H. HARGREAVES****NOTARY PUBLIC**REAL ESTATE • INSURANCE • LOANS  
INVESTMENTS AND ESTATES MANAGED

EVACUATION SECTION	
Recd. <b>AUG 21 1943</b>	
File No.	
Ans.	
MEMBER OF ROYAL SOCIETY OF NOTARIES PUBLIC OF B. C.	

File No. 49491074 AND MAIN  
VANCOUVER, B. C.

August 20, 1943.

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



Dear Sir:-

Re: UHO, Kosaburo, 55 W. 5th Ave.

Enclosed please find letter from W.D. Wallace & Son, re 55 W. 5th Avenue in answer to yours of 7th instant which explains itself. We wish further to mention that we were in touch with Mr. Miller, Chief of the City Electrical Department and also with Mr. Cave, Electrical Contractor who stated that he had met with the Chief Inspector in connection with this matter, which confirms the statement in letter from Mr. Wallace that all these changes in wiring took place after the contract was let and work completed.

We also wish to draw your attention that two other tenants are doing the same thing in spite of the fact that we warned them against it; the rental control Board up to now has given us no remedy for such things, they having leaned backward to support the tenants.

We would also like to mention that both of these contractors are reliable, well established business men, and it would be to no advantage to them to pull, what is termed, 'a fast one'.

There is little further we can add to it, other than that Mr. Miller mentioned to the writer that if the electrical contractor Cave can satisfy him that the outlets were installed after the permit had been granted, he would withdraw his objections and give a final permit, but would ask that the matter of adding outlets and subdividing should be stopped, or arrangements made by the tenants or owner to have this done according to City By-Laws.

We trust this clarifies the situation for you and might mention that you can confirm the above by phoning Mr. Miller direct.

Yours truly

  
H. HARGREAVES

HH/F.



**W. D. WALLACE & SON**  
BUILDERS AND CONTRACTORS

2281 WEST TWENTY-SIXTH AVENUE  
VANCOUVER, B. C.

August 12th 1943

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

Dear Sir,

Re 55 West 5th Ave. Vancouver B.C.

In connection with the complaints about the electric wiring at the above address may we explain our position in this matter.

Our tender read as follows:-

Install one convenience outlet in each of the four kitchens.  
Renewing the whole of the basement wiring in conduit.  
Renewing the main service to the building.  
Recondition all light cords in ceiling lights.

The whole of the above work was completed according to the City By-Laws but Suite D. has been divided into two apartments by your tenant and because the City now class this as Suite D.1 and D.2. they demand that extra convenience outlets be installed to bring Suite D.2. up to the same standard as the other suites.  
They also ask that drop cords installed by the tenants be removed.

Our work is complete as per our original tender and as required by the City Electrical Dept survey and we are not responsible for work done by your tenants and the subdivision of suites which took place between the time the work was completed and the date of the City Inspectors inspection.

Even now there is no assurance that other tenants will not sub-let part of their suite and again the City will require further work done.

We feel that the remedy is in your hands and not in ours.

Yours very truly

W.D. Wallace & Son

Per, *W.D. Wallace*



CITY ELECTRICIAN'S OFFICE

L. H. MILLER  
ACTING CITY ELECTRICIAN



TELEPHONE FAIRMONT 3711

VANCOUVER, B. C.  
August 23rd, 1943.

FILE NO. 2044.

Mr. Kosaburo Uno,  
c/o Enemy Alien Custodian,  
Vancouver, B. C.

Dear Sir:-

Re:- 55 RR West 5th Avenue.

We have made a resurvey of the electrical wiring in the above-mentioned building, and find that same does not comply with the electrical By-law of the City of Vancouver.

We should be pleased if you would give this matter your immediate attention.

Yours truly,

*L. H. Miller*

ACTING CITY ELECTRICIAN.

3/JE.

NOTE:- It is necessary that a permit be obtained for the above-mentioned work and reported to this Department when ready for inspection.

*Chase  
Hargrave*

EVACUATION SECTION	
Rec'd	AUG 26 1943
File No.	4949
By	<i>Robert</i>
Reviewed	<i>out to you</i>



CITY ELECTRICIAN'S OFFICE

L. H. MILLER  
ACTING CITY ELECTRICIAN



TELEPHONE: FAIRMONT 2711

VANCOUVER B. C.

August 26, 1943

File No. 2044

Mr. Kosaburo Uno,  
c/o Custodian of Enemy Property,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

Re: 55 West 5th Avenue (rear)

With reference to this particular building, when the original survey was made, four housekeeping units were found to exist. The Electrical Contractor, Mr. Cave, with our Inspector, went over the job and Mr. Cave remedied the defects in accordance with our report. However, when the Inspector returned to inspect the work after having been remedied, it was found that one housekeeping unit had been added and the enclosed notice applies to this particular housekeeping unit.

Yours truly,

*L. H. Miller*  
Acting City Electrician

LHM/AR  
c.c.H. Hargreaves.



4949

September 8th, 1943

H. Margreaves, Esq.,  
2601 Main Street,  
Vancouver, B. C.

Dear Sir:

Re: Kosaburo UNO,  
55 West 5th Ave.

Mr. & Mrs. Power, the tenants in the small house in front of the rooming house at 55 West 5th Avenue, called on us yesterday afternoon and complained very strongly about the condition of the roof of this house, which leaks badly.

They stated that they had done considerable interior decorations from time to time and were now prepared to do further decorating but would not do so unless the roof was seen to. We are under the impression that we spoke to you about this matter some little time back but the Powers state that nothing has been done to the roof.

Will you please have the roof examined and advise us what it would cost to repair same satisfactorily.

They also mentioned that the sink in the bathroom needs a small connection to link up the sink with the outlet and as apparently the cost of this would be nominal, we think this might be done.

They stated that ever since they have been in the place, they have had considerable trouble with bed-bugs and that the house needs fumigating. We pointed out to them the expense of doing this and suggested that if we allowed them a dollar or so for the purchase of insect



powder, they might be able to get over the difficulty by thoroughly sprinkling the infected places with the powder.

We shall be glad to have your comments on the above at your earliest convenience and in any event it does appear that something must be done to the roof without delay--while the weather is good and before the rainy season sets in.

Yours truly,

P. Douet  
Administration Department

PD/GH



EVACUATION SECT

Rec'd **SEP 30 1943**

File No. **4949**

Ans.  
Lemon Creek,  
Slocan ~~Refused~~, B.C. *Donut*  
September 27, 1943. *and*

The Custodian of Enemy Alien Properties,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

I have already written twice enquiring about our car. Please send us as much money as possible per month for I am not strong enough to work to support the family. We have gotten along fairly well without receiving any maintenance so please do the best to help us out.

The details of the car: Ford Sedan '38 model, 1941 license #73429, Serial #10453 with radio and heater equipped.

Yours Very Truly,

*Kosaburo Uno.*  
*Reg 06294*



CITY ELECTRICIAN'S OFFICE

L. H. MILLER  
ACTING CITY ELECTRICIAN



TELEPHONE FAIRMONT 2711

VANCOUVER B.C.

September 30, 1943.

Your File No. 4949

FILE NO. 2044

The Japanese Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

ATTENTION MR DOUET.

Dear Sir:-

Re:- 55 West 5th Avenue.

Further to your letter of the 24th ultimo requesting an extension of time in which to make alterations to the electrical wiring in the above building, as a considerable amount of wiring has already been completed, we are agreeable to let the remainder of the work stand in abeyance until this property is sold, providing that the purchaser of the above property is given a copy of our notice, and the present tenant is restricted from making any further alterations.

Trusting this will be satisfactory to you,

Yours truly,

*L. H. Miller*

ACTING CITY ELECTRICIAN.

DJS/MA

EVACUATION SECTION	
Rec'd	OCT 2 1943
File No.	
App'd	
Referred	<i>Do not</i>
<i>sent to you</i>	



Lemon Creek,  
Hawaii City, B.C.  
Oct. 4, 1943.

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

EVACUATION SECTION	
NO. 8742	
FILE NO. 4747	
DATE	
INITIALS	
SERIAL	Doyle

Dear Sir:

I thank you for the kindness  
of the information.

Please consult Mr. Granville  
Mayall, our lawyer of 535 West Georgia  
St. for full particulars of my late son's  
administration.

- (1) My son was not married
- (2) (father's name) Kocaburo Uno  
(mother's name) Oingo Uno, both of  
Lemon Creek, Hawaii City, B.C.

Please send us the funds as  
soon as possible.

Yours Very Truly

Kocaburo Uno.

Exp. Reg. No. 06294.



*Yarwood & Durrant*

BARRISTERS, SOLICITORS, ETC.  
NOTARY PUBLIC

DURLEY E. DURRANT

TELEPHONE: MARINE 8822  
ROOMS 3 & 4, 423 HAMILTON ST.  
CORNER HASTINGS & HAMILTON STS.

*Vancouver, B. C.*

BRANCH OFFICE AT ABBOTSFORD, B. C.  
OPEN ON FRIDAYS  
PHONE: ABBOTSFORD 50

EVACUATION SECTION	
Rec'd	OCT 6 1943
File No.	4949
<i>[Signature]</i>	

October 5th,  
1943.

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

Attention P. Douet,  
Administration Dept.

Dear Sirs:

Re: Kosaburo UNO -  
55 West 5th Avenue

Replying to your letter of the 23rd ultimo we would state that the balance of principal under the above Mortgage now stands at \$700.00 and quarterly payment of interest which became due on the 4th instant amounts to \$12.25 making a total of \$712.25.

While the Mortgage calls for 8%, the above interest is estimated at 7% by reason of the fact that on the 13th May 1940 the writer wrote Uno to the effect that if he reduced the principal payable under the Mortgage, which is overdue since 1932, by \$200.00 per annum, interest would be reduced as above. Uno observed this agreement and made payments of \$200.00 per annum until his internment in 1942 and in fact made one payment of \$100.00 in that year.

In conclusion the writer would state that our client, Mr. John Renner, the mortgagee, passed away last month after a lengthy and costly illness with the result that his resources became seriously depleted and his widow, on whose behalf we are acting, would appreciate settlement of this Mortgage or at least substantial payments on account of principal.

Yours faithfully,

YARWOOD & DURRANT

per: *[Signature]*

DCD:PB



4949

October 14th, 1943.

H. Hargreaves, Esq.,  
2601 Main Street,  
VANCOUVER, B.C.

Re: Kosaburo UNO  
55 West 5th Avenue

Dear Sir:

We had an inquiry over the telephone this morning from the License Department of the City Hall, as to payment of this year's licence for operating the above premises.

We understand the account or license certificate was sent to you, but we cannot trace from our file that same has been paid. We presume the City Hall are correct in stating that this item has not been paid and, therefore, if you will let us have the license account, which Mr. Payne asserts he sent to you, we will arrange to pay same from funds on hand.

As we promised the License Department that we would give this matter our prompt attention, we should be glad to hear from you at the earliest opportunity, regarding this matter.

Yours truly,

P. DOUET.  
Administration Department.

PD:HW.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA  
October 30, 1943.

EXHIBIT No. 1349-4  
DATE 3 June 1948  
FILED BY J. W. G. Moore

Catalogue #337.

55 West 5th Ave., W.33'14/22/200A.

This is a very old five roomed bungalow in very bad state of repair. Also a 2-storey frame apartment at the rear. This is a regular Oriental rooming house with single board partitions throughout; no heating, toilet and sink only for each suite; a bath has recently been installed in the basement on the mud floor.

Value for Sale . . . . . \$1800

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore.

WGM-JM



HEALTH DEPARTMENT

STEWART MURRAY  
M.D., D.P.H.  
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Nov. 4th, 1943.

Office of Custodian of Alien Property,  
675 W. Hastings St.,  
Vancouver, B. C.

Attention Mr. P. Douet

EVACUATION SECTION	
Rec'd	NOV 5 1943
File No.	4909
Ans.	
Referred	Douet

Dear Sirs:-

Re: 55 West 5th Avenue,  
Owner - UNO, Kosaburo.

The District Inspector advises me that he finds the Japanese bath, which should have been taken out, is still there and was partially burnt by a fire, evidently started by some children.

The present bathroom is very unsatisfactory and the bath itself has been improperly connected. The tenants refuse to use it for that reason. In its present state and due to no hot water supply, it has become useless.

Your letter of July 27, 1943, stated the B.C.E.R. Company were going to reserve two tank type water heaters for this building. Perhaps this could be carried out.

There are no garbage cans provided for the tenants and the lack of a caretaker is quite evident here.

It is therefore required that the foregoing matters be given some attention if these premises are to continue operating as a lodging house.

Will you see what can be done and advise me?

Yours truly,

CHIEF SANITARY INSPECTOR.

GAR:EM



4949

November 8, 1943.

Attention Mr. G. A. Rogers

The City of Vancouver,  
Health Department, City Hall,  
453 West 12th Avenue,  
Vancouver, B. C.

Dear Sirs:

Re: Kosaburo UNO -  
55 West 5th Avenue

We are in receipt of your letter of the 4th instant and have taken up the various matters you mention with our Agent, Mr. H. Hargreaves, and have instructed him to see that immediate attention is given to the removal of the Japanese bath, the question of hot water supply, and the provision of garbage cans. We will report to you at a later date, immediately we hear from our Agent, and regret that you have been obliged to write us again on this matter. However, we would point out that in some instances it is difficult for us to get Agents to look after Japanese property as we would like because much of the property is in poor condition and rented at a very low figure, as in this case.

We are trying to see if some arrangement cannot be made with one of the tenants to do a certain amount of caretaking.

Yours truly,

P. Douet,  
Administration Department.

PD:BS



4949

November 6, 1943.

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

Dear Sir:

Re: Kosaburo UNO -  
55 West 1th Avenue

Enclosed please find copy of letter dated the 4th of November just to hand from the City Health Department. We shall be glad to know if the B.C. Electric Railway Company have yet advised you regarding the two tank type hot water heaters mentioned in their letter to you of July 9th--also the two slot meters to go with these heaters.

Garbage cans will have to be provided, so will you please see to this and, if possible, make some arrangements with one of the tenants to see that the yard is kept tidy. Before proceeding with the installation of the heaters, kindly advise us what the cost of this work will be.

If the Japanese bath has not been removed, will you please arrange to have this done. The District Inspector points out that the bath has been improperly connected, and in view of the fact that W.D. Wallace & Son were paid to install this properly, we presume you will take this matter up with them.

Yours truly,

P. Doust,  
Administration Department.

PD:BS  
encls.



4949

November 9, 1943.

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

Dear Sir:

Re: Kosaburo UNO -  
55 West 5th Avenue

You will recall that about three weeks ago we had some telephonic communication regarding Mr. Power, one of the tenants at the above, repairing the leaky roof above where he lives if we provided the shingles. We wrote him on the 19th of October to know what shingles were required, and he advises us as follows:

"After going over the roof I find that three sides need shingling but one of these could possibly be patched to do for a while. It will take about eleven or twelve thousand shingles to do two sides and patch the other two sides, together with nails and flanking tin for the corners."

Will you kindly give us some idea of what the cost of the above materials would be, as without some idea of the expense involved we cannot proceed with these roof repairs.

Yours truly,

P. Douet,  
Administration Department.

PD:BS



*Yarwood & Durrant*

BARRISTERS, SOLICITORS, ETC.  
NOTARY PUBLIC  
DURLEY C. DURRANT

TELEPHONE: MA 9198 8822  
ROOMS 3 & 4, 423 HAMILTON ST.  
CORNER HASTINGS & HAMILTON STS.

*Vancouver, B. C.*

BRANCH OFFICE AT ABBOTSFORD, B. C.  
OPEN ON FRIDAYS  
PHONE: ABBOTSFORD 50

EVACUATION SECTION	
Rec'd	JAN 6 1944
File No.	4949
Ans.	
Notarized	<i>[Signature]</i>

January 4th,  
1944.

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

Attention Mr. P. H. Russell,  
Administration Department

Dear Sirs:-

re: Your File #4949

Replying to your letter of the 29th ultimo the writer would state that we are acting for the Executrix of the Estate of the late John Renner and in accordance with your request will be able to deliver to you a registerable Discharge of this Mortgage by the end of this month upon payment of the sum of \$731.73 made up as follows:

Balance of principal due . . .	\$ 700.00
Interest to 31st January, 1944	15.98
Bonus (three months' interest payable after maturity pursuant to provision contained in Mortgage)	12.25
Fee for Release	3.50
	<u>\$ 731.73</u>

We shall be pleased to hear from you as to when settlement will be effected and in the meantime will proceed to have Release executed by the Executrix.

Yours faithfully,

YARWOOD & DURRANT

per: *[Signature]*

DCD:FB *Nelda Renner*



To: The Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

I am aware that certain wiring has to be done to comply with City of Vancouver requirements on certain premises upon W33' of Lot 14, Block 22, D.L. 200A, and in the light of my knowledge confirm my recent offer to the Custodian to purchase the said property.

*Mayana Singh*  
.....





# CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL

SC CH 36/32 NLXEN 1 EX VIA SLOCAN CITY

**XCA-4**

LEMONCREEK BC JAN 17/44

P H RUSSELL 970

ADMINISTRATIVE DEPT OFFICE OF THE CUSTODIAN  
505 ROYAL BANK BLDG, VANCOUVER B.C.

RECEIVED YOUR LETTER ON FIFTEENTH WISH CREDIT BALANCE FOR FIFTEEN  
MONTHS RENT IN YOUR POSSESSION BE PAID TO JOHN RENNER  
COVERING MORTGAGE DO NOT DESIRE PROPERTY TO BE SOLD LETTER FOLLOWING

KOSABURO UNO

06294

446P

*Monthly. await letter.  
Clear mortgage as usual  
in course of sale.  
May 18/44*

EVACUATION SECTION	
Rec'd	JAN 18 1944
File No.	4269
Ans.	
Referred	Russell



*Yarwood & Durrant*

BARRISTERS, SOLICITORS, ETC.  
NOTARY PUBLIC

BURLEY C. DURRANT

TELEPHONE: MARINE 8822  
ROOMS 3 & 4, 423 HAMILTON ST.  
CORNER HASTINGS & HAMILTON STS.

*Vancouver, B. C.*

BRANCH OFFICE AT ABBOTSFORD, B. C.  
OPEN ON FRIDAYS  
PHONE: ABBOTSFORD 80

4949 -

February 7th,  
1944.

Office of the Custodian,  
Japanese Evacuation Section,  
508 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:-

re: Kosaburo Uno to John Renner -  
The W. 33 feet of Lot 14, Bl. 22,  
in subdivision of D.L. 200A,  
Map 197, Gp. 1, N.W.D.

Enclosed herewith please find Release of the above Mortgage executed by Mrs. Nedda Renner, Executrix of the Estate of the late John Renner deceased, together with Fire Insurance Policy No. 6019271 issued by Michigan Fire and Marine Insurance Co. of which the Executrix has released the mortgagee's interest.

These documents are being delivered to you on receipt of your cheque for \$731.73 covering mortgage principal, interest and fee for release.

Yours faithfully,

YARWOOD & DURRANT

per: *[Signature]*

DCD:FB  
encls.

*Received cheque of Custodian of Enemy Property  
for \$731.73 payable to Nedda Renner  
Executrix: YARWOOD & DURRANT  
per: *[Signature]**



MEMORANDUM

File No.: 4949

February 11th, 1944

To: FILE

From: Mr. Green

Re: Catalogue No. 337  
55 W. 5th Ave.

No chattels were declared at this property by Koseburo Uno, his wife, or children, whose files I have checked.

7092  
10093  
10094  
10112  
11461  
13764

Macaulay, Nicolls, Waitland & Co. confirmed on June 4th, 1942 that there were none here.

Re: 305 West 4th Ave.

Fixtures and equipment of a store operated at this address were declared -- see list filed in front of "JP". As an inspection revealed nothing here, an enquiry was addressed to the Japanese on January 4th, 1943. It appears from his answer of January 16th that everything was either taken on evacuation or disposed of except the following left at the former Japanese Language School 154 West 5th Avenue.

3 Beds and springs  
Old Shogool books

These premises are being used by the Custodian for storage.

HFG:IP



File No. 4949.  
Catalogue No. 337.

February 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kosaburo UNG  
West 33 ft. of Lot 14,  
Blk. 22, S.D. of D.L.  
200A, Map 197, Gp. 1,  
N.W.D.

With reference to the above property which was recorded in the Vancouver Land Registry Office, February 8th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application for Cancellation of a Charge number 107902, dated February 8th, 1944.
2. Copy of application number 97069-L dated February 1st, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 97070-L dated February 1st, 1944, registering the property in the name of Nagina Singh (Deed).
4. Duplicate of Transmission dated January 21st, 1944.
5. Duplicate of Deed dated January 21st, 1944 - Secretary of State to Nagina Singh.
6. Michigan Fire & Marine Insurance Policy No. 6019271.
7. Certificate of Indefeasible Title number 97070-L dated February 15th, 1944, covering the above property in the name of Nagina Singh.

*D. A. Cramer*

DAC:JS  
Encls.



2049

February 29th, 1944.

Mr. Kocuburo IHO,  
Registration No. 06294,  
Lemon Creek,  
Sloan City, B. C.

Dear Sir:

Re: 55 West 5th Avenue

With reference to the enquiries you have made through Mr. J. S. Burns, B. C. Security Commission Supervisor at Lemon Creek, B. C., in connection with the above property, we would advise you as follows:

In the first place a copy of your account has been prepared by our Accounting Department, which statement includes receipts and disbursements up to the end of November, 1943, and from this statement you will see that there is a balance in your favour of \$188.57. The statement has not been continued beyond this date as this property has been sold and the adjustment date will be the end of November, so that subsequent rentals and disbursements need not be considered here.

We would explain that the rear building at 55 West 5th Avenue containing the four-roomed suites required considerable repairs and alterations, which had they not been undertaken would have resulted in these premises being closed down either by the Health and Building Departments or the Electrical Department of the City of Vancouver, or by all of these Departments. In order to comply with the bylaws it was necessary to install a bath and a great deal of plumbing and general repairs had to be undertaken. In addition to this the electric wiring was condemned and a contract for re-wiring running into a little over \$160.00 had to be entered into.

This, as in the case of the bath, etcetra, was financed by your appointed agent, H. Hargreaves, and you will see from the attached statement the many items for repairs which include plumbing, etcetra, that had to be done to the small house in the front of the Lot. These repairs and alterations have of course improved the property, and we would advise that same was sold for \$2000.00 at the end of November, after an independent valuation was made.



4949

March 1st, 1944.

Attn: Mr. G. A. Rogers

City of Vancouver,  
Health Department,  
City Hall,  
453 W. 12th Avenue,  
Vancouver, B. C.

Dear Sirs:

Re: Kosaburo UNO -  
55 W. 5th Avenue

With reference to our conversation last week in connection with the above property, will you kindly note that same has been sold to Nagina Singh, of 826 East 56th Avenue, Vancouver, B. C. The final documents have not yet been handed over to the above, but will be in the near future and we presume that in connection with any alterations or additions required to meet your regulations as to bathing facilities, etcetra, will be communicated by you direct to the new owner.

Yours truly,

P. Douet,  
Administration Department

PD/ER



4949

March 1st, 1944.

Attn: Mr. L. H. Miller

City of Vancouver,  
Electrical Department,  
City Hall,  
453 West 12th Avenue,  
Vancouver, B. C.

Dear Sirs:

Re: 55 West 5th Ave.  
Your File #2044.

With reference to the correspondence we have had with you in connection with the above property and referring particularly to your letter of September 30th, 1943, will you kindly note that this property has been sold to Regina Singh, of 826 East 56th Avenue, Vancouver, B. C., who has been advised regarding the state of the electrical wiring and that you may require certain re-wiring to be done.

Any further communication in connection with this matter should be addressed to the new owner.

Yours truly,

P. Doust,  
Administration Department.

PD/ER



Norris & MacLennan

Solicitors at Law, Vancouver  
Notaries Public

T. G. NORRIS, K.C.

J. A. MACLENNAN, LL.B.

CABLE ADDRESS: "NORRIS"  
VANCOUVER, CANADA  
TELEPHONE: PACIFIC 8884

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

EVACUATION OFFICE	
Rec'd	MAR 14 1944
File No.	4949
Ans.	
Referred	W. A. M.

March 13, 1944

The Custodian of Enemy Property,  
506 Royal Bank Bldg.,  
VANCOUVER, B. C.

Dear Sir:

*Lot No 337.*

Re: Kosaburo UNO, Reg. No. 06294  
and Lot 14, Block 22, D.L. 200 A,  
Vancouver, B. C.

We have been consulted by the above  
named in connection with the purported sale of his  
real estate by your office.

On his behalf, we wish to advise that  
Mr. Uno objects to the sale of his property and  
advises that even in the event of it being sold, it  
should have realized at least \$5,000.00 and on his  
behalf, we protest both against the sale and the  
price received which he states is ridiculous.

Yours truly,

NORRIS & MacLENNAN

Per: *[Signature]*

JAM/JS

*W. A. M.*

*Valuation attached - \$1500 - Sold for \$2000.  
(only other offer was for \$1000 -)  
Assess Value Land. \$530  
Imp. 2000.  
\$2530*

*Hon.*

*15/3*



4949

March 23, 1944.

Mr. Kosehuro IWO,  
Registration No. 06294,  
Lemon Creek,  
Sloan City, B. C.

Dear Sir:

Re: Catalogue No. 337  
55 West 5th Avenue  
8331/24/22/200A

Please be informed that 55 West 5th Avenue has been sold as of November 29, 1943 for the sum of \$2,000.00 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 account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price		\$ 2,000.00
Less Discharge of mortgage	\$ 731.73	
" Real Estate Agent's Commission @ 5%	<u>100.00</u>	
	\$ 831.73	<u>831.73</u>
Net credit to your account		<u>\$ 1,168.27</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:EB  
as to B. C. Security Commission.



Mem No. 337  
4949  
5th Avenue

Receipt of Certificate of Title No. 97070-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled. Receipt is also acknowledged of Michigan Fire & Marine Insurance Company policy No. 6019271 together with assignment thereof in quadruplicate, and cheque for \$107.00 representing closing adjustments on sale to me of 55 West 5th Avenue.

Dated at Vancouver, B. C., this 27<sup>th</sup> day of March 1944.

Margina Singh



Lemon Creek,  
Hawaii, B.C.  
April 4, 1944.

Mrs. J. Duet, Administration Dept.  
Office of the Custodian,  
516 Royal Bank Building,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	APR 12 1944
File No.	4949
Referred	Duet
sent to you	

Dear Sir:

I was informed on the March 23, 1944, that my property of 55 West 5th Avenue was sold on November, 1943, for the sum of \$2000.

I also received a written statement of my property and in checking over it, I believe there are exactly a credit balance of \$188.57 from the rents collected after the payment of repairs etc.

May I request that you forward me the balance of \$188.57 now in your hands. If it is impossible to send it all at once, please send \$100 and the balance the following month.

Your attention to the above matter would be appreciated.

Yours very truly

Kosaburo Uno  
Reg. No. 06294



*2/11/44*  
*3076*

MEMORANDUM

May 31st, 1944.

TO: Mr. Good, Accounting Department  
FROM: Administration Department.

Re: Kosaburo UNO - Reg. #06294  
File No. 4949

We have a request from the above to forward to him \$188.57, which was the balance standing to his credit at December 14th, 1943, (as per statement of his account sent him) and represented accumulated rentals, etcetra, less disbursements for repairs, etcetra, up to the time of the sale of the property.

On April 25th we sent Uno \$100.00 on account of this \$188.57 and the writer prepared a cheque requisition for the balance, namely \$88.57. Mrs. McArthur now wishes to know whether, out of the adjustments made relative to the sale of the property, any funds were used from the proceeds of the sale, or whether such amounts were used from rentals. I have consulted Mr. Peters on this matter and he is not prepared to split up the account, and the writer does not feel that it is his responsibility to do this.

It would seem that in this matter there is a principle involved as to whether or not, in making the present further remittance of \$88.57, funds are used from rentals or the proceeds of the sale. The fact remains that, whatever happens in the test cases, presumably the properties themselves will not be given back to the Evacuees, and sooner or later they will request that funds be sent them from the total funds standing to their credit.



It may be that Mrs. McArthur is right and that we should  
not remit this \$88.57, and it may be that we should not have remitted  
the first \$100.00.

Will you kindly look into this at your convenience?

P. Donet.

PD/ER

PD

Please see me

*[Handwritten signature]*



4949

September 15th, 1944.

Mr. Kossaburo UHO,  
Reg. No. 06294,  
Lemon Creek,  
Slocan, B. C.

Dear Sir: Re: 55 West 5th Avenue, Vancouver, B. C.

The party who purchased the above property is in touch with the Rental Control Board respecting rentals and he has requested us to obtain from you the names of the tenants of the small house on this property, also, of the four suites in the main building together with the rents paid in each case as at January 1940.

If this information is not available then will you please let us have similar information at the time you left Vancouver in 1942.

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

Thanking you,

Yours truly,

P. Douet,  
Administration Department

PD/ER



Line 4949

Loman Creek,  
Slater, B.C.

October 1, 1944

The Custodian,  
506 Royal Bank Bldg.,  
Hastings & Granville St.,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd OCT 4 1944	No. 4949
Referred	Douglas

Re - 55 West 5th Ave., Vancouver, B.C.

Dear Sir:

In regards to the letter which I received a few days ago. I am very sorry but I just can not recall the names of the tenants of the small house and the four suites in the main building, also, the rents which I received from them. I did not bring any of my old references.

At the time of my evacuation I had already asked Mr. Macgregor to look after the property. Please get information from Mr. Macgregor, ~~and~~ my agent.

Yours truly,

Kosaburo Uno.



307 Royal Bank Building,  
Vancouver, B.C.,  
12th December, 1944.

13103  
Evacuee Section

Messrs. Harris & MacLennan,  
Barristers and Solicitors,  
603 West Hastings Street,  
Vancouver, B.C.

Attention: Mr. MacLennan

Dear Sirs:

Re: Advance Manufacturing Co. Ltd.

We acknowledge with thanks your communication of 8th instant enclosing list of the shareholders of the above named Company.

Search reveals that the addresses of the Japanese holders are now as follows:

Jitaro TANAKA - 4396 DeBillion St., Montreal, P.Q.  
Sataro TANAKA - c/o Mountain Sanatorium, Hamilton, Ont.  
Kosaburo UNO - Lemon Creek, Slokan, B.C.  
Yuki UNO - Lemon Creek, Slokan, B.C.

As Jitaro Tanaka, Kosaburo Uno and Yuki Uno are all evacuees and Sataro Tanaka is a released internee, the Custodian is willing to permit them to liquidate their holdings in this Company, provided there is no undue delay in this regard. In the list which you have furnished all are described as internees and if this were so, the Custodian would dispose of the assets in accord with the provisions of the Revised Regulations Respecting Trading with the Enemy (1943); shares would have automatically vested.

When you were here about a month ago, you advised that Mr. Egan desired to purchase the interest of the Japanese and that you hoped to come to some arrangement whereby Tanaka would receive a sum in the neighbourhood of \$20,000.00. As he is the largest shareholder, we assume the rest would be willing to accept a price for their holdings in line with the sum he is willing to take. Please let us know if this deal is progressing.

The Custodian will take no steps to vest the shares under the Orders-in-Council prior to February 1st, 1945.

Yours truly,

E.W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/DG



NORRIS & MACLENNAN  
Barristers and Solicitors

Bank of Nova Scotia Bldg.,  
602 Hastings Street West,  
Vancouver, B. C.

December 15, 1944

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

Attention: Mr. Wright

Dear Sir:                    re Advance Manufacturing Co. Ltd.,  
                                    Your File #1303

We acknowledge your letter of the 12th instant.

We notice that in the list which we furnished you, the Japanese were described as Internees. We merely took this list from the Annual Returns which had been filed in Victoria and realize that, at any rate insofar as Jitaro Tanaka was concerned, he was not an Internee. We had nothing to do with preparing the Annual Returns of the company.

When we discussed this matter with you about a month ago we did not mean to leave the impression that Mr. Enga desired to purchase the interests of the Japanese. Actually, we had discussed the matter with Mr. Enga and his attitude was that he was just as well off to let the matter run along as it was. Mr. Tanaka, however, was concerned over the lack of returns from his interest, due to his enforced absence. What we have endeavored to do since then, is to find a purchaser, apart from Mr. Enga, who would take over Mr. Jitaro Tanaka's interest and possibly, if it could be arranged, to take over the interests of the other Japanese concerned. We, however, have no instructions to act for the other Japanese. As you assume, however, we agree that the remaining Japanese would most likely be willing to accept a price for their holdings in line with any sum Mr. Tanaka is willing to take.

We advertised in a local paper for possible purchasers of Mr. Tanaka's interest and have had 2 or 3 interviews with prospective purchasers. The difficulty, however, is that prospective purchasers wish to go into the concern in some capacity to look after their investment and to assist in managing the business. On the other hand, Mr. Enga doesn't wish to have any interference of any nature along these lines, although we must say that Mr. Enga is reasonable and is attempting to co-operate with us insofar as he can make sure that any deal which is made does not prejudice his own position.

Yesterday we had a long discussion with Mr. Enga who then expressed it as his wish that we endeavor to sell the entire company for a sum in the neighborhood of \$65,000.00. The only possibility of that, however, is to try to arrange a sale of the business as a going concern to one of the Eastern furniture manufacturing companies who may desire a branch in the West, and we are looking into that phase to see whether something cannot be done. There is also a further possibility that a local purchaser may be interested in the neighborhood of \$65,000.00 if Mr. Enga will agree to be employed by the company for a period of years to ensure the new owners not being at a loss for a man of Mr. Enga's qualifications, as it is difficult to obtain, at the present time, a man who thoroughly knows the furniture business.

We note that you will take no steps to vest the shares of the Japanese prior to February 1st, 1945, and we thank you for this information. At the same time, we do not wish it to be taken that we are consenting, even after February 1st, 1945, to the shares of Mr. Tanaka being vested. It is our opinion that your office would have no authority, in any event, to vest the shares under these circumstances. However, that is a difficulty which we will not anticipate.

Yours truly,  
NORRIS & MACLENNAN  
Per: "J.A. MacLennan"

JAM/CK

P.S. We have discussed with Mr. Enga also the possibility of his purchasing Mr. Tanaka's interest and that may be worked out although Mr. Enga has not the cash available. We propose to consult Mr. Tanaka to see what arrangements he would make on payment over a period of years, as, so far, his only instructions to sell his interest is on the basis that he would receive \$20,000.00 net cash which could be forwarded to him in Montreal immediately.



NAME Wm. K. Kinsburg

REGISTRATION NO. 06204

FILE NO. 1310

The following chattels were sold by public  
auction at Vancouver, B. C. on December 7th, 1914.

Box books	\$ .50
School books	.50
Records	.30

Total		<u>\$ .30</u>
Less Expenses:	(Auctioneer's Fee \$ .13 (Advertising .05 (Moving .17)	<u>\$ .35</u>
Net Proceeds Credited:		<u><u>\$ .95</u></u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 56

Remarks.



7092 8 4949  
Evacuee Section

507 Royal Bank Building,  
Vancouver, B. C.  
December 18th, 1945

Mr. Katsuro Uno,  
Registration No. 06294,  
Lemon Creek, B. C.

Re: Katsumi UNO, Deceased

Dear Sir:

We regret to learn of the recent death of your son,  
above mentioned.

In this connection we enclose herewith "Memorandum of  
Particulars" form, in triplicate, which we would ask you to please  
complete and return two copies to this office, for our information.

We wish to advise that we have record of the deceased  
claiming ownership of two (2) \$5.00 War Savings Certificates, which  
he stated were in his possession, and he was apparently the owner of  
ten (10) shares in the B. C. Purchasers' Association. Please advise  
us if you have any record of the disposition of these assets when  
returning the enclosed forms.

Your early attention to this matter would be appreciated.

Yours truly,

F. J. Johnston  
Administration Department

WJJ/JV  
Encl.



C  
O  
P  
Y

New Denver, B. C.  
Dec. 27, 1945

Dear Sir or Madam:-

In reply to your letter of Dec. 18, we are enclosing a duplicate form of "Memorandum of Particulars" in connection with the death of my son.

As indicated in your letter, I have in my possession two (2) \$5.00 War Savings Certificate belonging to him, but has no shares in the B. C. Purchasers' Association. The latter belonged to me.

Hoping you will settle the Undertakers account, as soon as possible. Your earliest attention to this matter would be appreciated.

"K. UNO"

#06294



File No. 7092 & 4949  
Evans Section

Date: Dec. 27, 1945

MEMORANDUM OF PARTICULARS IN CONNECTION WITH THE  
ESTATE OF KATSUMI UNO DECEASED.

- (1) Name and address of the deceased: KATSUMI UNO — NEW DENVER, B.C.
- (2) Date of death: DEC 6, 1945.
- (3) Cause of death: T.B. of lungs T.B. of Intestines
- (4) Place of death: NEW DENVER SANATORIUM
- (5) Age and Nationality: 22 — CANADIAN BORN JAPANESE
- (6) Did he leave a Will? No
- (7) Name and address of employer: \_\_\_\_\_
- (8) (a) Name of undertaker and his charge for services: JAMES DRAPER — \$200<sup>00</sup>
- (b) Have funeral expenses been paid? No Paid by whom? \_\_\_\_\_
- (c) If unpaid, who is assuming responsibility for payment? CUSTODIAN
- (9) Who ordered services of the undertaker? FAMILY
- (10) List of Assets:  
\_\_\_\_\_
- (11) List of Liabilities:  
\_\_\_\_\_
- (12) List of next-of-kin, showing names, addresses and ages:

FATHER	—	KOSABURO	UNO	—	67	YEARS
MOTHER	—	OIYO	UNO	—	54	"
BROTHER	—	YUKIO	UNO	—	28	"
SISTER	—	HARUKO	UNO	—	26	"
SISTER	—	YAEKO	UNO	—	24	"



## STATEMENT RE SALE OF:

Catalogue No: 337

Street Address: 55 W. 5th Avenue,  
Vancouver, B.C.  
Legal Description: W.33°14/22/200A.

Name: UHO, Kosaburo

File No: 4949

Reg. No: 06294

Date of Sale and Adjustments ..... November 29, 1943

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 2000.00
Real Estate Agents Commission	100.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
<del>Mortgage</del>		
Mortgage	731.73	
<del>Assessment of Taxes</del>		
<del>Other Charges</del>		
Adjustments:		
Fire Insurance		7.65
Taxes		6.91
Water	9.25	21.44
Scavenging	.80	2.40
Electricity	7.60	30.80
	<u>862.88</u>	<u>2069.20</u>
Net Proceeds credited to your account		1206.32

Date:..... February 11, 1946

Compiled by:..... George Peters.



February 12th, 1946

Mr. Kosaburo UNO,  
Registration No. 06294,  
New Denver, B.C.

Dear Sir:

We are in receipt of your letter of February 5th and would advise that the \$6.00 refund of security deposit you mention has been received by us from the B. C. Electric Company and has been credited to your account. This leaves you with a credit balance of \$792.37, and if you require a small amount of ready cash we suggest that you write us for the amount you require that we may take the matter up with the Department of Labour, Japanese Division, for their recommendation. We mention this in view of the fact that you ask us to forward you the \$6.00 above-mentioned.

We take this opportunity of enclosing a statement showing the net proceeds from the sale of your property at 55 West 5th Avenue, Vancouver, about which you were written at the time of the sale. You will observe that after allowing for the various charges and adjustments indicated on the statement the net proceeds amounted to \$1206.32. We also enclose a statement of your account which includes the above figure and which at the date indicated, namely August 1945, showed you had a credit balance of \$986.37. From this amount had to be deducted the \$200.00 you were forwarded at the end of December, which left \$786.37. To this has to be added the \$6.00 received from the B. C. Electric Railway Company, bringing the figure to \$792.37 as first mentioned in this letter.

Yours truly,

P. Douet,  
Administration Department

PD/ER  
Enc. 2

cc Department of Labour, Japanese Division.



2157 St. Andre St.,  
Montreal, P.Q.,  
June 22, 1946.

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

EVAC - TION SECTION	
Rec'd	JUN 26 1946
File No.	4749
Ans.	
Referred	E. Robertson

Dear Sir:—

With reference to my letter of May 16, 1946 asking you to send all the money I owe with you. Well, a month has gone by, and I haven't heard anything from you nor received the money. What is causing all the delay? As I am in need of the money right away, I hope you will give this matter your immediate attention.

Thanking you in advance, and hoping to receive the money immediately.

Yours truly,

Kosaburo Ueno.



REGISTERED - AIR MAIL

June 27th, 1946.

Mr. Kosaburo UHO,  
Registration No. 06294,  
2159 St. Andre' Street,  
Montreal, Quebec.

Dear Sir:

We regret that your request for funds has not received a more prompt reply. We enclose, however, Custodian cheque in the sum of \$793.32 which represents your entire credit in this office.

You have already been supplied with a statement covering the sale of the real property at 55 West 5th Avenue, Vancouver, together with a statement of your account up to August 31, 1945, showing a credit balance at that time of \$986.37. Our letter of February 12, 1946 brings this statement up to date, with the exception of an additional .95¢, being the proceeds of sale of school books which makes up the amount of this cheque.

According to your advice to this office the chattels declared by you were disposed of by yourself prior to evacuation, except for the school books mentioned above, and the three beds and springs left in the school on 5th Avenue, Vancouver. The Custodian has been unable to find sale for the accumulation of beds stored in similar locations and felt that you would be agreeable to these goods being left for the possible use of the Red Cross. This disposition was made of them.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which vested in 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,

A. G. McArthur,  
Administration Department

AGM/ER  
Enc. 2



Catalogue No. 337

File No. 4949

55 West 5th Avenue

W33°/14/12/200A

ADJUSTMENTS

As of November 29, 1943 - 33 days to go.

Debit purchaser

33/365 x \$76.49 x Taxes for 1943	\$ 6.91
Insurance premium - \$11.00 @ 69.5%	7.65
(ex. 30/12/45)	
Registration fees on Deed. \$2,000.00	8.25
Water paid Nov. 2/Dec. 2	.44
" " Dec. 2/Jan. 6	11.75
" " Jan. 6/Feb. 2	9.25
<u>Sewerage</u>	
December	.80
January	.80
February	.80
<u>Electricity</u>	
Month ending Nov. 23 - no charge	
" " Dec. 23	12.05
" " Jan. 24	11.15
" " Feb. 22	7.60

Total debits \$ 77.45

Credit purchaser

Due on the 29th - Power - Nov. 29 to Dec. 28	\$ 11.40
Jan 29 to Feb. 28	11.40
Due on the 25th - Newcombe - Nov. 29th to Dec. 24 -	
26/31 x \$12.85	10.77
Jan. 25 to Feb. 24	12.85
Due on the 17th - Haines - Nov. 29 to Dec. 16 - 18/31 x \$12.85	7.46
Dec. 17 to Jan. 16	12.85
Jan. 17 to Feb. 16	12.85
Feb. 17 to March 16	12.85
Due on the 17th - Gentile - Nov. 29 to Dec. 16 - 18/31 x \$12.85	7.46
Dec. 17 to Jan. 16	12.85
Jan. 17 to Feb. 16	12.85
Feb. 17 to March 16	12.85
Due on the 17th - Rumro - Nov. 29 to Dec. 16 - 18/31 x \$12.85	7.46
Dec. 17 to Jan. 16	12.85
Jan. 17 to Feb. 16	12.85
Feb. 17 to March 16	12.85

Total credits  
Less total debits

\$ 184.45  
77.45

Net credit due to purchaser

\$ 107.00

*Further 1765 paid on Mch 31/44  
see reg # 8778: (see ltr. 31/3/44)*



Kosaburo UNO

Pg. No. 06294

File No. 4949

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
December 10	Rents collected			
	Taxes		\$ 136.50	
	Commission	\$ 12.25		
	Repairs & Maintenance	18.82		113.0
	Sundry	11.30		31.25
		23.07		6.28
1943				
January 9	Rent collected			25.65
	Commission		42.00	6.89
	Repairs	2.10		
	Sundry disbursements	31.35		161.10
February 8	Rents collected	8.04		81.70
	Commission		55.50	26.25
	Repairs, etc.	2.77		
	Sundry Disbursements	6.28		
February 17	Ck 1799 - H. Hargreaves Policy #6019271	2.40		
March 11	Rents collected	11.00		344.42
	Interest		66.00	
	Repairs, etc.	12.25		
	Sundry disbursements	25.65		
April 10	Rents collected	22.51		
	Commission - H. Hargreaves		74.00	
	Repairs	7.00		
	Sundry	6.89		
May 8	Rents collected	18.79		
	Commission		67.50	
	Interest	3.38		
	Repairs, etc.	12.25		
	Sundry disbursements	161.10		
June 10	Rents collected	.80		
	Commission		52.50	
	Sundry	2.62		
July 3	City of Vancouver - 1943 taxes	10.23		
July 12	Rents collected	76.49		
	Commission		59.50	
July 12	Repairs	2.97		
	Sundry	81.70		
August 5	Rents collected	9.14		
	Interest		81.00	
	Commission	12.25		
	Sundry	4.05		
	Certificate of Encumbrance - Vancouver	9.74		
September 17	Rents collected	1.00		
	Commission		91.50	
		4.57		



File No. 4949

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
September 17	Repairs	20.25		
	Sundry	11.06		
October 8	Rents collected		52.50	
	Commission	2.62		
	Sundry	9.06		
October 29	City of Vancouver - 1943 License for Apts. 55 W. 5th	21.00		
November 9	Rents collected		79.50	
	Disbursements	37.96		
	Rents collected		59.50	
	Disbursements	7.22		
	Disbursements	46.70		
November 29	Balance rents to date, nett		1.75	
	Credit re Sale of Property		1206.32	
<u>1944</u>				
April 26	Cheque to you	100.00		
June 3	Cheque to you	88.57		
<u>1945</u>				
June 8	Cheque to you	100.00		
August 31	Cheque to you	80.00		
December 18	Cheque to you	200.00		
<u>1946</u>				
February 4	B.C. Electric Railway refund of Security Deposit		6.00	
February 26	Proceeds Auction Sale		.95	
June 27	Cheque to you	793.32		
		<u>\$2132.52</u>	<u>\$2132.52</u>	

CR NIL

/ER  
April 21, 1948



ANALYSIS OF CLAIM FOR REAL PROPERTY

Apr. 20/48

**CLAIMANT:** Kosaburo UNO      Reg. No. 06294      File No. 4949  
**SUBJECT of CLAIM:** W.33 ft. Lot 14, Blk. 22, D.L.200 A, Group 1, N.W.D., Plan 197.  
**ADDRESS:** 55 W. 5th Avenue, Vancouver, B.C.  
**ACQUIRED VALUE:** 1943 - Land      \$ 530.00  
   Improvements      \$2000.00 - \$2530.00.

-----  
**CATALOGUE NO.** 337 (Tenders closed October 4, 1943).  
**APPRAISAL:** \$1800.00 - Pemberton Realty Corporation Ltd., Oct.30, 1943.  
**TENDERS:** No Tenders received on this property.  
**OFFERS:** \$500.00 - November 2, 1943 from R.H. Rayner. Rejected.  
                 \$2000.00 - November 15, 1943 from Nagina Singh through H. Hargreaves. Accepted.  
                 Approved by Advisory Committee - November 17, 1943.  
                 Mr. Uno advised of sale January 11, 1944.  
**SOLD:** \$2000.00 - to Nagina Singh.  
                 Date of Adjustments - November 29, 1943.  
                 Actual net credit derived from sale - \$1206.32, as per Statement of Sale on Claim File.

**CLAIM:** Estimated value of above property as given by claimant      - \$4,000.00  
Less amount at which property was sold by Custodian      - \$2,000.00  
LOSS CLAIMED      - \$2,000.00

**CONDITION of PROPERTY:** Baths or showers required - according to City Health Department letter of November 19/42  
Electric Wiring required - according to City Electrician's letter of January 27, 1943.  
Vermin extermination and plumbing repairs - according to Agent's (H. Hargreaves) letter of Mar. 18/43  
Roof needs re-shingling - according to report of June 4/42 by Macaulay, Nicolls, Maitland & Co. Ltd.

*W. J. Pemberton*  
*Apr. 20/48*

EXHIBIT NO. 1349-2  
DATE 3 June 1948  
FILED BY J. W. G. Munroe



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**

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Montreal, P.Q.,

June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSABURO UNO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

ROGER GUINET, Esq., K.C.,

appearing for the  
claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VITCH, C.S.R.,

Official Reporter.

30



K. Uno,  
In Chm.  
Discussion.

KOSABURO UNO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

MR. QUINET: My lord, this is a claim, an original claim, of \$4,000.00 for real estate, with an amount of \$2,000.00 credited, leaving a net claim of \$2,000.00.

DIRECT EXAMINATION BY MR. QUINET:

Q Mr. Uno, you are the claimant?

A Yes.

10 Q Would you take communication of a real estate claim form signed by you, together with comments, the appraisers' reports, identify same and file it as Exhibit 1?

A: Yes.

(REAL ESTATE, OTHER THAN FARM, PARTICULARS, MARKED EXHIBIT NO. 1).

Q I understand that your son, who speaks English very well, is present in this room?

A Yes. He is sitting over there.

Q Would you like your son to testify on your behalf?

20 A Yes.

Q What is your son's name?

A Yuikio Uno.

Q Thank you.

(Witness aside)

YUUKIO UNO, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

MR. QUINET: I would ask my friend to tender the analysis of claim for real property made on April 20, 1948.

30 MR. HUNTER: I tender the analysis of real property



as Exhibit 2.

(ANALYSIS OF CLAIM FOR REAL PROPERTY,  
APRIL 20, 1948, MARKED EXHIBIT 2).

DIRECT EXAMINATION BY MR. QUINCY:

Q Mr. Uno, you have personal knowledge of the details  
of your father's claim?

A Yes, I have.

MR. QUINCY: I would ask my friend to tender as  
Exhibit 3 the photograph of the property.

10 MR. HESTER: I hand it to you.

MR. QUINCY: Q: Mr. Uno, can you identify this photograph  
which is said to have been taken on February 10,  
1943? A: Yes, sir.

Q What does it represent?

A It is the bungalow in front.

Q It is the bungalow in front?

A Yes, sir.

Q Can you see something else at the back of the  
20 picture? A: Yes, sir.

Q What is there? A: The corner  
of the apartment.

Q The corner of the apartment?

A Yes, sir.

Q Will you file this photograph as Exhibit 3?

A Yes, sir.

(PHOTOGRAPH, CLAIMANT'S PREMISES, MARKED  
EXHIBIT NO. 3).

Q From what you know of the state of the property,  
30 does that picture give an accurate reproduction  
of the property as it was when you were evacuated?



Y. Uno,  
In Chief.

A Yes, sir.

Q Have you looked at it closely enough?

A May I see it again?

Q Yes.

A: Yes, sir.

Q Did you actually see the property around the time it was photographed in 1943? Were you not in Vancouver, yourself, in 1943?

A Yes, sir, I was.

Q Did you see the property at that time?

20A A Yes.

Q Was it in the same state as it appears to be in that photograph, in 1943, to the best of your recollection?

A: I believe so.

Q This property has been described as a bungalow and apartment at the rear. Can you give more details as to the way it was divided, how many rooms in the bungalow and how many apartments in the apartment at the rear?

20 A It was a 5-roomed bungalow in the front, and a 16-room building in the back, divided into two and four-room suites.

Q For what was this apartment used?

A A residence, a residential building.

Q Was it only yourself and your father and your family who used it?

A No, sir; it was rented.

Q It was rented?

A: Yes, sir.

Q Rented to whom?

A: Well, to tenants.

Q How many tenants in 1942?

30 A Four, four-roomers. They took four rooms.



Q Four roomers who took four rooms each?

A Yes, sir.

Q And the claim says that the total rental value was \$48.00 a month for the apartments?

A Yes, sir.

Q And then the bungalow, \$15.00 a month?

A Yes, sir.

Q Does it mean that the bungalow was partly rented to tenants, also, to roomers?

10 A Well, another family had the bungalow.

Q While you were residing there?

A No. You mean in 1942?

Q Before the evacuation?

A: Yes, sir.

Q For \$15.00 a month?

A: Yes, sir.

Q Was that the whole bungalow or part of it?

A The whole bungalow.

Q The whole bungalow. So, where was your father and his family living at the time?

A We had another place.

20 Q You had another place?

A: Yes, sir.

Q I see; very well. Is there anything else you wish to add, giving details as to the claim, knowledge of which you said you had?

A No. I think that is about all.

MR. QUINCY: Thank you. Your witness.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. I tender the appraisal of Pemberton Realty Corporation Limited, dated October 30, 1943.



Y. Uno,  
Discussion.

"This is a very old five roomed bungalow in very bad state of repair. Also a 2-storey frame apartment at the rear. This is a regular Oriental rooming house with single board partitions throughout; no heating, toilet and sink only for each suite; a bath has recently been installed in the basement on the main floor.

Value for sale . . . . . \$1800.00."

(APPRAISAL, PEMBERTON REALTY CORPORATION LTD.,  
OCT. 30, 1943, MARKED EXHIBIT NO. 4).

I tender an appraisal or a report, rather, made by Messrs. Macaulay, Nicolls, Maitland & Company, Ltd., dated June 4, 1942. After the legal description they say:

"This property consists of a 5-room bungalow at the front of the lot, with a large 2-storey building at the rear containing 16 rooms divided into 4 suites of 4 rooms each.

The only bath is a Japanese bath in the basement. Each suite has a toilet and sink.

Both building and bungalow are heated with stoves. The bungalow is in a very dirty condition, and the roof needs rechingling.

Both buildings have been recently painted."

You will note that the end of the first paragraph it is said that this property is in a poor residential district.

I will tender that as Exhibit 5.

(REPORT, MACAULAY, NICOLLS, MAITLAND & CO.,  
JUNE 4, 1942, MARKED EXHIBIT NO. 5).



I. Uno,  
Discussion.

I tender a letter of the Health Department of the  
City of Vancouver:

"No: 55 West 5th Avenue,  
Owner - Kosehuro Uno.

"The above premises comprise two separate  
buildings, the front building being a 5-  
roomed house and the rear a two-story struc-  
ture consisting of 4 four-roomed suites.

20 "The house in front is equipped with a  
bath, toilet and sink, and a wash basin in  
the bathroom the trap and waste of which was  
removed by a plumber, recently engaged by Mr.  
Hargreaves, 2601 Main Street. There does not  
appear to be any reason for this change but  
if the basin trap and waste is not to be  
restored, the taps must be removed and the  
water pipe sealed. A washbasin is not re-  
quired by By-law. A pail now catches all  
water from this fixture.

"Rear Building

20 "All four suites are provided with sinks  
and toilets but lack bathing facilities. There  
is the usual Japanese bath in the basement.

"Cockroaches are in evidence in the  
front lower and upper suites. Some refuse in  
the basement and eradication of rats and  
rat-proofing require attention.

30 "These suites, under the Lodging House  
By-Law, require 2 baths or showers but some  
agreement might be reached whereby one bath  
or shower would provide the required



"Facilities.

"I would appreciate any decision on the foregoing."

I tender that as Exhibit 6.

(LETTER, HEALTH DEPARTMENT, VANCOUVER, B.C.,  
TO CUSTODIAN, NOV. 19, 1942, MARKED EXHIBIT 6).

THE COMMISSIONER: May I have the date of that report,  
Mr. Secretary?

THE SECRETARY: November 19, 1942, my lord.

MR. HUNTER: And a letter from the City Electrician's  
office, dated January 27, 1943:

"RE: - 55 West 5th Avenue.

I would respectfully beg to inform you  
that I have been in contact with Mr. Har-  
greaves, who evidently is the appointed  
agent for this building. On November 19,  
1942, a survey was made of the electric  
wiring in the above premises and we found that  
unapproved wiring had been added supplying  
energy to lights upstairs, and that the cord  
drops were in a very poor state of repair,  
and the service was greatly overloaded. As  
these matters constitute a grave hazard to  
life and property by fire, I would ask that  
this matter immediately receive your atten-  
tion.

"Up to the present time, I have not  
been able to make much headway with Mr.  
Hargreaves who states that you have this  
contract in hand. Thanking you for your kind  
co-operation in this matter."



I tender that as Exhibit 7.

(LETTER, CITY ELECTRICIAN, VANCOUVER, B.C.,  
TO CUSTODIAN, JAN. 27, 1943, MARKED  
EXHIBIT NO. 7).

These letters are put in to be proven later,  
of course.

THE COMMISSIONER: Yes.

10 MR. HUNTER: In answer to Exhibit 1, where it points  
out that the Custodian made repairs to the building  
amounting to \$751.75 before the sale, those  
repairs were not made just to increase the value  
of the property, they were made because the city  
threatened to condemn the property if they were not  
made, and, while they may have somewhat increased  
the value, nevertheless before that there was no  
sale because they could not sell anything which  
would have been property subject to condemnation.

It appears to be entirely a question of  
value, and there are no questions.

20 THE COMMISSIONER: I might point out that Exhibit 5  
refers to the fact there was a mortgage of \$1000.00  
to the Japan and Canada Trust Savings Company  
carrying 7% interest. This is dated June 4, 1942.

MR. HUNTER: Exhibit 2 shows the particulars of the  
sale, my lord. Your Lordship has it before you.

THE COMMISSIONER: Yes. I observe that.

Any questions, Mr. Ouimet?

MR. OUIMET: Yes, my lord.

RE-DIRECT EXAMINATION BY MR. OUIMET:

30 Q Mr. Uno, you heard the references to the state of



Y. Hoo,  
Discussion,  
Re-Direct Exam.

the house in Exhibit 5.

Would you look at this exhibit and see what you have to say about it? First of all, as to No. 2, where the bungalow was in a very dirty condition and the roof needed re-shingling?

A No. When we left it, I do not think it was as bad as all that.

Q When you left it, you do not think it was as bad as all that?

10 A It says in a very dirty condition.

Q Had you been living in it?

A No, sir.

Q Had your father any other sources of income than the rental from this bungalow and apartment?

A No, sir.

Q Had you, yourself, been in the premises before?

A Living, do you mean?

Q Not living, but had you been inspecting the premises?

20 A Now and then we would, yes.

Q Now and then you would? At Yes.

Q Who was collecting the rents?

A My father sometimes.

Q Is it to your knowledge whether or not the City Electrician's office ever made any reports to your father concerning the wiring?

A No, sir.

Q Do you swear that they did not?

A As far as I can remember, no, sir.

30- Q Would you have known if they had?



Y. Uno,  
Re-Direct Exam.

A Yes, sir.

Q Were you living with your father?

A Yes, sir.

Q Were you attending to his business?

A He does not understand English or read, you know.

Q Were you aware, or would you have been aware if the Health Department of Vancouver had communicated with your father concerning the installation of baths and the light?

10 A (No audible answer).

Q It says here---

THE COMMISSIONER: The electrician's report is Exhibit 7.

MR. QUINCY: Yes, the electrician's report is Exhibit 7, but I was under the impression the Health Department had said something about the bath.

THE COMMISSIONER: That is Exhibit 6.

MR. QUINCY: I have it but I cannot seem to read it.

MR. HUNTER: Practically down at the bottom of Exhibit 6, the last paragraph.

20 MR. QUINCY Q: "—some agreement may be reached whereby one bath or shower would provide the required facilities."

Had you been approached by the Health Department concerning the installation of a bath and shower beforehand?

A No, sir.

Q Is it to your knowledge whether or not the bungalow and apartment had been regularly visited by the Health Department and the City Electrician's Department?

A I could not say.

30 Q You could not say. Was there a janitor in charge



V. Uno,  
Re-Direct Exam.

of the premises?

A: No.

Everybody was looking after it.

Q Everybody. With respect to the vermin extermination and plumbing repairs, have you any knowledge of it, as appears on Exhibit?

A I do not know about that.

Q You do not know. Do you know whether your father would? A: Well, he was out of Vancouver by then.

10 Q He was out of Vancouver by then?

A That is, in 1943.

Q With respect to the repairs which had been made to the amount of \$731.00, is it to your knowledge whether or not those repairs would have been made at your father's request? A: No, sir. He did not know anything about them.

MR. OULMET: No further questions, my lord.

MR. HUNTER: I wonder, my lord, if we could just find out where they get that total of \$731.73?

20 THE COMMISSIONER: To what do you refer? Is that in the claim?

MR. HUNTER: In Exhibit 1.

MR. OULMET: Yes, because if I am not mistaken there is a letter or a statement from Mr. Hargreaves in my friend's file whereby it is totalized to \$731.00.

THE COMMISSIONER: You will observe that there were arrears on the mortgage.

MR. HUNTER: That appears to be the amount owing under the mortgage, my lord.



Y. Uno,  
Discussion.

There is a letter here from Messrs. Garwood & Durant, giving a mortgage statement and that is the amount covering the mortgage, principal, interest and discharge fee.

THE COMMISSIONER: Yes. In paragraph 5 in Exhibit 5 shows that at this date, June, 1942, there was \$700.00 owing on the mortgage.

MR. HUNTER: I think it is a mistake, my lord, because--

MR. QUINCY: There is a letter which was sent to Mr. J. MacLennan of Morris & MacLennan, March 9, 1944, by the claimant stating that he had received a letter from the Custodian stating that he valued the property at \$2000.00 less \$731.73 for general repairs. That may have been the claimant's own mistake at the time.

THE COMMISSIONER: Well now, in the circumstances, Mr. Hunter, I would direct the Custodian to furnish a detailed statement of the account to them.

MR. HUNTER: It has been furnished, my lord.

THE COMMISSIONER: It has?

MR. HUNTER: In each case, a detailed statement, a copy of which is here. I am just adding up the repairs now.

THE COMMISSIONER: I see. Did you receive a detailed statement of the account from the Custodian?

MR. QUINCY: We are not denying that, my lord. We did get it.

THE COMMISSIONER: All right; that is all, then; thank you, Mr. Uno.

MR. HUNTER: The repairs total \$344.48 in this case,



14  
Y. Uno,  
Discussion.

My lord.

THE COMMISSIONER: Thank you.

MR. QUINCY: I will admit the accuracy of the figure,  
My lord.

THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and  
accurate transcript of the proceedings herein.

10  
*A.G. Veitch*

"A.G. VEITCH, C.S.R."  
OFFICIAL REPORTER.



DEFENCE BRIEF

Montreal  
June 3, 1948

Kosaburo UNO

File No. 4949

Case No. 1349

- Ex. 1 - Real Property Statement
- Ex. 2 - Analysis of Real Property Claim
- Ex. 3 - Photograph of house.
- Ex. 4 - Pemberton's Appraisal.
- Ex. 5 - Macaulay Nicolls Report
- Ex. 6 - Health Dept. letter re plumbing.
- Ex. 7 - City Electrician's letter.

REAL PROPERTY CLAIM

1. City of Vancouver, West 33 feet of Lot 14 Block 22 District Lot 200 A Group 1, New Westminster District, Plan 197.

Claim

\$4,000.00

Appraisal

\$1,800.00

Sale Price

\$2,000.00

Witness: Pemberton Realty Corp. Ltd.  
per W.G. Moore. See Mr.  
Hunter's comment at page 9  
line 7 et seq, regarding  
the repairs made by the  
Custodian. See then the  
re-direct examination, which  
deals with that matter, and  
Mr. Hunter's comments thereto.

Aside from that matter, this  
claim would appear to be a  
question of value.

Summary of Witnesses

W.G. Moore of Pemberton's.

FRS/mw



Name of Claimant **USO, Kosaburo**  
 Custodian File **4949**

Case **1349**

<u>REAL PROPERTY</u>										
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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
2000.00	100.00 12.50									112.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										112.50



4949

October 24th, 1950.

Mr. Kosaburo UNO,  
2159 St. Andre St.,  
Montreal, Que.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1349

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 ... \$112.50.

Cheque in your favour is enclosed for \$105.99 and we have paid the Co-Operative Committee .. \$ 6.51 for legal fees as authorized by you.

Yours truly,

FGS/js  
1 encl.

F.G. Shears  
Director