

9863

BUSINESS

**BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO. 1863

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: SOGAWA, Shizu (Mrs.)
HOME ADDRESS: P.O. Box 141, House #80 Moncton St., Steveston, B.C.
REGISTRATION NUMBER 04378 SEX: Female AGE: 47
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: None EXHIBIT NO. 321-5
MARRIED? Yes DATE 7 June 1948
NAME OF WIFE OR HUSBAND: deceased FILLED BY Crown
ADDRESS OF WIFE OR HUSBAND: None
NAMES OF ANY LIVING CHILDREN: Shigemi (M); Amy Miyoko (F).

ADDRESS OF CHILDREN: #80 Moncton St., Steveston, B.C.
AGE OF CHILDREN: 24 and 21 years.

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

1. LOCATION AND DESCRIPTION: #80 Moncton St., Steveston, B.C.
Municipality of Richmond, The east half of Lot 11 Block 2,
of Sec. 10 Block 3, North Range 7, West Map 249, in the District
of New Westminster, Title 113678.
2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 5-room wooden frame
building with store in front and dwelling rooms behind.
3. INSURANCE (Give particulars; state where policies are) \$700.00 Bankers & Traders
Ins. Co. Policy # 32-27471 in possession of owner.
4. TAXES (Amount and where payable) \$22.36 paid 1941 payable Town Hall,
Richmond, B.C.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
None

6. OCCUPANCY AND LEASES (If vacant so state) Owner - is leasing property to
William Culvert, Newton Station, B.C. for \$8.00 monthly.
Thos. King, Steveston, B.C. - Agent for same. (leasing property together
with furniture and fixtures.)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
Title made out to Yoshikazu Sogawa and Shizu Sogawa "Joint Tenants"
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.

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.

The following articles are located at #80 Highton St., Staveston, B.C.
N.B. each listed goods is boxed separately...

Flower arrangement set; 11-trays and 4-china sets; 4-dolls and silver ware; 2-tea sets and bowls; 34 cups and glasses; 30-6 106 records; dinner set and silver ware carving set; bowls & glass ware; 7 big plates; plates in pan; 109 dishes and bowls; bowls; mantle clock and record player; school books; kitchen utensils; 14 cushions & comforters; trunk of clothing; 2-coats; closets; 1-bureau; 1-chiffonier; book case & books; 8 tables & 11chairs; dining room suite; ice cream dishes and glasses; school supplies; & stationery; cosmetics & pipes; dolls and balls; Xmas decorations; cards and Xmas wrappings. This goods will be stored and looked in 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS one room and the key handed over to the Custodian.
N.B. See attached list of that which will be rented with the property.
None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None

Mrs. Shizu SOGAWA

Reg. No. 04378

Inventory of Furniture and Fixtures

at #80 Moncton St., Steveston, B.C. which will be rented
with the building to Mr. W. Culvert, Newton Station, B.C.

Agent- Thos. King, Steveston, B.C.

~~4 big show cases~~ and 1 small show case

2-counters and 1-table

1-ice cream frigidaire

1-coca cola cooler

fruit stand

biscuit stands

chocolate bar stands

stools and 3-chairs

1-stove

1-sofa

2-tables.

Shizu. Sogawa

*May 22/45
A.M.*

S. sold by Auction

2/2/45 - Steveston 28.

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$400.00 on stock & merchandise
and \$400.00 on furniture & fixtures - Bankers & Traders Ins. Co.
Policy # 32-27471 in owner's possession.

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)
Imperial Japanese Government Bond- 1-100 pound and 4 50 pounds.
in owner's possession.

8. BANK ACCOUNTS: S 177 Royal Bank of Canada, Steveston, B.C.
Amt. about \$300.00

9. LIFE INSURANCE \$1,000.00 Sun Life Assurance Co., beneficiary
Policy # 2233461 in owner's possession.

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 22nd day of May 1942.

[Signature]
Witness

(Signature)

Shigeo Sogawa

FOR DEPARTMENTAL USE _____

9863

INFORMATION FROM R.C.M.P.

DATE November 14, 1944.

Our File No. 9863

Full Name SOGAWA, Shizu (Mrs. Yoshikusu) Widow
(Surname in Block Letters)

Registration No. 04378

Male - ☒ Female
(Check)

Age February 23, 1895.

Former Address P. O. Box 141, Steveston, B. C. (House #80 Moncton St.)

Date Evacuated May 28, 1942.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address ~~Midway, B. C. (Nov. 1944)~~
Midway, B. C. (5/5/47)

Widow
Married - ☒ Single
(Check)

Name of Wife ---

Name of Husband Yoshikusu (died Jan. 1/38)

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16 ---

Requested by Addie MacKay

Registered with Custodian Yes
(Yes or No)

Additional Information Storekeeper. Owner of store & property. E 11/2/10/B3N/R7W/249.
Mun. of Richmond, D.N.W.

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

R.P.4

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

26th. April, 1944.

Catalogue #815,
File #9863/12416

EXHIBIT No. 321-2
DATE 7 June 1948
FILLED BY Crown

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

DEAR SIR:

Re: E. 1/2 Lot 11, Block 2, Sec. 10,
B5N/7W. Steveston Townsite

This property located at #80 Moncton Street is rented to Mrs. McAllister at \$15., including water. Lot 22 x 120', building 22 x 54', store in front, where beauty parlor is operated. Six room living quarters. Exterior- Siding well painted and preserved. Interior-V joint, the place is clean and in good shape, floors fair and foundations apparently sound. Roof good. Plumbing- Sink and toilet. Heated by stoves, City light and water. Good location.

VALUATION:

Building	\$1485.
Lot	<u>110.</u>
	\$1595. ✓

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

[Signature]
A. Coulthard.

Copy from 1 Jan 42 to 15 Jul 42

This Indenture

Made in duplicate the 21st day of May, in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Shigeo Sagawa of the Town of Vancouver in the Province of British Columbia, Merchant

Insert full Name, Address and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

William Culbert, of Newton Station in the Province of British Columbia, Street Dealer

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly shown and described as:

The East half of Lot Eleven (11) Block Two (2) of Section Ten (10) Block Three (3) West, Range seven (7) West, Map 249 in the District of New Westminster

1136785

EXHIBIT No 321-7
DATE 7 June 1948
FILLED BY Brown

void

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. Legitimate rights of Eminent Domain & Franchise according to Inventory attached and which is made part of this agreement.

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provide for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Provide for re-entry on seizure or forfeiture of the said term.

And to repair; and to keep up fences; and not to cut down timber;
And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.
And will not assign without leave; and will not sublet without leave.
And that he will leave premises in good repair;

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes;~~ and to pay rates

the first payment to be made on the

jo 4ep

194

(Agd) on the same of Eagle Stream the receipt of which is hereby acknowledged, and the further sum of Eagle Stream (Agd) on the 3rd day of each and every month during the term of the agreement.

of lawful money of Canada, payable on the following days and times that is to say:

From the _____ day of _____
 Yielding during the said term thereof the rent of
 term of *nine hundred and forty*
thousand nine hundred and forty
 Dollars,
 one for the _____

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness

Street Address

City or Town

Occupation

[Handwritten signatures and marks]

Copy

This Indenture

Made in duplicate the Fifteenth day of July in the year of Our Lord one thousand nine hundred and fortytwo.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Thomas G. King, Agent for the Custodian, Steveston, in the Province of British Columbia.

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

Mrs. Bertha Brown, of the Township of Steveston, in the Province of British Columbia.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the **Municipality of Richmond in the Province of British Columbia** and more particularly known as:

The East Half of Lot Eleven (11) Block Two (2) of Section Ten (10) Block Three (3) North, Range Seven (7) West, Map 249 in the District of New Westminster, and being #80 on the South side of Moncton Street in the Townsite of Steveston, B.C.

EXHIBIT NO. 321-8
DATE 7 June 1948
FILLED BY Crown

(void)

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining **together with Furniture and Fixtures according to inventory attached and which is hereby made part of this agreement.**

From the first day of August one for the term of two years and nine hundred and forty days, thence ensuing.

Yielding during the said term therefor the rent of Twenty Dollars per month.

of lawful money of Canada, payable on the following days and times that is to say:

The sum of Twenty Dollars (\$20.00) on the first day of August in the year 1942, and the further sum of Twenty Dollars (\$20.00) on the first day of each and every month during the term of this agreement.

the first payment to be made on the first day of August, 1942.

That the said Lessee covenants with the said Lessor to pay rent; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provide for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Provide for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness

Street Address 78 Georgia Street.

City or Town Steveston, B.C.

Occupation Householder.

The following is the inventory of goods left in charge of Mrs. Bertha Brown, and belonging to Shima Segawa.

4 Large Show Cases	\$ 40
1 Small Show Case	10
2 Counters	}
1 Table	
1 Fruit Stand	14
2 Biscuit Stands	15
2 Chocolate Bar Stands	10
2 Stools	}
3 Chairs (Iron)	
1 Heating Stove	15
1 Sofa	
2 Hand Made Tables	117.50
1 China Cabinet	
1 Kitchen Cabinet (Small)	
2 Flatters	
Blinds on Windows.	

In addition to the above there is one room upstairs which is completely boarded up, and I agree that it remain so until Mrs Segawa is consulted in regard to loaning some of the furniture.

Bertha Brown

EXHIBIT No 321-9
DATE 7 June 1948
FILLED BY Crowe

Minto Mines B.C.
Nov. 16/42

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

985 Distance
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 20 1942

Dear Sir:

I have received your letter concerning
about my property at 80 Moncton St., Stuenen.
I thank you very much for your kindness
in noticing me about Mrs. Brown's request.

I regret to say, I positively do not want
Mrs. Brown to use that extra room upstairs.
(to be used) Also, Mrs. Brown stated in wishing
to use beds, furnitures, chairs and so forth, but
all these are not in that room, I have brought
all these here for that room I have some Japanese
china wares etc, and also I have few of my
friends properties stored, so I must ask you
to tell Mrs. Brown that I do not wish to
have that room opened.

Please see that ^{that} room is not opened.
Let me express my heartiest thanks for noticing me.

Yours truly,
Shigeo Sogawa

Total claim for property loss		\$1316.00
Received from Custodian, proceeds from Auction sale	98.54	
Goods sent from Custodian	<u>20.00</u>	<u>118.54</u>

CLAIM FOR PERSONAL PROPERTY LOSS \$1197.54

Goods sent from the Custodian amounting to \$20.00
were the following:

7 cushions
1 coat closet
1 trunk

The original contents of the trunk were removed and
in place, 3 old coats, 1 old suit, 5 old hats and
1 box old clothing, not belonging to me, were sent.

SHEET #1

BOX #1 -- CARDS ETC.

5 boxes stationary	1.25
Valentine cards	20.86
Easter chicks	1.31
Post cards	1.00
Bolos	4.05
Cards & seals	3.60
Tissue paper	1.20
Xmas wrappers	3.20
Colored ribbons	4.00
Xmas decorating flowers	.90
Santa claus	.60
1 doz. parcel strings	<u>1.20</u>

\$42.17

TOTAL SHEET #1

42.17

ARTICLES LEFT IN THE HOUSE BUT REGISTERED WITH THE CUSTODIAN

BOX #2 -- FLOWER ARRANGEMENT SETS

1 set	.75
1 set	1.50
Turtle	.75
Needle	.75
Flower	.75
Vase set	.30
" "	1.50
Plain vase	.75
" "	1.00
Bowl	.75
3 small set	.50

\$9.30 -

BOX #3 -- TRAYS & SETS

11 trays	25.00
2 sets layer box	10.00
1 set cake saucers	2.00
2 boxes soup set	5.00
1 candy set	1.50

\$43.50 -

BOX #4 -- DOLLS AND SETS

4 dolls	7.00
2 dogs	1.00
Cig. ash tray set	3.50
Flower set	1.00
3 silver plates	1.50
Indian head ash tray	.35

\$14.35 -

BOX #5 -- TEA SETS

1 tea set	13.95
1 Jap. tea set	1.50
1 " " "	.50
Noodle set	2.25
Rice bowls	1.50
1 wine set	1.25

20.95 -

BOX #6 -- CUPS & GLASSES

7 wine bottles	1.75
16 Jap. tea cups	1.00
wine cups	1.00
13 small glasses (tall)	2.00
13 small glasses	.65
6 big glasses	.30
4 large glasses	.40

\$7.10 -

BOX #7 -- JAPANESE RECORDS

105 records	\$105.00 -
-------------	------------

BOX #8 -- DINNER SETS

1 dinner set	25.00
Silver set	12.00
Carving set	5.00
1 dox spoons	1.50

\$43.50 -

BOX #9 -- BOWLS & GLASS WARES

set of bowls	3.50
wine bottles	.95
Pyrex casserole	1.00
new pan	1.50
Jelly set (glass)	.75
ash tray (golf)	1.25
" " (Jap. box black)	.50
" " (baseball blue)	.75
" "	1.50
" "	.75
double frying pan	1.25
sifter & 2 scoops	.75
lunch can & presser	.50
glass set (jelly)	2.00
glass bowl (salad)	.50
candy bowl	.75
cut glass (candy)	.75
plate with c. sticks	.50
2 knives	1.00
egg beater	.25
wine cups	1.00

TOTAL SHEET #2

265.40

\$21.70 -

BOX #10 -- PLATES

5 oval plates 8.00
2 round " 2.00

\$10.00-

BOX #11 -- BIG BLUE PAN

pan 1.00
large bowl (2) 3.50
square plate (2) .95
round plate (2) .50
bowls (3) 1.50

\$7.45-

BOX #12 -- DISHES

jar & spoons .50
dishes (round) 12 1.50
" (square) 20 2.50
saucers (round) 12 1.50
" " 10 1.50
" " 24 1.50
fish dish 12 1.50
dishes (7) .35
soup bowl (5) .50
sauce holder .15
measuring cup .25
saucers & round dish 1.00

12.75-

BOX #13 -- BOWLS

glass bowl set 1.00
bowls 4 pcs. 2.00
enamel pot 1.25

\$4.25-

BOX #14

-- clock 15.00
table lamp 5.00

\$20.00

Record player 18.00-

BOX #15 -- School books

BOX #16 -- Kitchen utensils

BOX #17

14 cushions & comforter \$30.00-

BOX #18

Icecream dishes

12 white flowery design 1.50
4 white round with handle .40
15 white plain dish 1.50
3 white banana split dish .45
5 pink flowered dish .50

Glass cups

5 big glasses .50
8 coca cola cups .60
4 cups .20
7 Wynola cups .35

5 ice cream scoops 5.15
19 spoons 1.50

\$12.65-

BOX #19

Rulers 1.40
Pencil boxes 1.20
Inks 1.80
Erasers 2.85
Paste glues .80
Pencil crayons 3.15
Chalk crayons 1.00
Note books 2.95
Scissors 1.80
Compass, pens & pencils 1.40
Pennibs, blotters .95
Pencils 23.62
Pens 3.00
Tablets 5.67
Books 4.75
Pencil books 2.95
Pencils .85
Paints 1.35
Candles 1.05
Jacks .90
Envelopes 5.00
Miscellaneous .50

TOTAL SHEET #3

185.07

\$69.97-

#20 -- Cosmetics & pipes

Purse	3.75
Smoking pipes	14.00
Cigarette pipes	8.90
Flints	1.50
Cigarette case	1.10
Pipe cleaners	.95
Cigarette roller	1.00
Lighter	6.70
Pencil sets	5.50
Razor	2.94
Razor blades	9.75
Shaving set & basket	1.00
Marina soaps	9.00
Beauty kit	4.00
Lotion	1.25
Hair tonics	1.20
Face cream	2.00
Powder	2.65
Bobby pins	4.60
Combs	2.95
Perfume & flower	2.00
Perfume & gramophone	
needles	3.80
Shoe lace	1.75
Pearl soap & tape	2.65

\$94.44

BOX #21 -- XMAS DECORATIONS

Xmas decorations	2.50
Xmas tree lights	1.50
Tinsels	.60
Napkins	.45
Xmas cards	2.00
Strings	.80
Wrappers	.50

\$8.35

BOX #22 @- DOLLS BALLS & GLASSES

Dolls	13.80
Balls	4.50
Sun goggles	6.80
4 pkg. napkins	2.00
6 wax papers	.60
toys	.80
glass buckets	.45
fruit glass carrier	.50

\$28.65

1 trunk with clothing 100.00

2 coat closets 20.00

bureau 15.00

chiffonier 10.00

2 book case with books 20.00

8 tables & 11 chairs 22.00

2 framed pictures 10.00

dining room set 20.00

1 comforter 20.00

1 carpet 9.50

Toledo scale (6lb.) #311012
Style #415T 90.00

Cash register (B-211 50118) 150.00

Glass jars 3.00

Cans 3.00

Coal oil stove 15.00

2 biscuit stands 25.00

2 chocolate bar stands 10.00

2 rugs 10.00

1 mattress 6.00

5 show cases 100.00

2 counters 1 table 20.00

3 chairs 2 stools 13.50

692.00

TOTAL SHEET #4 873.44

GRAND TOTAL
4 SHEETS

1316.08

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

12 Mar 48.

Mr. J.W.G. Hunter,
Government Counsel,
Claims Commission.

Sir,

RE: (Mrs) Shizu SOGAWA
Regn No: 04378
formerly of 80 Moncton St
STEVESTON, B.C.

Mrs. Sogawa completed Form JP on 22 May 42 and was evacuated 28 May 42.

Prior to evacuation she leased her premises (store and living quarters upstairs) to a William Culbert. The Indenture was created 21 May 42 and the tenure to be for the "duration" -- tenancy to start 1 Jun 42. One clause of the lease is as follows: "together with Furniture and Fixtures according to Inventory attached". This inventory is not apparent on the Custodian copy of the Lease.

Culbert or Culvert vacated the premises on or about 13 Jul 42 and T.C. King (realtor and Custodian representative at Steveston) when advising this office of Culbert leaving, states in his letter of 13 Jul 42 "In a sense I am rather glad to get rid of him, as he got the place under false pretenses."

(The undersigned is contacting Mr. King this date in regard to the a/n expression of opinion, and the answer will appear as a postscript to this letter.)

King leased the premises to a Mrs. Bertha BROWN as of 15 Jul 42, and her lease includes an inventory of the store fixtures and equipment -- also noting the existence of personal effects stored in an upstairs room as per JP Form. From the fact that this inventory is included in the lease it may be presumed that King created the former lease to Culbert and that the list of chattels would be the same in his case.

Mrs. Brown tenanted the premises until May 1943 at which date she vacated in favour of a Mrs. McAllester. Mrs. Brown made an attempt to secure permission from SOGAWA for the use of certain pieces of furniture which she knew or thought were in the storage room upstairs. Mrs. Sogawa's letter of 16 Nov 42 states:

"Also, Mrs. Brown stated in wishing to use beds, furnitures, chairs and so forth, but ALL THESE ARE NOT IN THAT ROOM, I HAVE BROUGHT THESE ALL HERE. In that room I have some Japanese china wares etc, and also I have few of my friends properties stored..."

When Mrs. Brown vacated in May 1943, C.C. Robinson of this office was Custodian agent at Steveston, and in order that some light might be thrown onto the chattel situation, Robinson

12 Mar 48

...Robinson

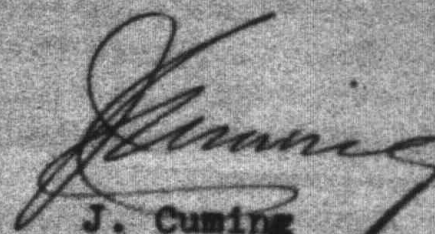
was invited this date to visit this office.

During the interview with Robinson the following points were established:

- a) He did not at any time inventory the chattels.
- b) When Brown vacated in favour of McAllester he did not check in any way store fixtures, equipment or chattels.
- c) He stated that he was not aware of a storage room full of chattels until Mrs. McAllester had been a tenant for approximately a week, and at that time visited the upstairs store room and found that it bore evidence of having been ransacked.
- d) He believes that the missing articles disappeared during Mrs. Brown's tenancy.
- e) An inventory, apparently prepared by Mrs. Sogawa, was found on Mr. Robinson's section of the Master File. He did not know when or how it came to be on his file.

A storage removal list noting articles removed from the premises under date of 27 Mar 44 appears on file. The majority of the articles removed are specifically accounted for and the balance may be considered to be part of such auction entries as "cans sundries". A large number of the articles have been credited to other Japanese on direction from Mrs. Sogawa.

The claim is practically verbatim with the inventory as noted above in (e) except for price. The majority of boxes have been valued as to contents and the price on the claim is the same as the inventory. However, two sets of figures are apparent on the inventory (tagged) which might alter the total amount claimed for.


J. Cuming
Admin. Dept.

P.S. Re Culvert (first tenant)

Telephone conversation 15 Mar 42 (Cuming to King).
Mr. King stated that he found Culvert to be an objectionable character and not fit to inhabit the premises. He also inferred that his objections were based on the fact that Culvert was reported to have operated a bootlegging establishment on the premises.
King expressed the wish that this information be confined to this office.

Possibly Culvert had a hand in the disappearance of the store goods.

CONF

Extract from original which is on Prop. Section File 1755.

THE GUILDHALL INSURANCE COMPANY LTD.

File No. 9863.

LONDON, ENGLAND.

R.P.7

802 Standard Bank Bldg., 510 W. Hastings St.,
Vancouver, B.C.

September 26th, 1944.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue #815 - 80 Moncton St.,
Steveston, B.C.

Offer for Catalogue No. 815 - \$1595.00.

The above offer to purchase is made on behalf of our client,
Mrs. Lily Shapiro, 3904 W. 16th Ave., Vancouver, B.C.

Yours very truly,

HARRY ABLOWITZ & COMPANY

Per: "Harry Ablowitz"

accepted.

R.P.S.
Steveston, B.C. 191
April 27th 1944.

Secretary of State as Custodian,
Vancouver B.C.

Ethelyn McAllister:-

I here by make application to purchase
the following Catalogue No. 815 on custodian file.
No 9863-12416. For the sum of (\$900) nine hundred
dollars.

Enclose find cheque for 10% of the amount of nine
hundred dollars.

I remain,

Yours Truly,

Ethelyn McAllister,
Steveston,
B.C.

\$900

Rec'd	May 1/44
File No.	9863/12416
Ans.	May 30/44
Referred	

Replied

R.P.6

Rec'd	JUL 7 1944
File No.	9863/12416
Ans.	Put
Referred	HARROP

815

John Wightman
11th Ave

Haney. B. 6

July 6- 1944

The Secretary of State

Dear Sir

Kind enclosed certified
cheque as called for tender for said
Property in the Townsite of Stinson
lot # 815. 80. Morton Street Lot E². 11 Block 2
on or SEC. 10. Map Plan 249. Richmond Municipality
for the sum of \$850⁰⁰ Eight Hundred and
fifty

yours sincerely
John Wightman
Building contractor

Ans. 1591

Replied

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address _____

Date Jan 1944Minto Mine B.C.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Shigen Sogawa, Police Registration No. 04378

hereby request you to release to me the under-noted property

stored at 80 Moncton St., Steveston B.C.in possession of The Custodian

and I release you from any claim whatsoever with respect to

such property.

*Shipped on March 27 - Against their return**1 trunk
2 cartons
1 flat carton effects.*

Description of Property:

*Packed in
Big Boxes 1 - box filled with miscellaneous**8 - silver knives forks & carving sets**17 - 14 Cuddles & Comforter**1 Brown leather record player (with l.h.)**1 Brown mantle clock**1 Brown full-length coat closet (please fold & wrap carefully when sending)**1 Trunk (black with silver lining) filled with clothing (wrap tightly when sending)**2 (1 brown with silver lining) bedside reigs**1 Bed in attic & bed in upper part of the big coat closet.*Original Address 80 Moncton St., Steveston B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 1942

Number in Family - 12 years and over _____

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 3

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Shigen Sogawa
Claimant Signs Here

POLICY NO. 04378		NAME SOGAWA, (Mrs.) Shizu		FILE NO. 9863		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Core District Mutual Fire Ins. Co.	BC52671	\$1000.	Aug.	16	1945	Lot 11, Blk. 2, Sec. 10 Blk. 30, Range 78, T49, 80 Menston St., Stevenson

July 22nd, 1946.

The above policy in the amount of \$1,000.00 was cancelled on instructions from the purchaser and a refund in the amount of \$3.93 was received and credited to the account of SOGAWA.

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

George Peters
George Peters
Administration Department

GP/1c

REAL PROPERTY SUMMARY

JAPANESE NAME: Mrs. Shisu SOGAWA (Widow), Registration No. 04378,
File No. 9863

CATALOGUE NO: 815

PROPERTY ADDRESS: 80 Moncton Street, Steveston, B.C.

LEGAL DESCRIPTION: The East Half of Lot 11, Block 2, Section 10, Block 3 North,
Range 7 West, Map 249, Municipality of Richmond, District of
New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:	<u>Land</u>	<u>Improvements</u>	<u>Taxes</u>	<u>Appraisal</u>
	\$270.00	\$1420.00	\$29.11	\$1595.00

TITLE: Registered in the name of Yoshikusu Sogawa and Shisu Sogawa,
Joint Tenants.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 24452

Date - August 10, 1942.

HISTORY OF**ADMINISTRATION:**

The Custodian's representative, Mr. Mather, made no report
on this property.

The file reveals that this is a building with a one-storey
store in front and a two-storey store in the rear. Although
Mrs. Sogawa declared this property to be in her name, it was
found that it was registered jointly with her husband,
Yoshikusu Sogawa, who died on January 1, 1938. To further
complicate this file, it was found that a Mrs. Yamashita,
file #4225, in her declaration declared she had a 50%
interest in the property known as 80 Moncton Street. This
was later, however, clarified and proven that Mrs. Yamashita
had no interest, registered or unregistered, but in the mean-
time, during this period of review, the files were carried on
under the joint ownership of Mrs. Yamashita and Mrs. Sogawa.

Before evacuation Mrs. Sogawa entered into a Lease Arrange-
ment with one William Culbert on May 31, 1942. This Lease
to start from June 1, 1942 for the duration of the war with
Japan, rental \$8.00 per month, water extra. This Lease
included certain fixtures and equipment. The first months'
rent was collected by Mrs. Sogawa. This tenancy only con-
tinued until July 21, 1942, when Culbert vacated. Thomas C.
King, for the Custodian, entered into a Lease which included
certain fixtures, with a Mrs. Bertha Brown from August 1,
1942, for one year at \$15.00 per month, including water.
Mrs. Brown vacated in May 1943 when a Mrs. McAllister became
the tenant on a monthly basis, and remained in possession
until the sale of the property.

July 22nd, 1946.

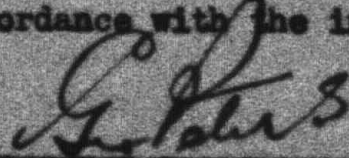
HISTORY OF
ADMINISTRATION:
(Continued)

Insurance was carried on this property in the amount of \$1,000.00 (see Insurance Schedule).

It was found that the Custodian was obliged to repair the septic tank at the expense of \$40.00 but this was not satisfactory and a total of \$89.00 had to be spent replacing the septic tank and floor in the rear of the house.

SOLD: This property was sold for \$1595.00 and adjustments calculated as of October 18, 1944. Funds released to the credit of SOGAWA on May 9th, 1945, after arrangements had been made by the Custodian, obtaining a clearance of succession duties, etc. on April 4, 1945. Title No. 1862249-E was delivered to the purchaser on June 25, 1945. A complete statement of the transaction was sent to Mrs. Sogawa on July 23, 1945.

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



George Peters
Administration Department

GP/ic

NAME SONANA, Shima (Mrs. Yoshikawa)

REGISTRATION NO. 04378

FILE NO. 9553

The following chattels were sold by public

auction at Stevenson, B.C. on March 31, 1944.

Kitchen cabinet	\$ - 2.00 F
Desk case	x 3.50
Clothes closet	x 2.00
Small table	0.75
Small table	x 0.75
Desk	15.00
Desk	- 3.50 F
Dining table & 7 chairs	x 17.00
Wardrobe & Mirror	5.00
5 Chairs	x 12.50
3 Kitchen chairs	x 2.00

Transferred to file 3871 5/1/46 C.S.

Total

Less Expenses: (Auctioneer's Fee) 4.83
 (Advertising) 1.81
 (Moving) 3.82

Net Proceeds Credited:

\$ 48.25

\$ 7.96

\$ 58.29

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Stevenson 10.

Remarks.

NAME WOMAN, Eliza (Mrs. Yoshikawa)

REGISTRATION NO. 0A378

FILE NO. 9863

The following chattels were sold by public
auction at Steveston, B. C. on June 2, 1944.

Coca Cola Stand
Miscellaneous wire display racks
Cigar Show case

\$ 0.50
x 0.25
x 0.25 } 1.00 *

Total

\$ 1.00

Less Expenses: (Auctioneer's Fee) \$0.10
(Advertising) 0.05
(Moving) 0.11

\$ 0.26

Net Proceeds Credited:

\$ 0.74

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Steveston 14

Remarks.

NAME SEIWA, Shinsu (Mrs. Yoshikusa)

REGISTRATION NO. 04378

FILE NO. 9863

The following chattels were sold by public
auction at Steveston, B. C. on August 11, 1944.

Umbrella stand
Maple show-case
Maple show-case
Sledge hammer

\$0.50 F
10.25- } sold *
10.25- }
1.25 T

Total

\$ 2.25

Less Expenses (Auctioneer's Fee)

\$0.22

\$ 0.60

(Advertising)

0.12

(Savings)

0.26

Net Proceeds Credited:

\$ 1.55

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 18

Remarks

NAME BOGARD, Eliza (Mrs.)

REGISTRATION NO. 04378

FILE NO. 9843

The following chattels were sold by public

auction at Steveston, B. C. on February 2, 1945.

Show case
Show case
Show case
Large showcase

\$ 1.00 -
x 1.25 -
x 2.75 -
x 3.00 - } 8.00 *

Total

Less Expenses: (Auctioneer's Fee 0.00
Advertising 0.26
Moving 0.66

Net Proceeds Credited:

\$ 8.00
\$ 1.72
\$ 6.28

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 28.

Remarks.

NAME SOGATA, Shizu (Mrs.)

REGISTRATION NO. 04378

FILE NO. 9863

The following chattels were sold by public

auction at Steveston, B. C. on February 16, 1945.

Stove part	\$ 0.25	X
2 Cans sundries	1.75	X
China	1.50	X
Pan of china	1.00	X
2 Flower vases	1.75	X
Wall paper	0.60	X
Glassware	2.30	X
Frying pan and knives	1.75	X
Pictures	0.80	X
Cross cut saw	1.00	X
2 hot water bottles	0.80	X
Glassware	2.80	X
2 Pictures	0.75	X
Glass jars	2.80	X
China and trays	2.80	X
Tub of kitchen ware	2.80	X
Iron Pot	0.75	X
Iron Pot	1.35	X
Woolen	2.80	X
China	0.60	X
Hand painted plate	1.80	X
Tennis racket and press	1.80	X

Total

\$ 31.35

Less Expenses: (Auctioneer's Fee:

\$3.14

\$ 7.79

(Advertising:

1.42

(Moving:

3.23

Net Proceeds Credited:

\$ 23.56

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 29

Remarks.

NAME JOHN, John (Mr. L. L. L.)

REGISTRATION NO. 4472

FILE NO. 4472

The following chattels were sold by public

auction at Stevenson, S. S. on November 9, 1945

Pictures
Clothes
Misc
Trays etc.

✓ .25
1.00 C K
1.75 F
4.50 K

K. 450

Total		\$ 7.50
Less Expenses:	(Auctioneer's Fee \$.75)	
	(Advertising .48)	\$ 1.67
	(Moving .44)	
Net Proceeds Credited:		\$ 5.83

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Stevenson 41

Remarks.

NAME SOVIET, John (Rev. Publishing)

REGISTRATION NO. 61372

FILE NO. 2462

The following chattels were sold by public

auction at Stevenson, P. C. on November 12, 1945

Box books	✓ .25	✓
Carton of Festival goods	2.50	M ✓
Records & Festival goods	1.00	✓
Roll of paper etc.	1.00	M
Trunk	0.00	3.27 ✓
Trunk (Shelton Hides - MUMF)	10.00	4.18 ✓
Trunk	4.75	3.27 ✓

102.35

Total		<u>4.75</u>
Less Expenses:	(Auctioneer's Fee \$ 2.00 0.47	
	(Advertising 1.00 0.16	
	(Moving 1.00 0.18	
Net Proceeds Credited:		<u>3.94</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Stevenson 42

Remarks. Held funds

102.35

NAME SOGAWA, Shima (Mrs.)

REGISTRATION NO. 04378

FILE NO. 9863

The following chattels were sold by public
auction at Steveston, B. C. on October 13, 1944.

Sundries
Dishes
Hot Point Plate
Dishes

\$ 0.30 M -
1.00 K X
0.75 K X
2.00 K X

D 75
75
150

Total

\$ 4.25

Less Expenses: (Auctioneer's Fee: \$0.42
(Advertising: 0.15
(Moving: 0.30

\$ 0.37

Net Proceeds Credited:

\$ 3.38

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 22

Remarks.

July 2nd, 1946.

CHATEL SUMMARY

Re: Mrs. Shizu SOGAWA
 Registration No. 04378
 Evacuated May 28, 1942 ✓

Before evacuation Mrs. Sogawa leased her premises, including certain equipment which were signed for by William Culbert, lessee, and reserved one room upstairs in the living quarters for storage of additional chattels.

On the change of ^{15/7/42}tenancy to Mrs. Brown, she also signed for the chattels which were specified in the original ^{1/8/42}lease to Mr. Culbert. Mrs. Brown requested the use of the room upstairs which was referred to Mrs. Sogawa, but she refused permission of this room to be used and her wishes were respected.

In a letter of May 16, 1942 in which she quotes Mrs. Brown as "wishing to use the bed, furniture and chairs and so forth, but all these are not in that room. I have brought all this here," - here, meaning Minto Mines, B.C. In this letter she intimates she had chattels belonging to her friends stored in this room which do not appear on the declaration. The file reveals that on July 30, 1943 Mr. Robinson, Custodian's agent, loaned to one C.C. Taylor and acknowledged by him, one counter and one show case taken from 80 Hanston Street and these articles appear to have been removed as they appear later sold on our auction sheets.

In a further list, in a letter, from Mrs. Sogawa she lists a Toledo Scale and one cash register. On March 27, 1944, all goods found on the premises were removed to Custodian warehouse. 3 Trunks were removed in the name of Nakagawa of which 2 of these were transferred to Nakagawa's account when auctioned and one was transferred to Hideo Akune, whose name appears on this trunk. One table and one dresser and mirror were transferred to Mrs. F. Ishida's account on instructions from Mrs. Sogawa. The file reveals that in a letter from Mrs. Sogawa she itemizes a number of goods which she claims belong to Mr. Nakagawa. We are today transferred to the account of NAKAGAWA one bench, one convertible lounge and one dresser, but could not identify or find the balance of goods which Mrs. Sogawa states belong to Nakagawa.

It has been difficult to identify all the goods sold with all declared owing to the type of declaration. The goods missing but never found by the Custodian are one coat closet, 6 tables, one mantle clock and one record player.

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

George Peters

George Peters
 Administration Department

July 16th, 1946.

JAPANESE DECLARATION MAY 22, 1942

Following articles located at #80
Newton Street, Steveston, B.C.

N.B. each listed goods is boxed
separately.

Flower arrangement set

11 Trays

4 China sets

4 Dolls

Silverware

2 Tea sets & bowls

34 Cups and glasses

105 Records

Dinner set

Silverware carving set

Bowls and glassware, 7 Big plates

Mantle clock, Plates in pan,

Record player, 109 Dishes and bowls,

School books, bowls

Kitchen utensils

14 Cushions and comforters

Trunk of clothing

2 Coat closets

1 Bureau

1 Chiffonier

Bookcase and books

8 Tables

11 Chairs

Dining room suite

Ice cream dishes and glasses

School supplies

Stationary

Cosmetics

Pipes

Dolls

Balls

Iwas decorations, cards and

Iwas wrappings

These goods will be stored and locked
in one room - key to be handed over to
Custodian.

Added to this list, see letter Dec. 6/43

1 Bedroom suite (practically new) set of
mattress, spring, chiffonier and bureau

1 Toledo scale - missing see memo Feb. 16/45

1 Cash register- " " " " 16/45

2 Chiffoniers

2 Carpets

2 Trunks (name - Akune on it)

1 Sofa

1 Lamp stand

Custodian's agent, Thomas C. King,
Inventory of Furniture & Fixtures which
will be rented with building to Mr. W.
Calbert, Newton Station, B.C. - signed by
Mrs. Sogawa, May 22nd, 1942.

4 Big show cases

1 Small show case

2 Counters

1 Table

1 Ice-cream frigidaire

1 Cocoa-cola cooler

Fruit stand

Biscuit stands

Chocolate bar stands

Stools and 3 chairs

1 Stove

1 Sofa

2 Tables

GOODS SIGNED FOR BY TENANT, BERTHA BROWN,
NO DATE

4 Large show cases

1 Small show case

2 Counters

1 Table

1 Fruit stand

2 Biscuit stands

2 Chocolate bar stands

2 Stools

3 Chairs (Iron)

1 Heating stove

1 Sofa

2 Hand-made tables

1 China cabinet

1 Kitchen cabinet (small)

2 Platters

Blinds on windows

ADDED TO ORIGINAL DECLARATION SEE LETTER
DATED JUNE 20, 1944.

1 Stove

1 Coleman gas stove

1 Storage battery

1 Cross-cut saw

1 Sledge hammer square

2 Picture frames with pictures

1 Set binoculars

1 New aluminium pot

1 Second hand pot

4 Only (bowls?) see letter

2 Boxes Jap black bowls

1 Dos. Chinese bowls & covers

20 Only Jap rice bowls

*Please find me a stove drawer with white
enamel 6" x 24" x 18".

July 16th, 1946

GOODS SHIPPED FROM 30 WILSON ST. TO
 23 BROADWAY AUSTIN MARCH 27, 1944

Handwritten

Handwritten

Handwritten

Handwritten

- #2 Round dining room tables
- #7 Dining room chairs
- #10 Kitchen chairs
- #2 Dressers and mirrors
- #1 Couch
- #1 Studio couch
- #1 Clothes chest
- #1 Cabinet
- #2 Small tables
- #1 Book case
- #3 Trunks (R. Nakagawa)
- #1 Mattress
- #1 Fruit rack
- #1 Carton jars
- #2 Cartons festive dolls (Haw. Is. Trade)
- #1 Carton music
- #1 Carton Jap records
- #2 Cartons dishes
- #1 Carton Jap tea set
- #1 Carton calcimine and misc.
- #2 Cartons music (H. Nakagawa)
- #1 Carton misc.
- #1 Display rack
- #1 Umbrella
- #2 Candy racks
- #4 Boxes book from book case
- #1 Carton glassware (R. Nakagawa)
- #1 Tin misc.
- #1 Umbrella stand
- #2 Small cartons dishes
- #1 Wasteb, misc. china
- #3 Cartons misc.
- #1 Dishpan
- #1 Cross-cut saw
- #1 Sledge hammer
- #3 Pictures

GOODS SHIPPED MARCH 27, 1944
 AGAINST RELEASE OF JANUARY 1944

- 1 trunk
- 2 cartons
- 1 flat carton effects

GOODS PRESUMED SHIPPED BY CRONE STORAGE
 SEE THEIR LETTER DATED NOV. 3/43 AND
 OUR REPLY NOV. 6/43, GIVING SOGAWA'S
 ADDRESS

"We have a sewing machine in storage
 for Mr. Shizu Sogawa, formerly of
 Stevenson, B.C."

GOODS SOLD AT AUCTION MARCH 31, 1944
 JUNE 2/44, AUG. 11/44, OCT. 13/44,
 FEB. 2/45, FEB. 16/45, NOV. 9/45,
 NOV. 14/45.

- ✓ Kitchen cabinet
- ✓ Book case
- ✓ Clothes closet
- ✓ Small table
- ✓ Small table
- ✓ Couch
- ✓ Couch
- ✓ Dining table & 7 chairs
- ✓ Dresser and mirror
- ✓ 5 Chairs
- ✓ 5 Kitchen chairs
- ✓ Coors-cole stand
- ✓ Misc. wire display racks
- ✓ Cigar show case
- ✓ Umbrella stand
- ✓ Display show case
- ✓ Display show case
- ✓ Sledge hammer
- ✓ Sundries
- ✓ Dishes
- ✓ Hot point plate
- ✓ Dishes
- ✓ Show case
- ✓ Show case
- ✓ Show case
- ✓ Large showcase
- ✓ Stove part
- ✓ 2 Cans sundries
- ✓ China
- ✓ Pan of china
- ✓ 2 Flower vases
- ✓ Wall paper
- ✓ Glassware
- ✓ Frying pan and knives
- ✓ Pictures
- ✓ Cross-cut saw
- ✓ 2 Hot water bottles
- ✓ Chinaware
- ✓ 2 Pictures
- ✓ Glass jars
- ✓ China and trays
- ✓ Tub of kitchen ware
- ✓ Iron pot
- ✓ Iron pot
- ✓ Umbrella
- ✓ China
- ✓ Hand painted plate
- ✓ Tennis racket and press
- ✓ Picture
- ✓ Clothes
- ✓ Pins
- ✓ Trays etc.
- ✓ Box books
- ✓ Carton of Festival goods
- ✓ Records & " "
- ✓ Roll of paper, etc.
- ✓ 3 Trunks (1 marked Hideo ARUNET)

GEORGE MISSING, DECLARED BY JAPANESE
ON MAY 22, 1942 BUT NEVER PICKED UP
BY CUSTODIAN

1 Coat closet
6 Tables
Mantle clock
Record player

The above schedule is certified to be in
accordance with the information on file.

George Peters

George Peters
Administration Department

July 22nd, 1946.

PERSONAL PROPERTY SUMMARY

Re: Mrs. Shisu SOGAWA
Registration No. 04378

Chattels: See chattel summary.

Specified Articles: There are no cameras, radios, fire arms or motor vehicles revealed in the registration or the file.

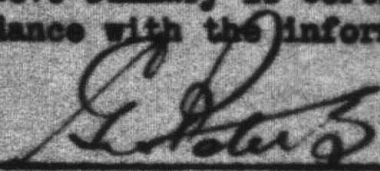
Bonds: Imperial Japanese Government Bond - 1 - 100¢ and 4 - 50¢, in owner's possession. As this did not come under the control of the Custodian, no action required.

Bank Account: Royal Bank of Canada, S 177, about \$300.00. No action required by Custodian.

Life Insurance: Sun Life Assurance Co., policy #2233461, for \$1,000.00 in owner's possession. As this did not come under the control of the Custodian, no action required.

No property interests other than those mentioned above are found on the file.

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


George Peters
Administration Department

GP/lc

File No. 9863

June 12th, 1944

MEMORANDUM
RE CLAINES

Re: Shizu SOGAWA
(Shizuko)

B.C. Purchasers' Co-Op. Ass'n

\$7.11

GEM/GH

File Nos. 9863 & 12416.
Catalogue No. 815.

May 21st, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Shisu SOGAWA
Mun. of Richmond
E. 1/2 of Lot 11, Blk. 2 of Sec. 10,
Blk. 3 N., E. 7 W., Map 249, D.N.W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated April 23rd, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 186223-E, dated April 23rd, 1945, registering the property in the name of the Custodian (Transmission).
2. Certificate of Death, dated December 13th, 1944.
3. Statutory Declaration, dated January 5th, 1945.
4. Certificate of Discharge, dated April 4th, 1945.
5. Copy of application number 186224-E, dated April 23rd, 1945, registering the property in the name of Lily Shapiro (Deed).
6. Duplicate of Transmission dated April 14th, 1945.
7. Duplicate of Deed dated April 14th, 1945 - Secretary of State to Lily Shapiro.
8. Certificate of Indefeasible Title number 186224-E, dated May 11th, 1945, covering the above property in the name of Lily Shapiro.

Shapiro

DAG:JS
Atch.

File Nos. 7843 & 12414.
Catalogue No. 815.

April 6th, 1945.

MEMORANDUM

TO: Mr. E. H. Wright

FROM: Mr. D. A. Greer

Shimoda - Reg. No. 04378
Eas. of Richmond
E. 1/2 of Lot 11, Blk. 2, Sec.
10, Blk. 3 E., R. 7 N., Map 249,
D.C. Certificate of Vesting
No. 24452.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... LILY SHAPED.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 119678-2, is in the
Owner's possession.

D. A. Greer

DAG:JS
Atch.

Shima SOGAWA

File No. 9863
Reg. No. 04378

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 9	Drawing lease for new tenant	\$ 2.50		
September 22	Water rates	21.00		
	Taxes	25.02		
December 11	Rents collected		82.00	
	Agents' commission	4.00		
	Insurance premium	56.25		
1943 June 8	Repairs	36.95		
	Water rates	24.00		
	Rents collected		165.00	
1944 June 25	Land Registry Office - Certificate of Encumbrance	1.00		
April 18	Cheque to you	40.00		
	Taxes 1943	25.60		
May 5	Proceeds Auction Sale		62.93	
June 29	Proceeds Auction Sale		.74	
September 18	Proceeds Auction Sale		1.65	
	Water Jan 1/44 to 30 June/45	36.00		
	Taxes 1944	29.11		
	Septic tank repairs	40.00		
	Rents collected		165.00	
October 18	Balance rents to date		8.23	
	Credit re Sale of Property		1,455.96	
November 29	Proceeds Auction Sale		3.38	
December 18	Cheque to you	150.00		
	Certificate of death re Yohikuni SOGAWA	1.00		
1945 March 19	Proceeds Auction Sale		6.28	
April 3	Proceeds Auction Sale		23.56	
May 2	Refund Insurance premium		3.93	
	Clearance of certificate of Succession duties	1.00		
		\$ 493.43	\$1,978.66	CR \$ 1,485.23

Shizu SOGAWA

File No. 9863.
Reg. No. 04378.

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	September 9 22	Drawing lease for new tenant			
		Water rates	\$ 2.50	\$	
		Taxes	21.00		
	December 11	Rents collected	25.02		
		Agent's commission		82.00	
		Insurance premium	4.00		
			56.25		
1943	June 8	Repairs			
		Water rates	36.95		
		Rents collected	24.00		
				165.00	
1944	June 25	Land Registry Office - Cert. of Encumbrance	1.00		
	April 18	Cheque to you	40.00		
	May 5	Taxes 1943	25.60		
	June 29	Proceeds Auction Sale		62.93	
	September 18	" " "		.74	
		" " "		1.65	
		Water Jan.1/44 to 30 June/45			
		Taxes 1944	36.00		
		Septic tank repairs	29.11		
		Rents collected	40.00		
	October 18	Balance rents to date		165.00	
		Credit re Sale of Property		8.23	
	November 29	Proceeds Auction Sale		1,455.96	
	December 18	Cheque to you		3.38	
		Cert. of death re Yohikazu SOGAWA	150.00		
			1.00		
1945	March 19	Proceeds Auction Sale			
	April 3	" " "			
	May 2	Refund Insurance premium		6.28	
		Clearance of Certificate of Succession Duties		23.56	
	July 20	Cancel entry 5th May 1944 Auction Sale		3.93	
			1.00		
			62.93		
1946	January 18	Proceeds Auction Sale			
	March 20	Cheque to you		5.83	
	August 5	Proceeds Auction Sale	500.00		
		" " "		33.29	
	September 5	Cheque to you		3.94	
			958.25		
1947	February 24	B.C.E.R. refund Security Deposit			
	May 7	B.C.Purchasers Co.-op. claim paid		1.30	
		Cheque to you	7.11		
			1.30		
March 11/48-js			\$2,023.02	\$2,023.02	- NIL

Catalogue No. 815,
File No. 9863
80 Bonnet Street, Steveston, B.C.
B-11/2/10/33/K77/249.

May 2nd, 1945.

LILY SHAPIRO

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at October 18th, 1944)

	DEBIT	CREDIT
Purchase price	\$1595.00	
Cheques received		1595.00
<u>Amount of rent collected</u>		
October 18th to October 31st, 14/31 x 15.00 incl. water		6.77
November-December-January, February, March-April 30th- 6 months @ 15.00		90.00
Registration fees on deed, \$1595.00	7.45	
Insurance premium-from October 18th to date- policy cancelled	11.09	
Purchaser's proportion of 1945 taxes 75/365 x 29.11	5.98	
Water, 75/184 x 12.00 to Dec. 1st, 1944	4.89	
Water paid to June 30th, 1945	12.00	
Balance owing to purchaser	54.86	
	<u>© 1691.77</u>	<u>1691.77</u>

BALANCE OWING TO PURCHASER - 54.86

Catalogue No. 815,
File No. 9853
60 Hamilton Street, Steveston, B.C.
S:11/2/10/331/R77/249,

May 2nd, 1945.

LILY SHAPIRO

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at October 18th, 1944)

	DEBIT	CREDIT
Purchase price	\$1595.00	
Cheques received		1595.00
<u>Amount of rent collected</u>		
October 18th to October 31st,		
11/31 x 15.00 incl. water		6.77
November-December-January, February,		
March-April 30th- 6 months @ 15.00		90.00
Registration fees on deed, \$1595.00	7.45	
Insurance premium from October 18th to		
date policy cancelled	11.59	
Purchaser's proportion of 1945 taxes		
75/365 x 29.11	5.98	
Water, 75/184 x 12.00 to Dec. 31st, 1944	4.89	
Water paid to June 30th, 1945	12.00	
Balance owing to purchaser	54.86	

\$ 1691.77

1691.77

BALANCE OWING TO PURCHASER - \$54.86

STATEMENT RE SALE OF:

Name: SOGATA, Shima #04378

Catalogue No: 815

File No: 9863

Street Address: 80 Moncton Street, Steveston, B. C.

Legal Description: E 11/2/10/B3M/R79/249

Date of Sale and Adjustments October 18, 1944.

Sale Price

\$1,595.00

Real Estate Agents Commission \$159.50

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Interest of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 11.59

Taxes 5.98

Water 16.89

\$173.50

\$1,629.46

Net Proceeds credited to your account as of Oct. 18/44 \$1,455.96

Date:..... July 23, 1945.

Compiled by:..... George Peters

Catalogue No. 815
File No. 9863
80 Moncton St., Steveston
Bj11/2/10/B3N/K7N/249
Certificate of Title No. 186224-E

Control of property covered by Certificate of Title No. 186224-E is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of cheque for \$54.86 representing closing adjustments on sale to me of the above property.

Dated at 25th Toronto B. C., this 25 day of June 1945.

Signed Lily Shapiro

Return to the Custodian

9863, 12416

March 15, 1945

Mr. A. C. Campbell,
Probate and Succession Duty Office,
Victoria, B. C.

Re: Estate of Yoshikazu SOGAWA

Your File 665/45

Dear Sir:

Replying to yours of 13th instant. We have for a considerable time been trying to get from Mrs. SOGAWA a proper statement of the estate of her deceased husband through Mr. L.A. Dodd, Notary Public at Greenwood, B. C. Mrs. SOGAWA lives ten miles or farther from Greenwood and is rarely in that town and we do not wish to incur the expense of sending Mr. Dodd to her place of residence.

I enclose an original letter from Mr. Dodd dated 8th February last in which he reports certain statements made by Mrs. SOGAWA. While these statements do not give you the information wanted, they indicate, if correct, the extent of the estate and we have no evidence that these statements are not correct. I have requested Mr. Dodd to procure from Mrs. SOGAWA a statement in form of Notarial Declaration but such a declaration has not come to hand and may be delayed a considerable time.

It appears to us quite certain that the estate left by Mr. SOGAWA was in value far below the amount which would render it liable to Succession Duty Tax and if the enclosed letter is satisfactory evidence to you that such is the case we will send you the certificate fee of One (\$1.00) dollar with the request for a clearance certificate. We suggest this in view of the probable difficulty of getting from Mrs. SOGAWA a statement of her

(over)

Greenwood, B. C.,
8th February 1945.

Mr. Ian Macpherson,
Title Examiner,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Re: Mrs. Shizu Sogawa.

Dear Sir,-

I have your letter of the 27th ultimo and now return Affidavit of Value and Relationship in duplicate with Inventories "X" and "Y", which I trust you will find in order.

I was not sure whether the Real property should be shown under Item 1 or Item 8 of Inventory "X".

Mrs. Sogawa states that the £300 Imperial Japanese government bonds, which she calls English Bonds, are the property of her son, and that the \$315.00 in the Royal Bank of Canada, Steveston, B. C. is in her own name, and there is nothing else except the property held in joint tenancy and the furniture which she values at \$200.00.

Yours faithfully,

"L. A. Dodd"

January 27th, 1945.

Mr. L. A. Dodd,
Notary Public,
GREENWOOD, B. C.

Dear Sir:

Re: - Mrs. Shizu SOGAWA -
East $\frac{1}{2}$ of Lot 11, Blk. 2, Sec. 10,
R3N, R7W, Map 249, Munc. Richmond.

Title to this parcel of land is in the name of Yoshikusu SOGAWA and Shizu SOGAWA, Joint Tenants, and it is proposed to place the title in the name of Shizu SOGAWA, - the surviving tenant, only. To affect this the Land Registrar requires a clearance of the Succession Duties of the estate of Yoshikusu Sogawa and the Succession Duty Office requires a statement under Section 32, subsection "C" of the Succession Duties Act, showing the property passing to Shizu Sogawa.

We are enclosing herewith for Mrs. Sogawa's signature, and your signature as Notary Public, the necessary forms in triplicate, being the Affidavit of Value and Relationship with Inventory "X" and Inventory "Y" attached. Will you kindly have Mrs. Sogawa complete this by filling in the statements as correctly as she may be able and return two copies to this office, retaining one copy of each for her record, sending to this office your memorandum of fee.

We wrote to Mrs. Sogawa on the 22nd of January, a copy of which is enclosed, but there was a delay in sending you these documents as we required further information from the Succession Duty Office at Victoria.

From a statement given the Custodian by Mrs. Sogawa on the 22nd of May, 1942, she was then in possession of her interest in the above described parcel of land and building thereon, also a certain quantity of furniture together with a 100 pound and four 50 pound Imperial Japanese government bonds and the sum of \$300.00 in the Royal Bank of Canada at Steveston, B. C. This will be some guide to you as to the property she inherited from her late husband.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM (encs.)

9863
12416

January 12th, 1945.

A. G. Campbell, Esq.,
Assessor & Collector
of Succession Duties,
Parliament Buildings,
VICTORIA, B. C.

Dear Sir:

Re: Estate of Yoshikusu SOGAWA-dec'd.

Mrs. Shizu SOGAWA and her late husband Yoshikusu
Sogawa are the registered owners of a parcel of land in
Steveston, B. C., holding as Joint Tenants. We wish to
have the title placed in the name of Mr. Sogawa's survivor,
Shizu Sogawa. We have on file a Certificate of Death from
Mr. Scott and a Notarial Declaration by Mrs. Shizu Sogawa
identifying the late Yoshikusu Sogawa as registered owner
and as the Yoshikusu Sogawa in the Certificate of Death.

This property has been sold for \$1,595.00 and we re-
quire a clearance of Succession Duties from you. There is
no Will, and Letters of Administration have not been filed,
and consequently we cannot furnish you with an inventory of
the estate of the deceased. However, we have a declaration
from Mrs. Sogawa dated May 22nd, 1942, a copy of which I en-
close, which declaration is all the property owned by her. As
Mr. Sogawa died on January 1st, 1938, we have no record of
any other property that was owned by him. With this informa-
tion you may be able to issue a clearance of Succession Duties,
and if not will you please inform us of the statements you
require.

Yours truly,

Ian Macpherson,
Title Examiner.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of the identity of
Yoshikusu SOGAWA

To wit:

3. Shizu SOGAWA

of the town

of Midway

in the Province of British Columbia,

Do Solemnly Declare that:

1. I am the widow of the late Yoshikusu SOGAWA, named above.
2. My husband Yoshikusu SOGAWA and I, Shizu SOGAWA, were, at the date of his death, the Joint Owners of the land described in Certificate of Title 113678-E as recorded in the Land Registry for the District of New Westminster, British Columbia.
3. My husband Yoshikusu SOGAWA died at Steveston on the first day of January, 1938.
4. Yoshikusu SOGAWA whose name appears on Certificate of Title No. 113678-E and Yoshikusu SOGAWA, whose name appears on Certificate of Death dated 13th day of December, 1944, were one and the same person.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "CANADA EVIDENCE ACT."

DECLARED before me at
Greenwood in the
Province of British Columbia this
5th day of January
A.D. 19 45.

Shizu Sogawa

[Signature]
A Notary Public in and for the Province of British Columbia
A Commission for the Province of British Columbia

File No. 12416
9863

Midway B.C.
Nov. 27, 1944

Mr. Ian Macpherson
Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	NOV 28 1944
File No.	2416, 9863
Ans.	
Referred	Macpherson

Dear Sir,

Reply to your letter of Nov. 4th.
My late husband Yoshikazu Sogawa
died on 1st of January, 1938 at
Steveston, 80 Moncton St. B.C.

Yours truly

Shizu Sogawa

Reg. No. 04379

NB. Please inform all the department of Custodian
my new address MIDWAY B.C. (Former
address Minto mine B.C.)

2-17
No. 12416
2416
9863
filed
me

ADDRESS OFFICIAL COMMUNICATIONS TO
DIRECTOR
DIVISION OF VITAL STATISTICS
PARLIAMENT BUILDINGS
VICTORIA, B.C.



BRITISH COLUMBIA

PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS

IN YOUR REPLY REFER TO
OUR FILE NO. 157-2
YOUR FILE NO. 12416/9863

November 3rd, 1944.

Mr. Ian Macpherson,
Title Examiner,
Dept. of the Secretary of State,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	NOV 3 1944
File No.	12416
Ans.	
Referred	McPherson

Sir: Re: Yoshikazu SOGAWA, formerly residing
at 80 Moncton St., Steveston, B. C.

We beg to acknowledge receipt of your letter of the 1st inst., and note your request for certificate of the death of the above-named Japanese.

As, however, you omitted to state particulars regarding the date and place of death, we are enclosing an application form for your use, and would point out that the fee for search and certificate will amount to \$1.00.

Yours very truly,

DIVISION OF VITAL STATISTICS.

Joe Sugg
Director.

CS/TC
Enc.

9863 & 12416

October 18, 1944.

Harry Ableson & Co.,
510 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 815
80 Main Street
11/2/44/831/878/242

This will acknowledge receipt of your letter of October 10th in which you enclosed your cheque for \$1,437.50. We have now received a total of \$1,595.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Lily Shapiro, wife of Ben Shapiro, Merchant, of 3904 West 16th Avenue, Vancouver, B. C., British Subject.

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

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]

9863 & 12416

October 2, 1944.

Harry Ahlowitz & Co.,
802 Standard Bank Building,
510 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 815
80 Moncton Street
E11/2/10/BTH/KTH/249

Your letter of September 26th, enclosing cheque for \$157.50 and offer to purchase the above property for the sum of \$1,595.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,437.50.

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

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

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

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

Yours truly,

F. G. Shears,
Director.


F. G. Shears

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 2254

EVACUATION SECTION	
Rec'd	JUN 28 1944
File No.	9863
Ans.	✓
Referred	Wilson

June 27, 1944.

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

File No. 9863

Attention Mr. Wilson

Dear Sir: re Shizu Sogawa - \$7.11

In reply to your letter of the 6th instant, please be advised that we have contacted Mr. Wakabayashi and have been informed that this claim, against the above-named, on account of B. C. Purchasers' Co-op. Assoc., is still outstanding.

Yours truly,

NORRIS & MacLENNAN,

J. A. MacLennan
per *C. Bush*

JAM/CK

9863/
4225

November 10, 1943.

Mrs. Shizu SUGAWA,
Registration No. 04378,
Bridge River, B. C.

Dear Madam:

With reference to the $\frac{1}{2}$ of Lot 11, Block 2, Section 10, Block 3 North, Range 7 West, Map 249, the title of this property is in the name of Mrs. Masa Yamashita, but on her declaration she declared that you have a 50% interest. Would you kindly let us know if this is true as, at the present time, we are operating this property under your joint names, and until this is clarified we will hold up funds.

With reference to the $\frac{1}{2}$ of Lot 11, Block 2, this is registered in your name and your husband's (deceased). Would you kindly let us know if Mrs. Yamashita has any interest in this portion.

With reference to the premium notice from the Sun Life, we regret we haven't sufficient funds on hand to pay this, owing to the fact that we had to install a new septic tank on your property, but we hope to look after your premium at some later date.

Yours truly,

George Peters,
Administration Department.

GP:EB

Minto Mine B.C.
Oct. 12th, 1943

The Custodian's Office
Vancouver B.C.

Dear Sir: —

~~I hope~~ Have you received my previous letter re-
garding about my payment of Life Insurance. Since I
have not received any reply and also I have received my
"notice of premium due" from the Insurance Co.

I have herewith enclosed this ^{last} notice which
I would like you to pay from my money which is in
your possession. Please send the money and this notice
to the Insurance Co. and have them send the receipt
back to me here in Minto. I thank you.

~~I~~ I also would like to have a report of money which
is there and also would like to hear how my house
(86 Munton) in Steveston is cared for.

Let me express my deep gratitude for all the
things you're doing for me. I thank you.

Yours truly,

Shige Sugawara

Reg. No. 04398

MEMORANDUM

April 27, 1943.

File No. 9863 & 4225

To: Mr. Ian Macpherson

From: P. H. Russell

Re: Mrs. Shisa SOGAWA &
Mrs. Masa YAMASHITA

Lot 11, Block 2, Sec. 10, Block 3 N., Range 7 W.,
Map 249 appears to be owned by the above two Japanese.

You have a Search on File No. 9863 (Shisa SOGAWA),
covering the east half, showing it in the names of these two
persons as joint tenants and Vesting Certificate was filed
last August. I find a Search on File 4225, covering the west
half of this lot, which stands in the name of Yamashita only.
This property does not appear to have been vested.

In her "J.P." form Yamashita admits an interest,
50%, in Shisa SOGAWA and there is therefore a trust in Yamashita
for Sogawa undeclared except in the "J.P." form.

Will you please complete the vesting and obtain C.E.'s
which are necessary in these two cases.

PHR:NDK

cc: Accounting Dept.

9863

May 2, 1944.

Mrs. Shizu SOGAWA,
Registration No. 04378,
Minto Mine, B. C.

Dear Madam:

On March 27, 1944 we handed to the B. C. Security Commission
for shipment to you the following:

- 1 Trunk
- 2 Cartons
- 1 Flat Carton Effects

We are advised by the B. C. Security Commission that you
have written them that you only received a few old hats and coats.
We do not know what the packages shipped to you contained as we
do not as a rule open trunks and cartons to examine their contents.
The goods shipped to you were part of what you requested on Cust-
odian Release dated January 1944.

We have moved from No. 80 Moncton Street to our Warehouse
No. 3 many other articles some of which have been sold at Auction
and the balance stored, of which we will send you a list if desired.

Yours truly,

R. B. Mackenzie
Protection Department.

RBM/pls

9863

Mrs. Shizu SOGAWA,
Registration No. 04378,
Minto Mine, B.C.

May 26, 1944.

Dear Madam:

This will acknowledge receipt of your letter of May 22nd. Our letter of May 2nd. answers the first part of your letter. We enclose list of the goods removed from 80 Moncton St. to our auction room. Also enclosed is a list of what has already been sold.

On reviewing your file, you state in a letter of Nov.16/42 as follows: "Regret to say, I positively do not want Mrs. Brown to use that extra room upstairs. Also, Mrs. Brown stated in wishing to use beds, furnitures, chairs and so forth, but all these are not in that room, I have brought all these here." It would appear therefore that what has been sold must belong to either Mr. Nakagama or Mr. N. Akune. Will you please check carefully the list of chattels and let us know to whom the various items belong so that we may credit the rightful owner with the proceeds both of what has already been sold and what remains to sell.

Owing to their change in policy the B.C. Security Commission is not shipping anything that has a selling value. We advise you to consult the Supervisor in your area as to what may still be shipped at the owner's expense. We understand that these would include such goods as have a sentimental value but no selling value.

We would much appreciate your prompt reply.

Very truly yours,

REM/GM

R.B. Mackenzie
Protection Department.

July 24th, 1946.

*Copy for reference*CHATEL SUMMARY

Re: Ryutaro NAKAGAMA
 Registration No. 04342
 Evacuated May 24, 1942

In his declaration of April 15, 1942, NAKAGAMA declares certain chattels left in the protected area (see schedule).

The Custodian's agent, Mr. Mather, submitted an inventory on May 13, 1944 (see schedule), and at that time he reports that NAKAGAMA was negotiating with one Wong San, a Chinaman, for the sale of his goods and equipment per inventory. This equipment was situated at 83 Moncton Street, being a store. The file reveals a Bill of Sale completed between NAKAGAMA and Wong San in which NAKAGAMA sold this equipment (see schedule) with a provision in the agreement whereby he had full right to repurchase from Wong San in the amount of \$500.00, on the return of NAKAGAMA to the town of Steveston on the termination of the war with Japan. Further, on July 11, 1942, Mr. Mather reports "at the time of evacuation of NAKAGAMA he had no stock on hand."

NAKAGAMA declared no chattels situated in his house at 81 Moncton Street but that these would be declared by his wife, Nobuko NAKAGAMA. On January 15, 1943, a memo appears on file which informs the Custodian, that a fire had occurred on these premises completely destroying the house at 81 Moncton Street, at the same time, partially damaging the store at 83 Moncton Street. Insurance on the fixtures was recovered by the Custodian in the amount of \$105.50, this being credited to NAKAGAMA's account. On the removal of goods from 83 Moncton Street, the home of Mrs. Sogawa, file #9863, it was found that some goods were packed in the name of NAKAGAMA. This was later acknowledged by Mrs. Sogawa and goods found in NAKAGAMA's name were auctioned and credited to his account on February 16, 1945, with the exception of two cartons of music and one carton of kitchenware which were missing. These may have been sold under the name of Mrs. Sogawa and it would be impossible to distinguish these items.

The equipment declared by the Japanese (see schedule) is taken care of by the Bill of Sale with Wong San, with the exception of one clock and two bicycles which were never found by the Custodian. We must assume these were disposed of before he left the protected area. The one counter and sundry shelves must be assumed as being fixtures of the building, and the 3 meat blocks, sundry butcher tools, and 3 Kraft paper stands, which were inventoried by our agent are missing and the file reveals nothing further concerning these three items. We are, therefore, assuming they have been dealt with by NAKAGAMA or were a portion of the adjustments in the fire loss.

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

George Peters
 George Peters
 Administration Department

GP/1c
 Copy for file #9863

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 82

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

10

Grand Forks, B.C.

June 7, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) SEIZU SOGAWA

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government

A.E. COUS, Esq.,

appearing for the
Claimant

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. RAMBLETON, Esq.,

Official Reporter

30

2
S. Sogawa
In Chief

MR. COBUS: The claim, your honour, of Shizu Sogawa, which is No. 90 on the Secretary's list. That will become Case No. 321, Mr. Secretary.

(MRS) SHIZU SOGAWA, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend the claim for real estate by showing the credit to the Custodian as \$1595.00.

MR. McINNES: \$1595.00.

MR. COBUS: Yes, that is correct. That leaves the net claim for realty \$405.00.

THE COMMISSIONER: There is no amendment on the personalty.

MR. COBUS: Your honour, I apparently failed to total these amounts.

THE COMMISSIONER: I couldn't reconcile these figures of yours.

20 MR. COBUS: The amounts on the claim form. The claim being made for chattels, your honour, is detailed on lists to be filed as part of the statement, and amounts to \$961.70.

THE COMMISSIONER: Is there any credit or is that the net claim?

MR. COBUS: The Analysis sheet, your honour, is not too clear as to the credit, so I think we will omit showing a credit and leave that to the Custodian to determine from his own Analysis sheet.

30

THE COMMISSIONER: Very well. The amendment will be allowed.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are making claim. Did you instruct me to prepare this statement for you and is that your signature?

A: Yes.

10 Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate statement, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

20 MR. COBUS: The subject matter of the claim for real estate, your honour, is a residence and store which was a two storey building located at 80 Moncton Street in Steveston, B.C. The store front was 22 feet by 18 feet. The building had three rooms upstairs and three rooms down; that is, apart from the store front, three rooms downstairs with a kitchen, a parlour, and dining room. The interior was of V-joint, stained. The building itself was of frame siding, built on cement blocks. The roof was shingled and the floors were of fir. It was purchased in 1933 as a lot only for the sum of \$325.00. In 1933 the store and dwelling was built at a cost of \$2500.00. 30 In 1941 the claimant put in a new chimney at a

cost of \$45.00 and also added a verandah to the building at a cost of \$40.00. In 1937 the building was repainted and the kitchen was decorated. She points out that the Custodian spent \$40.00 on septic tank repairs in 1943.

10

She goes on to say that the property was well located in the business section of Steveston, B.C., and she agrees that, as the appraiser says, it was well preserved and well painted. She had taken good care of the property and left it in a clean condition. She also agrees that the roof was in good condition. The appraisal of \$1595.00 was too low, and she believes that \$2000.00 is a conservative estimate for its fair market value.

Would my learned friend produce the appraisal on this property?

(Handed to Mr. Cobus)

20

MR. COBUS: This is an appraisal by Coulthard, Sutherland and Company dated the 28th of April, 1944. The valuation that was placed on the property was \$1595.00, \$1485.00 for the building, and \$110.00 for the lot. I file it on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend produce a picture of the property?

(Handed to Mr. Cobus)

30

MR. COBUS: I am producing a picture taken on the 13th day of April, 1942.

Q: Witness, produced from the Custodian's file is a picture of a building. Of what is that a picture? A: That is a picture of my house.

MR. COBUS: I file it on behalf of the Crown, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend admit the assessed value of this property in 1942 was \$270.00 on the land and \$1420.00 on the building, making a total of \$1690.00?

MR. McINNES: Yes.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the chattels for which you are claiming. Did you instruct me to prepare this statement and is that your signature?

A: Yes.

Q: In that statement you make reference to a list attached and I produce to you now a two page list of items. Is that the list to which you make reference in your statement?

A: Yes.

Q: Are the statements contained in the statement and the list which has been produced to you true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the statement and list as one exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to the chattels statement, your

S. Segawa
In Chief

honour, the claimant says that all of the
chattels claimed except certain store fixtures
and a sofa, stove and two tables, were packed
into boxes and stored in an upstairs room at No.
80 Moncton Street, Steveston. The room was lock-
ed and the key turned over to Thomas C. King
of Steveston. At the time the goods were packed
and stored a detailed inventory was made, and that
detailed inventory, your honour, is reflected
10 in the statement which forms part of the chattels
statement. She says that the Custodian shipped
a trunk and three cartons of personal chattels,
but that the trunk contained other than the goods
that she had packed in it, and when she received
the trunk she wrote the Custodian informing him
of that fact. She therefore is claiming for
the original contents of the trunk. From the
Custodian's auction sheets she was not able to
determine what disposition was made of the
merchandise she packed, inventoried and stored.
20

Would my learned friend produce the J.P.
form.

MR. McINNES: This is what appears to be the J.P.
form of this claimant which was declared on the
22nd of May '42, and has attached to it an in-
ventory of furniture and fixtures.

MR. COBUS: Q: Witness, I produce a document known
as a J.P. form which appears to be signed by
Shizu Segawa. Is that your signature?

30 A: Yes.

Q: And attached to this J.P. form is an inventory of certain store fixtures. Was that list signed by you -- it appears to have the signature "Shizu Sogawa" on it?

A: Yes.

MR. COBUS: Your honour, I would ask to file the J.P. form on behalf of the Crown, making only the comment that this happens to be one of the best detailed lists that I have managed to run into on a J.P. form.

10

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

Q: Witness, when you were being evacuated, who made up these lists that you made reference to in your statement?

A: My daughter.

Q: And were you there at the time when this list was made up?

A: Yes. I have got them here.

Q: You still have the list? A: Yes.

MR. COBUS: Would my learned friend produce the Analysis of Personal Property Claim?

20

(Handed to Mr. Cobus)

MR. COBUS: I am filing the Analysis on behalf of the Crown, your honour.

(ANALYSIS MARKED EXHIBIT NO. 6)

MR. COBUS: Your witness.

MR. McINNES: It is submitted, your honour, in this case, that the real estate was sold for its fair market value, and at the appraised value. As to the chattels, it is submitted that some of the chattels were not declared, others were not found

30

and did not come within the custody of the Custodian and do not come within the Terms of Reference. As to those that did so come, it is submitted the same were sold for their fair market value.

CROSS EXAMINATION BY MR. McINNES:

10 Q: Witness, at the time of your evacuation, you leased this property to one William Culbert, did you not? A: Yes, the house.

Q: And I direct your attention to the words written in pen and ink at the bottom of the first page and I will ask the interpreter to read those to you.

(Interpreter to witness)

A: That included the store equipment.

Q: Yes, and this is your signature on the lease?

THE INTERPRETER: There is no signature there at all.

MR. McINNES: Q: Well, you did give this man a lease?

20 A: Yes.

MR. McINNES: This appears to be only a copy, your honour.

Q: And the rent was \$8.00-a month? A: Yes.

Q: And the lease contained the words "together with furniture and fixtures according to inventory attached and made part of this agreement."

A: Yes.

Q: There was such a lease signed by you?

A: Yes.

30 Q: Yes. A: Yes.

MR. McINNES: I would like to file that then, your honour. It will be Exhibit 7.

(LEASE MARKED EXHIBIT NO. 7)

MR. McINNES: Q: You knew, witness, that the Custodian later on leased this property for \$15.00 a month?

A: Yes, I know that.

Q: And I am producing to you that lease which purports to be a lease from Thomas C. King as agent for the Custodian to Mrs. Bertha Brown.

10 A: Yes.

MR. McINNES: Exhibit 8.

(LEASE MARKED EXHIBIT NO. 8)

MR. McINNES: Q: Would you look at this letter, please, and tell me whether or not you wrote it?

A: Yes, that is my letter and I signed it.

MR. McINNES: This is a letter, your honour, dated the 26th of November, 1942 written from Minto Mines, B.C. by the claimant to the Custodian. It deals with a request by Mrs. Brown, who is named in that lease, to have the use of this room upstairs and Mrs. Sogawa's refusal to let her have it. Then she says this: "Also, Mrs. Brown stated in wishing to use beds, furnitures, chairs and so forth, but all these are not in that room. I have brought all of these here. In that room I have some Japanese chinawares etc., and also I have few of my friends' properties stored, so I must ask you to tell Mrs. Brown that I do not wish to have that room opened."

20

(LETTER MARKED EXHIBIT NO. 9)

H. Sogawa
Cross exam

MR. McINNES: You did, as a matter of fact, have quite a quantity of your goods shipped to you by the Custodian, did you not?

A: The Custodian sent me a trunk and some large cartons and a box for a coat.

Q: Well, what furniture did the Custodian send you?

A: No furniture.

Q: Well, your letter would indicate that he had sent some furniture.

10 A: I received a trunk and two boxes.

Q: Very well. Now, Mrs. Sogawa, in your claim you are claiming \$80.00 for a scale.

A: Yes.

Q: And you are also claiming \$120.00 for a cash register.

A: Yes.

Q: You realize that you did not declare these in your J.P. form.

A: I forgot to include that at the time of making this up.

Q: Yes, either one.

A: Yes.

20 Q: In your list of personal chattels, part of Exhibit 4, you have an item of \$100.00 for a "trunk with clothing material, contents new."

A: Clothing for making suits and a table cover and sheets and handkerchiefs and towels and dress-making materials and Japanese Kimonos and bed covers and women's coats; those were inside that.

Q: This must have been quite a large trunk.

A: Yes.

Q: How long had you had these goods, Mrs. Sogawa?

30 A: They were practically new.

S. Sogawa
Cross exam

Q: Where did you get them?
various stores.

A: From

Q: In Vancouver?

A: Yes.

Q: Well, you had a bunch of material for making
clothes?

A: Yes.

Q: Are you a tailor or dressmaker by trade?

A: No.

Q: Well, who was going to make up the cloth for you?

A: I was going to ask a tailor to make them.

10 Q: When you leased this store to Mr. Culbert, didn't
you leave all this stock that you are now claiming
for in the store?
A: No, I left
them in one room upstairs.

Q: And these cosmetics and pipes, etc?

A: They were all left in the upstairs room.

Q: Well, then, what was it that you leased to Mr.
Culbert in the way of furniture and so forth when
you leased the store to him?

A: Things like the showcases and the counters.

20 Q: No household furniture?

A: No.

MR. McINNES: I think that is all, your honour.

MR. COBUS: Would my learned friend advise to whom the
real estate was sold?

MR. McINNES: It was sold to Mrs. Lily Shapiro.

MR. COBUS: And the date of that?

MR. McINNES: 26th of September, 1944, was the date
the bid was accepted. I presume that is what
you want, isn't it?

MR. COBUS: Yes.

S. Sogawa
Re-Direct exam

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, did you have your own sewing machine at the coast before you were evacuated?

A: I took it away with me.

Q: Yes, but you did own a sewing machine.

A: Yes.

Q: Do I understand that you are a pretty fair dress-maker yourself?

MR. McINNES: Well, she hasn't said so yet.

10 A: Yes, I can make coats.

Q: You have a daughter, also, I understand, who is quite a good tailoress? A: Yes.

Q: Witness, in your list of chattels for which you are making a claim, are there any items there for which you are claiming which you received from the Custodian in that shipment?

A: I received a trunk and two boxes.

Q: Witness, do you know whether that scale and that register for which you are claiming now were

20 sold by the Custodian? A: I don't know.

MR. COBUS: I wonder if my learned friend has anything in his file which would indicate whether the scale or cash register were sold?

MR. McINNES: The personal property analysis would indicate it.

MR. COBUS: That is no help.

MR. McINNES: I have no record of either one ever being found.

MR. COBUS: It is not in any of the auction sheets?

30 MR. McINNES: No.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

10

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

M.H. Colquhoun,
Sub-Commissioner

20

30

DEFENCE BRIEF

GRAND FORKS
7 June 1948

(Mrs.) Shizu SOGAWA

File No. 9863

Case No. 321

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Claim

\$2,000.

Appraised at

\$1,595.

Sale Price

\$1,595.

Witness: Appraisers - Coulthard Sutherland.

Property consists of Store, where beauty parlour is operated with six-room living quarters at rear and above.

3 tenders were received for this property, the highest \$1595. being accepted.

Appraisers (Coulthard Sutherland) report - Siding well painted and preserved, place in clean & good shape, foundations apparently sound. Roof good.

It is submitted that the real estate was sold for its fair market value and at the appraised value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Amended Claim

\$961.70

Furniture	\$461.50
Store Equipment & Stock	\$500.20
	<u>\$961.70</u>

Claimant did not declare on her J.P. Form all the chattels she is now claiming for.

Claim 2

Furniture \$461.50

(a) Goods value \$272.50 Sold by Auction for \$74.65
(b) " " \$130.00 Shipped to claimant
(c) " " \$ 59.00 Recorded now missing.
\$461.50

Some goods not claimed for were sold by Auction for \$10.40.

The Trunk, Cushions & Coat Closet were shipped to claimant.

Claimant stated that her goods were stored in a room, and most of them placed in boxes, at No. 80 Moncton Street, Steveston. The room was locked and key handed over to Mr. T. C. King of Steveston.

Shipped 130.00

7 cushions - 14 declared on claim claiming for other 7 - then "10" declared not found
1 chest of drawers - 1 declared on claim claiming for other 1 - then "10" claimed sold for \$2.00
1 trunk - trunk & contents declared - contents substituted for jacket when received - let us
assume trunk with "10" & contents "90" - then "90" declared not found
"10" shipped

Claim 3

Store Equipment & Stock \$500.20

(a) Goods value \$ 82.00 Sold by Auction for \$17.30
(b) " " \$180.00 No record (Cash Register & Scales)
(c) " " \$170.70 Declared now missing (Store Stock)
(d) " " \$ 67.50 Left with Agent.
\$500.20

The Scales & Cash Register were not declared and never found.

Claimant leased her property to a Mr. William Outhbert, together with Furniture & Fixtures and stated that it meant Showcase, Counters, etc., but not household furniture.

It is submitted that some of the chattels were not declared, others were not found and did not come within the custody of Custodian and do not come within the Terms of Reference.

As to those that did so come, it is submitted the same were sold for their fair market value.

(Mrs.) Shizu SOGAWA
Case No. 321

-3-

Summary of Defence
Witnesses

Where required

Coulthard Sutherland	1	Appraisers
Thompson & Co.	2 (a) 3 (a)	Auctioneers
Mr. Harris	2 (a) 3 (a)	Staff
Mr. Wills	2 (a) 3 (a)	Staff

BMP/mv

Name of Claimant **SOGAWA, Shiro**
 Custodian File **9863**

Case **381**

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
		1995		199.90					
			199.90	12.50					391.90
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
147.70	73.40		49.6%	401.65					147.24
		22.02			200.02				222.24
TOTAL RECOMMENDATION									796.78

9863

JAN 8 1951

Mrs. Shizu SOGAWA,
Midway, D. C.

Dear SIRS Madam:

Re: Japanese Property Claims Commission

Case No. 321

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 ... \$ 700.78.

Cheque in your favour is enclosed for \$ 660.24 and we have paid the Co-Operative Committee .. \$ 40.54 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS:BE
Encl.