

9219

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9219

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: AMANO Katsuyo (Mrs. Teiichi).

HOME ADDRESS: 2141. Dundas Street, Vancouver, B.C.

REGISTRATION NUMBER 06531. SEX: Female. AGE: 45.

OCCUPATION: Housewife.

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

EMPLOYER: None.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Teiichi.

ADDRESS OF WIFE OR HUSBAND: as above.

NAMES OF ANY LIVING CHILDREN: Noboru (M) Miyoko (F) Shigeru (M)

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 20, 18, 10.

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

1. LOCATION AND DESCRIPTION: 2141. Dundas Street, Vancouver, B.C.

Lot 12N₁ Block 20 D.L. 184.

2. BUILDINGS AND OTHER IMPROVEMENTS:

2 storey wood frame dwelling house.

1 Factory (for making Bean Paste).

Offices. Storeshed.

3. INSURANCE (Give particulars; state where policies are) \$1,500.00 Fire Insurance on Dwelling house, National Fire Insurance of Paris, Agents, Hobson, Christie & Co., Vancouver. Policy in the care of Richard, Akroyd & Gall, Ltd., Pender St., Vancouver, B.C.

4. TAXES (Amount and where payable) \$53.75 payable at the City Hall, Vancouver, B.C. 1941 Taxes paid.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by self. When evacuated

will put house into the hands of Agents, Messrs. Richard, Akroyd & Gall, Pender St.,

Vancouver, to whom the key of the house will be handed over.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Richard, Atwood & Gail, Ltd.,
Pender St., Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None.

2. LANDLORD'S NAME AND ADDRESS: None.

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

4. STATE WHEREABOUTS OF LEASE: None.

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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.

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____ None.
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____ None.
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
None.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
None.
8. BANK ACCOUNTS: _____ None.
9. LIFE INSURANCE: _____ None.
10. INTEREST IN ANY ESTATES OR TRUSTS. _____ None.
11. SAFETY DEPOSIT BOX: _____ None.

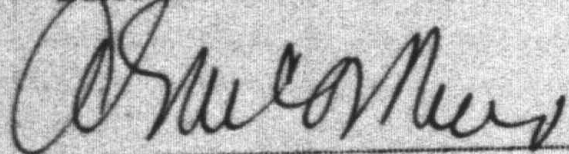
LIABILITIES:

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.

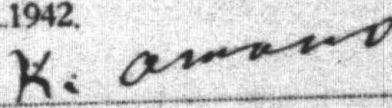
I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 15th day of May, 1942.



Witness

(Signature)



FOR DEPARTMENTAL USE

May 14, 1942.

Dear Sir:

With regard the attached Form J. P., it is my wish, and with the sanction of the Custodian, that Messrs. Richards Akroyd & Gall Ltd. be appointed your representative as they have acted in the capacity of Agent on my behalf for many years. This matter has been discussed verbally with Mr. Shearer of the Custodian Office, and recommended by him.

Yours truly,

Mrs. K. Amans.

INFORMATION FROM R.C.M.P.

DATE Mar. 16/43

Our File No. 9219

Full Name AMANO, Katsuyo (Mrs. Teiichi)
(Surname in Block Letters)

Registration No. 06531

Male - Female
(Check)

Age Oct. 7, 1896

Former Address 2141 Dundas St., City

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

Present Address P.O. Box 18, Revelstoke, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband Teiichi #06530

Name of Father Dec'd

Name of Mother In Japan

Names of Children under 16 _____

See husband's sheet

Requested by J. Spratt

Registered with Custodian yes
(Yes or No)

Additional Information Housewife

RICHARDS, AKROYD & GALL, LIMITED

VANCOUVER, B.C.

KATSUYO AMANO

REGISTRATION NO. 06531

REAL ESTATE AND PERSONAL PROPERTY

LOCATION.

2141 Dundas St., Vancouver, B. C.
Erected upon W. Lot 12, Block 20, D.L.184.
Clear Title.

DESCRIPTION

Two story, frame dwelling, patent roof.
consisting of six rooms, basement, no
furnace, exterior in good repair,
interior fair.

One story frame and metal building
used as factory and outbuildings.

*Referred to
Mr. Richardson
@ \$25 for report*

INVENTORY

No furniture in dwelling.
Fixtures in factory building as in
inventory contained in JP Form
of husband, I. Amano.

No stock.

INSURANCE

Dwelling \$1500.00, National Fire Insurance
Company of Paris, France.

Factory, \$2500.00, 1/3 with Bankers &
Traders Insurance Company Policy
#28626, 1/3 with Lumbermans Insurance
Company Policy # 9-5496, and 1/3 with
Merchants Fire Assurance Corporation
Policy #39044.

LIABILITIES

None known.

RECOMMENDATION

Same as husband.

see file 9213

Richards Akroyd & Gall Ltd.

W. H. Moorhead

15/6/42

File No. 9219

SUMMARY

October 24th, 1946

REAL ESTATE

Reg. No. 06531

Catalogue No: 96

Japanese Name: Katsuyo AMANO(Mrs. Teiichi)

Civic Address: 2141 Dundas Street, Vancouver, B.C.

Legal Description: Westerly half of Lot 12, Block 20, District Lot 184, Plan 178, Vancouver, B.C.

Classification: Dwelling and Factory Building,

Registered in name of: Katsuyo AMANO

Title: Clear as per Certificate of Encumbrance June 7, 1943.

Sold to: John Walter Wong, Peter Frank Lowe and William Stanley Comer for \$1525.00 Cash as August 21st, 1943

Title delivered to: Richards, Akroyd & Gall Ltd., Agents for the Purchasers as Nov. 19, 1943. Certificate of Title No. 91589-L. Adjustments completed.

Funds released to account of: Katsuyo AMANO from Joint account of Teiichi AMANO and Katsuyo AMANO as April 12th, 1944 as shown per accounts statement on on file #9219.

Chattels: Not involved.

Fire Insurance: Transferred to new owners.

Remarks: These premises were located at 2141 Dundas Street and were placed under the Agency of Richards, Akroyd & Gall Ltd., by Teiichi AMANO. The dwelling thereon was rented at \$25.00 per month to a Mr. Richardson. The Agents collected the rents and generally looked after the property remitting rental to the office of the Custodian for credit of Katsuyo AMANO. Later a Mr. Elchuk became tenant at the same rate. The property when sold in August 1943 was included in the sale of 2135 Dundas Street and certain Shoyu Bean Sauce and Equipment for making same, for a total of \$9000.00.

Discussion with Mr. Shears provides for an analysis and revised statement of account #9219 Katsuyo AMANO in relation to the above named property and chattels.

Assessed value 1943

Land	-	\$325.00
Improvements	-	<u>1500.00</u>

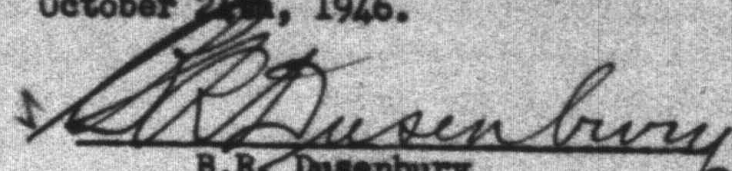
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SUMMARY - REAL ESTATE - continued.

File No. 9219

Appraisal	-	\$1250.00
Sale price	-	1525.00

The above Summary is certified to be
in accordance with the information on file,
October 24th, 1946.


B.R. Dusenbury
Office of the Custodian.

File No. 9219

Name. AMANO, Katsuyo (Mrs. Teiichi)

Civic Address. 2141 Dundas Street, Vancouver, B. C.

Legal Description. Westerly half ($\frac{1}{2}$) of Lot 12, Block 20,
District Lot 184, Group 1, New Westminster
District, Plan 178.

Classification. Dwelling.

SOLD

This property has been sold to John Walter Wong, Chemist, Peter
Frank Lowe, Manufacturer, and William Stanley Comer,
Manufacturer's Agent, of Vancouver. See Mr. Shear's
letter of August 21, 1943.

Chattels sold - see auctions sheets of
Oct. 14th and Nov. 10th.

1944
May 17th Memo re claims (Nil)

April 29th, 1944

Mrs. Katsuyo AMANO,
Reg. No. 06531,
P. O. Box. 18,
Revelstoke, B. C.

Dear Madam:

Referring to your letter of April 26th, the difference of \$20.80 in your account is a charge of \$10.80 for registering the transmission of 2141 Dundas Street to the name of the Secretary of State of Canada, and \$10.00 for an appraisal fee of the property.

As previously advised the property at 2135 Dundas Street, including the factory, was sold for \$4,400.00, and the chattels which included the sauce and equipment were sold for \$3,075.00. The above prices are subject to commissions, appraisals and registration charges and other adjustments as at the date of sale. These adjustments are being held up pending the final disposition of the proceeds of the sale.

On April 18th we forwarded you a cheque for \$269.21, being the proceeds of the sale of chattels removed from 2141 Dundas Street.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 9219

-- SUMMARY --

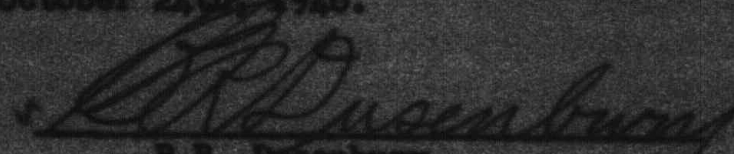
October 24th, 1946

-- LIABILITIES --

Katsuyo AMANO,
Reg. No. 06531

No indebtedness of Katsuyo AMANO is revealed
on the file.

The above Summary is certified to be
in accordance with the information on file,
October 24th, 1946.


B.R. Dusenbury
Office of the Custodian.

File No. 9219

--- SUMMARY ---

October 24th 1946

--- PERSONAL PROPERTY ---

- Katsuyo AMANO,
Reg. No. 06531

CHATELS:

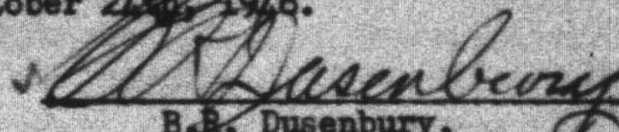
No Chattels are declared by Katsuyo AMANO in her registration of May 15, 1942. However her husband Teiichi AMANO declared Household effects and such Chattels at 2141 Dundas Street in his declaration. Subsequently these were removed and the proceeds of those sold were credited to the husband's account #9213. Later as April 1944 these proceeds were transferred to her account #9219 on our books and were forwarded to her as April 18th, 1944 according to statement on file. See Chattels Schedule, and Auction Sheets Nos 3 and 5.

SPECIFIED ARTICLES:

There are no Cameras, radios, Fire Arms, or Vessels revealed in the registration or the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
October 24th, 1946.


B.E. Dusenbury,
Office of the Custodian.

File Nos. 9213
9219

October 28th, 1943.

MEMORANDUM

TO: File

FROM: Mr. Spain

Re: AMANO Teiichi, Reg. No. 06530

AMANO Katsuwo, Reg. No. 06531

2135-2141 Dundas Street,

In preparing the inventory, and separating Factory Equipment from Personal Property, two rubber hoses were mentioned, one being considered part of the Factory Equipment and one part of the Personal chattels. A later visit proved this assumption incorrect, the two hoses being connected and extended for Factory use exclusively.

This removes one hose from the list of personal property.

GBS/HMS

CHATTLE SCHEDULE

File No. 9213/9219 --- Titled AMARO and Kateugo AMARO, Reg. No. 06530 & 06531 October 24/46

Declared	Sold at Auction	Remarks
see Page 1.	Oilcloth & etc.	
	Box of tools	
	Box of tools	
	4 doz. sealers	
	Grass shears	
	Gas burner & rods	
	Hockey sticks	
	Items decorations & toys	
	Belle curtains	
	Belle curtains	
	4 cushions	
	3 cushions	
	Screens	
	Shower	
	Box Heano set	
	kitchen chairs	
	4 Kiddie car	
	Baby cart	
	Tricycle	
	Lawnmower	
	Desk	
	Collapsible table	
	Electric washer	
	Dresser	
	Breakfast table	
	Buffet	
	Laquer table	
	Dresser	
	Dresser	
	Kitchen chairs	
	2 Tables	
	Chair	
	Chair	
	Crab	
	Platters	
	Flairh & 2 chairs	
	Range	
	Oil tank	
	Crock	

cabinet

1 small safe

doll carriage

Carpet sweeper

Wire fencing

Proceeds of these auction sales all are referred to wife's account, File 9219. See Mr. Wilson's memo on File 9213/1 dated April 17, 1944, except proceeds of auction Vancouver 56 Dec. 7/45 left in account File 9213/1.

One rubber hose was found to belong to factory.

On File 9213/1 see Ltr. from Miss M. Hortwell, Reg. No. 02945, File 13779 who claims personal belongings left at 2121 Dundas. Ltr. dated Nov. 26, 1943 from Mr. Spain in reply.

See Mr. Spain's Ltr Oct. 23/43 re missing articles on File 9219

M D A D Dundas

NAME AMANO, Teitichi Katsunyo

REGISTRATION NO. 06539

FILE NO. 9219

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on November 10, 1943.

Small Safe	\$ 65.00
Doll carriage	5.00
Carpet Sweeper	1.00
Wire Fencing	2.25

Total:	\$ 73.25
Less Expenses: (Auctioneer's Fee: \$7.33)	
(Advertising: 2.33)	\$ 16.76
(Moving: 7.10)	
Net Proceeds Credited:	\$ 56.49

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver #5.

Remarks. No inventory

NAME AMANO, Tetsuo Katung

REGISTRATION NO. 01538

FILE NO. 9219

The following chattels were sold by public
 auction at Vancouver, B.C. ON October 14th 1943.

Tray & Contents	\$ 0.25
Tray & Glassware	1.75
Lacquer Bowl & Box	0.40
6 Lacquer bowls	0.30
Decanter & 12 Glasses	1.50
Table Lamp	0.85
2 Vases & 2 Frogs	0.35
Cake Plate	0.40
Tray	1.10
Tea Set	0.50
Tea Set	2.10
3 Platters	1.10
Electric Heater	4.75
Bamboo Vase & Tray	0.50
Box Dishes	0.25
Box dishes	0.65
Box Dishes	0.60
Box Dishes	1.25
8 Bowls	1.25
Metal Dish	0.25
Ping Pong Set	1.60
Basket & Contents	1.25
Pan & Kitchen Utensils	1.35
Tray & Dishes	1.10
Book ends & Dictionary	1.30
Book ends & Buddha	1.50
Toy Gun & Ship	1.85
Crockery	0.85
Total: carried forward:	\$ 30.90
Less Expenses:	\$
Net Proceeds:	\$

~~Members of Auctioneering Staff Present:~~

~~Directed from Auctioneering List No.~~

~~Remarks:~~

NAME AMANO, Toshi. Katuyo

REGISTRATION NO. 06538

FILE NO. 9213

The following chattels were sold by public
auction at Vancouver, B.C. on October 14th 1943.

Total Brought forward	\$ 30.90
5 Bowls	0.60
4 Bowls	0.70
Large Plate	2.50
Large Plate	1.25
Medium Plate	1.25
Bowl & Crockery	1.10
Glassware	0.50
Jap Toy Swords	0.50
Large Thermos	3.25
Garbage can	1.75
Electric Iron	2.25
Oilcloth & etc.	1.30
Box of Tools	3.60
Box of Tools	8.75
4 dog Sealers	1.50
Grass Shears	1.00
Gas Burner & Rods	0.50
Hockey Sticks	1.10
Imas Decorations & Toys	2.50
Edie Curtains	2.75
Edie Curtains	2.25
4 Cushions	0.50
3 Cushions	0.50
Screens	0.50
Shower	4.00
Box Mechanic Set	0.75

Total:carried forward;

\$ 76.05

~~Less Expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Balance of Auctioneer's Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks.~~

NAME AMANO, Patricia Katsumi

REGISTRATION NO. 06938

FILE NO. 9213-9219

The following chattels were sold by public
 auction at Vancouver, B.C. on October 14th, 1943.

Total brought forward	\$ 78.05
4 Kitchen chairs	4.00
Kiddie car	1.25
Baby cart	1.50
Tricycle	5.00
Lawn Mower	4.25
Desk	10.50
Collapsible table	0.50
Electric washer	78.00
Dresser	5.00
Breakfast Table	9.00
Buffet	10.00
Lacquer table	1.10
Dresser	3.00
Dresser	2.50
2 Kitchen chairs	1.50
2 Tables	2.00
Chair	1.10
Crib	5.00
Pictures	1.00
Sleigh & 2 chairs	0.50
Range	34.00
Oil Tank	0.75
Crock	2.25
Cabinet	1.50

Total:	(Auctioneer's Fee: \$26.33	\$ 263.25
Less Expenses:	(Advertising: 9.20	\$ 90.53
	(Moving: <u>15.00</u>	
Net Proceeds Credited:		<u>212.72</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. 3.

Remarks. Auction took place at 992 Powell St.

9213 & 9219

21st August, 1943.

W.S. Connor, Esq.,
550 Beatty Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue Nos. 95 & 96
2135 & 2141 Dundas Street

This will acknowledge receipt of your letter of the 17th instant in which you enclosed Mr. John King's certified cheque for \$8,100.00. We have now received the full purchase price, namely \$9,000.00.

We note that you will provide us with the names of the transferees in a few days at which time we will expedite as much as possible the preparation of the necessary documents for forwarding to Ottawa for signature of the Secretary of State.

With regard to the possibility of you having the keys for these premises, at the present time, as mentioned to you when you were in our office yesterday, before giving this authority I would like to receive back from Ottawa some of the deeds which have been sent down to them for signature in regard to other properties so that I may feel more sure that there will be nothing to interrupt the completion of these sales.

Yours truly,

F. G. Shears,
Director.

FCS/PHE

9213 & 9219

August 10th, 1943

The Advisory Committee on Japanese
Properties in Great Vancouver,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Attention Mr. H. S. Durkin

Re: Catalogue Nos. 91 & 92.

The properties at 2135 and 2141 Dundas Street contain equipment for the processing of soya bean sauce and also a considerable quantity of unprocessed soya beans.

The soya bean sauce is in demand as a part of Japanese diet and we have carried on negotiations with the B. C. Security Commission in regard to the possibility of arranging for the processing and use of this supply.

The Department of External Affairs were also interested in a supply being made available for Internees as well as Japanese. No satisfactory arrangement was however able to be made and the Japanese owner was non-cooperative.

Recently the B. C. Security Commission have been able to establish a plant at Tsingtao and we are assured by them that as far as they are concerned, the situation is now well in hand and a necessary supply of processed sauce is now available for Japanese needs.

The Security Commission also assure us that any anxiety on the part of the Department of External Affairs has also been removed. They advise us that a disposition of the sauce under our control can now be made irrespective of any further reference to them and that they are not now interested in this particular supply.

We have had the supply at Dundas Street examined and it is now becoming urgent that it be processed and properly manufactured as deterioration has already started.

August 10th, 1943

We were able to secure the interest of three parties in this sauce and also for the real estate and the equipment. The real estate has been valued by Mr. Reeve and the equipment by Messrs. Thompson & Birmingham Ltd. No actual appraisal has been made of the sauce but, as mentioned, this is deteriorating and can be considered as a perishable commodity.

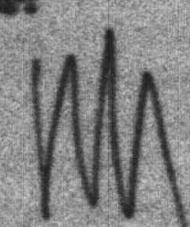
Our file indicates that the cost of the raw material contained in the vat is approximately \$1,044.00 and sometime ago we received an offer of \$1,000.00 for the sauce alone.

The appraised value of the properties is as follows:

Catalogue No. 95 2135 Dundas Street	\$4,350.00
Catalogue No. 96 2141 Dundas Street	1,250.00
Appraised value of Equipment	1,233.00

We have received an offer from Mr. T. S. Green:

2135 Dundas Street	\$4,400.00
2141 Dundas Street	1,525.00
The Equipment	1,300.00
The Sauce	<u>1,775.00</u>
	\$9,000.00



We have also received an offer from Mr. Peter Jones

2135 Dundas Street	\$3,400.00
2141 Dundas Street	1,600.00
The equipment	1,450.00
The Sauce	<u>1,680.00</u>
	\$8,130.00

The third offer we have received was from Mr. R. Green on behalf of Mr. S. Cook:

2135 Dundas Street	\$4,000.00
2141 Dundas Street	1,510.00
Equipment & sauce combined.	<u>2,250.00</u>
	\$7,760.00

The Advisory Committee

-3-

August 10th, 1943

Both of these latter parties have indicated that they are not prepared to change their offer.

The equipment has not actually been made available to the general public by advertisement or tender but in this particular case it is very desirable that the equipment should be sold to the purchaser of the real estate and the same. In fact this is a condition included in the offers referred to above. You will note that the offers received are in line with Messrs. Thompson & Birmingham Ltd.'s valuation.

We would be obliged if your Committee would consider this whole matter and give us their recommendation with regard to the acceptance of Mr. Cunniff's offer for the total of \$9,000.00 cash.

Yours truly,

F. G. Shears
Director

FCC/UN

REAL PROPERTY MEMORANDUM.

File No. 9219

Name: Katsuyo AMANO.

Catalogue No. 96

Re: 2141 Dundas Street,
Dwelling.

TITLE AND ENCUMBRANCES.

A. Title No. 93312 K.

Property: W $\frac{1}{2}$ Lot 12, Blk. 20, D.L. 184, G. 1, D.M.W.
Plan 178, City of Vancouver.

Name: Katsuyo AMANO.

Shereboutas was in charge of Richards, Akroyd & Gall,
(Possibly in our accounting Dept.)

B. Charges:

Registered: None.

Vested: 36320

Unregistered: Possibly Ukon Higuchi has a partnership interest in
all assets. See T. Amano's letter on 9213 dated
2/4/43.

Taxes: 1943 \$55.99 paid 20/7/43. Receipt is for \$54.31. What has
happened to the difference? Does the city hold it at credit? If
so it should be recovered.

Insurance: 6 policies on buildings and contents, see memo on 9213.
Separate when adjusting.

Assessed Value: Land \$325.00

Improvements. \$1500.00

Valuation by appraiser. \$1250.00

Amount of Bid: \$1525.00

Approved by Advisory Committee: Aug 12/43

Paid as shown in attached letter: \$1525.00

Name of transferee as attached ~~letter~~ sheet.

ADMINISTRATION.

Tenancy: \$25.00 monthly.

Chattels.

Yes. Some are included in sale but not in the consideration
shown above. A formal Bill of Sale must be executed, while
chattels not sold must be provided for. These are claimed by
Teiichi AMANO under file 9213.

Aug

Files 9213 & 9219.

Names of Transferees as follows:

John W. Wong, Food Manufacturer of Vancouver, in the Province of
British Columbia.

Peter F. Lowe, Food Manufacturer of Victoria in the said Province, and
William S. Comer, Food Manufacturer of Winnipeg in the Province
of Manitoba/carrying on business under the firm and
style of Canadian Soya Industries at 2135 Dundas
Street, Vancouver, in the Province of British Columbia.

PHR:AS

File No. 9219
Catalogue No. 96

October 25th, 1943.

MEMORANDUM

TO: Mr. P. B. Russell

FROM: Mr. D. A. Cramer

Katsuyo AMANO
Westerly $\frac{1}{2}$ of Lot 12,
Blk. 20, D.L. 184,
Sp. 1, N.W.D., Plan 178.

With reference to the above property which was recorded in
the Vancouver Land Registry Office, September 29th, 1943, we enclose
herewith the following documents in connection therewith.

1. Copy of application number 91588-L dated September 29th,
1943, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 91589-L dated September 29th,
1943, registering the property in the names of John Walter
Wong, Peter Frank Lowe, and William Stanley Comer (Deed).
3. Duplicate of Transmission dated September 16th, 1943.
4. Duplicate of Deed dated September 16th, 1943 - Secretary
of State to John Walter Wong, Peter Frank Lowe and William
Stanley Comer.
5. Certificate of Indefeasible Title number 91589-L dated
October 22nd, 1943, covering the above property in the names
of John Walter Wong, Peter Frank Lowe, and William Stanley
Comer.



DAC:JS
Encls.

Catalogue No. 95
 File No. 9213/1
 2135 Dundas Street
 13/20/284

ACCOUNTING

As of August 31, 1943 - 132 days to go.

Debit purchases	
132/365 x \$124.11 taxes for 1943	\$40.51
19/36 x 9.00 insurance premium (expiry 12/31/45)	4.75
Registration fees on deed - \$4,400.00	13.30
Wilson's Night Patrol 1/2 July to Sept.	1.50
Wilson's Night Patrol October	1.00
Total debits	\$69.06

Credit purchases (Rental date - 1st of month)	
Proportion rents for month of August - 10/31 x \$23.75	\$ 7.57
Rents collected for month of September	23.75
" " " " " October	23.75
Water from July 7th to August 1st - average \$6.81 month	10.30
Total credits	\$65.37

Total debits	\$69.06
Less total credits	<u>65.37</u>
<u>OUR NET LIABILITY</u>	<u>\$ 3.69</u>

EVACUATION SECTION	
Rec'd	MAY 4 1944
File No.	9219
Ans.	
Referred	Milson

Katsuyo Amano
Reg. No. 06531
File No. 9219
Box 18
Revelstoke, B.C.

May 2, 1944.

Mr. G. D. Milson,
Administration Department,
Vancouver, B. C.

Dear Sir:

Will you please ship immediately the following equipment by freight, to be found in the factory at 2141 Dundas Street:

80	45 gallon barrel
1	Grinding machine
3	Scales
1	Electric motor
800	Boxes
100	Gross corks
1	Boiler
1	Iron Kettle

If the above mentioned equipments are sold, will you please send me the statement. I saw these equipments at this factory when I was in Vancouver recently. Also I would like to know what became of the rubber hose and stove--these two were not included amongst the list of chattels you sold.

Awaiting your earliest possible answer.

Yours truly,

Katsuyo Amano

Sold with as factory equipment
Transferred to committee as sold and factory equipment
Answered for 37

File Nos. 9213/1 & 9219

MEMORANDUM

To: Accounting Dept. April 18th, 1944
From: Mr. Wilson

Re: Teiichi ANANO,
Katsuyo ANANO.

Regarding the funds received from the sale of 2135 Dundas Street which you are holding in the joint names of Teiichi ANANO, File No. 9213 and Katsuyo ANANO, File No. 9219, please note that Katsuyo ANANO, File No. 9219, has no connection with this property. Will you therefore please transfer the funds from the joint account to Teiichi ANANO, File No. 9213.

Please note that these funds must not be disbursed.

GCM/GH

9213/1, 9219-
9720, 11529

April 14th, 1944

Mr. Ukon HIGUCHI,
Reg. No. 03306,
P. O. Box 163,
Westbank, B. C.

Dear Sir:

We have had a visit today from Teiichi AMANO in regard to the sale of the plant, equipment and sauce on Dundas Street. He has also furnished us with a certified copy of the Agreement made between the partners.

The members of this partnership agreement have advised us that the building used for making sauce, known as 2131 Dundas Street with all the plant, equipment and sauce, belongs to the partnership but the house at 2135 Dundas Street which is situated on the same lot as the plant is the personal property of Teiichi AMANO.

Will you kindly advise us if you agree with the other partners that the dwelling at 2135 Dundas Street is the personal property of Teiichi AMANO. If otherwise, it will be necessary for you to supply us with evidence to support your claim.

We would appreciate an answer to our letter by return mail.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

9219

February 21st, 1944

Mrs. Katsuyo AMANO,
Reg. No. 06531,
P. O. Box 18,
Revelstoke, B. C.

Dear Madam:

In connection with the sale of the properties at 2135 Dundas Street and 2141 Dundas Street, the Soya bean equipment and sauce at 2141 Dundas Street, as the property at 2141 Dundas Street is registered in the name of Mrs. Katsuyo AMANO and has no apparent connection with the sale of the house and factory at 2135 Dundas Street, the Custodian is now prepared to disburse the proceeds from the sale of 2141 Dundas Street to Mrs. AMANO.

The money in connection with the sale of 2135 Dundas Street and of the factory and sauce is being held until the members of the partnership agreement come to a satisfactory arrangement among themselves as to the disbursement of the proceeds.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Please file

9213 and 9219

February 5, 1944.

Mr. & Mrs. Teiichi AMANO,
Registration Numbers 06530 and 06531,
P.O. Box 18,
Revelstoke, B. C.

Dear Sir and Madam

Re: Catalogue Numbers 95 and 96,
2135 and 2141 Dundas Street.

Mr. T. Amano's letter of January 24, 1944
has been received and a copy is being forwarded to Mr. Higuchi.

Mr. Higuchi has not yet expressed agreement
with your statement of the ownership of the houses and factories
although we have written him at length several times. We are
writing him again today asking for a prompt reply.

Unless an agreement can be reached among the
partners, the Custodian will be unable to distribute the funds now
held in suspense. The only alternative course would be to have the
company formally wound up and the accounts settled by a liquidator.
Could you please let us have your comments in this connection.

You will be advised if Mr. Higuchi should write
confirming your statement.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

File No. 9219
Reg. No. 06531

Mrs. KATHRYN AMANO

Date	Particulars	Debit	Credit	Balance
1942 June 24	Transferred from file 9213 - Rent 2144 Dundas Commission	\$ 1.25	\$ 25.00	
July 15	Rent Richardson Commission - Richards Akroyd & Gall	1.25	25.00	
July 29	Ck 159 - Mrs. T. Amano	35.00		
October 26	Richardson - rent due Aug. 1/42 " " " Sept. 1 Commission Water rates J. Wright - decorating	2.50 6.43 24.16	25.00 25.00	
November 9	Rents collected Commission	1.25	25.00	
November 25	Ck 982 - K. Amano	30.00		
December 15	Rents collected Commission	1.25	25.00	
1943 January 19	Rents collected Commission Sundry	1.25 3.75	25.00	
January 26	Ck 1581 - K. Amano	50.00		
February 11	Rents collected Commission	1.25	25.00	
March 11	Rents collected Commission Repairs & Maintenance	1.25 8.70	25.00	
April 12	Rents collected Commission Refund Unexpired rent	2.50 5.00	50.00	
April 22	Ck 2848 - K. Amano	75.00		
May 12	Rents collected - nil Sundry	3.75		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 11	Rents collected Commission	\$ 1.25	\$ 25.00	
July 12	Rents collected Commission	2.50	50.00	
July 22	Ck 4379 - City of Vancouver 1943 taxes on lot 12, W ₂ , Blk 20 L.L. 184, 2141 Dundas St.	55.99		
July 27	City of Vancouver - overpayment of 1943 taxes		1.68	
August 5	Ck 4582 - City of Vancouver - Certificate of Encumbrance	1.00		
August 13	Ck 4730 - K. Amato	25.00		
September 9	Rents collected Commission Sundry	1.25 3.90	25.00	
September 29	Ck 5439 - Registering Deed W ₂ /12/20/184/178	10.80 X		
October 13	Rents collected Commission	1.25	25.00	
October 26	Transferred to Joint Account 9213 & 9219 - registering deed		10.80 X	
November 10	Rents collected Commission - Richards Akroyd & Call	1.25	25.00	
1944 April 10	Transferred from Joint Account 9213 & 9219 Sale of 2151 Dundas St. 7141 Registration of Deed Commission Appraisal	10.80 (76.25) 10.00	1,525.00	
April 10	Ck - Mrs. K. Amato	1,505.70		
April 21	Transferred from file 9213 - Auction Sale Amounts Oct. 25/43 Proceeds from Auction Sale Nov. 24/43 Auction Disbursements Proceeds from Auction Sale Auction Disbursements Ck 9500 - Mrs. K. Amato - Personal use	50.53 16.76 269.21	263.25 73.25	NIL NIL

9213/9219/14476/13779

March 19th, 1948

REGISTERED

Mr. & Mrs. Taiichi AMANO,
Reg. No. 06530 & 06531,
P.O. Box 647,
Revelstoke, B.C.

Dear Sir & Madam:-

Under date of April 18, 1944 we remitted to Mrs. AMANO the sum of \$269.11 as per copy of that letter attached hereto.

This represented the total proceeds received by the Custodian from sales of Household effects at 2141 Dundas Street. These Chattels at that address were all dealt with as yours and Mr. AMANO was given a complete list of the Chattels sold.

A claim has now been made by Takeo HORIUCHI, Reg. No. 02976, File #14476, in respect to the following articles which he claims were left at 2141 Dundas Street in your care:-

1. Washing Machine
2. Important books
3. Electric Gramophone(new)
4. Mantel Clock
5. Japanese Kitchen Utensils
6. Canadian Kitchen Utensils
7. End Table (new)
8. Carpenter tools
9. 50' water Hose 3" diaa(new)
10. Canned preserves and canned Foods.

Mr. HORIUCHI did not at any time declare or report that he had left these, or any, chattels at 2141 Dundas Street, or anywhere else in Vancouver. However, his daughter, Mary HORIUCHI, Reg. No. 02945, File #13779, wrote to us, November 9, 1943, in respect to certain Household effects having been left at this address in your keeping.

This present letter is to enquire if any such chattels as above noted were left at 2141 Dundas Street in your care and, if so, were any of them included in the list of chattels sold which list was supplied to Mr. AMANO.

In the claim filed by Mr. HORIUCHI he states "Received from the Custodian \$63.00". As we are unable to find any record of having paid him or his wife or his daughter any amount it is thought that you may have made some payment to him in respect to chattels.

We shall be obliged if you will reply to this letter promptly and fully so that we can deal with this matter.

An address ^{en}velope is enclosed for your convenience in

24
P

File No 9213/9219/24476
/13779

- 2 -

March 19, 1948

replying.

Yours truly,



W.R. Dusenbury,
Office of the Custodian.

HRD/ED.

HRD/ED.

COPY

April 18th, 1944

9219

Mrs. Katarie AMAND,
Reg. No. 06531,
P.O. Box 18,
Revelstoke, B.C.

Dear Madam:-

Enclosed find our cheque for \$269.21
representing the proceeds of the sale of the chattels
removed from 2141 Dundas Street, a list of which was
given to your husband when he was in Vancouver last week.

We also enclose statement of your account
with us.

Yours truly,

G.D. Wilson
Administration Department

GDM/GH
Enc.

HAMILTON L. MCFADDEN
Barrister Solicitor, Notary Public

////////////////////////////////////

Revelstoke, B.C.

December 22, 1947.

C O P Y

Attention A.G. McArthur

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

Dear Sir:

Re: Estate of Noboru Amano,
#11884, deceased.

Referring to your letter of December 8th I enclose acknowledgement signed by T. Amano of the cheque for \$939.63 together with a Statement of Receipts and Disbursements of the Noboru Amano Estate. For your information the whole Estate of the deceased consisted of the funds in your hands and the full amount less the costs of administration have been equally divided between the parents of the deceased in accordance with the Administration Act.

Yours very truly,

HSMcF/I
Encls.

(Signed) H.S. McFadden.

3767, 9219

September 21, 1947.

Mrs. Katsuyo AMANO,
Revelstoke, B. C.

Dear Madam:

Re: Estate of Noboru AMANO, Deceased.

We have to acknowledge your letter of September 17 in which you again request that the share of your late son, Noboru Amano, in the business known as "Amano Bros." be transferred to you.

As explained to you in our letter of August 5, these funds form part of the Estate of Noboru Amano and must be dealt with in accordance with Canadian Law. On August 7, 1947, you advised us that you had engaged Mr. H. S. McFadden to act for you in the administration of this estate and we, accordingly, forwarded him all available information from our files regarding your son's estate. We would suggest, therefore, that you direct your enquiries regarding progress in this matter to your solicitor.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC

3767, 9219, 9213

August 5, 1947.

Mrs. Katsuyo AMANO,
Revelstoke, B. C.

Dear Madam:

Re: Estate of Noboru AMANO, Deceased.

We have to acknowledge your letter of August 1, in which you request us to transfer the share of Noboru Amano in the Amano Soya Sauce business to you, his mother.

Under Canadian law it will be necessary, before these funds can be transferred to you, for you, as next-of-kin, to take certain steps to have the estate of your son administered. We would suggest that you consult your solicitor in this connection requesting him to apply for administration on your behalf. To assist you in this, we are enclosing a list of particulars which your solicitor will require when making application for administration and we would ask you to complete this form in duplicate and forward one copy to your solicitor with your request that he take the necessary steps to have the estate of your son administered. The other copy should be returned to this office together with information as to whom you have applied for administration. As soon as we have this information we will be pleased to supply the administrator with any information we have on file regarding your sons affairs. As far as we are aware, the only asset of Noboru Amano is his share in the Soya Sauce business which will amount to approximately \$939.63.

A stamped, addressed envelope is enclosed for your convenience in replying to this letter.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC
Enc. form & envelope.

9219

9213/1 & 9219

July 12, 1944.

Mr. Teiichi AMANO,
Reg. No. 06530,
P.O. Box 18,
Revelstoke, B.C.

Dear Sir:

During the administration of the real property belonging to your wife and yourself taxes and other charges were entered in your joint account. When 2141 Dundas Street, belonging to your wife, was sold, and the proceeds sent to Mrs. Amano at your request, two items totalling \$26.77 were not charged against this property and consequently appear in your remaining account. We are therefore making the necessary bookkeeping adjustments by way of transfer from your account to cover these items and presume that this will be satisfactory to you.

Please be good enough to acknowledge this letter using the enclosed stamped envelope.

Yours truly,

George Peters,
Administration Department.

AGH:AS
encl.1.

9219, 9213/1 & 3767

April 22nd, 1944

The Workmen's Compensation
Board,
All Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

Re: Noboru AMANO, Dec'd-Claim 4367829,
Teiichi AMANO & Katsuyo AMANO.

Referring to your letter of April 17th,
Mrs. Katsuyo AMANO owned property at 2141 Dundas
Street which was sold for \$1,525.00 and the pro-
ceeds paid to Mrs. AMANO.

In regard to the property at 2135 Dundas
Street on which there is a dwelling, plant and
equipment for making sauce, and sauce in vats, all
were sold for \$7,475.00. While this property is
registered in the name of Teiichi AMANO we have
been handed a document purported to be an agree-
ment between Teiichi AMANO, Ukon HIGUCHI, Nobuyuki
SAKAMOTO, and Noburo AMANO which is supposed to
cover the ownership of the above.

Teiichi AMANO and Nobuyuki SAKAMOTO state
that the dwelling which was occupied by AMANO was
not included in this Agreement but Ukon HIGUCHI
claims it is. Pending settlement by themselves of
this dispute we are holding the proceeds of the
sale.

Under the partnership agreement, copy of
which we have been supplied, Teiichi AMANO holds an
8/20 interest and Noburo AMANO 3/20.

(Over)

9213/1, 9219, 9720 and 11529.

December 21, 1943.

Mr. Ukon HIGUCHI,
Registration No. 03306,
P. O. Box 163,
Westbank, B. C.

Dear Sir:

Re: Catalogue Nos. 95 & 96,
2135 and 2141 Dundas Street.

We wrote to you on 8th December but you have not answered. You were told that the law provides that only registered interests in lands are normally regarded. If however, you claim any interest as a partner in either 2135 or 2141 Dundas Street, your claim may be considered. If you do not make any such claim this office will feel free to handle the proceeds of sale of these properties as if you had no interest in them. This will mean paying the money out as may be expedient to the proper registered owners.

If you have any claim which you wish to put forward you are advised to make your statement before, say, the 5th of January, 1944. Unless word is received from you by that date this office will feel free to credit the former registered owners of 2135 and 2141 Dundas Street with the whole proceeds of the sale of those premises and to assume that you neither have nor claim any interest in those properties nor in the funds derived from their sale.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

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Receipt of Certificate of Title No. 91589"L" is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the property covered by the said certificate have been settled.

Receipt is also acknowledged of Atlas Assurance Company policy No. M248662 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 19th day of November 1943.

Quinn & Sons
per J. D. Hawthorn