

12786

REAL ESTATE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 12786

RECEIVED
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KOGO, CHIYE (Miss)

HOME ADDRESS: Blind Bay, B. C.

REGISTRATION NUMBER 06176 ✓ SEX: Female AGE: 24

OCCUPATION: Stenographer

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

EMPLOYER:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Property on South side of Pipe Line Road, just East of Seymour Creek, in the District of North Vancouver, B. C., on Blk. 2, D.L. 791 (Lot 1/3 Re Sub. Lots 9, 10, 11, 12-15, & 16) (Valued \$100.00 a Lot)

2. BUILDINGS AND OTHER IMPROVEMENTS: One story frame building with shingle roof, with household fixtures (Value \$1000.00)

One story Chicken House (20 x 100 Ft.) (Value \$400.00)

One Japanese Bath House & Wood Shed (10 x 16) (Value \$100.00)

3. INSURANCE (Give particulars; state where policies are) Insured 3 years commencing May 30, 1941, for loss or damage by fire, for the value of \$1000.00 on one story frame building with shingle roof, in the North West Fire Insurance Company. I have the Policy

4. TAXES (Amount and where payable) About \$95.00 for Taxes and \$16.20 Water Tax are paid to the District of North Vancouver, Each Year.

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

OCCUPANCY AND LEASES (If vacant so state) Rented at \$10.00 a month of Water, Taxes.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

FURNITURES & FIXTURES are as follows: One Bureau, One Dining

Bureau, One Table, Four Chairs, Two Stoves, Two Double Bed.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: The Debt of Teinoauke Kogo for \$103.75 with The United Milling & Grain Company, Ltd.,

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 12th day of November 1942.

(Signature)

L. J. J. J.
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Oct. 22/44

Our p. 12786

Full Miss Chiye KOGO
(Surname in Block Letters)

Registration No. 06176

Male - ^VFemale
(Check)

Age April 18, 1918

Address 117 Main St., Vancouver, B. C.

Date issued May 15/42

Naturalized - ^VCanadian-Born - National
(Check)

Present address c/o I. Takairin, Enderby, B. C. P.O. Drawer #9,
Enderby B.C.

Marr- ^VSingle
(Check)

Name of Wife - - -

Name of Husband - - -

Name Mother ^{nee} (NAKAGAWA) Akiyo
(Dec'd)

Name of Father Teinosuke, DECEASED

Name Children under 16

Requested by G.M.

Registered with Custodian Yes
(Yes or No)

Additional Information Stenographer.

Special Adv. Nov. 22/44
Also Feb. 17, 20 & 22/45
Miss Chiye KOGO

File No. 12786

Reg. No. 06176

Civic Address: Pipe Line Road, North Vancouver.

Legal Description: Lots 11 to 16, Blk. 3 of Lots 1 to 3, Blk. 2, D.L. 791, Gp. 1, N.W.D., Plan 3843.

Classification: Dwelling, Chicken house, shed.

SOLD

Registered in name of: Tenosuke KOGO as at Dec. 8/42
(In trust filing No. 19385)

Tenosuke KOGO died Apr. 27, 1941, leaving property by Will to daughter, Chiye KOGO. Our solicitors, Locke, Lane, Guild & Sheppard had property registered in name of Chiye KOGO.

Registered in name of Chiye KOGO (C/E - Oct. 13/44)

Judgments: - 11603, 31/5/44. 1.56. United Milling & Grain Co. Ltd. vs. Tenosuke Kogo, Judgment for \$164.68.

Release July 26/45

Special Adv.-Feb.17,20 & 22/45 File No. 12786

Miss Chiye KOGO

Reg. No. 06176

Civic Address: Pipe Line Road, North Vancouver.

Legal Description: Lots 9 & 10, Blk. 3 of Lots 1,2
 & 3, Blk. 2, D.L. 791, Gp. 1,
 N.W.D., Plan 3843.

Classification: Vacant Land.

SOLD

Registered in the name of: The Corporation of the District
 of North Vancouver.

Registered Charges: 2364 M. 6/7/36. 11.5. Chiye Kogo.
 Right to Purchase for \$100.00. Int. 6%
 (PAID IN FULL)

NOTE: We hold an unregistered Deed from the Corp. of the
 Dist. of North Vancouver to Chiye KOGO

KOGO, Chiye
Pipe Line Road, North Vancouver, B.C.
Evac. File 12786



Picture Taken May 4, 1943

POLICY NO.		AMOUNT		EXPIRATION			PROPERTY
COMPANY				MONTH	DAY	YEAR	
North East Fire Insurance Co.	205254	\$1000.	May	20	1944		Blk. 2, D.L. 791, south side Pine Line Rd., E. of Highway 100, near Creek, Sec. 15, Twp. 10N, R. 10E, S. 15E, Blk. 2, D.L. 791, S. side of Pine Line Rd., E. of Highway 100, Blk. of North Township, Mich.
North East Fire Insurance Company	212091	\$1,000.	May	20	1945		

March 3/49

EVACUATION SECTION	
Rec'd	MAR 4 1949
File No.	12786
Ans.	
Referred	Rud

75 Regent Trd
R. M. 3

Claverdale
B. C.

To Mr. Need.

Dear Sir.

your letter to hand
File No 12786.

Regarding the furniture in the
Hogs House.

The furniture was of very little
value to any one.

The beds were beds - no one would
have wanted to use & were
immediately put down into the
cellar.

The chairs were also put down there.
The party that moved in had their
own cook stove & no the stoves were
moved out.

One was an old cook stove they
used in the small pantry & was
dropping to pieces.

One was a very small iron heater.
The Bureaus were in the same
condition.

The doors were off & they were
very dirty.

The only thing that Chaya Poyan
asked me to do was to try to rent
the house for her & collect the rent.
This I did & that was while she
was living in Vancouver.

When you gave Mrs Burton the
authority to pay her own rent
to you, I considered my responsibility
in the place had ended.

As I had moved to Cloverdale
that was the best thing to do.
I have been living in Cloverdale
nearly 4 years.

Yours sincerely
J. Ellis

12786

February 26, 1948.

Mr. Joe Ellis,
Lynchburg P. O.,
B. C.

Dear Sir:

Miss Chiya KOGO left you in charge of her property when she was evacuated in 1942. Her house was apparently furnished and the furnishings consisted of:

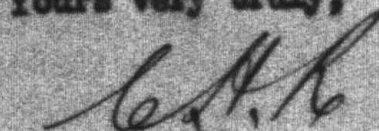
1 bureau
1 table
2 stoves

1 dining bureau
4 chairs
2 double beds

The house was sold to Mr. James Ross, but the furnishings were not mentioned. Would you be good enough to advise us if, to the best of your knowledge, the house was sold furnished or what became of these articles of furniture?

Thanking you for your reply in the attached self-addressed envelope,

Yours very truly,



C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

P.O. Box 9,
Endsby, B.C.,
February 23, 1948

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

EVACUATION SECTION	
FEB 25 1948	
Rec'd	
File No.	12786
Ans.	
Referred	Secretary

Dear Sir:

Re: File No. 12786

I have received your letter of the 20th instant, and I wish to inform you that, to the best of my knowledge, I do not remember making such declaration. If a form has been sent in, it might have been sent by one of my friends. The articles, so mentioned, were left with the house at the time of my evacuation in Spring 1942. Since then I have not seen or heard of the said articles.

Joe Ellis
Lynnman P.O. Box

Yours truly,
(Miss) Chieko Kogo
Reg. No. 06176

12786

February 20, 1948.

Miss Chiye KOOO,
Reg. No. 06176,
Box 9,
Bendery, B. C.

Dear Madam:

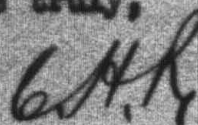
Further to our letter of the 11th instant, on
your declaration form you declared the following articles of
furnitures:

1 bureau
1 table
2 stoves

1 dining bureau
4 chairs
2 double beds

On November 2, 1942, you advised us that you had
a person looking after your property but we can find nothing on our
files to show what happened to the above articles of furniture.
Please advise us by return mail if these were turned over to your
friend or shipped to you.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHB/rm

P.O. Box 9,
Enderby, B.C.,
February 2, 1948

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

EVACUATION SECTION	
Rec'd	FEB 23 1948
File No.	15786
Ans.	W. H. P.
Referred	W. H. P.

Dear Sir:

I acknowledge receipt of your
cheque for Five Hundred Thirty-one
Dollars and Fifty-five Cents (\$531.55)
at the Bank of Montreal, Enderby Branch,
covering the balance of my account
in full.

Yours truly
(Miss) Cheryl Kago
Reg. No. 06176

12786

February 11, 1948.

Miss Chiye KOGO,
Reg. No. 06176,
Box 9,
Enderby, B. C.

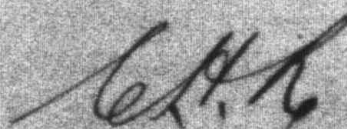
Dear Madam:

As requested in your letter of November 17th last, we have today forwarded to the Bank of Montreal, Enderby, B. C., our cheque for \$431.55, which represents the balance of your account at this office.

It would appear that we have accounted for all the real and personal property left by you in the Protected Area. Your account and file, therefore, have been closed.

Kindly acknowledge receipt in the attached self-addressed envelope.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm

Office of the Custodian A. Boss,
Endersby, B.C.
Nov 17, 1947

Dept of Labour,

Japanese Division
360 Hornet Street
Vancouver B.C.

EVACUATION SECTION	
Rec'd	NOV 26 1947
File No.	12786
Ans.	
Referred	Discretionary



Dear Sir,

Re: File No. 12786.

I am writing in care of this department in request for my final settlement by the Department of Secretary of State, Office of the Custodian, from the sale of my property in North Vancouver. Total from the sale was \$1131.55, and from this I received two cheques, one for \$200.00 in February 1946, and the other for \$500.00 in March 1946. This will leave me, I believe with a balance of \$431.55. I would appreciate a settlement at your earliest convenience.

431⁵⁵

Yours truly,
(Miss) Chiye Kogo
Reg. # 06176

P.O. Box 9;
Endsby, B.C.
March 26, 1947

Office of Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg,
Hastings & Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 31 1947
File No.	12786
Ans.	
Referred	Johnston

Dear Sir,

Re File No. 12786

I would like to be advised
when you will be able to forward
me the balance from the sale
of my property in North Vancouver.
If possible I would like to have
it sent as soon as possible.

Yours truly,
Mrs. Chiyoko Koga

P.O. Number 3,
Exodus, B.C.

July 23, 1946

Office of Custodian,
Dept. of Banking of State,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
JUL 24 1946	
File #	18786
Referred	File

Dear Sir:

Re file # 18786

I have received two cheques,
one for \$500⁰⁰ in February, and
the other for \$500⁰⁰ in March of
this year. I believe they have
now with a balance of \$3130.
Please forward this balance to
me at the Bank of Montreal,
Exodus, B.C.

Yours truly,
(Mme) Chiefton Hago
Reg # 06176

12786

March 14, 1946.

Miss Chiye KOOO,
Reg. No. 06176,
Hidden Lake, B. C.,

Dear Madam:

We are in receipt of your request, through the Department of Labour, Japanese Division, for the total amount of your funds with the Custodian.

We enclose, herewith, our cheque in the amount of \$500.00 and the balance of your funds will be forwarded to you as soon as your file has been completely reviewed. This will take considerable time, but you will hear from us in due course. In the meantime, kindly let us know to which bank we should transfer the balance.

Yours truly,

George Peters
Administration Department

GP/ac
Enc. cheque.

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO. 12786

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

SOS ROYAL DAN
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

December 11, 1945

Miss Chiyo EGGO,
Registration No. 06176,
Hidden Lake,
Bakerby, B. C.

Dear Madam:

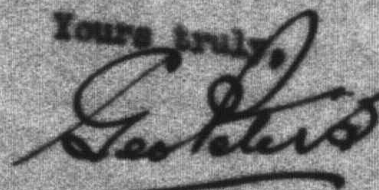
Re: Spec. Ad. Feb. 22, 1944,
Pipe Line Rd., North Vancouver,
9-16/3/1-2, 3/2/791/1/3843.

Please be informed that the above property has been sold as of June 13, 1945 for the sum of \$1,700.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,



George Peters,
Administration Department.

hbc

Encl. (2)
cc: Dept. of Labour,
Japanese Division.

STATEMENT RE SALE OF:

Name: KOCO, Chiye

Catalogue No: ADV. Feb.22,1945.

File No: 12786

Street Address: Pipe Line Rd.
North Vancouver.

Reg.No: 06176

Legal Description: 9,10/3 of 1,2,3/2/791
11 to 16/

Date of Sale and Adjustments June 13th, 1945.....

Sale Price

\$1700.00

Real Estate Agents Commission

\$ 85.00

Charge for Valuation

10.00

Charge for Advertising

32.51

Land Registry Office Transmission Fee

8.50

Encumbrances:

Unpaid VendorMortgageArrears of TaxesOther charges

Adjustments:

Fire Insurance

Taxes

40.12

Water

8.89

136.01\$ 1749.01

Net Proceeds credited to your account

1613.00

Date:.....

Compiled by:.....

File No. 12786
Reg. No. 06176

Office Memo

Date	Particulars	Debit	Credit	Balance
1944 October 16	Land Registry Office - Certificate of Encumbrance	\$ 2.00		
November 26	Rents collected	2.00		20.00
	Less outstanding fee			
1945 April 21	Water rates	9.00		
June 13	Taxes 1941-42-43-44-45 Water to First Dec., 1945 Rents collected to 4th Sept./45 Less rent adjustment to purchaser	456.04 8.10 27.33		90.00
August 1	Credit re Sale of Property			1,613.00
	Judgment paid United Milling & Grain Refund Fire Insurance premium	103.75		1.25 4.51
October 6	Transfer balance of Funds, Estate of Tennessee KOZO			10.55
October 16	B. C. Electric Railway Co. Ltd. - deposit refund			.46
		<u>\$ 608.22</u>	<u>\$1,739.77</u>	

CR \$ 1,131.55

North West Fire Insurance Company

Vancouver, B.C.

McGregor, Johnston & Thomas Ltd.

GENERAL AGENTS

414 PENDER ST. W. VANCOUVER, B.C.

PHONE: PACIFIC 4874

10th. October '45

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

EVACUATION SECTION	
Rec'd	OCT 11 1945
File No.	
Ans.	
Ref.	

Dear Sir:-

re Policy #210291 - File No. 12786

We beg to acknowledge receipt of your favour of the 28th. Ult. returning the above mentioned Policy, assigned to your office, for cancellation.

re Policy #210027, File Nos. 9351/7362, As
instructed in your letter of the 29th. Ult. we have cancelled \$500.00 coverage on Household Effects under this policy.

We enclose herewith our cheque for \$5.41 being amount of return premiums for the above mentioned cancellations as shown in attached statement.

Yours very truly,

McGREGOR, JOHNSTON & THOMAS, LTD.

per. *L. H. Johnston*

NH.



12706

REGISTERED A/E

September 28, 1945.

Messrs. Kay & Kay Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Pipe Line Rd. North Vancouver
9/16/45, 2, 3/2/45, 4/3/45

Receipt is acknowledged with thanks of your letters dated September 20th and 22nd enclosing cheques for \$29.33 representing closing adjustments on sale of the above described property, and for \$1.25 being payment of earned premium on fire insurance. Please be informed that this fire insurance has now been cancelled.

In accordance with Mr. and Mrs. James Ross' signed authorisation Certificate of Title No. 128663-I is now sent to you registered in the names of James Ross and Eva G. Ross.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Mr. and Mrs. J. Ross

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.
VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

Sept. 20th 1945.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Your File 12786 / 06176
Attention Mr. G. Peters

Dear Sirs:-

Re: Pipe Line Rd. North Vancouver
9-16/3/1.2.3/2/791/1/3843

KOGG
Chipe

We herewith enclose our cheque in the amount of \$29.33 in payment of the balance due on the sale of the above property in accordance with your Statement of Adjustments. As Mr. and Mrs. Ross do not wish to take over the Insurance on this property they have signed Transfer and Consent forms transferring the Policy back to the Custodian and we have deducted this amount as shown on your statement, leaving a balance of \$29.33, which we trust is satisfactory.

We also enclose letter of authority from Mr. and Mrs. Ross authorizing you to turn the Certificate of Title on this property over to this office.

Yours very truly,

KER & KER LTD.

Per. *J J Harris*

DDD.DR
Encl.

EVACUATION SECTION	
Rec'd	SFP 20
File No.	
Ans.	
Referred	

*OK 125 per
J J Harris
x Sept 21/45*

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.
VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3341-3343-3343

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Sept. 22nd 1945.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Your File 12786 / 06176
Attention Mr. G. Peters

Dear Sirs:-

Re: Pipe Line Road, North Vancouver
9-16/3/1.2.3./2/791/1/3845

We herewith enclose our cheque in the sum of \$1.25

in payment of the earned premium on North West Fire Policy #210291
covering the above property, which policy was not taken over by
Mr. & Mrs. Ross.

Yours very truly,

KER & KER LTD.

Per. *J. J. Davis*

DDD.DR
Encl.

EVACUATION SECTION	
Rec'd	SEP 24 1945
File No.	
Ans.	
Referred	<i>Peters</i>

File 12786
Catalogue No. Adv.

September 4th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D.A. Cramer.

Chiye KOGO
Lots 9 to 16, Blk. 3 of Lots
1, 2, 3, Blk. 2, D.L. 791, Plan
3843, N.W.D.

With reference to the above property which was recorded in the Vancouver Land Registry Office, August 1st, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 128661-L dated August 1st, 1945, registering the property in the name of Chiye KOGO.

2. Copy of application number 128662-L dated August 1st, 1945, registering the property in the name of the Custodian (Transmission).

3. Copy of application number 128663-L dated August 1st, 1945, registering the property in the names of James ROSS and Eva G. ROSS - Joint Tenants (Deed).

4. Duplicate of Transmission dated July 19th, 1945.

5. Duplicate of Deed dated July 19th, 1945 - Secretary of State to James ROSS and Eva G. ROSS - Joint Tenants.

6. Certificate of Indefeasible Title number 128663-L dated August 29th, 1945, covering the above property in the names of James ROSS and Eva G. ROSS - Joint Tenants.

D.A. Cramer

DAC/ML
Atch.

12786

August 31, 1945.

Mr. James Ross,
Lynnour Post Office,
North Vancouver, B. C.

Dear Sir:

Re: Pipe Line Rd. North Vancouver
9-16/3/1.2.3/2/791/1/3843

This will acknowledge receipt of your letter of August 22, 1945 with reference to an error in registration of the name John instead of James, regarding deed covering sale to you of the above property.

Please be informed that this has now been corrected and you will be hearing from us in due course re certificate of title.

Yours truly,

George Peters,
Administration Department.

GP:MA

Lynnwood P.O.

Aug 22/45

Office of the Custodian

Mr. J. Peters

EVACUATION SECTION

Rec'd AUG 24 1945

File No.

As

Referred

Dear Sir - Peters

Received your
copies of letters mailed to
ter & ter. Re Pipeline Rd. Lots
File #12786. I note you have
registered this deed in the
name of John Ross & Eva J. Ross.
Someone has been in
error. The surname should
be James. & Eva J. Ross.

(2)
I don't know how this
error occurred, as all my
business has certainly
been clearly signed James
& not John. Would you
alter the deed please.

I assume I am to
hear from Ker & Ker. Re the
cheque. I shall mail same
when I hear from them.

Yours truly,
Jas. Ross.

15723

August 17, 1943.

Messrs. Kay & Kay Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Pipe Line Rd., North Vancouver
2-15/7/1, 2-3/8/72/1/7243

Please be informed that deed covering sale of the above property has now been registered in the names of John Ross and Eva G. Ross. Adjustments have been calculated as of June 13, 1943 as shown on the enclosed sheet and a balance of \$37.15 is charged to the purchasers.

Kindly have the purchasers sign the attached control receipt and return it to this office with their cheque for \$37.15 and when certificate of title is received by us it will be mailed to them or to any person designated by them.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Mr. and Mrs. John Ross

File No. 15765
Pipe Line Road, North Vancouver
9-16/3/1, 2, 3/2/791/1/3843

August 7, 1945.

JOHN ROSS and EVA G. ROSS

(Purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 13, 1945)

	DEBIT	CREDIT
Purchase price	\$1,700.00	
Cheques received		\$1,700.00
Amount of rent collected:		
June 13th to July 4th - 22/30 x \$10.00		7.33
July 5th to August 4th		
Aug. 5th to September 4th } 2 months @ \$10.00		20.00
Registration fees on deed - \$1,700.00	7.65	
Insurance premium \$12.20 (expiry May 20, 1947)		
23 nos @ 34¢ per no.	* 7.82	
Purchaser's proportion of 1945 taxes paid		
202/365 x \$72.50	40.12	
Purchaser's proportion of water paid to December 31/45		
202/184 x \$8.10	8.89	
Amount owing by purchasers		<u>\$7.15</u>
	<u>\$1,764.48</u>	<u>\$1,764.48</u>

AMOUNT CHARGED TO PURCHASERS - \$77.15

* *insurance cancelled*
the amount deducted
from adjustment cheque rec'd

12706

August 17, 1945.

Mrs. Annie Burton,
Pipe Line Road,
North Vancouver, B. C.

Dear Madam

Re: Pipe Line Road, North Vancouver
9-16/31.2.3/2/731/1/3243

Please be informed that the above described property which you are renting has been sold to Mr. and Mrs. John Ross, Lynnhour Post Office, North Vancouver. Adjustments are calculated as of June 13, 1945.

You may expect to receive word on behalf of these purchasers as to rentals and other incidents connected with this property.

Yours truly,

George Peters,
Administration Department.

G:HA
cc Messrs. Kay & Kay Ltd.
cc Mr. and Mrs. J. Ross

12786

August 17, 1945.

The District of North Vancouver,
Municipal Hall,
North Vancouver, B. C.

Dear Sir:

Re: Pipe Line Rd., North Vancouver
2-16/3/1.2.3/2/701/1/38/3

Please be informed that above property has been sold to
Mr. and Mrs. John Ross, Lynnmour Post Office, North Vancouver. Kindly
send all assessment notices, tax statements and water bills to the new
owners instead of to this office.

Yours truly,

George Peters,
Administration Department.

GP:MA

12786

August 8, 1945.

McGregor, Johnston & Thomas Ltd.,
414 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. Feb. 22/44.
Pipe Line Rd., North Vancouver
9-16/3/1, 2, 3/2/79/1/3843

Please be informed that the above property has been
sold to John Ross and Eva G. Ross (Joint Tenants) of Lymnour P. O.,
North Vancouver, B. C. We request that North West Fire Insurance Company,
Policy No. 210291, which is enclosed, be transferred accordingly.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

12786

July 12, 1945.

Corp. of the Dist. of North Vancouver,
Municipal Hall,
North Vancouver, B. C.

Dear Sirs:

Re: Pipe Line Road, North Vancouver
9 & 10/3/1, 2 & 3/2/791/1/3843
KOGO, Chive (Miss).

Enclosed herewith please find our cheque for
\$8.10, being payment of water rates for half year ending December
31st, 1945, on the above property. Kindly receipt and return the
attached bill.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

114884

Satisfaction Piece

B1287/40

IN THE COUNTY COURT OF VANCOUVER
HOLDEN AT VANCOUVER

BETWEEN:

UNITED MILLING & GRAIN CO. LTD.,

Plaintiff

AND:

TENOSUKE KOGO,

Defendant.

SATISFACTION IS ACKNOWLEDGED of the Judgment against the Defendant in this action for \$156.08 for debt and \$8.60 for costs in this action for debt and costs under the Judgment herein dated the 4th day of October 1940, and We, United Milling and Grain Company Limited, do hereby expressly nominate and appoint Robert James McMaster, Solicitor, to witness and attest our execution of this acknowledgment of satisfaction.

THE CORPORATE SEAL of United Milling and Grain Company Limited was affixed hereto in the presence of its proper officers in that behalf on the 26th day of July A.D. 1945, in the presence of Robert James McMaster of Vancouver, B. C., one of the Solicitors of the Supreme Court of British Columbia; and I hereby declare myself to be the Solicitor for and on behalf of the said United Milling and Grain Company Limited, expressly named by it and attending at its request to inform it and its officers of the nature and affect of this acknowledgment of satisfaction which I accordingly did (before the same was signed by me) AND I ALSO DECLARE that I subscribed my name hereto as such Solicitor

Corporate Seal of United Milling and Grain Company Limited was affixed hereto in the presence of

UNITED MILLING & GRAIN CO. LTD.

Robert James McMaster
Robert James McMaster

Robert James McMaster

114 8/4

Release of Judgment

KNOW ALL MEN BY THESE PRESENTS that
UNITED MILLING AND GRAIN COMPANY LIMITED, a Company
incorporated under the laws of the Province of
British Columbia and carrying on business in the City
of Vancouver, do certify that Chiye Kogo, Administratrix
of the Estate of Tenosuke Kogo, through the Custodian
of Japanese Property of the City of Vancouver, Province
of British Columbia, has satisfied all money due or to
accrue due under a certain judgment recovered by the
said United Milling and Grain Company Limited against
the said Tenosuke Kogo in the County Court of Vancouver
holden at Vancouver, numbered B 1287/40 in the sum of
One Hundred Sixty-four Dollars and Sixty-eight Cents
(\$164.68) which judgment bears date the 4th day of
October 1940 and is registered in the Land Registry
Office at the City of Vancouver aforesaid; under
Number 11603; and that said judgment has not been
assigned; and that the said United Milling and Grain
Company Limited is the person entitled by law to
receive the money; and that said judgment is
therefore discharged.

IN WITNESS WHEREOF United Milling and Grain
Company Limited has hereunto affixed its Corporate Seal
in the presence of its proper officers in that behalf
this 26th day of July 1945.

THE CORPORATE SEAL of United
Milling and Grain Company
Limited was hereunto affixed
in the presence of:

UNITED MILLING & GRAIN CO. LTD.

John D. Allen
Secretary - Treas.



12786

June 26, 1945.

The Collector,
Corporation of the District of
North Vancouver,
Box 2468,
North Vancouver, B.C.

Dear Sirs

Re: Spec. Ad. Feb. 22, 1944.
Pipe Line Rd., North Vancouver.
9-16/3/1,2 & 3/2/791/1/3843.
K000. Chive.

Enclosed herewith please find our cheque
in the sum of \$456.04 covering payment of arrears of taxes
for 1941, 1942, 1943, 1944 and current taxes for 1945,
plus interest, on the above described property. Kindly
acknowledge receipt of this cheque and forward a tax
certificate for registration purposes to this office at
your earliest convenience.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

12786

June 26, 1945.

Miss Chiye KOOO,
Reg. No. 06176,
Hidden Lake,
Enderby, B.C.

Dear Madam:

Re: Spec. Ad. Feb. 22, 1944.
Pipe Line Rd., North Vancouver,
9-16/3/1.2 & 3/2/791/1/3843.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1700.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note that you are holding title to Lots 11 to 16 in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department

GP:AS
encl.

12786

June 14, 1945.

Messrs. Ker & Ker, Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Special Ad. Feb. 22/45.
Pipe Line Rd., North Vancouver,
9 to 16/3/1,2 & 3/2/791/1/3843.

We wish to inform you that our previous letters of May 30th and June 13th refer to the property sold to your clients Mr. & Mrs. John Ross, as Lots 9 and 10 only. This is an error. The sale for \$1700.00 covers Lots 9 to 16 inclusive, of Blk. 3, of Lots 1,2 & 3, Blk. 2, D.L. 791, Group 1, D.N.W., Plan 3843.

Yours truly,

George Peters,
Administration Department.

GP:AS

12786

June 13, 1945.

Messrs. Kerr & Kerr, Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Special Ad. Feb. 22/45.
Pipe Line Rd., North Vancouver
9 & 10/3/2 & 3/2/731/1/3843

This will acknowledge receipt of your letter of
June 9th in which you enclosed your certified cheque for \$1,700.00,
being the full amount of the purchase price for the above property.

We note that you request this property to be registered
in the names of John Ross, Electrician, and his wife, Eva G. Ross, both of
Lynnour P. O., North Vancouver, B. C., British Subjects, as Joint Tenants.

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.



REAL ESTATE • RENTALS



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VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
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AGENTS
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AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 2241-2242-2243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

June 9th 1945.

Rec'd	JUN 11 1945
File No.	12786
Per	Peters
Attention	Mr. F.G. Shears

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Dear Sirs:-

Re: Special Ad. Feb. 22/45 -
Pipe Line Rd. North Vancouver.
9&10/3/1.2 & 3/2/791/1/3843

This will acknowledge receipt of your letter of May 30th 1945, advising that you are prepared to recommend the acceptance of the offer of Mr. and Mrs. James Ross to purchase the above property for the sum of \$1700.

*not
certified*
We herewith enclose our cheque in the amount of \$1700.00 in full payment of the purchase price of the above property, subject to adjustments.

Kindly have the Deed drawn in the name of James Ross, electrician, and Eva G. Ross, his wife, both of Lynmore P.O., North Vancouver, B.C., as Joint Tenants. Mr. and Mrs. Ross are British Subjects. We also attach hereto your regular form giving the particulars as to the name, occupation and nationality of the purchasers.

Will you kindly advise this office when the Certificate of Title is ready and we will call for same.

Yours very truly,

KER & KER LTD.

Per. *J. J. Davis*

DDJ:DR
Encl.

PROPERTIES SUSPENSE ACCOUNT

TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full name: JAMES ROSS and EVA G. ROSS, his wife. (JOINT TENANTS)

Address: Lynmore P.O., North Vancouver, B.C.

Occupation: Electrician

Nationality: British Subjects.

IMPORTANT

If Title is to be issued in the name of a wife only, please give full name, occupation and address of the husband as well. Also, if the title is to be issued in two names please state whether the ownership is a Joint Tenancy or a Tenancy in Common.

12785

May 30, 1945.

McGraw, Hill & Hill Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Special Ad. Feb. 22/45.
Pipe Line Rd., North Vancouver.
97 1/2/1.2 & 1/2/79/1/3843.

Your letter of May 21st, in which you make an offer on behalf of Mr. & Mrs. James Rose to purchase the above property for the sum of \$1,700.00, 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 amount of the purchase price, namely, \$1,700.00.

Kindly advise whether this property is to be registered in the names of both Mr. & Mrs. Rose and if so please give particulars of full names, occupation, address and nationality using the enclosed form. Also state whether the ownership is to be Joint or in Common.

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 owners will then be in a position to assume control of this property.

Yours truly,

F. G. Rhoads,
Director.



(1)

Date May 28, 1945

REAL PROPERTY MEMORANDUM

File No. 12786

Name..... KOGO, Chiye Registration No. 01676

Re: Catalogue No. Adv. Feb. 22/45.

Address: Pipe Line Road, North Vancouver (Vacant Land)

Legal Description: Lots 9 & 10, Blk. 3 of Lots 1, 2 & 3,
Blk. 2, D.L. 791, Gp. 1, N.W.D.,
Plan 3843.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 11491 L. Indef. Whereabouts: Land Registry Office.

Registered owner: Corporation of the District of Reg. No. - - - -
North Vancouver

Property: Lots 9 & 10, Block 3, of Lots 1, 2 and 3,
Block 2, District Lot 791, Group 1, New
Westminster District, Plan 3843.

✓ B. Charges.

Registered: 2364 M. 6/7/36. 11.5. Chiye Kogo. Right to
Purchase for \$100.00 Int. 6%. We hold unregistered
Deed from Corp. of Dist. of North Vancouver to
Chiye KOGO. (Mr. Cramer) *OK*

✓ Vesting: 36632 July 28/43.

Unregistered: No evidence.

Taxes: Due: 1945 - \$11.60; 1944 - \$12.76; 1943 - \$12.76;
1942 - \$12.76; 1941 - \$12.76 (Plus Int.) SEE PAGE 2

Water: Nil

Insurance: Nil

Assessed Value: Land: \$200.00 Improvements: - - - -

Valuation by Appraiser: \$1900.00 - \$2100.00 - Lots 9 to 16

✓ Amount of Bid: \$1700.00 - Lots 9-16.

✓ Approved by Advisory Committee: May 26, 1945.

✓ Paid as shown in attached letter: \$1700.00 paid in full. for Lots 9-16.

Name of transferee as attached letter: John Ross & Eva G. Ross, Lynnmour P.O.,
North Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Rented at \$10.00 per month to Mrs. Annie Burton. No lease.
(Rented with Lots 11-16)

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

- - - - -

Chattels: Particulars of those stored on the premises.

See "JP" form.

Agent: Ker & Ker Ltd.

Compiled by *G. D. Wilson*
G. D. Wilson

Date, May 28, 1945.....

REAL PROPERTY MEMORANDUM

File No. 12786

Name..... KOGO, Chiye..... Registration No. 06176

Re: Catalogue No. Adv. Feb. 22/45.

Address: Pipe Line Road, North Vancouver (Cottage on Lot 16,
Chicken house on Lot 11)Legal Description: Lots 11-16, Blk. 3 of Lots 1 to 3,
Blk. 2, D.L. 791, Gp. 1, N.W.D.,
Plan 3843.TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 103207 L. Whereabouts: Sent to owner on June 30/44.

Registered owner: Chiye KOGO (Spinster) Reg. No. 06176

Property: Lots 11 to 16, Block 3 of Lots 1 to 3,
Block 2, District lot 791, Group 1, New
Westminster District, Plan 3843.

X B. Charges.

Registered: Judgment 11603, 21/5/44. 1.56 United Milling
& Grain Co. Ltd. vs. Tenosuke Kogo \$164.68

Vesting: 38816 Oct. 12/44

Unregistered: None

Taxes: 1945 - \$60.90 (Lts. 11-16)
Total due on Lots 9-16 \$413.87 Plus Interest to
May 31/45 - \$40.66 i.e. \$454.53

Water: \$9.00 - Jan. 1 - June 30/45 PAID Dec 31/45.

Insurance: \$1000.00 - North West Fire Ins. Co. - Ex.
May 20/47.

Assessed Value: Land: \$600.00 Improvements: \$900.00

Valuation by Appraiser: \$1900.00-\$2100.00 on Lots 9 to 16

Amount of Bid: \$1700.00 Lots 9 to 16

Approved by Advisory Committee: May 26, 1945.

Paid as shown in attached letter: \$1700.00 paid in full for Lots 9-16.

Name of transferee as attached letter: John Ross & Eva G. Ross, Lynnmour P.O.,
North Vancouver.ADMINISTRATION.Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)Rented at \$10.00 per month to Mrs. Annie Burton. No
Lease. (Rented with Lots 9 & 10)Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

- - - -

Chattels: Particulars of those stored on the premises.

See "Jp" form.

Agent: Ker & Ker Ltd.

Compiled by.....
G. D. Wilson.

12650 & 12756

May 25, 1945

Messrs. P. S. Ross & Sons,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

In connection with Komura Bros.' claim
filed against Tenosuke KOGO, Deceased, as this man
died in April 1941 and his daughter was appointed
Executrix of the Estate, we regret that we cannot
take any steps to collect your claim and suggest
that you get in touch with her at Hidden Lake,
Enderby, B. C.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

~~12706~~
~~12860~~

22nd May, 1945.

Messrs. Kay & Kay,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Lots 9-16, Blk.3 of Lots 1-3,
Blk.2, D.L. 791, Sp.1, N.W.D.,
Plan 3843 North Vancouver.

We are in receipt of your letter of the 21st instant
in which you offer to purchase the above property on behalf of
your clients, Mr. & Mrs. James Ross, for the sum of \$1,700.00.

This matter is receiving our consideration and we will
be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

FBI

REAL ESTATE · RENTALS

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MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
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TELEPHONES:
RADIO 2241-2242-2243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

May 21st 1945

Rec'd	MAY 21 1945
File No.	
Ans.	
Referred	
Attn. Mr. P. C. Shears:	
Mr. G. D. Wilson	

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

Dear Sirs:-

Re: Lots 9-16, Blk. 3 of Lots 1 to 3, Block 2,
D.L. 791, Gp. 1, N.W.D. Plan 3843, North Vancouver.

We wish to submit a firm offer to purchase the above property on behalf of Mr. and Mrs. James Ross, at a price of \$1700.00 cash. Date of Adjustments of sale to be June 1st 1945.

It is understood that the property is being purchased subject to the existing tenancy.

We have accepted, and hold in our office, a deposit from Mr. & Mrs. Ross of \$100.00 as evidence of their good faith in connection with the above offer.

Mr. James Ross is an Electrician at North Burrard Shipyards, and his address is Lynmore, P.O., B.C.

Commending the above matter to your immediate attention, we remain,

Yours very truly,

KER & KER LTD.

Per.

ANK.DR

L2786

Registered

14th March, 1945.

Mrs. Annie Burton,
Igumnour P.O.,
B.C.

Dear Madam:

Re: Lots 9-16 inclusive, Blk. 3 of Lots
1, 2 & 3, Blk. 2, D.L. 791, Sp. 1, N.E.D.
Plan 3843 - Pica Line Rd., N. Vancouver.

Your letter of March 2nd enclosing cheque for \$120.-
and offer to purchase the above property for the sum of \$1,200.-
has been received and considered.

We are not able to accept this tender and are re-
turning your cheque herein. No acceptable tender has been
received on this property and we are now prepared to consider
revised offers.

This property has been independently appraised and
the Custodian will not be interested in any sum less than
\$2,100.-

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

Yours truly,

F. G. Shears,
Director.

pm

encl.

12786

REGISTERED

14th March, 1945.

Mr. Charles Cook,
461 East 16th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Lots 9 - 16 inclusive, Blk. 3
of Lots 1, 2 & 3, Blk. 2, D.L. 791
Group 1, S.F.D. Plan 3643.
Pine Line Rd., North Vancouver

Your letter of the 9th March enclosing your cheque for \$120.00 and offer to purchase the above property for the sum of \$1,200.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,100.00.

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

Yours truly,

F. G. Shears,
Director.

FMH

encl.

12786

REGISTERED

14th March, 1945.

Mrs. R. Caplette,
Lynnour, B.C.

Dear Madam:

Re: Lots 9-16 inclusive, Blk. 3 of Lots
1, 2 & 3, Blk2, D.L. 791, Op.1, N.W.D.
Plan 3843, Pine Line Rd., N. Vancouver.

Your letter of the 7th March enclosing cheque for \$120.00 and offer to purchase the above property for the sum of \$1,200.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,100.00.

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

Yours truly,

F. G. Shears,
Director.

PMH

encl.

12786

REGISTERED

14th March, 1945.

Mr. Peter Tekanoff,
344 East Esplanade Street,
North Vancouver, B.C.

Dear Sir:

Re: Lots 9-16, Blk. 3 of Lots 1, 2 & 3,
Blk. 2, D.L. 791, Cn. 1, H.E.D., Plan 3843

Your letter of the 5th March enclosing cheque for \$75.00 and offer to purchase the above property for the sum of \$750.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,100.00.

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

Yours truly,

F. G. Shears,
Director.

FMS

encl.

12786

March 12, 1945

Miss Chiye KOOO,
Reg. No. 06176,
Hidden Lake,
Enderby, B. C.

Dear Madam:

Re: Lts. 9-16/3/1.2 & 3/2/791.

We do not appear to have received a reply to our letter of November 19th last in which we sent you a statement of the account in duplicate covering the above property. We would appreciate your signing this as soon as possible so that we may transfer the balance in the joint account to you personally.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

March 9th / 1945

The Custodian

Dear Sir

Please receive tender

REC'D	4/3/45
FILE NO.	12786
DATE	4/3/45
BY	Thut

of Twelve Hundred Dollars

\$1200⁰⁰/_{xx} for property

Lots 9 to 16 (inclusive)

Block 3 of Lots 1-2-3. Block 2

District Lot 791 Group 1

New Westminster District plan 3843

Being on pipe line Rd containing
a 4 Room Cottage & Chicken House

Receive cheque enclosed for 10%

one Hundred & Twenty Dollars

\$120⁰⁰/_{xx}

Tender 12786

Charles Cook & Co
461 East 16 Avenue
Vancouver
B.C.

The Custodian

March 9th / 1945

Dear Sir

for reference to this property. The Chukem house assessed at \$400 is dilapidated worth nothing and needs taking down

and the 4 room Cottage needs a new roof it is leaking badly

2 of the rooms are lined with wood and the rest of the cottage the 2 by 4's are showing having never been finished inside

There is only one cold water Tap. with no runways for the water. There being no sceptic tanks and no other plumbing in the house

The Cottage has also settled one side, and needs picking up and foundations attended to

I am taking all this into consideration when making my bid of \$1200⁰⁰xx

Which I consider a fair offer

Rec'd	10/5/45
File No.	12786
Ans.	
Ret'd	

Yours Respectfully

Charles Cook

461 East 16th Ave
Vancouver B.C.

Lynnmaur March 17. 1945

Department of

The Secretary of State of
Costa Rica

Rec'd	12/3/45
File No.	12786
Ans.	12/3/45
Forward	

With this I wish to make a
Tender of sayd property

Lots 9-16 inclusive. Block 27

~~District~~ Lots 1, 2, 3. Block 2.

District Lot 791. Group 1. New
Westminster District, Plan 3843
being an Pipeline road contain-
ing a four-room cottage and
chicken house. my offer is

(1200 dollars) Twelf hundred dollars
enclose 120 cheque.
Yours truly Mrs R. Caplette File 12786

344 E. Beplander St.,
North Vancouver!
March 5. 1945.

Tender for Real Estate:

Find enclosed certified cheque for Seventy
five Dollars (\$75.00), 10% of Total Sum of Seven
Hundred and Fifty Dollars (\$750.00) for
Lots 9-16 (Inclusive), Block 3 of Lots 1, 2, 3, Block 2,
District Lot 791, Group 1, New Westminster
District, Plan 3843.

I am a returned man of this war.
I would appreciate it very much if
you would consider this offer.

Yours truly,
Peter Tekanoff.

Recd	10/3/45
File No.	12786
By	PKT
Date	

12786

Lynnmore T. Co.

B. C. Mat. 2nd

To the Custodian.

Rec'd	10/3/43
File No.	12786
Ans.	Paul
Returned	

Dr Sir.

We are again decided, to send in the tender on the above property, we have rented it for nearly 2 years. for 1200 dollars. As I said, in the last tender, The House needs lots of finishing inside. The bedrooms being to the 2nd 4th.

The east side is settling, needing cement underneath.

I gave you an estimate on the roof 200 dollars. I've spoke to others, who said it would cost around, that, if they could have got shingles.

It needs a new roof very bad.

Perhaps you will take these things into consideration. - Oblige

Yours truly
Mrs. Annie Burton.

File 12786
File number is 12786.

12786

February 19, 1945

Mrs. Annie Burton,
Lynnour B. C.

Dear Madam:

The property which you are renting on the Pipe Line Road, North Vancouver, is being advertised for sale with tenders to close at Twelve Noon, Daylight Saving Time, March 10th, 1945. We are writing you to request that you allow prospective purchasers to view the premises.

All prospective purchasers will be supplied with a letter from the Custodian and you need not allow any unauthorized persons to inspect the premises.

The property is advertised for sale subject to the existing tenancy.

Thanking you in anticipation of your co-operation in this matter, we remain

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Advertisements appearing in Vancouver Sun 17th February/45
Vancouver News Herald February 20th/45, Vancouver Province
February 22/45

File No. 12786 Bureau

DEPARTMENT OF
THE SECRETARY OF STATE
Office of the Custodian
**REAL PROPERTY
FOR SALE BY TENDER**

The Secretary of State of Canada, acting in his capacity as Custodian under the War Assets Act (R.S.C. 1952, c. 44) by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties.

CITY OF VANCOUVER

- Lot 23, Block 4, D.L. 705, Group 1, Plan 2834, New Westminster District, being a Vacant Lot in the 4800 Block Victoria Drive.
 Lot 11, Subdivision "C", Block 154, D.L. 264 A, Group 1, Plans 2142 and 2771, being a Vacant Lot in the 1300 Block East 5th Avenue.
 Lot 12, Block 1, North East Quarter of D.L. 325, Group 1, Map 2664, New Westminster District, being a Vacant Lot in the 2600 Block on East 45th Avenue.
 Lot 19, Block 5, D.L. 637, Group 1, Map 1195, New Westminster District, being a Vacant Lot in the 5100 Block Main Street.
 Lot "D", of Block 2 of Blocks 1-3-5-26-27-28, 5 1/4 of D.L. 706, Plan 3174, New Westminster District, being a Vacant Lot in the 4800 Block Beattie Street.
 Lots 7 and 8, Block 5, D.L. 787, Group 1, New Westminster District, Plan 2202, being a Vacant Lots on the S.W. Corner of 57th Avenue and Gladstone Street.
 Lot 18, Block 25, D.L. 328, Group 1, New Westminster District, Plan 2884, being a Vacant Lot on the South Side of 62nd Avenue in the first block east of Victoria Drive.
 Lot 14, Block 22, Resubdivision of Blocks 9 to 21, D.L. 328, Group 1, New Westminster District, Plan 2884, being a Vacant Lot on the North Side of 64th Avenue in the first block east of Victoria Drive.
 Lot 1, Block 1, East Half of the South West 1/4 of D.L. 325, being a Vacant Lot in the 2900 Block Agatha Avenue East.
 Lot 13, Block 19, D.L. 328, being a Vacant Lot in the 3000 Block South East Marine Avenue of Hastings, except the South 8 feet, City of Vancouver, known as Block 34, D.L. 181, Group 1, New Westminster District, Plan 195, known as Block 19, Alexander Street, being a two-story frame dwelling used as a rooming-house.
 Lot 21, Block 21, D.L. 300 "A", Map 197, New Westminster District, known as 199 West 4th Avenue, being a one-story frame laundry building and plaster brick building.
 Lot 20, Block 20 and 21, Block 22, District Lot 200 A, Group 1, New Westminster District, Plan 1768, known as 181 West 4th Avenue, being a one-story building with a two-story, 12-room building at the rear.
 Lot 15, Block 16, District Lot 196, Group 1, New Westminster District, Plan 188, known as 181 West 4th Avenue, being a one-story stone and brick building.
 Lot 27, Block 43, District Lot 196, Group 1, New Westminster District, being a Vacant Lot in the 300 Block Powell Street.
 Lot 120, Resubdivision of part of Block "A" and Subdivisions 2, 5, 7 and parts of 3 and 4, Block 2, D.L. 284, Map 2707, being a Vacant Lot between 2107 and 2125 Kingsway.

NORTH VANCOUVER

- Block 10.** District Lot 198, Group 1, New Westminster District, Plan 1233, Pipe Line cleared, being a five-room dwelling and outbuilding.
- Lot 11.** Block 23, D.L. 273, Group 1, Map 1063, New Westminster District, being a Vacant Lot on Fourth Street, between Moody and Quinlan Avenues.
- Lots 9 to 16** (inclusive), Block 3 of Lots 1, 2, 3, Block 2, District Lot 791, Group 1, New Westminster District, Plan 2643, being on Pipe Line Road, containing a four-room cottage and chicken house.
- Lots 19, 20 and 21.** Block 27, District Lot 204, Group 1, New Westminster District, Plan 1260, being Vacant Lots on St. Denis Avenue, adjacent to the main road from Second Narrows Bridge to North Vancouver.
- PORT MOODY**

PORT MOODY

- Block 48 of Subdiv. Group 1, Map 222, New Westminster District, on
Main Road, Port Moody, being a certain single-story dwelling.

MUNICIPALITY OF LANGLEY

670 and 1A of the West 1st St. at the South-West corner of Eastline

[illegible]

12786

December 21, 1944.

M. Clutter
Mrs. Annie Burton,
Lynnour P.O.,
B. C.

Dear Madam:

Re Parcel "G",
Pipe Line Road, North Vancouver.
Lots 11-16, Blk. 3 of Lots 1, 2, & 3,
Blk. 2, D.L. 791, Plan 3843.

This is to advise you that your offer is not acceptable and we are therefore rejecting same and returning herein your deposit cheque for \$120.00.

For your information no acceptable tender was received and we now find it desirable to offer Lots 9 and 10 together with the above numbered lots.

In due course it is our intention to advertise calling for tenders on Lots 9 to 16, at which time you will have the opportunity of re-tendering.

Yours truly,

F. G. Shears,
Director,

FGS:AS
encl.
REGISTERED.

12786
RA

The Custodian
506 Royal Bank Bldg
Vancouver

William G Burchill
110 E 1st
North Vancouver

Dec 13th

1/9

Dear Sir

Inclosed is my
cheque being 10 per cent of my Bid
\$600.00 for Property lots 11 to 16,
Block 3 Plan 3843 on Ripe Lane Rd.
North Vancouver Parcel G

W G Burchill

A

Kan. 1674-Y.

CHARLES BAILEY

Horticulturist

1420 BURNHAM ST., VANCOUVER, B.C.

File 12786

Rec'd	DEC 15 1944
File No.	12786
Ans.	<i>[Signature]</i>
Forwarded	

3676 W. 37th ave.

Decr. 12. 1944

The Custodian Alien Properties
Royal Bank Building
Vancouver B.C.

[Signature]

Dear Sir. I hereby make tender for.

Lots 11 to 16 inclusive

Block 3 of Lots 1, 2, 3. D. Lot. 791

Group 1 District of New Westminster
Plan 3843.

Situated Pepsi Lane Road North Vancouver.

for the sum of Six hundred and fifty Dollars
(\$650⁰⁰) and attach accepted check for
\$650⁰⁰. being 10% deposit on the same.

Yours truly

Charles Bailey

Phone 9.1206 - M 3.

Lynnmount P. 6.
B. B. Dec. 7th

Rec'd 12786

Lot 11 to 15 inclusive, Block 2 of Lots 1, 2, and 3, District Lot 791, Group 1, District of New Westminster, 1000 sq. ft. situate on PIPE LINE ROAD, Municipality of NORTH VANCOUVER, containing a four-room dwelling and chicken house.

Dr. Sir

I have enclosed a tender for above property
We are the tenants. Having been here, over a
year, I offer 1200 dollars cash.

Taking into consideration, the way the place
really is.

It would cost between 500 or 600 dollars to fix it
up. It needs a new roof, as the boards are
54 6 inches apart. And it has leaked so long,
some of the boards are ^{also} rotten.

Under the house needs cement, to block it.
up. It stands on the ground, giving on the
east side. And the Bedrooms, are to the

2 + 4⁵ and needs sealing up.

The Chicken House roof, also wants fixing
up, as it leaks bad. to save the boards,

And it also needs, the front putting back,
which was gone before we came.

Hope you will kindly consider this,
and the labour end, of it, as we expect
that will be high. Oblige yours truly
Mrs Annie Burton.

File No. 12786

MEMORANDUM

To: Mrs. A. G. McArthur

December 5, 1944

From: Mr. G. D. Wilson

Re: KOGO, Miss Chive

In connection with the advertisement covering Lots 11 to 16, Blk. 3 of Lots 1 to 3, Blk. 2, D.L. 791, Lots 9 and 10 should have been included in this advertisement as we understand from the tenant that the present entrance to the house from the road is by way of Lots 9 and 10, therefore, all the lots from 9 to 16, inclusive, should be sold as one parcel.

See Map.

[Signature]

GDM/GH

As I have in the matter that I discussed with you yesterday. - Lots 9 & 10 as you can see by the attached real property memo, are vacant land adjoining Lots 11-16, a 4 room cottage being on Lot 16 and a chicken house on Lot 11. - Lots 11-16 are included in the special adv. tenders closing on Dec 16/44, but lots 9 & 10 have not been advertised.

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
Office of the CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender, such interests as are vested in him in the following properties:

- A** Part (14 acres more or less) of Section 28, Block 5 North, Range 2 West, shown lettered "A" on sketch deposited 1126, Municipality of SURREY, in the District of New Westminster, situate on Sandell Road about one-half mile North of Townline Road, being a FARM PROPERTY, five acres under cultivation and containing a five-room dwelling, chicken houses and outbuildings.
- B** Part (8 acres more or less) of Section 28, Block 5 North, Range 2 West, more particularly described as follows: Commencing at the South East Corner of Section 28, thence Northerly following the East boundary of said Section 7.50 chains thence Westerly parallel to the South boundary of said Section 8.125 chains thence Southerly 7.50 chains to the South boundary of said Section, thence Easterly along South boundary 8.275 chains to the point of commencement, Municipality of SURREY, in the District of New Westminster, being UNIMPROVED LAND.
- C** Lot 1 of part of the South East ¼ of Section 4, Township 11, Map 5882, Municipality of LANGLEY, District of New Westminster, being 10 Acres, more or less, of UNIMPROVED LAND on Brown Road, R.R. No. 1, Langley Prairie.
- D** Lot 3 of the North West ¼ of Section 18, Township 15, Map 1888, Municipality of MAPLE RIDGE, District of New Westminster, being 10 acres, more or less, of UNIMPROVED LAND, between 30th and 32nd Avenues, on the South Side of Dewdney Trunk Road.
- E** Block "A" of the North West ¼ of Section 18, Township 17, Map 1866, Municipality of MISSION, District of New Westminster, situate at 524 Nelson Road, R.R. No. 2, Mission, being a FARM PROPERTY of 19.5 acres, more or less, partially cultivated, containing a small dwelling and barn.
- F** Blocks A, B and C of South East ¼ Section 19, Township 17, Plan 3472, Municipality of MISSION, District of New Westminster, situate at 573 Wren Road, being a FARM PROPERTY of 20 acres, more or less, with approximately 13 acres under cultivation, containing an eight-room dwelling and outbuildings.
- G** Lots 11 to 16 inclusive, Block 3 of Lots 1, 2 and 3, District Lot 781, Group 1, District of New Westminster, Plan 3443, situate on PIPE LINE ROAD, Municipality of NORTH VANCOUVER, containing a four-room dwelling and chicken house.
- H** Subdivisions 31 and 32, Lot 13, Town of Hastings, Suburban Lands, Plan 431, City of VANCOUVER, situate in the 300 block of DUNDAS STREET, being vacant land.
- I** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 13, of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of RICHMOND, in the District of New Westminster, situate on Seventh Avenue, STEVESTON, containing a single storey frame net house and wharf.
- J** Lots 1, 2, 3, 4, 5, 6, 7, 8, and 14, of the West ¼ of the North West ¼ of Section 26, Township 7, Map 384, Municipality of LANGLEY, in the District of New Westminster, being a FARM PROPERTY of 44.75 acres, more or less, mostly uncleared, situate on Bradshaw and Hunter Roads, containing a partly demolished dwelling.
- K** Lot 17, Block 42, District Lot 186, Group 1, New Westminster District, being a VACANT LOT in the 800 Block, POWELL STREET, Vancouver, B.C.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions.

- 1 Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
- 2 A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
- 3 A certified cheque payable to the order of The Secretary of State as Custodian for ten per cent. (10%) of the amount offered must accompany each tender. The deposits will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
- 4 Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C. and each envelope must be marked on the outside "Tender for Real Estate".
- 5 The balance of the purchase price shall be paid in cash.
- 6 All adjustments shall be made as of the date of conveyance.
- 7 The property is sold subject to existing leases and encumbrances, if any.
- 8 The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of encroachments.
- 9 The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
- 10 Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 15th day of December, 1944. Further particulars may be obtained during office hours any day up to noon on the 15th day of December, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at VANCOUVER, BRITISH COLUMBIA, this 22nd day of November, 1944.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

12786

November 19th, 1944

Miss Chiye KOGO,
Reg. No. 06176,
Hidden Lake,
Benderby, B. C.

Dear Madam:

Re: Lots 9 & 10 and Lots 11-16
incl. Blk. 3 of Lots 1, 2 & 3,
Blk. 2, D.L. 791.

In your declaration to us you stated that you were the owner of the above property, but Lots 9 and 10 were registered in the name of the District of North Vancouver and we now hold unregistered deeds from the District to you.

In regard to Lots 11 to 16, our Solicitors have been in communication with you and, as you are aware, the property has now been transferred to your name.

The entire property has been under lease to Joe Ellis for \$10.00 per month and we have been operating an account in your name and that of your deceased father's, Tenosuke KOGO, covering this property.

In this connection, we enclose herewith a statement of the account, in duplicate, which we would ask you to kindly certify as correct by signing as Chiye KOGO, and also again as Chiye KOGO, Administratrix, returning one copy to us. We will then transfer the balance of the joint account to your name personally.

You will note on the statement a charge of \$71.65 for fees, this was the bill of Locke, Lane, Guild & Sheppard, Solicitors, for having the property transferred to your name.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

Files 12786 & 12860
Reg. 061676 & Dec'd.

Chirs A. Vancouver 1930 (Dec'd)

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 27	Certificate of Emancipation - Vancouver			
June 11	Joe Ellis - rent to July 4 Caretaker's fee	1.00	10.00	
July 6	Joe Ellis - rent Caretaker's fee	2.00	10.00	
July 23	Ck 4385 - Payment of water rates to Sept 30/43	13.05		
August 6	Joe Ellis - rent Caretaker's fees	2.00	10.00	
August 5	Ck 4582 - Certificate of Emancipation - Vancouver	1.00		
September 4	Ck 5017 - For certified copy of probate, will & inventory etc.	2.85		
September 7	Joe Ellis - rent Caretaker's fees	2.00	10.00	
October 8	Joe Ellis - rent Caretaker's fees	2.00	10.00	
November 12	Ck 6196 - Deed fee covering lots 9 & 10 of Lot 3 re sub. 1 to 3 of Hix 2, D.L. 791	3.00		
November 12	Joe Ellis - rent Caretaker's fee	2.00	10.00	
November 13	Ck 6316 - North Vancouver - water rates	4.50		
December 10	Joe Ellis - rent to Feb. 4/44	4.05	16.00	
January 11	Ck 7354 - North Vancouver - water rates			
February 17	Joe Ellis - rent Caretaker's fees	2.00	10.00	
March 9	Joe Ellis - rent Caretaker's fees	2.00	10.00	

12786 & 12860

- 2 -

Date	Particulars	Debit	Credit	Balance
1944 April 13	Joe. Ellis - rent Caretaker's fees		\$ 10.00	
April 27	Ck 9977 - North Vancouver - water rates	2.00		
May 10	Joe Ellis - rent Caretaker's fees	4.05		
May 22	Ck 31 - McGregor, Johnston & Thomas - Insurance policy	2.00		10.00
June 10	Joe Ellis - rent Caretaker's fees	12.20		
July 21	Joe Ellis - rent to Sept. 4/44 Caretaker's fees	2.00		10.00
August 18	Ck 1624 - North Vancouver - water rates to Dec 31/44	4.00		20.00
October 11	Ck 2596 - Fees re services re affairs	8.10		
October 13	Rent (2 months) - Joe Ellis Caretaker's fees	71.65		
		4.00	20.00	

CR \$ 10.55

Certified Correct:

Chiye KOTO

Chiye KOTO, Administrative.

Signed original on file 12860.

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.
W. S. LANE C. K. GUILD, K.C. (MAN)
E. A. SHEPPARD, K.C. (BANK) H. L. YULE
J. R. YOUNG S. C. LANE
C. C. LOCKE

703 Rogers Building

Vancouver B.C.

August 24th, 1944.

CABLE ADDRESS: "MAYERS"
TELEPHONE: PACIFIC 7137

Office of the Custodian,
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	AUG 25 1944
File No.	12786 & 12860
Ans.	✓
Referred	Milsom

Attention Mr. Milsom

Dear Sir:-

Re : Tenosuke Kogo (Deceased)
and Miss Chiye Kogo, Files No. 12786 and 12860

This will acknowledge receipt of your letter of the 14th instant. The writer has been on holidays hence the delay in this matter. The property is now registered in the name of Miss Chiye Kogo, title No. 103207L and same was mailed to Miss Kogo on June 30th, 1944 at R.R.No. 1, Notch Hill, B.C. The said title is subject to Judgment registered as No. 11603 in favour of United Milling and Grain Co. Ltd., and the amount claimed is \$164.68.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :

A. P. Levesque

AFL:EB

12786 & 12860

June 21st, 1944

Messrs. Locke, Lane
Guild & Sheppard,
Barristers & Solicitors,
703 Rogers Building,
Vancouver, B. C.

Dear Sirs:

Re: Tenosuke KOGO (Dec'd),
Miss Chiye KOGO

Referring to your letter of June 8th,
we have received a letter from Miss Chiye KOGO
enclosing Notice from the Land Registry Office
that the application to register her documents
has been refused on account of irregularities
and omissions.

We presume that you have this matter
in hand and have advised Miss KOGO accordingly.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

EVACUATION SECTION	
Rec'd	JUN 20 1944
File No.	12716
Ans.	✓
Referred	Mum

Hidden Lake,
 Endicott, B.C.,
 June 15/44

The Indian Office,
 Dept. of Secretary of State of Can.,
 Vancouver, B.C.

Dear Sirs:

I received the enclosed "Notice
 Declining to Register" from the
 Land Registry Office, Vancouver, B.C.
 I read the form over very care-
 fully but I do not understand
 how things were brought about.
 I am not working so am in no
 position to take this matter up
 with any lawyer. Therefore I am
 going to put this matter in your
 hands so will you please kindly
 look into it to make registration
 possible.

Yours very truly
 (Miss) Chiee Kago
 Reg. # 06176

Catalogue No. ---
File No. 12786
Pipe Line Road, North Vancouver
9-16/3/1,2,3/2/791/1/3843

VACATION SECTION	
Rec'd	SEP 19 1945
File No.	12786
Ans.	
Referred	Peters
	your file

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at Sydney this 18 day of September 1945.

Signed

Jas. Ross.

Signed

Eve & Ross

RETURN TO THE CUSTODIAN

Lynnmore

Lynnmore P.O.,
North Vancouver, B.C.

June 11th 1945.

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

Dear Sirs:-

Re: Special Ad. Feb. 22/45 -
Pipe Line Rd. North Vancouver,
9-16/1.2 & 3/2/791/1/3843

This will be your authority to turn
over to Ker & Ker Ltd. Certificate of Title covering the
above property when same has been issued in our names.

Yours very truly,

Jas. Ross
Carly Ross

No. 35537



No. of Application 103206 L
(103207 L)

Mr Hunt

LAND REGISTRY ACT. (NOTICE DECLINING TO REGISTER.)

Land Registry Office, Vancouver, B.C.,

6th June, 1944

In the matter of the application of Chiyu Kogo

For registration of the Title of Chiyu Kogo (in trust)

lots 11 to 16 Block 3
lots 1, 2 + 3 Block
Dist Lot 791 Plan 3843

From Chiyu Kogo (in trust)
Mr. Masam

TAKE NOTICE that I refuse to effect registration in accordance with the tenor of the above application. My reason for such refusal and my requirements are as follows:—

- (1) application defective as to Assessment District.
 - (2) Application incorrectly made on behalf of the estate of Akiyo Kogo.
 - (3) Judgment 11603 not disposed of.
- This notice also applies to your application 103207 L which awaits appl. 103206 L and in addition Application 103207 L is incorrectly made on behalf of the estate of estate of Tenosuke Kogo.
- (2) Affidavit of Applicant in payment of debts is not consistent with Judgment 11603.

AND FURTHER TAKE NOTICE that under the provisions of section 239 of the "Land Registry Act," this notice is deemed to have been received by you within seven days from the date hereof, which is the same as the date hereof; and that unless you comply with the provisions of section 229 of this Act within 21 days from such presumed date of receipt hereof, this application will be and be deemed to be cancelled and void.

B.—See reprint of sections 229 and 230 on back hereof. Fee for this notice One Dollar. Postage stamps not accepted.

M. B. Brown

Registrar.

To Miss Chiyu Kogo

R.R. No. 1 North Hill B.C.

12786
12860

May 19, 1944.

Miss Chiye KOGO,
Registration No. 06176,
NOTCH HILL, B. C.

Dear Madam:

Re: North West Fire Pol. 210291

The above numbered policy has been issued to cover for \$800.00 on Dwelling and \$200.00 on Contents on your property described as Blk. 2, D. L. 791, South side of Pipe Line Road, in the District of North Vancouver, B. C.

The premium for three years amounting to \$12.20 is being paid to the Insurance Company and charged to the joint account in the name of the Estate of Tenosuke KOGO and yourself.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

*Present June 4/44
to J. J. Sakuragi
Enderby, B.C.*

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.
W. S. LANE C. H. GUILD, K.C. (MAN)
F. A. SHEPPARD, K.C. (BANK) K. L. YULE
J. R. YOUNG S. C. LANE
C. C. LOCKE

703 Rogers Building

Vancouver, B. C.

February 11th, 1944.

CABLE ADDRESS: "MAYERS"
TELEPHONE: PACIFIC 7137

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

Dear Sir:-

ENEMY SECTION

Rec'd FEB 12 1944

File No.

Ans'd

Refor

Attention Mr. Wright

Re - Tenosuke Kogo and Chiye
Kogo- File No. 12860 and 12786
Evacuee Section

We forwarded to Miss Chiye Kogo at Notch Hill, B.C. an application for transmission herein to be completed by her and have written several times but received no reply from her, neither have our letters been returned. We then forwarded the papers to Mr. Max Ladner at Salmon Arm, B.C. and asked him to endeavour to locate this girl and have her execute the required documents. He is endeavoring to locate her in that district and will report to us as soon as he is able to contact her.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :-

FAS/EB.

12786 and 12860

October 30, 1943.

Mr. Joe Ellis,
c/o Ellis Dairy,
Lynnour Post Office,
B. C.

Dear Sir:

Re: Lots 9 to 16, Blk. 3, of Lots 1,2, & 3,
Blk. 2, D.L. 791, G. L. D.S.W. Plan 3843.

Your letter of October 18th enclosing cheque
in the sum of \$60.03 payable to the Custodian as a deposit to
bind your offer of \$600.00 cash for the above described property,
has been received.

We have now been able to identify the property
described by you as the Kego property on the Pipe Line Road,
Lynnour, and find that title to same has not yet been fully
cleared up, which accounts for the fact that it did not appear
in the recent list offered for sale. Since it is the policy of
the Custodian to offer all properties for public tender before
entertaining private offers, it is therefore necessary for us to
return to you your cheque for \$60.03 in the meantime, and suggest
that at such time that this property is advertised for sale that
you will then avail yourself of the opportunity to make a bid.
It is possible that a small group of properties may be offered at
an early date.

Please be good enough to acknowledge return of the
enclosed cheque.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS
encl.1.

Oct 18/43

Ellis Davy

Lynnman, P.O.

B.C.

OCT 20 1943	
Rec'd	12786/12860
File No.	
Ans.	
Referred	

To the Custodian

Dear Sir,

I am submitting to
you an offer for the

(Hugo Property)

situated on the Pipe Line Road

Lynnman.

B.C.

This place on your file is No 12786 }
" 12860 }

My offer is \$600⁰⁰/₁₀₀ Cash.

I am enclosing check for \$60⁰⁰/₁₀₀
which is 10% of my offer.

Not advised

Yours sincerely

Joe Ellis

12786

September 24th, 1943

Messrs. Irwin & Billings
Co., Ltd.,
50 Lonsdale Avenue,
North Vancouver, B. C.

Dear Sirs:

Re: Miss Chiye KOGO
Property on Pine Line Rd.

Referring to your letter of September 21st, we did not place this property in the Catalogue because the title still stands in the name of Miss Kogo's deceased father. We did not wish to offer it for sale until the estate was settled so that we would be in a position to give clear title to the property. However, if you have any bids you may send them into the writer and they will receive consideration.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

33

11

COPY

Locke, Lane, Guild & Sheppard
Barristers & Solicitors

703 Rogers Building
Vancouver, B. C.

September 22nd, 1943.

Office of the Custodian,
912 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Attention Mr. K. W. Wright.

Dear Sir:-

Re: Tenosuke KOGO and Chiye KOGO
Files No. 12786 and 12860 Evacuee Sec.
Lots 1-3 Block 2, D.L. 791, subdiv. Lots
3-11, 12-15 and 16.

The facts herein are as follows:-

These lots were the former property of Akiyo Kogo who died leaving a Will by which she devised the property to her husband, Tenosuke Kogo, and appointed him her sole executor. Tenosuke Kogo obtained transmission of the property to his name and died on April 27th, 1941 at Vancouver leaving the property by will to his daughter Chiye Kogo and appointing her the sole executrix; she in turn obtained grant of Probate on June 12th, 1941. To make title it will be necessary for the Custodian to proceed as follows:

1. It will be necessary to have Chiye Kogo obtain transmission to her as personal representative of her father. The vesting certificate of the Custodian could not vest the title in the name of Tenosuke Kogo because by his death he did not become an evacuee or an enemy within the Regulations; therefore, they do not apply to divest him of his title, hence the necessity of obtaining transmission to his daughter, the executrix.

2. When the title has been transmitted to her the Registrar will attach the judgment against Tenosuke Kogo but that is immaterial as you propose paying it. When the title is so vested in the daughter then the Registrar will act upon your vesting certificate to put the title in the name of the Custodian. The respective rights in respect of the purchase monies will be as follows:-

Firstly, the creditors of the mother, Akiyo Kogo.

Secondly, the creditors of the father, Tenosuke Kogo, the next beneficiary, and his personal representative is Chiye Kogo.

Thirdly, any remaining beneficial interest will be the property of Chiye Kogo.

We are returning your files No. 12786 and 12860.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per "F.A.S."

FAS/EB

Office of Irwin & Billings Co. Ltd.,
No. 50 Lonsdale Ave., North Vancouver, B.C.
Sept. 21st, 1943

OFFICE OF THE CUSTODIAN,
Japanese Evacuation Section,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 22 1943
File No.	12786
Ans.	<i>Spn</i>
Referred	<i>K. G. S. S. S.</i>

Dear Sirs:

Your file #12786
Chiye EDGO (Miss), Reg. #06176, *guy to*
Re Property on Pipe Line Road, *L. K. G. S. S. S.*
North Vancouver, B. C.

Please refer to our reports of Dec. 1st, 1942 and
May 14th, 1943 for further particulars.

NOT LISTED ON CATALOGUE -- No 2 Issue.

We were unable to find any listing of the above-noted
property on the latest Catalogue -- in which you call for
Public Tenders on October 4th next, and therefore we are taking
this opportunity of calling your attention to same.

Possibly we may have been unable to identify the
description if same appeared on the catalogue, and in any case
we will appreciate your advice in this connection -- as we have
some enquiries from possible purchasers.

Faithfully yours,

Irwin & Billings Co. Ltd.,

Per *W. J. Irwin*

W. J. Irwin, Director

W.J.I.

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K. C.
W. S. LANE C. H. GUILD, K. C. (MAN)
F. A. SHEPPARD, K. C. (BARR.) K. L. YULE
J. R. YOUNG S. C. LANE
C. C. LOCKE

Rec'd	SEP 23 1943	CABLE ADDRESS: "MAYERS"
File No.		TELEPHONE: PACIFIC 7137
Ans.		
Entered		

703 Rogers Building

Vancouver B. C.

September 22nd, 1943.

Office of the Custodian,
912 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Attention Mr. K. W. Wright

Dear Sir:-

Re - Tenosuke KOGO and Chiye KOGO
Files No. 12786 and 12860 Evacuee Sec.
Lots 1-3 Block 2, D.L. 791, subdiv. Lots
3-11, 12-15 and 16.

The facts herein are as follows :-

These lots were the former property of Akiyo Kogo who died leaving a Will by which she devised the property to her husband, Tenosuke Kogo, and appointed him her sole executor. Tenosuke Kogo obtained transmission of the property to his name and died on April 27th, 1941 at Vancouver leaving the property by will to his daughter Chiye Kogo and appointing her the sole executrix; she in turn obtained grant of Probate on June 12th, 1941. To make title it will be necessary for the Custodian to proceed as follows :-

1. It will be necessary to have Chiye Kogo obtain transmission to her as personal representative of her father. The vesting certificate of the Custodian could not vest the title in the name of Tenosuke Kogo because by his death he did not become an evacuee or an enemy within the Regulations; therefore, they do not apply to divest him of his title, hence the necessity of obtaining transmission to his daughter, the executrix.

2. When the title has been transmitted to her the Registrar will attach the judgment against Tenosuke Kogo but that is immaterial as you propose paying it. When the title is so vested in the daughter then the Registrar will act upon your vesting certificate to put the title in the name

Office of the Custodian.

of the Custodian. The respective rights in respect of the purchase monies will be as follows :-

Firstly, the creditors of the mother, Akiyo Kogo.

Secondly, the creditors of the father, Tenosuke Kogo, the next beneficiary, and his personal representative is Chiye Kogo.

Thirdly, any remaining beneficial interest will be the property of Chiye Kogo.

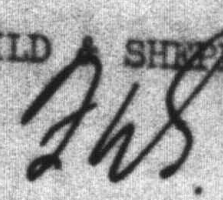
and 12860.

We are returning your files No. 12786

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :-



FAS/EB.

September 11, 1943

Date	SEP 11 1943
File No.	
Att.	
Index	

MEMORANDUM FOR THE RECORD

Attached are two files. Please receiving your own
copy of Report No. 9. Enclosed are written notes which you will find
on this dated September 1st. You will also find attached certified
copy of the will of the late Thomas H. H. together with certified
copy of probate and of Inventory 1.

It is suggested, and I think appropriately, that the
matter of clearing title to the property might best be completed
under the direction of our solicitors and I would appreciate your
reviewing the matter briefly and then making the necessary arrangements.

Q19



THE SUPREME COURT OF
BRITISH COLUMBIA

SUPREME COURT REGISTRY

EVACUATION SECTION

Rec'd SEP 9 1943

File No.

Ans.

Referred

Vancouver, B.C.
September 8, 1943

Office of the Custodian
506 Royal Bank Building
Hastings and Granville Streets
Vancouver, B.C.

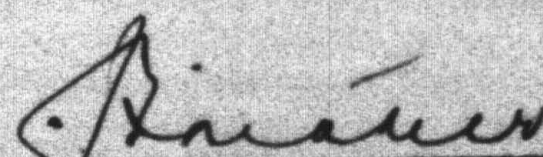
Re: Kogo, Tenosuke, Our File 12860
Kogo, Chiye, Our File 12786

Dear Sir:

I am in receipt of your letter of the 3rd instant,
together with your cheque in the amount of two dollars
and eighty-five cents (\$2.85).

I enclose herewith certified copy of Probate and
Inventory "X" in the above matter.

Yours faithfully,


District Registrar

Enc.
O'C/O

12860 and 12786

September 3, 1943.

Registrar, Supreme Court,
Court House,
Vancouver, B. C.

Dear Sir

Re: EGOO, Temosuke, Our File 12860,
EGO, Chiro, Our File 12786.

Temosuke Ego died on 30th April 1941 leaving
a will which is said to have been proved in July 1941.

Will you please be good enough to supply a
certified copy of this will, the Probate, and of Inventory
"T". Cheque for \$2.85 is enclosed as arranged.

Yours truly,

P. H. Russell,
Administration Department.

PH:AS
encl.1.

Files #12786 & 12860

August 31st, 1943.

MEMORANDUM

TO: MR. R. P. ALEXANDER

Re: Tenosuke KOGO

FROM: MR. K. W. WRIGHT

We have your further memo of the 18th instant herein.

It is noted that the Confirmation of Ownership relative to Lots 11 to 16 shows title in the name of Tenosuke KOGO, he having received the property from his wife, Akiyo KOGO, deceased. The wife's Will was probated in December, 1927, and these lots were included in the ~~will~~.

Tenosuke KOGO died, leaving his entire estate to his daughter, Chiyo KOGO. According to the memo on the Confirmation of Ownership, Tenosuke KOGO devised all his real property to the daughter and I see a memo dated 21st of November, 1942, indicating that the Will was probated in July, 1941. This Will as probated should be deposited in the Registry Office. It is noted from your memo that the judgment was renewed March 9th, 1942, and is good for two years and this will have to be paid when the property is liquidated.

Under the circumstances, it would appear desirable to dispose of the property and clear up the question of debts, following the sale.

There is a copy of an inventory on file #12786 indicating an account due by W. S. Young to Akiyo KOGO estate. It is altogether likely that this item was cleared up long ago as the Affidavit in support of the inventory is dated November 7th, 1929.

The property in North Vancouver does not appear to be in the catalogue and as the picture on the file shows several outbuildings, I am wondering if this is one of the properties that the Director of Veterans' Land Act is interested in.

Let me know if there is any further information you require. I return your files #12786 & #12860.

KWW/W

K. W. WRIGHT

\$285 - Ck to
District Registrar
Confession Clerk

Mr. & Mrs. R. P. Alexander
Printed & signed on
Tenosuke KOGO's death on
30/4/1941
by & a will case
to be submitted
in July, 1941.

W. J. IRWIN
NOTARY PUBLIC

TELEPHONE NORTH 25
NIGHT CALLS: NORTH 215 AND NORTH 1513

A. B. BILLINGS
NOTARY PUBLIC

Irwin & Billings Co., Ltd.

INCORPORATED 1906

Estate, Financial and Insurance Agents

CABLE ADDRESS:
IRWIN BILLINGS NORTH VANCOUVER
CODES:
A.B.C. AND WESTERN UNION

50 LONSDALE AVENUE (COR. EXPLANADE)

North Vancouver, B.C.

CANADA

May 21st, 1943

OFFICE OF THE CUSTODIAN,
Administration Dept.,
Vancouver, B.C.

Attention Mr. D. Nilson

Dear Sirs:

Your file No. 12786
Re: KOGO, Chiye (Miss)

Referring to your letter of 17th inst., we enclose herewith our receipt for the cheque of \$2.00 in payment of our fee for reporting as to tenancy and to whom rents were being paid.

In this instance it seems more direct and economical that rent should be sent by the tenant or Mr. Ellis to your office. We concur in your suggestion and thank you for same.

Faithfully yours,

Irwin & Billings Co. Ltd.,



William J. Irwin, Director.

W.J.I.

12786

May 17, 1943

Mr. Joe Ellis,
Lynnour P. O.,
B. C.

Dear Sir:

Re: KOGO, Miss Chiye

We have been informed that you have been collecting the rents from Chiye KOGO's property in North Vancouver and sending them direct to her. In this connection we would call your attention to an advertisement which appeared in the newspapers requesting every person managing Japanese property to declare it to the Custodian, and any person not doing so would be committing an offence against the Consolidated Regulations Respecting Trading with the Enemy Act (1939).

Please note that under no circumstances must this money be sent to Miss Kogo, but must be remitted to this office.

We are writing Messrs. Irwin & Billings asking if they wish to assume the rental management of this property, and upon receipt of their reply we will write you further.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

12786

May 17, 1943

Messrs. Irwin & Billings
Co., Limited,
50 Lonsdale Avenue,
North Vancouver, B. C.

Dear Sirs:

Re: KOGO, Chiye (Miss)

Please accept our thanks for your report of May 14th in connection with Chiye KOGO's property. We are today writing Mr. Ellis in regard to the rents which he is collecting and forwarding to Miss Kogo, and have stated that this must cease at once and all revenues from the property are to be sent to this office unless you desire to take on the rental management of the property.

Enclosed find our cheque for \$2.00 in payment of your fees.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER



P. O. Box 2468, NORTH VANCOUVER, B. C.

PHONES:
NORTH 1100 CLERK
NORTH 500 TREASURER AND COLLECTOR
NORTH 611 ASSESSOR
NORTH 1102 SUPERINTENDENT OF WORKS
NORTH 512 RELIEF OFFICE

OFFICE OF THE

DISTRICT MUNICIPAL HALL
4TH ST. W AND CHESTERFIELD AVE.

NORTH VANCOUVER, B.C.

July 20th 1943

D.A. Cramer, Esq
Office of Custodian
506 Royal Bank Building
Vancouver, B.C.

Dear Sir,

Re Lots 9/10-3-1/3-Block 2 D.L 791
& Miss Chiye Kogo.

The Municipal Clerk having passed on your request for information as to the standing of the above Property, I herewith give you the following:

The Property was purchased from the Corporation, and fully paid for. On the 11th October 1938 I wrote for payment of the Registration Fees of \$8.00., so that Deed could be registered in her name, and as these Fees did not come to hand, the Property still remains in the L.R.O., in the Corporation's name.

At the present time there are 3 years Taxes outstanding on the Property:

1941	\$12.76
1942	\$12.76
1943	\$12.18

These figures do not include Interest on Arrears. As you will understand it would not now be possible to register any Deed to the property unless the Arrears of Taxes were paid, together with the Fees.

Yours faithfully

W. H. Clark
ASSESSOR

S/-

EVACUATION SECTION

Rec'd. JUL 21 1943
File 12786-
Ans. *[initials]*
Referred ASSESSOR

R.R.#1,
Natch Hill, B.C.,
June 10, 1943

G. & Nelson,
Administration Dept.,
The Custodian's Office,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 14 1943
File No.	12786
Ans.	2m
Referred	Nelson

out to McMichael

Dear Sir:

Re. File No. 12786

I apologize for the delay
in answering your letter of
May 5th. I do not know the
name of the person who is
renting my house, but the rent
has been paid to Mr. J. Ellis
of the same district, and was
forwarded to me.

Yours very truly,
(Miss) Chye Hago
(Reg 06176)

(24)

12786

May 5, 1943

Messrs. Irwin & Billings,
50 Lonsdale Avenue,
North Vancouver, B. C.

Dear Sirs;

Re: KOGO, Miss Chiye

We have received a letter from Miss Chiye Kogo stating that her place on the Pipe Line Road is rented for \$10.00 per month. We have no record of whom this tenant is and who collects this rent. We have written Miss Kogo several times but have not had a reply. We would appreciate if you could give us any information in this connection.

yours truly,

G. D. Wilson
Administration Department

GDM/GH

Wind Bay, B.C.,
January 15, 1943.

Mr. G. L. Locket,
Administration Department,
The Custodian's Office,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 27 1943
File No.	12786
Ans.	
Referred	Locket

Dear Sir:

Re Lots 9-16 of Lot 1-3, Blk 2, S. L.

791, Pipeline Road, Municipality
of District of North Vancouver

File No. 12786

In regards to the rental arrangements
I wish to inform you that I rent my
house on the above property at \$10.00
per month. The renter pays his
own electric power, and I pay for
the water tax and the land tax.
The rent is to be paid in advance.

I have forwarded with this
letter my Fire Insurance Policy
on the above house. (Policy No. 20525#)
I would appreciate a receipt for
this Policy as you had advised

Truly
Yours

me in your letter of November
24th.

I also wish to inform you
that 1942 Land Taxes have
not yet been paid

Yours very truly
(Miss) Chupé Kagi
Registration # 06176

13786.

December 23, 1942.

Miss Chiye KOGO,
Registration No. 06176,
Blind Bay, B. C.

Dear Sir:

Re: Lots 9-16 of Lot 1-3, Block 2, D.L.
791, Pipe Line Road, Municipality of
North Vancouver.

On the 24th of last month we wrote to you in regard to rental arrangements in connection with the house situated on the above property. Your declaration states that it is rented at \$10.00 per month free of water rates. Please let us have all particulars.

Re insurance. In the same letter we asked you to forward the fire insurance policy on this house for the inspection of our Insurance Department.

In order that we may handle this property in your interest, you should reply to this letter fully by return mail.

Awaiting for same, we remain,

Yours truly,

G. D. Milson,
Administration Department.

[Handwritten signature]

12786

December 11, 1942.

McGregor Johnston & Thomas Ltd.,
414 West Pender,
VANCOUVER, B. C.

Re: (Klas) K000, Chive

Dear Sirs:

With reference to Fire Insurance on buildings located on property described as Lots 11 to 16, Block 3 of Lots 1, 2 & 3 in Block 2, District Lot 791, situate on Pipe Line Road, in the Municipality of North Vancouver.

The file indicates that there is a Policy with the North West Fire Insurance Company to the extent of \$1,000.00. If that is the case, would you kindly let me have a copy of it for our files.

Yours truly,

S. M. Gibson
Insurance Department.

SMG:EL

12786

December 3, 1942.

Messrs. Irwin & Billings Co. Ltd.,
50 Lonsdale Avenue,
North Vancouver, B. C.

Dear Sirs:

Re: Miss Chive 8000

We thank you for your report dated the first of December on the property of the above. We are in touch with Miss Kogo and are endeavoring to ascertain what rental arrangements she has made regarding the property with buildings on same. We hope to write you in the near future regarding this.

Respecting the penultimate paragraph of your report, we thank you for your offer to search the titles of lots 11 to 15, but would advise that our Lands Department have already had this in hand.

Yours truly,

P. Doust,
Administration Department.

PD:BT

12786

November 24, 1942.

Miss Chiyo Kogo,
Japanese Registration No. 06176,
Blind Bay, B. C.

Dear Madam:

With reference to our letter of the 21st, when you send us particulars of rental arrangements of your property, will you please forward your Fire Insurance policy that we may pass same on to our Insurance Department for them to see that everything is in order. A receipt will be given you for your policy, which will be retained in this office as is the case with all such Fire policies.

We would like to know if 1942 taxes are paid.

Yours truly,


P. Doust,
Administration Department.

PD:BT

*File 9-10
1041-1276
1042-1276
at 11*

21st November, 1943.

File No. 1000

Mr. H. H. H. H.

Re: Miss Chire 1000

Attached is the file. Please obtain particulars of rental arrangements and arrange for rents to be collected and sent to this office.

Could you please call Mr. Gibson's attention to the fact that on the lady's own statement her fire insurance policy is held by her, as Mr. Gibson will probably wish to have the policy forwarded to this office.

1000

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 18 1942

Alexander

Blind Bay, B. C.,
November 12, 1942.

*File
12786*

Mr. P. Douet,
The Custodian's Office,
Department of the Secretary of State of Canada,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I am very sorry of not answering your letter or returning the forms until this date. It is true I have a property in the District of North Vancouver, B. C., on Block 2, District Lot 791, Lots 1/3 Sub Lots. 9 & 10. Also I have the Lots 11, 12, 13, 14, 15, 16, in the same block which formerly belonged to my father, Teinosuke Kogo. This property he left with me with a Will when he passed away on April 30, 1941. I had the Will probated sometime in July, 1941. So, I have filled out the forms filing all the properties under my name.

As I read through the forms I noticed it said, "I, the undersigned, hereby voluntarily turn over to the Custodian etc." The word "voluntarily" made me believe that it was not necessary to put the property under the care of the Custodian unless I wanted to, and moreover as I have a person looking after it. But, reading your letter of the 11th instant, it brought to me my notion that this registration was compulsory. So, I have filled out the two forms and have enclosed it with this letter.

I would appreciate it if you would send me a receipt or a letter showing that my property is now in the hands of the Custodian.

Yours very truly,

Chiff Kogo (Miss)
Registration No. 06176

Chiff Kogo

Re: Files Nos. 12786 & 12860

MEMORANDUM

November 11, 1942

To: Mrs. McArthur
From: R. P. Alexander

Attached are both files.

May I have your opinion informally as to whether precedence is granted during administration of the estate of a deceased individual to the payment of taxes on real estate involved or to the payment of food bills (Komura Bros.) or grain bills.

I note that the United Milling & Grain Company have registered their judgment in the Land Registry Office as against the land and that there is some talk of the land going for tax-sale.

Fleishman is the Barrister for Chiye KOGO. Need I say more?

RPA:NDE

12786

November 11, 1942

Miss Chiye KOGO
Registration No. 06176
Blind Bay, B. C.

Dear Miss Kogo:

Re: The late Mr. Tenosuke KOGO

We look forward to receiving from you a very prompt reply to our two letters to you dated September 8th, to our letter to you dated October 30th, and to our letter to you dated November 10th. To date we have not received any communication from you and we must therefore point out to you that information of the nature requested by the Custodian must be supplied by you under the provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939), under which suitable penalties are provided for failure to provide the information requested.

We would also appreciate your confirming or denying to us the report we have received from the United Milling & Grain Company, Ltd., to the effect that you are the administratrix of the estate of the late Mr. Tenosuke KOGO, together with your comments in connection with a claim of \$103.75 filed with us by the United Milling & Grain Co., Ltd., against the late Mr. Tenosuke KOGO, and a claim for \$97.38 filed with us by Messrs. Komura Bros. of Vancouver against the late Mr. Tenosuke KOGO.

Yours truly,

R. P. Alexander
Manager

RPA:NDK

12786.

September 8, 1942.

Miss Chiye Kogo,
Registration No. 06176,
Blind Bay, B. C.

Dear Madam:

The Corporation of the District of North Vancouver advised us recently that they had received from you some money on account of taxes due on your property at Lynnaour, North Vancouver, B. C. As no doubt you are aware, your property was liable for tax sale on September the 8th, today, but has been withdrawn in view of the fact that you have paid some of the back taxes and because your property comes under the care of the Custodian, as you are evacuated.

We would point out, however, that we have no record of your property, and we are enclosing three Registration forms which we shall be glad if you will complete immediately, returning two copies to this office and retaining one for your own records.

A stamped and addressed envelope is enclosed, and your careful attention will be appreciated. We are writing you a separate letter, re Teinosuke Kogo.

Yours truly,

P. Doherty,
Administration Department.

PD:BT

Encls.

RECEIVED
DEC 2 1942

Office of Irwin & Billings Co. Ltd.,
50 Lonsdale Ave., North Vancouver, B. C.
December 1st, 1942

Mr. C. L. Drewry,
Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

File No. 12786: Chiye KOGA (Miss) Reg. #06176

Our Preliminary Report

Our investigation in the Office of the Municipal Tax Collector, as to the Property holdings of Miss Chiye KOGA, indicates per their Records that the two Lots No. 9 and 10, (in the subdivision of Lot 3, in re-sub of Lots 1 to 3, in Block No. 2, District Lot 791) were purchased by her from the District of North Vancouver, and there is a balance of \$8.00 yet payable in order to enable registration of the Deed.

There are no buildings on either of these two lots.

Tenosuke KOGO, presumably a Brother or relative of Miss KOGA, is booked as the Owner of the adjoining Lots numbered eleven (11) to sixteen (16), both included, in the same subdivision. On Lot eleven (11) there are buildings at the assessed value of \$400.00 and on Lot sixteen (16) to the value of \$500.00.

There are unpaid Taxes as follows:

		1942	1941
Property of Miss KOGA.....	Lot 9	\$ 6.38	\$ 6.38
"	"	6.38	6.38
Property of Tenosuke KOGO..	11	17.40	23.54
"	"	6.38	6.38
"	"	6.38	6.38
"	"	6.38	6.38
"	"	6.38	6.38
"	"	6.38	6.38
"	"	22.33	22.33
Totals of Taxes unpaid (yrs 1942 & 1941)		78.01	84.25

Water Rates are also unpaid \$9.00

We would suggest our searching in the Land Registry Office as to the titles of Lots 11 to 16, if you so approve. Possibly your Department may have access to the correct ownership of the several lots -- particularly Lots No. 11 and 16, on which the buildings are supposed to stand.

Awaiting your further information and instructions, we remain,

Faithfully yours,

Irwin & Billings Co. Ltd.,

Per *William J. Irwin* Director.

William J. Irwin

W.J.I.

OFFICE OF THE CUSTODIAN
 MAY 15 1943
 File No. 12786
 Ans. *W.J.I.*
 Referred *Milson*

Office of Irwin & Billings Co. Ltd.,
 50 Lonsdale Ave., North Vancouver, B. C.
 May 14th, 1943

OFFICE OF THE CUSTODIAN,
 Japanese Evacuation Section,
 Vancouver, B. C.

Attention Mr. G. D. Milson.

Dear Sirs:

Your file: #12786
 Chiye KOGO (Miss), Reg. #06176,
 Re Property on Pipe Line Road,
 North Vancouver, B. C. (2nd Report)

In accordance with your letter of 5th inst., our W. J. Irwin investigated and reports as follows:

RENT: The \$10.00 monthly rent of the Cottage on Pipe Line Road, is being collected by Mr. Joe Ellis who lives on the adjoining Dairy property (to the West), and forwarded direct to Miss KOGO. Rent for the current month of May has been collected and thus forwarded. In our interview with Mr. Ellis, he told us that Miss Kogo had asked him to attend to the matter of rental for her. His address is c/o Lymour Post Office, B.C., and we feel assured that he is fully trustworthy.

TENANT:

----- We also interviewed the tenants who occupy the premises, Mr. and Mrs. Warr, and find that they are apparently taking good care of the premises, and promise that they will pay rent regularly during the period of their occupancy.

LAND AND PREMISES: The lands adjacent to and and a part of this property have been cleared and a part once under cultivation. Presumed to be somewhat over one acre in area.

The Cottage is without modern plumbing, is of rustic construction and unfinished as to two of the four rooms. The kitchen and bed room interiors are finished in "v joint" and portion papered -- being the only rooms with interior lining throughout.

AS TO OWNER OF TITLE:

----- In our report to you of Dec. 1st, 1942, we called attention to the Municipal Assessor's records, which then indicated that Lots No. 11 to 16, on which the Cottage is situate, are listed as being the property of Tenosuke KOGO -- a Brother or relative of Chiye KOGO -- and with taxes then unpaid for the years 1941 and 1942.

In the event of your Department arranging for sale of this or any other property, under this classification, we would ask that the firm of Irwin & Billings Co. Ltd., be advised of such proposed sales -- as we have a fairly good list of possible purchasers, either for cash or on terms.

In order to get the required information for you, our W. J. Irwin was obliged to take an auto-trip to the property, but in view of the small rental revenue our charge has been reduced to the small minimum of \$2.00 -- per bill herewith.

Faithfully yours,

Irwin & Billings Co. Ltd.,

W. J. I.

Per *William J. Irwin*

William J. Irwin, Director

12706 & 12860

P. 3506

In the Supreme Court of British Columbia

-In Probate-

New Westminster Registry

Be it known that on the 9th. day of November in the year of Our Lord One thousand nine hundred and twenty-nine, the last Will and Testament (a copy whereof is hereunto annexed) of Akiyo Kogo late of North Vancouver British Columbia, deceased, who died at Vancouver, British Columbia on or about the 19th. day of October 1929 was exhibited, read, and proved before a Judge of the Supreme Court of British Columbia, and administration of all the estate which by law devolves to and vests in the personal representative of the said deceased was granted to, Tenosuke Kago, the sole Executor in the will named-
Given under the seal of the said Court this 12th. day of December A. D. 1929.

Signed J. E. Turnbull
Deputy District Registrar.

Extracted by
Messrs. Yarwood & Durrant
Solicitor

Filing 19385

New Westminster Registry

December 12, 1929

I, Akiyo Kogo, of Seymour Creek, North Vancouver, in the Province of British Columbia, declare this to be my last Will and Testament.

I do hereby give unto my husband Tenosuke Kogo all my real and personal estate whatever and wheresoever, to hold unto him his heirs, executors and administrators, absolutely and forever.

And I hereby appoint my said husband sole Executor of this my will, at the same time revoking all former and other wills, codicils testament any dispositions and appointments whatsoever by me at any time heretofore made.

In witness whereof I, the said Akiyo Kogo the testator, have to this my last will and testament contained in this sheet of paper, set my hand and seal this second day of March A. D. 1921.

Signed Akiyo Kogo

Signed by the said Testator as, and for her last will and testament, in the presence of us, present at the same time, who at her request, in her presence and in the presence of each other, have subscribed our names as witnesses.

Signed K. Takahashi,
Hotelkeeper,
396 Powell Street,
Vancouver, B. C.

Walter S. Young,
Japanese Interpreter,
396 Powell Street,
Vancouver, B. C.

This Indenture

Made the **fourth** day of **October** in the year of our Lord
one thousand nine hundred and thirty **eight**.

IN PURSUANCE OF THE REAL PROPERTY ACT

BETWEEN

The Corporation of the District of North Vancouver

(hereinafter called the Grantor)

AND

**CHIYE KOGO, (spinster) of Lynnmour in the Municipality of North
Vancouver, Province of British Columbia.**

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of **One hundred -----**
----- (\$100.00) -----

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt
whereof is hereby by it acknowledged, the said Grantor DOTH GRANT unto the said Grantee,
his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being
in the District of North Vancouver, Province of British Columbia, and more particularly known and
described as **Lots numbered Nine (9) and Ten (10) of Lot numbered
Three (3), in the resub-division of Lots numbered One (1), Two (2)
and Three (3), of Block numbered ~~XXXXXX~~ Two (2), District Lot
numbered Seven hundred and ninety one (791).**

Group (1), New Westminster District, according to the map or plan of said sub-division deposited
in the Land Registry Office at the City of Vancouver and numbered **3845**

TOGETHER with the buildings, fixtures, commons, ways, profits, privileges, rights, easements
and appurtenances to the said hereditaments belonging or with the same or any part thereof, held
or enjoyed, or appurtenant thereto and the estate, rights, title, interest, property, claim and de-
mand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever: SUBJECT NEVERTHELESS, to the reservations, limitations, provisions, and provisions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that it has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that it will execute such further assurances of the said lands as may be requisite.

AND the Grantor Covenants with the said Grantee that it has done no act to encumber the said lands.

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

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

IN WITNESS WHEREOF the said Grantor has caused its Corporate Seal to be hereunto affixed, and the Grantee has hereunto set his hand and seal the day and year first above written. 4

The Corporate Seal of the Corporation of the
District of North Vancouver
was hereto affixed in the presence of

J. W. Lamer
COMMISSIONER

D. G. Tate
CLERK

LAND REGISTRY ACT

FOR THE SECRETARY OR OTHER OFFICERS OF A CORPORATION

I Hereby Certify that on the 5th day of October 1938
at North Vancouver, in the Province of British Columbia, Donald George Tate
personally known to me, appeared before me and acknowledged to me that he is the Clerk of the
Corporation of the District of North Vancouver, and that he is the person who subscribed his name
to the annexed Instrument as Clerk of the said Corporation and affixed the seal of the said Corpor-
ation in the said Instrument, that he was first duly authorized to subscribe his name as aforesaid,
and to affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold
and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office, at
North Vancouver, B. C., this 5th day of October
in the year of our Lord one thousand nine hundred and thirty eight.

James Chipman
A Notary Public in and for the Province of British Columbia.
A Commission for taking affidavits within British Columbia.

DATED 4th. Oct. 1938

The Corporation of the
District of North Vancouver

— 70 —

Only Logo.

Deed of Land

Municipality of North Vancouver

Lot 9 & 10
Block 3 of 100 of 2
D. L. 191

Shawyer, William & Velth, Ltd. Printers