

1466



314 Powell Street  
**OFFICE OF THE CUSTODIAN**  
**JAPANESE SECTION**

FILE No. 1466

16R

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: ABE David Takayuchi (Maoru) Mrs.HOME ADDRESS: 2009 Victoria Drive, Vancouver, B. C.REGISTRATION NUMBER 03028 SEX: (F) AGE: 48OCCUPATION: Housewife

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

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: David (yellow card.)ADDRESS OF WIFE OR HUSBAND: 2009 Victoria Drive, Vancouver, B. C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

- (A) 1. LOCATION AND DESCRIPTION: 5 room bungalow, at 538 E. 22nd Ave.  
Vancouver, B. C. Legal description Lot 4, E. 33 Blk. 21 D.L. 301  
N. W. district. (B) 2 story frame dwelling at 2005-7-9 Victoria  
Drive, Vancouver, B. C. Legal description Lot 39, Blk. 146 D.L. 264 A.  
 2. BUILDINGS AND OTHER IMPROVEMENTS: (A) 5 room frame bungalow  
 (B) 2 story frame dwelling divided into 3 apartments

3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) (A) arrears \$81.33 (B) arrears \$123.08  
payable City Hall, Vancouver, B. C.

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

(A) mortgage to Mrs. Alice Whiffin, 3744 Main Street, Vancouver, B. C.  
amount \$70. and interest for 10 years. (B) clear title.

6. OCCUPANCY AND LEASES (If vacant so state) (A) rented \$17.00 per month no lease.  
 (B) 1 apartment rented \$12.75 monthly. 1 apartment rented \$14.00 monthly  
owner living in 3rd apartment. No leases. (See remarks)

*Franklin  
 given for  
 209 note*



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: as per on person
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Apartment in dwelling 2009 Victoria Drive Vancouver, B. C.
2. LANDLORD'S NAME AND ADDRESS: Self
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Furniture of apartment, office furniture, tools, etc., in apartment at 2009 Victoria Drive, Vancouver, B. C. as per list attached.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None



4. INSURANCE CARRIED ON ABOVE PROPERTY: **None**

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: \$75. Balance owing on loan to Mrs. Kane Saito,  
Pitt Meadow, B. C.

2. TRADE DEBTS: None

REMARKS: The two properties will be left under the management of  
Mr. C. Clark of 1856 E. 4th Ave. Vancouver, B. C.

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 28th day of March 1942.

(Signature)

## Witness

FOR DEPARTMENTAL USE.



INFORMATION FROM R.C.M.P.

DATE Apr. 16/43

No. 1466

ABE, (Kaoru) Mrs. Takayuki  
(Surname in Block Letters)

Region No. 03028

Male - Female ☒  
(Check)

Age Feb. 15, 1893

Form address 2009 Victoria Dr., City

Date issued 5/6/42

Naturalized - Canadian-Born - National ☒  
(Check)

Address Kaslo, B.C. 116 1/2 Main St., New Denver, B.C.  
Det. of Soc. Sec. City, B.C.

Single ☒  
(Check)

Name of Wife \_\_\_\_\_

Name of Husband Takayuki #03030

nee  
Mother (KAN) Koganei

Name of Father ONOTARO, Eto

Children under 16 \_\_\_\_\_

by E.C.T.

Registered with Custodian (Yes or No)

Additional Information Owner of land & 2 houses

75 | 634 | 14



PERSONAL PROPERTY SUMMARY

File No. 1466

October 17, 1946

Re: Kaoru ABE (Mrs. Takayuki)  
Registration No. 03028

CHATELS:

A list of chattels was declared by Mrs. Abe in JP form dated March 28, 1942. A number of chattels were shipped to her at New Denver in May 1946 and the remainder sold at Vancouver Auctions 62, 63 and 64. (See Chattels Schedule and Summary attached). 65

Specified  
Articles:

No Specified Articles are revealed on this file.

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

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

E. Robertson  
E. Robertson.

NOVEMBER 20/47  
BANK ACCOUNT:

Although Mrs. Abe declared in her registration form that she had no bank account, we were notified under date of November 13/47 that there was a credit of \$3.00 standing in Mrs. Kaoru Abe's Savings Account 33 at the Commercial Drive Branch of the Canadian Bank of Commerce. The Notice regarding the above amount has been forwarded today to Mrs. Abe for her attention.

E.R.



REAL PROPERTY SUMMARY

File No. 1466

**JAPANESE NAME:** Kaoru ABE, Registration No. 03028

**PARCEL "A"**

**CATALOGUE NO:** 282

**PROPERTY ADDRESS:** 2005 - 2007 - 2009 Victoria Drive, Vancouver, B. C.

**LEGAL DESCRIPTION:** City of Vancouver, Lots 38 and 39, in Subdivision "B" of Block 146, District Lot 264A, Group 1, New Westminster District, Plans 1120 and 1771.

**TITLE:** In the name of Kaoru ABE.

**ENCUMBRANCE:** 69872 H. City of Vancouver Indemnity Agreement re crossing over sidewalk. (copy on file).  
Vesting 35312 - 2nd December 1942.

**ASSESSED VALUE:** 1942: Land \$ 965.00  
Improvements 2100.00 - Total \$3065.00. Taxes \$104.94.

**CLASSIFICATION:** Urban apartments and store. The building on this property is a two storey one with a small store in front and one apartment on the ground floor, and two apartments on the 2nd floor.

**HISTORY OF ADMINISTRATION:**  
The store at 2007 was rented by the owner to Miss J. Gunn, who occupied until the end of June 1942, when she vacated it without notice and at that date owed to Kaoru ABE arrears of rent \$78.80, which was reported by The London & Western Trusts Co. Ltd. on June 9, 1942 as uncollectable.  
The apartments were rented by the Custodian, London & Western Trusts Co. Ltd. agents, as follows:  
No. 2005 - to Dan Peters, at \$12.75 per month, from April 1, 1942, to March 31st, 1943, 12 months - total rent \$153.00.  
- to H. Wilson from April 1, 1943, to April 30, 1943, 1 month at \$12.75.  
- to J. G. Christie from May 1, 1943 to March 30, 1946, 35 months at \$12.75 - \$446.25.  
Total rental \$612.00.  
No. 2007 - To E. C. Money, from August 15, 1942 to March 14, 1946, 43 months at \$14.00 - \$602.00.  
No. 2009 - To G. S. Tufnail from date not shown to May 31st, 1942, \$29.15; from June 1st, 1942, to September 30, 1942; & from October 1st, 1942 to April 30, 1946, to Mrs. Taylor - 47 months at \$23.00 - \$1081.00. Total rental, \$1110.15.  
The total rental revenue from this property was \$2324.15.

**SOLD:** Through the agency of G. Gray Ltd. to Michael FILUS and Ella FILUS for \$3000.00 as at 11th March 1946.  
Approved by Advisory Committee 5th February 1946.

**FUNDS:** As the ledger account of Mrs. ABE includes another building, No. 538 E. 22nd Ave., and as the expenses of the two properties have not been segregated, the statement of funds appears below under Parcel "B".



Page two.

**TITLE:**

Certificate of Title Number 145499-L issued on the 29th April, 1946, and receipt of it was acknowledged by Michael FILUS on the 31st May, 1946.

**OLD C. of T.  
No. 79019-I:**

In possession of Mrs. ABE  
(April 10/46 Mrs. ABE stated Title to this property placed  
c/o Land Registry Office, Vancouver).

  
Ian Macpherson

**DATED September 18, 1946  
(Retyped December 29/47).**



PARCEL "B"PARCEL "B"

CATALOGUE NO:

393

PROPERTY ADDRESS:

538 East 22nd Avenue, Vancouver, B.C.

LEGAL DESCRIPTION:

City of Vancouver, East 33 feet of Lot 4, Block 21, District Lot 301, Group 1, New Westminster District, Plan 187.

TITLE:

In the name of Kaoru ABE.

ENCUMBRANCE:

19744 H - Registered 28th November 1924 - Canada Permanent Mortgage Corporation - mortgage for \$1000.00 payable \$12.58 monthly interest at 9%.

94170 H - 12th May 1942 - Alice Whiffin, mortgage \$400.00 payable \$20.00 monthly, interest 10%.

Vesting 35265 - 19th October 1944.

ASSESSED VALUE:

1941: LAND \$330.00

IMPROVEMENTS 700.00 - Total \$1030.00. Taxes \$38.10.

CLASSIFICATION:

Urban residence of 5 rooms.

HISTORY OF ADMINISTRATION:

No. 538 East 22nd Avenue was rented by the Custodian, London & Western Trusts Co. Ltd. agents, to Mrs. N. Smith from April 1st, 1942, to November 30th, 1944, 32 months at \$17.00, total \$544.00.

Of the encumbrances registered as above, the mortgage held by the Canada Permanent Mortgage Corporation had been paid in full and a discharge of the mortgage was filed on the 22nd December 1942.

The mortgage in favour of Alice Whiffin represented a judgment claim for damages caused by Mrs. ABE's dog. The balance owing on this mortgage as of the 15th April 1942, principal and interest, was \$214.83. This amount was reduced by the mortgagee, who agreed to accept \$190.00, with interest at 6% as from the 30th March 1942, the balance with interest from the 30th March 1942, was paid in instalments, the final payment of \$69.34 principal and interest being paid on the 27th October 1943. A Discharge of this mortgage was received from Mr. W.W. Lefaux and filed on the 25th November 1943.

VALUATION: MAY 6, 1944 by Pemberton Realty - 10-0-0

SOLD:

Through the office of George F. Jacobs to Alexander KIPER and Vivian KIPER for \$1000.00 as at the 8th August 1944. Approved by the Advisory Committee on the 21st July, 1944.

TITLE:

C. of T. number 10945-L issued on the 27th October 1944, and receipt was acknowledged on the 18th November 1944 by Vivian KIPER.

PARCELS "A" & "B" FUNDS: Released to the credit of Kaoru ABE, sale price of Parcel "A" - \$3000.00 and Parcel "B" \$1000.00, rental revenue from the two premises \$2868.15, total \$6868.15; less commission on rental \$144.98, sundries \$142.00, repairs \$165.00, taxes \$782.29, insurance \$94.63, Certificate of Encumbrance \$2.00,



Funds - cont'd:

valuation fees \$17.50, advertising \$8.00, legal fee \$2.50, registration fees \$23.50, interest \$9.34, commission \$200.00, closing adjustments \$88.16, total \$1679.90. Net amount released \$5188.25.

PROTEST:

Kaoru ABE protested the sale of her property at 2005 - 2009 Victoria Drive, in general terms on the 28th July 1943 and again on the 10th April 1946, claiming that on the basis of revenue "her property was worth not less than \$4500.00." Valuations were received by the Custodian from W. A. Moore - \$3500.00 and from F. A. Cleland - \$2000.00.

The property was listed in the catalogue and no offer other than that of Mr. and Mrs. FILUS was received. The assessed value was \$3065.00.

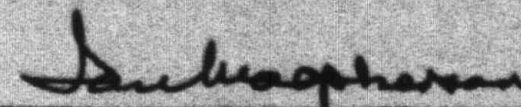
It may be noted that the assessed value of the two properties owned by Mrs. ABE and sold by the Custodian was \$4095.00 and showed while in the Custodian's control a net revenue of \$1188.25 over a period of 3.4 years, or approximately \$360.00 per year representing 9% less depreciation on a value of approximately \$4000.00.

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

DATED September 18th, 1946.

(Retyped December 29, 1947)

IM/ER

  
Ian Macpherson.



INSURANCE SUMMARY

File 1466

Re: Kora AB

Reg. No. 03022.

At the date of taking over by the Custodian, the building known as number 2005 - 2009 was insured in the Michigan Fire Insurance Co., policy 6012332, in the amount of \$2000.00 on building and \$500.00 on contents, expiring on the 19th April 1943. This was renewed on the 19th April 1943 by instructions from Kora AB and in the London Guarantee and Accident Insurance Co., policy 567386 for \$2000.00 on dwelling and \$500.00 on contents, expiring on the 19th April 1946, and the premium of \$60.13 was paid by the Custodian on the 8th May 1943. This policy was not renewed by the Custodian.

The building known as number 538 East 22nd Ave., was insured in the Michigan Fire Insurance Co., policy 6012629 for \$2000.00, expiring on the 1st April 1945, and this policy was transferred to Alexander KIPER and Vivian KIPER on the 15th September 1944.

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

*A. Macpherson*

DATED September 15th, 1946.

IN:ML







SUMMARY of LIABILITIES

File No. 1466

October 17, 1946

Re: Kaoru ABE (Mrs. Takayuki)  
Reg. No. 03028.

In her JP form dated March 28, 1942, the above Japanese person declared she owed \$75.00 to Mrs. Kane Saito, Pitt Meadows, B. C. In a letter dated January 28, 1943 Mrs. Abe asked that we pay the above debt from funds in her account as soon as available. Accordingly the amount of \$75.00 was transferred to the account of Mrs. Saito on March 29, 1943.

In a letter dated December 31, 1942, Mrs. Abe authorized the Custodian to pay from her account the sum of \$50.00 to the Burrard Fish Co. Ltd. This was accordingly done on March 29, 1943.

CLAIMS ACCORDINGLY CLOSED.

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

E. Robertson  
E. Robertson.



*Please file*

File No. 301  
No. 1456

CLAIMS DEPARTMENT

March 25th, 1943.

File No. 301 - David Takayuchi ABE - Reg. No. 03030

File No. 1456 - Mrs. David Takayuchi (Kaora) ABE - Reg. No. 03028

CREDITORS:

Surrend Fish Co. Ltd.

\$50.00 *Debtor admitted Paid*

Mrs. Senjuro Kane SAITO (File 8291) 75.00 Paid " "

BRD:DE

NOTE:

March 31st, 1943.

ALL CLAIMS to date settled.

AMcA:DE

*Claims closed*  
31-3-43



INSURANCE SUMMARY

File 144

Re: Laura ANN

Reg. No. 03022

At the date of taking over by the Custodian, the building known as number 2005 - 2009 was insured in the Michigan Fire Insurance Co., policy 6012312, in the amount of \$2000.00 on building and \$500.00 on contents, expiring on the 19th April 1943. This was renewed on the 19th April 1943 by instructions from Laura ANN and in the London Guarantee and Accident Insurance Co., policy 567386 for \$2000.00 on dwelling and \$500.00 on contents, expiring on the 19th April 1946, and the premium of \$60.13 was paid by the Custodian on the 6th May 1943. This policy was not renewed by the Custodian.

The building known as number 538 East 22nd Ave., was insured in the Michigan Fire Insurance Co., policy 6012329 for \$2000.00, expiring on the 1st April 1945, and this policy was transferred to Alexander KIPER and Vivian KIPER on the 15th September 1944.

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

*William J. [Signature]*

DATED September 18th, 1946.

IN:ME



# CHATELAIN SCHEDULE

Kaoru ABE, Reg. 03028  
File 1466

Declared by Kaoru ABE  
in ltr. Mar. 6/46 as  
superseding list sent  
to us by agents in  
January 1946. Goods at  
2009 Victoria Drive,  
Vancouver.

Shipped by  
Bowman Storage  
May 1946

AUCTIONED

OTHER  
DISPOSITION

## Wanted disposed of:

3 pr. parlor set fumed  
oak, leather seating  
1 Davenport couch,  
leather seat & back  
1 centre table (Mahog.)  
3 section bookcase with  
top and stand  
1 bookcase Mahogany Encyclopedia  
1 gramophone console  
1 couch, convert. spring,  
double bed  
8 small pictures, framed in  
1 electric fixture  
Dining set, fumed oak buffet,  
round table, 6 leather-  
seated chairs  
Chesterfield set  
Lacquerware, except as  
required  
Small round table, mahog.  
Heating Stove  
Roller top desk  
All chairs & rocking chairs  
3 section filing cabinet  
All remaining books & case  
Old beds, old mattresses

Garden tools  
Flower pots  
Paints, brushes & lumber

3 plate glasses, 32x28 each  
Gas Water Heater  
Gas Range  
Cupboard, 2-section  
All articles in garage,  
except mentioned as  
wanted

## ARTICLES WANTED

(stored in front closet)  
Bed Spring  
Table cloth (10 pos.)  
2 pr. Japanese silk drapery  
Japanese Kimono in willow trunk

Apr. 26/46

May 3/46

Apr. 26/46

Apr. 26/46 (chest)

Apr. 26/46

Apr. 26/46

Apr. 26/30/46

Apr. 26/46

Apr. 26/46

Apr. 26/46

Apr. 26 & 30/46  
(trays, etc.)

Apr. 26/46

Apr. 26/46

Apr. 26/46

Apr. 26/46

Apr. 26/30/46, May 3/46 (4)

Apr. 26/30/46, May 3/46

Apr. 26/46 (mattresses abandon-  
ed)

Apr. 26/46

Apr. 26/46

Apr. 26/46-paint. Brushes pre-  
sumably discarded and  
lumber not found.

May 3/46

Apr. 26/46

Apr. 26/46

Apr. 26/46

1—See list of additional items as shown on last page of  
schedule, which goods have not been itemized on Mrs.  
Abe's inventory.

X

Apr. 26/46 (1)

Apr. 26/46

X (Kimono)

May 3/46 (suitcase)



Articles Wanted -cont'd.	Shipped	Auctioned	Other Disposition
Japanese paintings (6 or 7 roofs in wooden boxes		Apr. 26/46	
3 cushions	X		
3 photo albums	X		
Table lamps	X		
2 bronze statues	X		
Pink bedroom lamp	X		
1 set books knowledge in case	X		
1 trunk (X)	X		
<u>Stored in attic</u>			
Japanese Soy Bean Sauce (1 tub, 2 cans)	X		
Bedroom suite (bed, chiff., stool)			
spring-filled mattress	X		
1 Axminster carpet	X		
1 Wilton Carpet			
2 Japanese teaset (9 pcs.)		Apr. 26/46	
10 coffee cups & saucers		Apr. 26/46	
Cocoa set with port & tray		Apr. 26/46	
Fancy English porcelain coffee cups		Apr. 26/46	
About doz. each flat fancy dishes			
and flat fancy plates			
Vegetable bowls with lids		Apr. 26/46 (dishes)	
2 enlarged photographs in frame	X	Apr. 30/46	
1 fancy silverware box, other than black	X		
3 flower vases, large jade & 2 small	X		
Bon-bon dishes, red wooden lids	X		
1 carving set in black case	X		
2 round lacquerware, 1 sq. box	X		
1 manicure set	X		
Collection miniature dolls	X		
2 bread knives	X		
1 meat grinder	X		
1 Japanese doll in box		Apr. 26/46	
2 small baskets for desk top	X	Apr. 26/46 (2)	
1 Japanese painting set in wooden box	X		
About 1 doz. rice bowls	X		
96 pc. dinner set, or less, Eng. china			
Carpenter tools, -saw, planes, square, etc.		Apr. 26/46 - dishes, etc.	
Electric cords		Apr. 26/46 May 3 & 30/46	
Books	X	Apr. 26/46	
<u>Stored in garage</u>			
6 or 7 pre. curtains in bundle		Apr. 26/46	
1 Wilton Hall rug, 3x4'	X		
2 sets dress coats and white silk vest (X)		Apr. 26 & 30/46 (clothing) - East	
1 2-gal. cast iron kettle	X		
Declared in ltr. dated Feb. 25/46			
Photo equipment		Apr. 26, 30 & May 3/46	

(see over)



NAME ABE, Isora (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
auction at 771 East Hastings, Vancouver, BC. on May 30, 1946.

Tree root (varnished)

0.25 M...

*Transferred  
from file 13924-16/2/47  
C.G.*

Total

Less Expenses: ( Auctioneer's Fee: \$0.03  
Advertising: 0.01

Net Proceeds Credited:

\$	0.25
\$	0.04
\$	0.21

Members of Custodian Staff Present. Mr. Wills  
Extracted from Auctioneering List No. Vancouver 65

Remarks.



NAME ABE, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
auction at 771 East Hastings, Vancouver, on May 3, 1946.  
B.C.

Tools  
2 Pots  
Dishes

\$ 0.70 T  
0.75 S  
0.50 D

*transferred from  
file 13924- 16/7/47.  
C.G.*

Total

Less Expenses: (Auctioneer's Fee: 0.24  
(Advertising: 0.14  
(Moving: 0.27

Net Proceeds Credited:

\$	1.95
\$	0.65
\$	1.30

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 64.

Remarks.



NAME ABE, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
auction at 771 East Hastings, Vancouver, B.C. on April 30, 1946

*filed*  
*17/7/47*

Basket  
Paper  
5 Dishes  
Halls  
Clothing  
Chest

\$0.75 *misc*  
0.50 *S*  
0.50 *misc*  
0.35 *cl*  
1.00 *misc*

*Transferred from*

*file 13924-16/7/47*  
*CG*

*7/10*

Total

(Auctioneer's Fee: 0.45  
Less Expenses: (Advertising: 0.37  
(Moving: 0.36

\$ 3.60

\$ 1.18

Net Proceeds Credited:

\$ 2.42

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 63.

Remarks.



NAME ANE, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
 auction at 771 East Hastings, Vancouver, B.C. on April 26, 1946.

*filed*  
*17/7/47*

Vacuum cleaner	3.50 F
Carpet cleaner	1.10 F
Cupboard	0.50 F
Curtain stretchers	0.50 mac
Bedroom	1.00 F
	1.30 F
Standard lamp	0.40 F
Pot	0.75 K
Pot	0.35 K
Garbage can	0.85 K
Clothing	0.40 Cl
Flower pots	0.25 mac
Kodak equipment	0.25 "
Shoe trees	0.50 "
Inhaler	0.25 "
D or mat	0.10 "
Pail	0.50 K
Leatherette	0.60 mac
Clothing	0.25 Cl
Chest	0.15 mac
Mirror	0.75 "
2 Platters	0.55 K
Chest of drawers	2.00 F
Filing cabinet	1.00 mac
Whitopaint	3.00 "
Varnish	1.10 "
Basket	1.10 "
Smoke stand	0.25 F
Total	<hr/> 23.25

*Transferred*  
*from file 13924*  
*16/7/47 C.G.*

~~Less expenses:~~

~~Net proceeds received:~~

~~Balance of auctioneer's account:~~

~~Balance of auctioneer's account:~~

~~Balance:~~



NAME

ABE, Isora (Mrs. Takayuki)

REGISTRATION NO. 0.028

FILE NO. 1455

The following chattels were sold by public  
 auction at 771 E. Hastings, Vancouver, B.C. on April 16, 1946.

	Brought forward:	\$ 23.25
Flower pots		1.40 misc
"		0.25 "
Window screens		0.25 "
"		0.25 "
Flash light		0.50 "
Iron pot		0.60 K
Pot		0.30 K
Jug		0.35 K
Hammer		0.60 T
Card table		0.60 F
Mantel clock		2.00 F
Dishes		0.80 D
Wrench		1.10 T
Extension cord		0.10 misc
Oil cans		0.70 T
Jardiniere		0.80 F
Jardiniere		0.60 F
Ten pot		0.60 K
Jar		0.60 K
Box		0.10 misc
Box		0.70 "
Clothing		0.55 Cl
Dish pan		0.15 K
6 Sharberts		1.00 K
Dishes		0.80 D
Dishes		1.00 D
Plates		1.20 D
Dishes		1.00 D
Total		\$ 43.35
<del>Less: Expenses</del>		\$
<del>Net Proceeds</del>		\$
<del>Less: Commission</del>		\$
<del>Net Proceeds</del>		\$

80  
 80  
 100  
 120  
 100  
 ---  
 480



NAME ABE, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
auction at 771 East Hastings, Vancouver, B.C. on April 26, 1946.

	Brought forward:	
Dishes		\$ 42.15
Cup & saucer		0.60
		2.10

*D* 60  
210  
270

Total	(Auctioneers' Fee: 5.60	
Less Expenses:	(Advertising: 1.58	
	(Moving: 6.27	
Net Proceeds Credited:		

	44.85
	13.45
	31.40

Members of Custodian Staff Present.

Mr. Wills

Extracted From Auctioneering List No.

Vancouver 62.

Remarks.



NAME

REGISTRATION NO.

FILE NO.

The following chattels were sold by public

Box  
Pipe fittings  
Books  
Water meter  
Glass  
Photo equipment  
Suitcase  
Glass  
Glass  
Filing cabinet  
Centre table  
Gas fire place  
Tools

.15 M.  
 .40 "  
 .65 (H) "  
 1.50 rise  
 .20 K  
 .40 Mica  
 .30 "  
 1.35 K  
 1.35 K  
 2.00 A  
 2.50 F  
 1.50 F  
 .75 T

Total

Less Expenses:

(Auctioneer's fee	2.02
(Advertising	1.13
(No ing	2.18

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Wille

Extracted from Auctioneering List No. Vancouver 64

Remarks.



NAME ABE, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
 auction at 171 E. Hastings St. Vancouver, B.C. on April 30th, 1946.

Sealers	\$ .10 K
Tray	1.00 M
Dishes	.50 K
Glasses	.10 K
Vase	1.00 M
Pipe	.25 "
Baskets	.25 "
6 pictures	1.00 (9) — P
Box	.25 M
Cushions	.25 "
Table lamp	.55 "
Pictures	.25 (2) — B
Dish	.45 "
Books	.50 (11) —
Tray	.25 M
Tray	.50 "
Vase	.50 "
Box	.10 "
Lamp shade	.30 "
Shoes	.50 M
Box	.25 "
Fish tank	1.75 "
Photo equipment	1.00 "
Scales	2.50 "
Photo equipment	3.50 "
Fish bowl	2.00 "

*for additional credit  
 see 17/7/47  
 transfer from 13924*

*D 45*

Total	(Auctioneer's fee \$ 2.46	\$ 19.60
Less Expenses:	(Advertising 1.99	\$ 6.41
	(Moving 1.26	
Net Proceeds Credited:		\$ 13.19

Members of Custodian Staff Present. Mr. Wills  
 Extracted from Auctioneering List No. Vancouver 63  
 Remarks.



NAME ABE, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
 auction at 771 E. Hastings St. Vancouver, B.C. on April 26th, 1946.

Garden tools	\$ .80 T
Broom & mop	.50 F
Box	1.10 F
Dining room suite	33.00 F
Chesterfield	52.00 F
Maple table	2.50 F
Armchair set	1.75 F
Gas water heater	2.50 F
3 piece settee	8.00 (10) F
Gas range	8.00 F
Good chair heater	10.00 F
Filing cabinet	2.50 F
Filing cabinet	2.25 F
Hall top desk & chair	30.00 F
Table	1.00 F
Table	5.00 F
Picture	.20 (7) F
Lamp shade	.10 F
Jardiner	.90 F
Jardiner	.65 F
Bicycle edis Britannica	20.00 F
Bird cage	1.00 F
Gramophone	9.75 F
Library table	4.75 F
Oak chair	1.75 F
3 kitchen chairs	1.50 F
Seating cushions	4.50 F

*for additional credit  
 see 17/7/47  
 transfer from 13924*

Total

To be carried forward

204.25

~~Members of Customs Staff Present.~~

~~Members of Customs Staff Present.~~

~~Members of Customs Staff Present.~~

~~Members of Customs Staff Present.~~

~~Members of Customs Staff Present.~~



NAME MR. Kaura (Mrs. Takavick)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
 auction at W. B. Hastings & Co., Vancouver, B.C. on April 26th, 1946.

	Brought forward	
4-6 bed		6.00 <i>6.00</i>
Book shelf		5.00 <i>5.00</i>
Table		2.00 <i>2.00</i>
Wanted clock		5.20 <i>5.20</i>
Camp coat		3.00 <i>3.00</i>
Dishes		.70 <i>.70</i>
Dishes		.70 <i>.70</i>
Trays		.25 <i>.25</i>
Bowl		.25 <i>.25</i>
Dishes		.55 <i>.55</i>
Light fixture		1.00 <i>1.00</i>
Jardiner		.70 <i>.70</i>
Hot water heater		4.75 <i>4.75</i>
Flower pots		.10 <i>.10</i>
Trays		1.00 <i>1.00</i>
Paint		.35 <i>.35</i>
Car chains		.45 <i>.45</i>
Doll		.05 <i>.05</i>
Curtains		.70 <i>.70</i>
Tray		1.00 <i>1.00</i>
Tray & dishes		.70 <i>.70</i>
Hop squeezer		.75 <i>.75</i>
Jardiner		.50 <i>.50</i>
Kettle		.25 <i>.25</i>
Bird toy		.40 <i>.40</i>
3 boxes		1.40 <i>1.40</i>
Photo equipment		.80 <i>.80</i>

Total

To be carried forward

\$ 217.15

~~XXXXXXXXXXXXXXXXXXXX~~

\$

~~XXXXXXXXXXXXXXXXXXXX~~

\$

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXX~~



NAME AME, Kaoru (Mrs. Takayuki)

REGISTRATION NO. 03028

FILE NO. 1466

The following chattels were sold by public  
 auction at 771 E. Hastings St. Vancouver, B.C. on April 26th, 1946.

	Brought forward	\$ 217.45
Jewel box		.25 <i>Misc</i>
Tree toy		1.10 "
Cushions		1.00 "
Ten cloth		.50 (7)
Mat		.40 "
Ink wall		.50 <i>Misc</i>
Flower pots		.80 "
Jardiner		1.25 "

Total	(Auctioneer's fee \$ 31.05	\$ 248.50
Less Expenses:	(Advertising 8.76	\$ 74.51
	(Moving 34.70	
Net Proceeds Credited:		\$ 173.74

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 62

Remarks.



Mrs. David Takayuchi Abe,  
2000 Victoria Drive,  
Vancouver, B.C.

Real Estate Report

re 538 E. 22nd Ave.

1. This property is located on south side of street East of St. George St and east again of this property to Caroline St. are found five vacant cleared properties. Property in this section not as good as section to the West where houses are of newer and better type.
2. A blance of \$70.00 and interest for ten years on original amount of \$500.00 remains unpaid. (Unable to verify as we cannot locate person who holds the Mortgage.)  
Taxes - arrears \$81.33 as at Dec. 31/41 (Verified).
3. This is a five room bungalow, an old property in nneed of repairs throughout. Good tenants at present who have done some improvements. Houses of old type in this section.
4. Tenants - White.
5. No Insurance.
6. Balance \$70.00 due on mortgage and interest on original amount of \$500.00 for 10 years. (Not verified. See Item 2.)
7. This is an old property and requires repairs throughout. The tenants informed the inspecting officer that in stormy weather the house shakes, considerably, the foundation not being in good shape.  
At forced sale house might bring a price of \$350 - \$450.

*Handwritten:*  
12/4/42

*Handwritten:*  
April 14/42  
14/4/45

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

Per

*Handwritten signature:*  
J. A. Macmillan



# This Indenture

made in duplicate the 27th day of November,

one thousand nine hundred and twenty-two.  
In Pursuance of the "Act Respecting Short Forms of Mortgages"

Between

KAORU ABE, wife of David Takayuki Abe, Broker,  
and the said DAVID TAKAYUKI ABE, both of 203  
Powell Street, in the City of Vancouver, Pro-  
vince of British Columbia.

(hereinafter called the "Mortgagor") of the First Part; and

## Canada Permanent Mortgage Corporation

(hereinafter called "the Corporation" of the Second Part;

WHEREAS the Mortgagor KAORU ABE is seized of and entitled to the legal and equitable estate in fee simple in possession in her own right in and to the following lands and has so represented to the Corporation and the Corporation relying thereon have agreed to lend the Mortgagor the amount hereinafter mentioned upon the security of the said estate and the covenants hereinafter contained:

WITNESSETH that in consideration of ONE THOUSAND (\$1,000.00) Dollars now paid by the Corporation to the Mortgagor (the receipt whereof is hereby by them acknowledged) he the said Mortgagor KAORU ABE do grant and mortgage unto the Corporation and their assigns forever all and singular the lands following that is to say:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and being more particularly known and described as the East Thirty-three (33) feet of Lot Four (4), in Block Twenty-one (21), in the subdivision of District Lot Three hundred and one (301), Group One (1), New Westminster District, according to a plan filed in the Land Registry Office at the City of Vancouver, B. C., and numbered 187:

*Release of this Mortgage  
filed in Registry Office  
Vancouver B.C. 1942  
December 27th  
No 104202  
A. Brown*



PROVIDED this Mortgage to be void on payment at the office of the Corporation at Vancouver, British Columbia, of  
**FIFTEEN HUNDRED AND NINE and 60/100 DOLLARS (\$1509.60)** - - - - -

of lawful money of Canada, the whole thereof in gold coin if demanded (being the amount of the said principal sum of  
\$ **1000.00**, together with interest thereon at the rate of **9** per cent. per annum calculated half  
yearly). The said sum to be paid in **120** equal consecutive **monthly** instalments  
of **Twelve and 58/100 (\$12.58)** Dollars each, to become due and payable on each first day of  
**each and every month** in each and every year until the said sum of **\$1509.60** Dollars  
shall be fully paid, the first of such instalments to become due and payable on the first day of **January** next;

PROVIDED ALWAYS, that in case default be made in the payment of any instalment or instalments as aforesaid, the  
same shall thereafter bear interest at the rate of **Nine** per cent. per annum until paid; but after default,  
interest at the rate aforesaid shall accrue and be payable from day to day, and taxes and performance of statute labor;  
AND the mortgagor **for themselves, their** heirs executors administrators and assigns covenant  
with the Corporation and their assigns that in the event of non-payment of the said principal money or any part thereof  
at the time the same falls due under the terms of this Mortgage then the Mortgagor **and their**  
heirs executors administrators or assigns shall not require the Corporation or their assigns to accept payment of said  
principal moneys without paying a bonus equal to three months interest in advance on the said principal money so in  
default. Such bonus to be in lieu of notice of intention to pay, the right to give or receive which notice is hereby waived;

AND it is further agreed that on default in payment of any instalment of interest such interest shall at once become  
principal and bear interest at the rate aforesaid which interest shall be payable from day to day and shall itself bear  
interest at the ~~same~~ **same** rate as the principal prior to the next date day, it being agreed that all interest as well that upon  
principal as upon interest is to be compounded at each day mentioned for payment of interest;

PROVIDED that on default of payment of the interest hereby secured the principal hereby secured shall become  
payable;

THE Mortgagor covenant with the Corporation that **he** will pay the Mortgage money and interest and observe  
the above proviso;

AND the Mortgagor **KAORU ABE** ..... covenant with the Corporation that  
**he** has a good title in fee simple to the said lands.

AND the Mortgagor **KAORU ABE** ..... covenant with the Corporation that  
**he** has the right to convey the said lands to the Corporation.

AND the Mortgagor covenant with the Corporation that in default the Corporation shall have quiet possession of  
the said lands free from all incumbrances.

AND the Mortgagor covenant with the Corporation that **he** will execute such further assurances of the said  
lands as may be requisite.

AND the Mortgagor covenant with the Corporation that **he** has done no act to encumber the said lands.

**their**  
AND the Mortgagor covenant with the Corporation that the Mortgagor **and their** heirs, executors, administrators  
and assigns will repay to the Corporation or their assigns all taxes and assessments which the Corporation may be  
obliged to pay in respect of said lands and all other proper outlays not covered by any other covenant herein.

AND it is further agreed that the taking of a judgment or judgments on any covenants herein contained shall not  
operate as a merger of said covenants or affect the Corporation's right to interest at the rate and times aforesaid;

AND that the Mortgagor will insure the buildings on the said lands to the amount of not less than - - - - -  
**THIRTEEN HUNDRED (\$1300.00)** Dollars currency and

that the Mortgagor **and their** heirs, executors, administrators and assigns will repay to the Corporation or their  
assigns all premiums paid by the Corporation or their assigns;

PROVIDED that the Corporation may itself effect such insurance without any further consent of the Mortgagor ;  
and the Corporation shall have a lien for the mortgage debt on all insurance on the said buildings whether effected  
under this covenant or not;

AND the said Mortgagor do grant and lease to the Corporation all **their** claim upon the said lands  
subject to the said proviso;

PROVIDED that the Corporation on default of payment for one calendar month may on one week's notice enter on  
and lease or sell the said lands. The Corporation may lease or sell as aforesaid without entering into possession of the  
lands. Should default continue for two months an entry lease or sale may be made hereunder without notice. When  
under the terms hereof a notice is necessary such notice may be effectually given either by leaving the same with a  
grown-up person on the said lands if occupied or by placing it thereon if unoccupied or at the option of the Corpora-  
tion by publishing the same once in some newspaper published in the Province of British Columbia. And that the



Corporation or their assigns may sell any of the said lands on such terms as to credit and otherwise as shall appear to them most advantageous and for such prices as can be reasonably obtained therefor and that sales may be made from time to time of portions to satisfy interest or parts of the principal overdue leaving the principal or balance thereof to run at interest, payable as aforesaid, and may make any stipulations as to title or evidence or commencement of title or otherwise as they shall deem proper. And may buy in or rescind or vary any contract for sale of any of the said lands and re-sell without being answerable for loss occasioned thereby and in case of a sale on credit the Corporation and their assigns shall only be bound to pay the Mortgagor heirs executors administrators and assigns such moneys as have been actually received from the purchasers after the satisfaction of the Corporation's claim. And for any of said purposes may make and execute all agreements and assurances they shall think fit. And that the purchaser at any sale hereunder shall not be bound to see to the propriety or regularity thereof. And that no want of notice or of publication when required hereby shall invalidate any sale hereunder. And the above powers may be exercised by assigns of the Corporation and against the heirs executors administrators and assigns of the Mortgagor;

PROVIDED that the Corporation may distrain for arrears of interest;

AND it is agreed that the powers of the Corporation under the foregoing proviso may also be exercised to enforce payment of any instalments of principal hereby secured and in arrear. And it is also agreed that the said proviso shall be held not to conflict in any way with the attornment clause following but the powers incident to both clauses may be exercised either separately or together;

AND for the consideration aforesaid the Mortgagor do attorn and become tenant from year to year to the Corporation of the premises hereby conveyed from the day of the execution hereof at a half yearly (and after default in payment of interest daily) rental equivalent to applicable in satisfaction of and payable at the same times as the interest upon the principal hereinbefore provided to be paid; the legal relation of landlord and tenant being hereby constituted between the Corporation and the Mortgagor; but it is agreed that neither the existence of this clause, nor anything done by virtue thereof shall render the Corporation mortgagees in possession so as to be accountable for any moneys except those actually received.

AND FURTHER that if default shall be made in payment of any part of said principal at any day or time hereinbefore limited for the payment thereof it shall and may be lawful for the Corporation and the Mortgagor do hereby grant full power and license to the Corporation to enter seize and distrain upon any goods upon the said lands or any part thereof; and by distress warrant to recover by way of rent reserved as in the case of a demise of the said lands as much of said principal as shall from time to time be or remain in arrear or unpaid together with all costs charges and expenses attending such levy or distress as in like cases of distress for rent. And as a part of the consideration for the advance of the above sum the Mortgagor agree to waive and do hereby waive on the exercise of such right and license all rights to exemption from seizure and distress under any Statute of this Province;

THE MORTGAGOR agree that neither the execution nor registration of this Mortgage nor the advance in part of the moneys secured hereby shall bind the Corporation to advance the said moneys or any unadvanced portion thereof;

AND it is hereby agreed that the Corporation may pay any liens taxes rates charges or encumbrances upon the said lands and premiums for insurance and mortgage or income tax imposed or that may be imposed on the Corporation in respect of the said property or this mortgage or money hereby secured and the amount so paid together with all costs charges and expenses which may be incurred in the taking recovering and keeping possession of said lands or in inspecting the same and generally in any other proceedings taken to realise the moneys hereby secured or to perfect the title of the said lands; and also all moneys paid and expenses incurred by the Corporation in connection with the application for this loan and in the preparation and perfection of this mortgage security and in the satisfaction of any charge on said lands shall be a charge on the lands in favor of the Corporation and shall be payable forthwith by the Mortgagor heirs executors administrators or assigns to the Corporation and their assigns with interest at the mortgage rate until paid and in default the power of sale hereby given shall be exercisable in addition to all other remedies. In the event of the money hereby advanced or any part thereof being applied to the payment of any charge or encumbrance the Corporation shall stand in the position and be entitled to all equities of the person or persons so paid off;

AND the Mortgagor for themselves, their heirs executors administrators and assigns covenant with the Corporation and their assigns that the Corporation or their assigns may at such time or times as they may deem necessary and without the concurrence of any other person make such arrangements for the repairing finishing and putting in order any buildings or other improvements on the mortgaged premises and for inspecting taking care of leasing collecting the rents of and managing generally the mortgaged property as they may deem expedient and all reasonable costs charges and expenses including allowance for the time and services of any officer of the Corporation or other person appointed for the above purpose shall be forthwith payable to the Corporation or their assigns and shall be a charge upon the mortgaged property and shall bear interest at the mortgaged rate until paid;

AND that upon the Mortgagor or those claiming under them committing any act of waste upon the said lands or doing any other thing by which the value of the land shall or may be diminished or making default as to any of the covenants or provisions herein contained the principal and interest hereby secured shall at the option of the Corporation forthwith become due and payable;

AND that the Corporation may at their discretion at all times release any part or parts of the said lands, or any other security for the moneys hereby secured either with or without any consideration therefor, and without being accountable for the value thereof or for any moneys except those actually received by them and without thereby releasing any other of the said lands or any of the covenants herein contained.

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

IN WITNESS WHEREOF the said parties have hereunto set their hand and seal and corporate seal;

Signed, Sealed and Delivered

IN PRESENCE OF

(Having been first read over and explained)

S. Muraki Name  
232-Main St city Residence  
Merchant Occupation

Kaoru Me  
S. G. O'H

Received on the day of the date of this Indenture from the within named Corporation the sum of  
Dollars being the full consideration therein mentioned

ONE THOUSAND DOLLARS (\$1,000.00)



## FOR MARRIED WOMEN

I HEREBY CERTIFY that

personally known to me to be the wife of \_\_\_\_\_ appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof and whose name is subscribed thereto as party, that she knows the contents and understands the nature and effect thereof, that she executed the same voluntarily without fear or compulsion or undue influence of her said husband, that she is of full age and competent understanding, and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Seal of Office

at \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord  
one thousand nine hundred and \_\_\_\_\_

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

NOTE.—Where the person making the acknowledgment is not personally known to the Officer taking the same, instead of the words "personally known to me" insert the words "proved by the evidence on oath (or affirmation) of E. F."

No. 3171  
Dated 27th day of Nov. 1922  
1922

LEONARD and DAVID TAYLOR  
ABE.

TO

Canada Permanent Mortgage  
Corporation

**Mortgage**

To Secure \$ 1000.00

L. 33 feet of  
A.  
21.  
Sub D. L. 301.  
Comp. 1.  
District M. W. D.

W. WALSH, MCKIN & HOUSER  
SOLICITORS FOR THE CORPORATION  
VANCOUVER, B. C.  
CHAS. & MARTIN, LTD. PRINTERS

NOTARY ACT.

## FOR WITNESS

I HEREBY CERTIFY that

personally known to me, appeared before me and acknowledged to me that \_\_\_\_\_ is the person whose name is subscribed to the annexed Instrument as Witness, and that he is of the full age of sixteen years, and having been duly sworn by me, did prove to me that \_\_\_\_\_ being of the full age of twenty-one years, did execute the same in \_\_\_\_\_ presence voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office

at the City of \_\_\_\_\_ in the Province of  
British Columbia this \_\_\_\_\_ day of \_\_\_\_\_  
of our Lord one thousand nine hundred and \_\_\_\_\_

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

NOTE.—Where the person making the acknowledgment is not personally known to the Officer taking the same instead of the words "personally known to me" insert the words "proved by the evidence on oath (or affirmation) of E. F."



LAND REGISTRY ACT.  
AFFIDAVIT OF WITNESS.

To wit:

I, Shizuo Muraki of the City of Vancouver,  
in the Province of British Columbia, MAKE OATH AND SAY:

1. I was personally present and did see the within instrument duly signed and executed by KAORU ABE, the party thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, B. C.
3. I know the said party, and that she is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument, and am of the full age of sixteen years.
5. The said KAORU ABE is ignorant of the English language and is unable to read and write English, although she is able to sign her name in English characters, and the reason for her inability to read and write English is because of her Japanese nationality.
6. I read over and thoroughly explained the contents and effect of the within instrument to the said KAORU ABE in the Japanese language, before she executed the said instrument, and she appeared to fully understand the contents of the said instrument, and voluntarily executed the said instrument.

SWORN before me at the City of  
Vancouver, in the Province of  
British Columbia, this 28  
day of November, 1922.

W. J. Walsh  
A COMMISSIONER for taking affidavits  
within British Columbia.

Shizuo Muraki



*For Agents File*  
Mrs. DAV  
2009 Vio  
Kansan

1466

30

2 lots  
each  
33' x 100'

---

Vic. Bonne  
U.S. Ave

---

ent. Garage.

1. This property is located on the North-west corner of Victoria Drive and 4th Avenue East; property is in good district which consists chiefly of homes occupied by workers in the city. The houses are well kept and present a good appearance.
2. Clear Title (not verified).
3. This is a two storey frame building; one apartment on top floor and two on the ground floor. Entrance to all apartments is on Victoria Drive. The building is in fair condition and all apartments are occupied at present.
4. Inventory (in duplicate) attached. (The two downstairs apartments are occupied by Whites).
5. None.
6. Clear Title (not verified).
7. The wife of the evacuee occupies the upstairs apartment and the lower two apartments are rented (total monthly rentals - \$26.75). This property is in a fair state of repairs and could be converted into a small store on the lower floor with the upstairs apartment used as a home for the proprietor although it appears to bring in a fair monthly rental in the property's present condition.

EXHIBIT NO. 382-14  
DATE June 14/73  
FILED BY [Signature]

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

14/4/42  
April, 4/42

~~301 - 1 - 10 - 31 - 1911~~

Ma 9231



# THE LONDON & WESTERN TRUSTS COMPANY LIMITED

EXECUTORS AND TRUSTEES

EVACUATION SECTION	
Rec'd	APR 28 1944
File No.	1466
Ans.	<i>[Signature]</i>
Referred	<i>Shears</i>

485 HOWE ST.  
VANCOUVER, B. C.  
April 28th, 1944.  
Your File #1466  
Our File #6541/09

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

*Cat 393*

Dear Sir:

Re: 538 East 22nd Avenue.

We have to-day received an offer from the present tenant of this property to purchase same at a price of \$800.00.

Terms: \$200.00 Cash

Balance - at the rate of \$23.00/\$25.00 per month, to include Taxes and Interest.

This is old property and not in very good condition. If not disposed of soon we will, no doubt, be called upon to do repairs to the foundation and the plumbing, the latter having been repaired in the past year, but only a repair job.

We would thank you to consider this offer and advise us so that we may forward our answer to the present tenants who now appear to be interested in the purchase of this property, on terms as stated herein.

Yours truly,

*[Signature]*

Real Estate Department.

GH/RJ



GEORGE F. JACOBS  
NOTARY PUBLIC

PHONE PACIFIC 6636

# GEORGE F. JACOBS & CO.

REAL ESTATE, INSURANCE AND FINANCIAL BROKERS  
LOANS, RENTALS AND COLLECTIONS

Rec'd	JUL 12 1944
File No.	1466
Ans.	<input checked="" type="checkbox"/>
Referred	Harp

245 EAST HASTINGS ST.

Vancouver, B. C.,

July 11th 1944

393

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

Dear Sirs: Re: Catalogue No. 393 -538 East 22nd Avenue  
E. 33' of Lot 4/Block 21/D.L. 301  
Your File No. 1466

We enclose herewith our certified cheque for  
\$100.00 being 10% of \$1000.00 the price bid by ALEXANDER  
KIPER, Welder, and VIVIAN KIPER, Wife of Alexander Kiper,  
both of 533 East Cordova Street, Vancouver, B. C. - Joint  
Tenants. Both of these people are British subjects.

Kindly let us know as soon as possible if this  
offer is acceptable.

Yours very truly,

GEORGE F. JACOBS,

*Geoff Jacobs*

GFJ/MMS



Catalogue No. 393  
File No. 1466  
538 East 22nd Avenue, Vancouver  
Lot 4, E 33<sup>1</sup>/21/301

November 15, 1944.

ALEXANDER KIPER & VIVIAN KIPER  
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 8, 1944)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
<u>Amount of rent collected</u>		
August 8th to August 31st - 23/31 x \$16.15		11.78
September 1st to September 30th )		
October 1st to October 31st )		
November 1st to November 30th )		48.45
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 21.5% x \$11.00	2.37	
Purchaser's proportion of water - 145/184 x \$7.55	5.95	
Purchaser's proportion of 1944 taxes -		
145/365 x \$38.37	15.24	
Balance owing to purchaser	30.87	
	<u>\$1,060.43</u>	<u>\$1,060.43</u>

BALANCE OWING TO PURCHASER

\$30.87



## STATEMENT RE SALE OF:

Catalogue No: 393

Street Address: 538 E. 22nd Ave.

Legal Description: 4E33 1/2 21/301

Name: ABE, Kaoru

File No: 1466

Reg. No: 03028

Date of Sale and Adjustments ... August 8th, 1944 .....

## Sale Price

1,000.00

Real Estate Agent's Commission \$ 50.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid mortgage~~~~Mortgage~~~~Assessment of Taxes~~~~Other charges~~

## Adjustments:

Fire Insurance 2.37

Taxes 15.24

Water 5.95

61.50

\$ 1,023.56

Net Proceeds credited to your account

\$ 962.06

Date: ... December 1st, 1944 .....

Compiled by: ... George Peters .....



File No. 1466.  
Catalogue No. 393.

November 6th, 1944.

**MEMORANDUM**

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Knows AM  
City of Vancouver  
E. 33 St. of Lot 4, Blk. 21,  
D.L. 301, Sp. 1, N.W.D.,  
Plan 197.

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

1. Copy of application number 109544-L, dated September 8th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 109545-L, dated September 8th, 1944, registering the property in the names of Alexander Kiper and Vivian Kiper - Joint Tenants (Deed).
3. Duplicate of Transmission dated August 21st, 1944.
4. Duplicate of Deed dated August 21st, 1944 - Secretary of State to Alexander Kiper and Vivian Kiper - Joint Tenants.
5. Certificate of Indefeasible Title No. 109545-L, dated October 26th, 1944, covering the above property in the names of Alexander Kiper and Vivian Kiper - Joint Tenants.

*D. A. Cramer*

DAC:JS  
Atch.



MEMO

ABE, Kaoru (Mrs. Takayuki)  
2009 Victoria Drive,  
Vancouver, B.C.

Reg. No. 03028

Top flat of 2009 Victoria Drive, registered by declarant, has now been rented to Mr. Tufnail: \$21.50 monthly payable to London & Western Trusts Co. Ltd., 475 Howe St., Vancouver, B.C.

(N.B. This rent includes rent for a stove left on premises.)

\$2500 Fire Insurance - Agent : Ker & Ker, 475 Howe St., Vancouver, B.C. on the above property, 2009 Victoria Drive, Vancouver, B.C.

\$2000 Fire Insurance on house at 538 22nd Ave. E., Vancouver, B.C. with Ker & Ker, 475 Howe St., Vancouver, B.C.

Particulars unknown by declarant but information can be secured through agent; Ker & Ker, 475 Howe St., Vancouver, B.C.

Declarant is to pay \$30.00 Cash, and \$10 for 16 months to Mr. W.W.Lefaux, 4th Floor, Metropolitan Bldg., Vancouver, B.C. for damages done to Mrs. Wiffin by declarant's dog. \*

124434  
\* This refers to balance owing under Mortgage given by Abee re this matter. See Lefaux' letter on file dated June 19/42. Paid in full. See Requisition Oct. 27/43. Release registered. See Memo. Nov. 26/43.

W. J. Johnston.  
Nov. 27/44.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 2241

418 HOWE STREET  
VANCOUVER, CANADA

March 25, 1944.  
"One Day Nearer Victory".

EXHIBIT NO. 382-2  
DATE FILED  
14/4/44  
Brown

## Catalogue #282.

2005 to 9 Victoria Drive, 38 and 39/146B/264"A".

This is a 2-storey frame building containing two stores 14x36 each, now used for living quarters. There are 5 modern rooms over the stores. This is not a commercial zone so there is a question if the stores could be used for business again.

Value for sale . . . . . \$3,500.

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore

WGM-JM



Catalogue No. 393  
File No. 1466  
538 East 22nd Avenue, Vancouver  
4/E33'21/301

Receipt of Certificate of Title No. 109545-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Michigan Fire & Marine Insurance Company, Policy No. 6018629 which has been assigned to us, and cheque for \$30.87 representing closing adjustments on sale to us of this property.

Dated at Vancouver, B. C., this 18<sup>th</sup> day of November 1944.

Miss Vivian Ripan

---



## STATEMENT RE SALE OF:

Name: ABE, Kiera

Catalogue No: 393

File No: 1466

Street Address: 538 E. 22nd Ave.

Reg. No: 03028

Legal Description: 4E33 1/2 L/301

Date of Sale and Adjustments ... August 6th, 1944 .....

Sale Price

\$ 1,000.00

Real Estate Agent's Commission

\$ 50.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance~~~~Unpaid Vendor~~~~Notarization~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

2.37

Taxes

15.24

Water

5.95

61.50\$ 1,023.56

Net Proceeds credited to your account

\$ 962.06

Date: December 1st, 1944 .....

Compiled by: George Peters .....



Catalogue No. 393  
File No. 1466  
538 East 22nd Avenue, Vancouver  
Lot 4, E 33<sup>1</sup>/<sub>2</sub> 21/301

November 15, 1944.

ALEXANDER KIPER & VIVIAN KIPER  
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 8, 1944)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
<u>Amount of rent collected</u>		
August 8th to August 31st - 23/31 x \$16.15		11.98
September 1st to September 30th }		
October 1st to October 31st }		
November 1st to November 30th }		48.45
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 21.5% x \$11.00	2.37	
Purchaser's proportion of water - 145/184 x \$7.55	5.95	
Purchaser's proportion of 1944 taxes -		
145/365 x \$38.37	15.24	
Balance owing to purchaser	30.87	
	<u>\$1,060.43</u>	<u>\$1,060.43</u>

BALANCE OWING TO PURCHASER \$30.87



TELEPHONES  
PACIFIC 1101-1102



**F. A. CLELAND**  
A JUSTICE OF THE PEACE  
**FINANCIAL & INSURANCE BROKER**

REPRESENTING  
SCOTTISH CANADIAN  
ASSURANCE CORPORATION  
THE BRITISH CANADIAN  
INSURANCE CO.  
RENTAL AGENCY  
MONEY TO LOAN

ROOM 22  
222 PENDER STREET, W.

VANCOUVER, B.C. May 10th. 1945.

Department of the Secretary of State,  
Custodian's Office,  
506 Royal Bank Bldg.  
CITY.

Rec'd	MAY 11 1945
File No.	1466
APR	
RECEIVED	

Dear Sirs:-

Re: Catalogue # 282.  
2005-7-2 Victoria Drive.

This property is located on the South-west corner of 4th Avenue and Victoria Drive.

The lots are about 7' below the Street level, and have a frontage of approximately 66' on 4th Avenue with a depth of about 100' on Victoria Drive. Upon the property is a very old two storey frame building. The ground floor was formerly occupied as a Store, but could not be occupied as such now without applying to the Zoning Board, as it is in a residential district.

The interior of the building is finished in V joint, no plaster whatever.

The second floor contains 5 rooms also finished in V joint, with bath and toilet.

In my opinion \$2,500.00 would be a fair valuation on today's market.

Yours very truly,

*F. A. Cleland*

FAC/C.  
Enclo.



Catalogue No. 282  
File No. 1466  
2005-7-9 Victoria Dr., Vancouver  
38 & 39/B/146/264-A

Receipt of Certificate of Title No. 145499-L, covering the above described property, is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the above property have been settled.

Receipt is also acknowledged of cheque for \$57.29, representing closing adjustments on sale to us of this property.

Dated at Vancouver B. C., this 9<sup>th</sup> day of May 1946.

Signed

Mrs. F. L. L.

Signed

Michael F. L.

Return to the Custodian



## STATEMENT RE SALE OF:

Name: ABE, Kaoru

Catalogue No: 282

File No: 1466

Street Address: 2005-7-9 Victoria Drive, Reg. No. 03028  
Vancouver, B. C.

Legal Description: 38, 39/B/146/264A

Date of Sale and Adjustments ..... March 11th, 1946.

Sale Price \$ 3000.00

Real Estate Agents Commission \$150.00

Charge for Valuation 12.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Insurance~~~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

## Adjustments:

~~Fire Insurance~~

Taxes 20.80

~~Water~~189.80\$ 3000.00

Net Proceeds credited to your account

\$ 2810.20

Date: ..... October 5th, 1946.

Compiled by: ..... George Peters



File No. 1466.  
Catalogue No. 282.

May 4th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. Cramer.

Kaoru ABE  
Lots 38&39, Subd. "B" of  
Blk. 146, D.L. 264A, Gp. 1,  
N.W.D., Plans 1120 & 1771.

With reference to the above property which was recorded in the Vancouver Land Registry Office, April 9th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 145498-L, dated April 9th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 145499-L, dated April 9th, 1946, registering the property in the names of Michael Filus and Ella Filus - Joint Tenants (Deed).
3. Duplicate of Transmission dated March 27th, 1946.
4. Duplicate of Deed dated March 27th, 1946 - Secretary of State to Michael Filus and Ella Filus - Joint Tenants.
5. Certificate of Indefeasible Title number 145499-L, dated April 29th, 1946, covering the above property in the names of Michael Filus and Ella Filus - Joint Tenants.

*A. Cramer*

DAC:JS  
Atch.



March 20th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 1466

NAME: Kaoru ABE

CATALOGUE NO: 282

RE: 2005-7-9 Victoria Dr., Vancouver, B.C.  
(Dwelling, Suites).

**CERTIFICATE OF ENCUMBRANCE:**

Description of Property: City of Vancouver, Lots 38  
and 39 in Subdivision "B" of  
Block 146, District Lot 264 A,  
Group 1, New Westminster  
District, Plans 1120 and 1771.

Encumbrances: 69872 H. 4/4/29. 1.55.  
City of Vancouver. Indemnity  
Agreement re crossing over  
sidewalk.

Taxes: 1945 Taxes - \$110.05 paid  
No Arrears.

Vested: No. 35312.

VALUATIONS BY APPRAISERS: \$3500.00 - W.G. Moore  
\$2500.00 - F.A. Cleland

AMOUNT OF BID: \$3000.00.

APPROVED BY ADVISORY COMMITTEE: February 5th, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$3000.00.

NAMES OF PURCHASERS: Michael Filus and Ella Filus  
(Joint Tenants).

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAC:JS



Catalogue No. 282  
File No. 1466  
2005-7-2 Victoria Dr., Vancouver  
38 & 39/2/146/264-A

April 24, 1946.

MICHAEL FILUS & ELLA FILUS  
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at March 11, 1946)

	DEBIT	CREDIT
Purchase price	\$3,000.00	
Cheques received		\$3,000.00
Seller's proportion of taxes for 1946 - 69/365 x \$110.05		20.80
<u>Amount of rent collected</u>		
#2005 - March 11th to March 31st - 21/31 x \$12.11		8.20
#2007 - March 11th to March 15th - 5/31 x \$13.30		2.14
#2009 - March 11th to March 31st - 21/31 x \$21.85		14.80
April 1st to April 30th - 1 mo.		21.85
Registration fees on deed - \$3,000.00	10.50	
Balance owing to purchasers	57.29	
	<u>\$3,067.79</u>	<u>\$3,067.79</u>

BALANCE OWING TO PURCHASERS

\$57.29



STATEMENT RE SALE OF:

Name: ABE, Kaoru

File No: 1466

Catalogue No: 282

Street Address: 2005-7-9 Victoria Drive, Reg. No. 03028  
Vancouver, B. C.

Legal Description: 38, 39/B/146/264A

Date of Sale and Adjustments ..... March 11th, 1946.

Sale Price

\$ 3000.00

Real Estate Agents Commission

\$150.00

Charge for Valuation

12.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance~~

~~Unpaid Vendor~~

~~Mortgage~~

~~Interest of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

20.80

Taxes

Water

189.80

\$ 3000.00

\$ 2810.20

Net Proceeds credited to your account

Date: ..... October 5th, 1946.

Compiled by: ..... George Peters



NOTE: This is a copy of statement received from our agents, The London & Western Trusts Co. Ltd. January 29, 1946. It is apparently the list referred to in Mrs. Abe's "JP" form dated March 28, 1942.

Name of Owner of Property: Kaoru ABE  
Address: 2009 Victoria Drive, Vancouver, B.C.

Wooden frame house at 538 E. 22nd Avenue, City.

Legal description Lot 4 E.33 Block 21, D.L. 301, N.W. District.  
Present Valuation - - - - - \$1300.00  
Rented to Mrs. Smith, monthly rent - - - - - 17.00  
Unpaid balance of taxes - - - - - 81.33  
Mortgage against Mrs. Wiffin. Balance .....

Wooden frame house at 4th at Victoria Drive, City  
Legal Description Lot 38 & 39 Block 146, D.L. 264A.

Present Valuation - - - - - \$3500.00  
One section rented to Mr. D.C. Peter, monthly - \$12.75  
Other section 2007 Victoria rented to Miss I. Gunn, monthly rent - \$14.00

Top flat 2009 Victoria Drive living myself at present time.  
Expecting to rent this flat monthly rent of \$20.00.  
Outstanding Tax - - - - - \$123.00

Above property managed by Mr. G. Clark as agent of my behalf who resides at 1856 East 4th Avenue, Vancouver, B.C.

Personal Property within the premises at 2009 Victoria Drive, as follows:

	Value	
Parlor Set fumed oak leather seating, 3 pieces		\$50.00
One Davenport Couch		25.00
Centre Table, Mahogany		12.00
One Bookcase, three section, with stand and top		20.00
Books, contains Encyclopedia and Book of Knowledge		45.00
One Bookcase, Mahogany case, Encyclopedia Britannica		65.00
One Case, Dolls (?) and Silk Dresses		30.00
One Axminster Carpet		45.00
Japanese Kimonos - and records		55.00
Gramophone Console		65.00
Two Wilton Carpets		48.00
One Couch		10.00
Flower vase three - and cut glass		18.00
Picture frame - 8		24.00
Hanging Pictures Jap. painting on silk ground		180.00
Electric fixtures - 3.		38.00
Dining Set fumed oak, 9 pieces		95.00
Chesterfield, five pieces		65.00
China Dining Set		20.00
Lacquerware		15.00
Coffee Set and Tea Sets		35.00
Small Table		5.00
Wara Stove		15.00
Linen and all table cloths		12.00
Table lamps - 2 Bronze Statues		18.00
Roller Top Desk		25.00
Ornamental Fancy Dishes		16.00
Chairs, rockers and rollers		12.00
Filing Cabinet, three section		99.00
Underwood Typewriter with table		40.00
Typewriting papers and carbon papers		7.00
Bookcase with books		35.00
Bedroom suite, 7 pieces		130.00
Old Beds		10.00
One Trunk		2.00
Kitchen Utensils		35.00
Gas Stove and Gas Heater		45.00
Provisions		15.00
Garden Tools		18.00
Flower Pots		16.00
Carpenter Tools		15.00
Nails, paints, lumber		28.00



EVACUATION SECTION	
Rec'd	SEP 4 1947
File No.	1466
Ans.	Sept 15/47
Referred	to Custodian

Sept. 2nd, 1947,  
Slocan City, B.C.

B. Robertson, Esq.,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Hastings and Granville Street,  
Vancouver, B.C.

re:-KAORU ABE  
Reg No. 03028,  
File No. 1466

Dear Sir,-

I have duly received your registered mail of August 20th, which was enclosed Custodian cheque in the sum of \$798.65 representing a part of balance of the fund from the sale of my properties.

I hereby certify and declare that all filing cabinets, a heating stove, gas-stove, gas-water heater, gas- fireplace, mentioned on the Auction Sheets, were belonged to me.

IN connection with the certificate of Title NO. 67385-1, I am sure that you may find the same in the Land Registry Office in the City of Vancouver, as that property was mortgaged when I left there and cancelled through your office, therefor not in my possession at present time.

As I understood that you have accounted for all my properties real and personal, which I left in the protected area, except \$232.98 as mentioned in your letter, being held by you in my account.

I herewith confirmed and acknowledged the above mentioned cheque with condition that I reserve full right to recover all losses and damages in connection with my properties which you disposed without my consent and which were entirely disappeared while they were under the control of the Custodian.

Yours very truly.

*K. Abe*

CHARTER'S



February 28th, 1946

Mrs. Kaoru ABE,  
Reg. No. 03028,  
116 1/2 Marine Drive,  
New Denver, B.C.

Dear Madam:

Re: Chattels at 2009 Victoria Drive, Vancouver,  
B. C.

We are in receipt of your letter of February 25th respecting the above and regret your letter is not at all clear. The Department of Labour, Japanese Division, have sent us a list prepared, we understand, by you and marked "Articles Wanted". A copy of this list is attached. They advise that this was the only list sent to them and that they did not receive a separate list marked "Wanted Disposed" as you state. Until the Department of Labour, Japanese Division, hear from their Supervisor at New Denver we do not know if these goods can be forwarded to you, but we would like to know in the meantime if the goods shown on the attached list are those you require. If so, then the list of goods to be disposed of is missing and we shall of course require same.

On going through your file we observe that our agents, The London & Western Trusts Company Limited, wrote to us under date of June 15th, 1942, as per copy attached, and for your ready reference we attach a copy of the original list referred to. Apparently no final inventory of the chattels was made by you or our agents when you left the premises. Did you obtain from the tenant of 2009 Victoria Drive a signed list of goods you left behind? If you did, then please forward this to us. In view of there being no final inventory taken we cannot be sure if the goods are on the premises until they are all removed, which will be done as soon as we hear from the Department of Labour, Japanese Division. Our agents are under the impression that you disposed of some of your goods shown on the original list, and if this is so will you please mark same accordingly and return the list to us. After this long period we do not know what condition some of these goods will be in, especially such material as curtains, silk, rugs, dress suits, some of which we observe were left locked in the garage by you.

You mention picture developing instruments, etc., left in a trunk to be handed over to Mr. C. Clarke, 1856 4th Avenue, Vancouver. Please note, if these are found they will be kept in our warehouse.

*Photo  
equipment  
shown as sold  
at auction*



116 1/2 Marine Drive

New Westminster, B.C.

Feb. 25, 1946

Department of the Secretary of State

Office of the Custodian

506 Royal Bank Bldg

Vancouver, B.C.

RECEIVED	SECTION
FEB 27 1946	

Dear Sir -

I want to thank you for your letter of the 21st and on how I should make arrangement for the personal goods left in Vancouver and now want to have them sent.

Upon receiving your information I have made list of two separate kind. One relating the "wanted articles" and other "wanted disposed" and is forwarded to you some days ago. I am with much expectation anxiously looking forward to the day when I shall receive them from you and which I am certain that much of my present inconvenience & discomfort of now furnished home shall be greatly eased. The "wanted" list sent to you are the things we really must have in our daily living and for the reason of imposed limit on our budget when vacating we were unable to take them with us.

To the list of "wanted articles" already



forwarded to you. I regret to say that I have completely forgotten of the various linens and draperies which is very important as much as badly needed and was intended to ask to be sent along with others. I shall be greatly obliged if you will kindly add them to the list of "wanted articles". They will be found in the buffet drawers in front closet.

And here is one more request I wish to ask you. In the attic you will find roll top desk and within the drawers there are volumes of photos and snaps which I know is no use to any one but very valuable possession to me. You also will find a various pieces of picture developing instruments & other devices as well as measuring instruments. Will you kindly remove these items into the trunk stored in garage and take them over to Mr. C. Clark 1856 4th Ave and leave them in his care for the time being.

And I may as well mention to you that outside the stored goods there are few other things left in the care of former occupant. They are gas stove, heater, 2 piece kitchen cabinet, linen for kitchen and bedroom, and electric



furniture for dining room and parlor. If  
these articles could be removed and  
the space added to the list of "wanted  
disposed" articles.

I trust that you will handle all  
my trusted belongings with every good  
care and kindly consideration. Thank you.

Yours Truly  
Mrs. K. Ahe



1466

REGISTERED MAIL

August 20th, 1947.

Mrs. Kaoru ABE,  
Registration No. 03028,  
Slocan City, B. C.

Dear Madam:

We have for acknowledgement your letter of July 10th and have made the necessary transfer from Mr. Isomura's account to your account with this office relative to proceeds received from sale of chattels at public auction.

On reviewing your file in connection with chattels which were removed from 2009 Victoria Drive and sold at public auction, we find that you have been credited with the net proceeds from sale of four filing cabinets whereas your inventory only reveals a three-section filing cabinet. Kindly advise if all four cabinets sold belonged to you. Also, we find that although you only declared a "warm stove, gas stove and gas heater" your account has been credited with the proceeds from sale of a heating stove, gas stove, gas water heater, gas fireplace and a hot water heater. All auction sheets covering the sale of chattels removed from the above premises were forwarded to you and before releasing the funds to you we shall be glad if you will confirm if all goods listed on the above-mentioned auction sheets, including the filing cabinets, stoves and heaters, were your property, excepting of course those belonging to Mr. Isomura.

You have already been forwarded statements relative to the sale of Lots 38 and 39, known as 2005-7-9 Victoria Drive, and the East 33 feet of Lot 4, known as 538 East 22nd Avenue, Vancouver, together with a statement of your general account up to June 24, 1946. A subsequent statement of your general account is now enclosed, showing a credit balance of \$1031.63.

We now enclose Custodian cheque in the sum of \$798.65, representing the balance of funds from sale of real property. The balance of funds in your account, namely \$232.98 derived from sale of chattels, is being held until we hear from you respecting the above goods.

On looking through your file we find we wrote to you on August 9, 1944 requesting you to send to us the Certificate of Title No. 67385-I relating to 538 East 22nd Avenue, Vancouver. Since we do not appear to have received this title and since ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

With the exception of the above-mentioned \$232.98 being held in your account, it would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

/ER

Enc.-Custodian cheque \$798.65.

-Statement of Account *Isomura & Chiu*

E. Robertson,  
Office of the Custodian.



CHATELAIN SUMMARY

File No. 1466

August 19, 1947

Re: Kaoru ABE, Mrs. Takayuki.  
Registration Number 03028.

In her JP form dated March 28, 1942 Mrs. Abe declared "Furniture of apartment, office furniture, tools, etc., in apartment at 2009 Victoria Drive, as per list attached". No list of goods was received by this office until January 1946 when the agent, The London & Western Trusts Co. Ltd., forwarded the list presumably referred to in the JP form. On June 20, 1942 the agent was requested by the Custodian to have Mrs. Abe leave with them a signed Inventory of effects left at the above address and they replied on July 4, 1942, stating that the effects of Mrs. Abe were stored in the garage on the premises, and were very old and of little value. *(June 16/42. London & Western Trusts Co. Ltd. reported a small list of goods at 2009 Victoria Drive)*

Mrs. Abe requested in a letter dated January 14, 1946 what steps she should take to obtain her personal belongings which she needed badly and we replied on January 28, 1946 that the London & Western Trusts Co. Ltd. were investigating the chattels and informed us that apart from two or three items being used by the tenant in 2009 Victoria Drive the remainder of the chattels appeared to be locked in the garage and that no one at the above address had a key to the garage, therefore it would be necessary to open the garage and check whatever chattels were there by a representative of the London & Western Trusts Co. and this office.

On February 7, 1946 the Custodian advised Mrs. Abe a check had been made of the goods at 2009 Victoria Drive and it was found that apart from what might be in the garage there was a considerable quantity of chattels in cupboards and in the attic at the above address, and that arrangements would be made in the near future to have these moved.

On March 6, 1946 Mrs. Abe sent two lists of goods, one of "Wanted Articles" and the other of "Wanted Disposed" and advised that the goods belonging to Mrs. Isomura (file 7689) (these were actually sold and dealt with on the son's file, 13924 - Seichi Isomura, but many of them were later transferred to Mrs. Abe upon mutual agreement) were marked with the name Isomura and stored in the N.E. of the garage. These were separated from Mrs. Abe's at the time of auction by the Custodian and sold in Isomura's name but as the separation at that time was not correct many of the goods were transferred, as per memo on file dated July 17, 1947, to Mrs. Abe's account as mutually agreed between Isomura and Mrs. Abe.

The goods "Wanted" were shipped via Bowman Storage on May 20th, 1946. Distribution Sheet covering the goods shipped is on file dated May 17, 1946 and on October 8, 1946 Mrs. Abe advised she had received these goods in good order with the exception of some chinaware, silk clothes and table linen. (Upon being sent the auction sheets of goods originally sold in Isomura's name it was found that many dishes, a quantity of clothing and other articles belonged to Mrs. Abe and were accordingly transferred as per memo on file dated July 17, 1947).

The goods "Wanted Disposed" were sold at Vancouver Auctions 62, 63, 64 on April 26th, April 30th and May 3rd, 1946, respectively, and 1 tree root sold at Vancouver Auction 65 on May 30, 1946 was identified by Mrs. Abe as belonging to her rather than to Isomura and was accordingly transferred to Mrs. Abe's account.

A number of additional items not shown on the inventory were sold at auction and the proceeds credited to Mrs. Abe's account. It is being assumed that



MEMORANDUM

CLAIMANT: ABE, Kaoru (Mrs.)

Reg. No. 03028

File 1466

Re: PERSONAL PROPERTY

JP DECLARATION: March 28, 1942

EVACUATION: R.C.M.P. Information Sheet reports June 5, 1942  
Letters of June 20, 1942 and July 4, 1942, indicate that Mrs.  
Abe was evacuated some time between these two dates

TENANCIES: See Real Property Summary on Claim File (Green-edged Sheet)

AGENCY: According to letter of March 30, 1942, the Custodian requested  
The London & Western Trusts Co. Ltd. to report on Mrs. Abe's  
property. They acted as Agents until properties were sold.

In her JP Form Mrs. Abe stated the two properties would be  
left under the management of a Mr. C. Clark, of 1856 E. 4th  
Avenue, Vancouver. She did not specify that the "personal  
property" would be left in his care. (A pencilled note on the  
JP form states that Mr. Clark handed over all papers, etc.,  
to The London & Western Trusts Co. Ltd.)

INVENTORIES:

According to the "Note" at the top of the list of personal  
property, which presumably is that referred to by Mrs. Abe in  
her JP Form, the Custodian did not have a copy of this list  
until January 29, 1946. (See also our letter to London & Western  
of Jan. 29/46). *attached*

On June 15, 1942, the London & Western reported chattels as per  
list attached found at 2009 Victoria Drive. They stated thereon  
that there was quite a discrepancy in their inventory and those  
listed by Mrs. Abe, and that Mrs. Abe was still living in the  
house and had full access to all goods. A further letter from  
the London & Western stated Mrs. Abe's effects were stored in  
the garage on the premises, that they were old, and of very  
little value. (NOTE: Goods belonging to the Isomuras were left  
in this garage and many of Mrs. Abe's chattels were removed  
with the Isomuras and sold in Soichi Isomura's name. Later  
adjusted - agreement having been reached by both parties. Memo  
July 17/47 and letters July 10 and July 25/47).

No final inventory of the goods left on the premises by Mrs.  
Abe at time of evacuation appears to have been taken by the Agent  
and nothing was done regarding these chattels until January 1946  
when Mrs. Abe requested shipment of her chattels. The auction  
sheets, in this case, represent the final inventory.

SHIPPED:

Goods as per Bowman Storage Co. Distribution Sheet of May 17/46  
were shipped to Mrs. Abe. Dishes, china, clothing, pictures, books  
and a bed appear on the list of goods shipped; the auction sheets  
record the sale of dishes, clothing, pictures and books. It is  
impossible to accurately determine just what has not been account-  
ed for in regard to these items.

The remainder of the goods found at 2009 Victoria Drive were sold  
at auction. All auction sheets, including those of Soichi  
Isomura, were forwarded to Mrs. Abe.

TAKEN BY EVACUEE: According to Mrs. Abe's letter of March 6, 1946 she removed at the  
time of evacuation the following goods: Sewing Machine  
One Double Bed

In the above-mentioned letter Mrs. Abe stated "In referring to the  
Inventory made by The London & Western Trust Co. I found out few  
articles were not mentioned - another articles, even inspector or  
the person who is living in the house has no access at all as sealed  
tightly all entrances with nail."



SUMMARY OF CLAIM

REAL PROPERTY

CLAIM NO.1 - 2005-7-9 Victoria Drive, Vancouver, B.C.

Estimated value of land and buildings as given by Claimant	\$3850.00	
Less amount at which claimant states property sold by Custodian	<u>2831.50</u>	
AMOUNT BEING CLAIMED - - - - -		\$1018.50

CLAIM NO.2 - 538 E. 22nd Avenue, Vancouver, B.C.

Estimated value of land and buildings as given by Claimant	\$1550.00	
Less amount at which claimant states property sold by Custodian	<u>938.50</u>	
AMOUNT BEING CLAIMED - - - - -		\$ 611.50

TOTAL REAL PROPERTY CLAIM (Claimant makes a total of \$1630.50, which appears to be a mistake in addition)	\$1630.00	
--	-----------	--

SALES BY CUSTODIAN:

Relative to Claim No. 1 - - - - - \$3,000.00

Relative to Claim No.2 - - - - - \$1,000.00

TOTAL SALES OF REAL PROPERTY	<u>\$4000.00</u>
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PERSONAL PROPERTY

AMOUNT BEING CLAIMED FOR LOSS ON PERSONAL PROPERTY - \$505.50

RECAP. of Personal Property Claim:

\$452.50 sold for \$30.75
25.00 declared, not found
<u>28.00 abandoned</u>
\$505.50

March 6/48



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Nelson, B.C.

June 14, 1948

IN THE MATTER OF THE CLAIM OF  
(MRS) KAORU ABE

PROCEEDINGS AT HEARING

20

APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the  
Dominion Government

A.E. COHUS, Esq.,

appearing for the  
Claimant.

W.J. STURGEON, Esq.,

Secretary to Nelson  
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30



K. Abe  
Discussion

MR. COBUS: The claim, your honour, of Mrs. Kaoru Abe, No. 1 on the Secretary's list, and which will become Case 382.

THE SECRETARY: Case 382, yes.

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

10 MR. COBUS: I would ask leave, your honour, to amend the claim. With respect to the real property, which consists of a claim for two parcels, Parcel 1, we are now showing at \$3750.00 instead of \$3850.00, and we are crediting the Custodian with \$3000.00 on that parcel.

THE COMMISSIONER: It has been changed here.

MR. COBUS: Yes, it has. Perhaps if your honour would delete what is shown and let me give you the amended figures, it might be better.

THE COMMISSIONER: I think that will be better.

20 I have deleted the \$3850.00 and put in \$3750.00.

MR. COBUS: And immediately below that we have shown a credit of \$3000.00 in order to keep the two parcels separate. Then, for Parcel 2, we show a value, a new estimated value of \$1500.00 for \$1550.00, and we credit the Custodian there with \$1000.00.

THE COMMISSIONER: You leave the \$1550.00 and give a credit of \$1000.00.

30 MR. COBUS: No, your honour, we are reducing the \$1550.00 to \$1500.00 even.



K. Abe  
Discussion  
In Chief

THE COMMISSIONER: \$1500.00 even, and giving a credit of \$1000.00.

MR. COBUS: Yes, your honour, which leaves a net realty claim of \$1250.00. With respect to the claim for personal property, we show an amended total value for the items attached to the claim as being now \$491.50 in place of \$505.50, and a credit to the Custodian for sales of \$30.75, which leaves a personalty claim of \$460.75.

10 THE COMMISSIONER: Yes.

MR. COBUS: The total claim now under 5 (f) becomes \$1710.75.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the property at 2909 Victoria Drive, Vancouver, B.C., which is headed "Property 1." Did you instruct Mr. Leckie to prepare this statement and is this your signature?

20 A: Yes.

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

A: Yes.

MR. COBUS: I would ask leave to file the statement concerning property No. 1 as the first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: If my learned friend would produce two appraisals on Property No. 1, one dated March 25, 1944, and one dated May 10, 1945.

30



THE COMMISSIONER: Have you got those two appraisals, Mr. MacDonald? Those are the appraisals on Property No. 1 you are asking for?

MR. COBUS: Yes, your honour, one is by Pemberton Realty Corporation and one by F.A. Cleland.

MR. MACDONALD: You are dealing with No. 1 property.

MR. COBUS: Yes, I am.

(Handed to Mr. Cobus)

10 MR. COBUS: I have had produced, your honour, from the Custodian's file what purports to be an appraisal by Pemberton Realty Corporation, Limited, Vancouver, dated March 25, 1944. The value for sale is shown to be \$3500.00. I have also an appraisal or a purported appraisal by F.A. Cleland, Vancouver, dated May 10th, 1945, a year later. The appraisal in this document is \$2500.00. I would ask leave to file both appraisals as one exhibit; they concern the same property.

20

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, the property was a store and living quarters located at the addresses 2005-7-9, Victoria Drive, Vancouver. It was a two storey building with a store below and living quarters above, measuring 28 feet by 40 feet. The ground floor contained two stores, each 14 feet by 40 feet, and upstairs were five modern rooms with bath. The building was of frame finish. It was built on a lot 30 70 feet by 100 feet, which was purchased in



K. Abe  
In Chief

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1920 for \$900.00 as vacant land. The house or building was erected in 1924 with hired carpenter labour and materials which were purchased at a cost of \$3575.00, approximately. In 1925 a rear porch was added at a cost of \$275.00 and that included two garages. The cost of planting fruit trees, shrubs and ornamental trees, was about \$200.00, the witness says. She estimates the value of this parcel and improvements to be \$3750.00 at the date of sale. The witness says that the land may have been slightly lower than the street level, but she does not believe that it was so to the extent that one of the appraisers states. The building was level with the street and the land was sufficiently drained. Amongst other statements, she points out that the Custodian charged her account with sums of money from time to time for maintenance, so she believes that the property should have been in good condition up to the time of sale. Before evacuation, she points out, she rented the two stores and the living quarters for a total of \$49.50 per month. The building was erected on a corner lot, the other lot was clear and available as a good building site. That appears to be all that is pertinent in her remarks.

THE COMMISSIONER: Have you any photographs of this building?

30 MR. COBUS: Yes, I am coming to that. I have it listed



here, your honour.

Would my learned friend admit that the assessment in 1942 was, land \$965.00, improvements \$2100.00, making a total of \$3065.00?

MR. MACDONALD: Which one, Mr. Cobus, what year?

MR. COBUS: Well, I don't think it matters whether it is '43 or '42.

MR. MACDONALD: I have one here, improvements \$700.00 and \$330.00 for the land. Is that the one you mentioned?

10

MR. COBUS: Is that the same lot, I wonder? What would that total be? No, that concerns the second parcel. I have the legal description here if it is of any assistance -- Lots 38 and 39 of 146B.

MR. MACDONALD: Usually there is a card attached here.

MR. COBUS: Well, I have a card here, as a matter of fact, if you are willing to admit that that is so and save the problem of filing.

20

MR. MACDONALD: Yes, that speaks for itself, your honour, I think.

THE COMMISSIONER: Yes.

MR. COBUS: Then that is admitted, your honour.

If my friend would produce the snapshot of the property.

MR. MACDONALD: Which one?

MR. COBUS: The property described as No. 1 on Victoria Drive.

30

(Handed to Mr. Cobus)



MR. COBUS: I have had produced from the Custodian's file a photograph headed with the claimant's name and with the address 2005-7-9, Victoria Drive, Vancouver, B.C., taken May 3, 1943.

Q: Witness, I produce to you a picture. Do you recognise that? A: Yes.

Q: What is it? A: This is No. 1 property on Victoria Drive.

10 THE COMMISSIONER: I didn't hear what you said, Mrs. Smith, you were talking to Mr. Cobus. What did you say?

THE INTERPRETER: It is the Victoria Drive property, and it is my property, No. 1.

THE COMMISSIONER: The property on Victoria Drive.

MR. COBUS: I file that on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend produce the report of the London and Western Trusts, Limited on property No. 1 dated the 14th of April, 1942?

20 MR. MACDONALD: Is that the one?

MR. COBUS: Yes. I have had produced from the Custodian's file, your honour, a document appearing to have been signed by what I can't make out for the London and Western Trusts Company, Limited, and it is a report re 2005-7-9 Victoria Drive, and the first paragraph perhaps might be read into the record if your honour please.

THE COMMISSIONER: Very well.

30 MR. COBUS: \*This property is located on the northwest corner of Victoria Drive and 4th Avenue East;



property is in <sup>a</sup> good district which consists chiefly of homes occupied by workers in the city. The houses are well kept and present a good appearance."

MR. MACDONALD: Is there anything else there that would affect the first paragraph?

MR. COBUS: I have chosen what appears to be most pertinent. I don't think there is anything there my learned friend wants on the record.

10 MR. MACDONALD: That is all right. I was just wondering.

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

(REPORT MARKED EXHIBIT NO. 4)

MR. COBUS: Q: Witness, I produce to you now a statement concerning the real estate which you designated as Parcel 2, located at 538 East 22nd Avenue, Vancouver, B.C. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

20 A: Yes.

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

A: Yes.

MR. COBUS: I file the statement concerning Parcel 2 as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 5)

MR. COBUS: Would my learned friend produce the appraisal on Parcel 2 by Pemberton Realty Corporation, Limited?

30 Referring to Exhibit 5, your honour, the



property is a dwelling located at 538 East 22nd Avenue, Vancouver, B.C., measuring 24 feet by 32 feet. It contained five rooms and a bath and toilet off the kitchen, and it was heated by hot air. It was of frame construction with a cement foundation, shingled roof, full cellar and lath and plaster walls, papered. The floors were of fir. The building was built on a lot 33 feet by 132 feet and the property was purchased in 1919 at a cost of \$1200.00. With respect to improvements, the witness says that in 1937 a fire caused damage to the interior of the house, the insurance paid was \$645.00, and that she paid an additional \$250.00 for necessary reconstruction to renew plaster, walls, floor, basement floor and to instal a new furnace and the total cost of reconstruction, therefore, would be \$895.00.

With respect to the appraisal, she says that the appraiser states that there is no foundation, but that that is incorrect as there is a full concrete foundation 8 inches by 12 inches under stud plates. The basement was full 7 feet with shiplap floors. She makes reference to the condition of the building at the time of evacuation and adds that the Custodian charged her account from time to time with maintenance expenses. She believes that the appraisal at \$1000.00 was not representative of a fair value for the property. She repeats that the exten-



K. Abe  
In Chief

sive interior reconditioning incident upon the fire in 1937 replaced the property in very good shape. It was rented at \$17.00 per month.

I have had produced, your honour, a snapshot from the Custodian's file.

Q: Witness, I produce to you a picture with the address 538 East 22nd Avenue, Vancouver, B.C. Do you recognize the picture? If you do, tell me what it is.

10 A: Yes, this is my No. 2 property, the second property.

THE COMMISSIONER: Did she say it was her house? I didn't hear you.

THE INTERPRETER: It is her house, her No. 2 property.

THE COMMISSIONER: It is her house, then.

MR. COBUS: It is her house, yes, your honour.

I file the photograph on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

20 MR. COBUS: I have had produced, your honour, from the Custodian's file an appraisal or what purports to be an appraisal by Pemberton Realty Corporation, Limited, at Vancouver, dated May 6, 1944 on 538 East 22nd Avenue, which is the subject matter of the claim and named Parcel 2 herein. The value for sale is \$1000.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 7)

30 MR. COBUS: Would my learned friend admit that the assessment on Parcel 2 for 1942 was \$330.00 for land and \$700.00 for improvements?



K. Abe  
In Chief

MR. MACDONALD: Yes, I have that; I will admit that,  
your honour.

THE COMMISSIONER: Very well.

MR. COBUS: Q: Now, witness, I produce to you a state-  
ment concerning the personal chattels for which  
you are claiming. Did you instruct Mr. Leckie  
to prepare that statement for you and is that  
your signature? A: Yes.

10 Q: In that statement you make reference to a list  
of articles claimed. I produce to you a list,  
a typewritten list of articles, the estimated  
value of which shows a total of \$491.50. Is that  
the list to which your statement makes reference?

THE COMMISSIONER: That is not the same, Mr. Cobus, as  
the list that you have attached here? If so,  
perhaps we should amend it.

MR. COBUS: Yes, I think perhaps, your honour, I should  
say that list does substitute for the list attach-  
ed to the claim form.

20 A: Yes, it is.

Q: Is the information contained in the statement  
and the list true to the best of your knowledge  
and recollection? A: Yes.

MR. COBUS: I ask leave to file the statement con-  
cerning personal chattels with list attached as  
one exhibit, your honour.

(STATEMENT AND LIST MARKED EXHIBIT NO. 8)

MR. COBUS: In her statement being marked Exhibit 8,  
your honour, the witness says that the articles  
30 claimed were stored in her house at 2009 Victoria



K. Abe  
In Chief

10 Drive, Vancouver, with the exception of the bed which was left in the garage. She says that the room and attic in which the goods were stored were boarded and the garage was locked and boarded. She comments that the Custodian shipped her certain goods, that these articles are entirely exclusive of goods received by her from the Custodian. By that I would take it, the articles for which she is claiming are exclusive of goods received by her from the Custodian. She says she has allowed for depreciation on all articles. The property, she adds, was not left in the care of any person except the Custodian and that the Custodian's man came around in April of 1942 after she had declared her goods, and she indicated to him where the goods were stored.

Would my learned friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

20 MR. COBUS: I ask leave to file the Analysis of Personal Property Claim with a form attached which is referred to under the extreme right-hand column under "Remarks," on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 9)

MR. COBUS: Your witness.

30 MR. MACDONALD: I submit, your honour, that the real property was sold for its fair market value and the personal property was sold at a fair value and everything else that is claimed as not having been found or otherwise, is claimed at



K. Abe  
In Chief  
Cross exam

an exorbitant value.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Did you receive a trunk of clothes on May 17, 1946?

A: I received from the Custodian a trunk, a bed and a spring mattress, three barrels and a box.

10 THE COMMISSIONER: That was shipped to her, is that right? She is telling us now what was shipped to her, is she?

THE INTERPRETER: Yes, she received from the Custodian those articles.

THE COMMISSIONER: She received those from the Custodian?

THE INTERPRETER: Yes.

MR. MACDONALD: I don't think I will bother pursuing that matter, your honour. That is all.

THE COMMISSIONER: Any further questions, Mr. Cobus?

MR. COBUS: Nothing further, your honour.

20 THE COMMISSIONER: All right, Mrs. Abe, that is all for the present.

MR. COBUS: Has my friend made his submissions?

THE COMMISSIONER: Yes, his submissions were made in regard to the real estate and also in regard to the personal property.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

*Gordon Hambleton*  
G. Hambleton, Official Reporter.

30 I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

E.P. Dawson  
Sub-Commissioner



Defence Brief

NELSON  
14 June 1948

(Mrs.) Kaoru ABE

File No. 1466

Case No. 382

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Parcel 1, Nos. 2005-7-9 Victoria Drive, Vancouver

Claim reduced to

Appraised at

Sale Price

\$3750.

\$3500. Appraisers, Pemberton Realty Corp. \$3000.  
\$2500. Appraiser, F. A. Cleland

(Trans. Page 2)

Appraisers (Pembertons) report  
25/3/44 - This is a 2 storey framed  
building containing 2 stores, 5 modern  
rooms above. This is not a commercial  
zone so there is a question if the  
stores could be used for business again.

Appraiser (Cleland) reports 10/5/45 -  
A very old 2 storey framed building.  
The ground floor was formerly occupied  
as a store but could not be occupied  
as such now without permission of the  
Zoning Board as it is in a residential  
district.

F.A. Cleland's appraisal was made  
14 months later than Pembertons.

No tenders were received for this  
property, but Custodian received  
2 offers later on, one for \$2500.,  
the other for \$3000., the latter offer  
being accepted.

Parcel 2, 538 East 22nd Avenue, Vancouver.

Claim reduced to

Appraised at

Sale Price

\$1500.

\$1000.

\$1000.

(Trans. Page 2)

Witness: Appraisers - Pemberton Realty Corp.

Appraisers (Pembertons) report -  
This is a one storey house, no basement,  
property in a very rundown condition.

No tenders were received for this  
property. Custodian received 2 offers,  
one of \$800., and one of \$1000., the  
latter being accepted.

It is submitted that the real property was sold for its  
fair market value.



(Mrs.) Kaoru ABE  
Case No. 382

-2-

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Household Goods

Amended Claim

\$491.50

(Trans. Page 11)

Sold for

\$30.75

(a)	Goods value	\$197.00	Sold by Auction for \$30.75 Shipped to Claimant <del>as per inventory</del> Abandoned Declared, not found.
(b)	"	"	
(c)	"	254.50	
(d)	"	15.00	
		25.00	

Claimant stated that these articles were stored in a room in the attic of her house at 2009 Victoria Drive, Vancouver, with the exception of a bed which she left in the garage. She stated that the room and attic were boarded and the garage locked.

A trunk of clothing, a quantity of dishes and china, and 2 boxes of books were shipped to claimant on 17 May 1946, but she states that the articles for which she is claiming are exclusive of goods received by her from Custodian. These goods were not found when the inventory was taken.

It is submitted that the personal property was sold at a fair value and everything else that is claimed as not having been found or otherwise, is claimed at an exorbitant value.

Summary of Defence Witnesses

Pemberton Realty Corp.

F. A. Cleland

W. G. Willard

Mr. Wills

Where required

1 Appraisers

1 Appraisers

2 (a) Auctioneer

2 (a) Staff

BMP/mw



Name of Claimant **ABE, Isora**Case **382**Custodian File **1466**

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
3000.00 1000.00	200.00 25.00									225.00	
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			46%	476.50	219.19		219.19				
TOTAL RECOMMENDATION										444.19	



1466

December 20th, 1950.

Mrs. Kaoru ABE,  
Slocan City, B. C.

Dear ~~Mr.~~ Madam:

Re: Japanese Property Claims Commission

Case No. 382

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$444.19.

Cheque in your favour is enclosed for \$413.50 and we have paid the Co-Operative Committee .. \$ 25.69 for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS/js  
1 encl.