

11529



BUREAU POWELL STREET

## OFFICE OF THE CUSTODIAN

## JAPANESE SECTION

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

## PERSONAL INFORMATION

NAME: HIGUCHI, Ukon.

HOME ADDRESS: 1390 W. 13th Ave., Vancouver, B. C.

REGISTRATION NUMBER 03306

SEX: Male

AGE: 50.

OCCUPATION: Company Manager.

(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: M. Furuya Co., Ltd., 318 Powell St., Vancouver, B. C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Ko.

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Sumito (M), Hidenori (M).

ADDRESS OF CHILDREN: Same.

AGE OF CHILDREN: 16, 14.

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

1. LOCATION AND DESCRIPTION: 1390 W. 13th Ave., Vancouver, B. C.:-

In the City of Vancouver. Lot 1, Block 432, D.L. 526.

2. BUILDINGS AND OTHER IMPROVEMENTS: One wooden frame, three storeyed, eleven roomed dwelling house. One wooden garage.

3. INSURANCE (Give particulars; state where policies are) \$3,000.00 Canada Fire Ins., Co., Van., B.C. Agent - Whalen Ins., Co. Pol. #17374 in owner's possession. Expires - Jan. 30th, 1945, on Building &amp; Contents. Also \$5,000.00 worth of insurance half by Mortgagee, details of this policy are unknown to Declarant.

4. TAXES (Amount and where payable) \$190.00 City of Vancouver, 1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$3,000.00 Sun Life Ins., Co., Van., B.C. Mortgage No. BC7929, monthly payment \$35.00, (this will be paid by Pemberton's Realty Co., 418 Howe St., Vancouver, B. C.)

6. OCCUPANCY AND LEASES (If vacant so state) Declarant has placed above property in the hands of - Pemberton's Realty Co., 418 Howe St., Vancouver, B. C., who will pay mortgage of \$35.00 per month and take care of all repairs.



AND THE UNITED STATES

OF THE DISTRICT OF COLUMBIA

IN SENATE

COMMITTEE ON

EDUCATION AND THE

LABOR

HEARINGS

ON

THE

PROPOSED

AMENDMENTS

TO

THE

SMITHSONIAN ACT

OF 1909

AS

AMENDED

BY

THE

COMMITTEE

ON

EDUCATION

AND

THE

LABOR

OF

THE

UNITED

STATES

OF

AMERICA

IN

CONJUNCTION

WITH

THE

COMMITTEE

ON

LABOR

AND

THE

INDUSTRIES

OF

THE



*Copy*  
INFORMATION FROM R.C.M.P.

DATE

*Apr 27/43*

Our File No.

*11529*

Full Name

*HIGUCHI Ukon*

(Surname in Block Letters)

Registration No.

*03306*

Male - Female  
(Check)

Age

*July 19, 1891*

Former Address

*1390 Street 13<sup>th</sup> Que City*

Date Evacuated

*Aug 26/47*

Naturalized - Canadian-Born - National  
(Check)

*16 Chadwick Avenue, Quebec City 4/7/47*

Present Address

*1000 McTavish Street, B.T. (Rd. 1000, Laval)  
24 St. Jean St. Quebec, Quebec*

Married - Single  
(Check)

Name of Wife

*Misaki*  
*(MISAKI) K. # 03306*

Name of Husband

Name of Mother

*Misaki*  
*(MISAKI) K.*

Name of Father

*Yasuyasu (K.)*

Names of Children under 16

*Abraham Misaki June 14/46 # 15207 (M) 5'10"*  
*Augustine Misaki Nov 12/47*

Requested by

*DM*

Registered with Custodian

(Yes or No)

Additional Information

*Manager of M. Furuya Co Ltd  
Owner of house, property & car.*



Catalogue No. 382

File No. 11529

Name: Ukon HIGUCHI

Reg. No. 03306

Civic Address: 1390 West 13th Avenue, Vancouver, B. C.

Legal Description: Lot 1, Block 432, District Lot 526, Op.1,  
N. W. D., Plan 1276.

Classification: Dwellings: 11 rooms, 3 storeys.  
One 2-car garage.

- - - SOLD - - - - -

1. Claims - see Memo on file dated April 9th, 1943.



REAL PROPERTY SUMMARY

**JAPANESE NAME:** Ukon HIGUCHI      **Reg. No.** 03306      **File No.** 11529.

**CATALOGUE NO:** 382.

**PROPERTY ADDRESS:** 1390 West 13th Avenue, Vancouver, B. C.

**LEGAL DESCRIPTION:** City of Vancouver, Lot 1, Block 432, District Lot 526, Group 1, N.W.D., Plan 1276.

**TITLE:** Registered in the name of Ukon HIGUCHI.

**INCUMBRANCES:** 55855 H. 21/11/27. 2.31. Sun Life Assurance Company of Canada. Mortgage for \$4000.00. Due 16/11/32. Int. 6 $\frac{1}{2}$ %.

Vesting Order filed No. 35139, dated November 3rd, 1942.

**ASSESSED VALUES:** Land - \$2320.00  
Improvements - \$2950.00 - \$5,270.00.      Taxes - \$197.64.

**CLASSIFICATION:** This is a well built 2 $\frac{1}{2}$  storey 10-room house situate on a 50' x 120' Lot. The valuator reports as follows: "On corner lot 50 x 120 to lane. Hall, living-room and dining-room have oak floors. Balance of floors are 1 x 4 fir. There are 4 bedrooms on the 2nd floor, and 2 in attic. House is hot water heated with sawdust burner. Full cement basement with porcelain laundry trays and extra toilet. Gas fireplace in living room, and the property is in very good condition and easily converted to a duplex. 2 garages on lane. Valuation \$5,300.00. J.R.Reid&Co."

**HISTORY OF ADMINISTRATION:** Ukon HIGUCHI appointed Pemberton Realty Corporation Limited as his Rental Agents. This arrangement was confirmed by the Custodian, August 5th, 1942.

This property was leased by Pemberton Realty Corporation Limited to Rabbi E. M. Levy as from October 1st, 1942, on a monthly basis. Consideration - \$55.00 per month, payable in advance.

Rents collected - \$990.00 against which were the following charges:

Decorating	\$ 98.00
Plumbing	20.75
Wiring	20.00
Window Blinds	27.78
Fire Insurance Premiums	8.00
Mortgage payments to Sun Life	711.47
Commission	49.50
	<u>\$935.50</u>

**SOLD:** To Minetta Jean Crawford, Wesley Stewart, Duncan Taylor and William Townion for \$5,300.00 as at April 5th, 1944.

Approval of Advisory Committee - March 22nd, 1944.

Funds released to the credit of Ukon HIGUCHI as at May 31st, 1944, against which were the following charges: Real Estate Commission - \$265.00, Valuation - \$10.00, Advertising - \$4.00, Registration Fees \$3.50, Arrears of Taxes - \$204.83, Balance of Sun Life Mortgage - \$27



\$2717.25,

Page 2.

File No. 11529.

Vendor's share of 1944 Taxes - \$51.39 = \$3255.97, leaving a net credit of \$2044.03 from said transaction.

Adjustments as at April 5th, 1944, to the amount of \$36.35 - Purchasers' share of Unearned Fire Insurance Premiums, were placed to the credit of Ukon HIGUCHI'S account.

The following Fire Insurance Policy:-

Phoenix Assurance Co. Ltd., Policy No. 129235 - \$4,750.00 covering on the 2½ storey Lodging House, \$250.00 on 1 storey garage, was transferred to the new owners, May 5th, 1944.

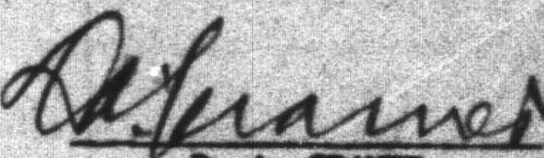
**OLD CERTIFICATE OF TITLE**

No. 82718-K: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 101692-L in the names of Minetta Jean Crawford, Wesley Stewart, Duncan Taylor, William Tewnion, was held in the Land Registry Office against Sun Life Assurance Co. mortgage assumed by them.

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

September 24th, 1946.

  
D. A. CRAMER.

DAC:JS



C O P Y

J.R. REID & CO.

515 Granville Street,  
VANCOUVER, Canada.

November 1st, 1943.

No. 382

House 1390 West 13th Avenue.

9 room house with bathroom. On corner lot 50 x 120 to lane.  
Hall, living-room and dining-room have oak floors. Balance of  
floors are 1 x 4 fir.

There are 4 bedrooms on the 2nd floor, and 2 in attic.

House is hot water heated with sawdust burner.

Full cement basement with porcelain laundry trays and extra  
toilet.

Gas fireplace in living room, and the property is in very good  
condition and easily converted to a duplex.

2 garages on lane.

Valuation \$5,300.00.



Date... March 25th, 1944...

REAL PROPERTY MEMORANDUM

File No. 11529

Name..... Ukon HIGUCHI

Registration No... 03306

Re: Catalogue No. 382

Address: 1390 W. 13th Avenue, Vancouver, B. C.

Legal Description: 1/432/526, Gp. 1, N.W.D., Plan 1276  
Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 82718-K

Whereabouts: With Sun Life Assurance Co.

Registered owner: Ukon HIGUCHI

Reg. No. 03306

Property:

City of Vancouver,  
Lot 1, Block 432,  
District Lot 526, Group 1,  
New Westminster District, Plan 1276

B. Charges.

Registered: 55855 H. 21/11/27. 2.31. Sun Life Assurance Co. of Canada.  
Mortgage for \$4000.00 Due 16/11/32. Int. 6%.  
(Mortgage extension dated 6/3/41 for 5 years - \$3260.00. Int. 6%  
Balance of Mortgage O/S at 1/4/44 - \$2715.47) =

Vesting: Filing 35139. 3/11/42.

Unregistered: No evidence found.

Taxes:

\$272.62, 1943 paid.

Water:

\$10.25. Half-year paid by tenant - Jan./June 1944 paid.

Insurance:

\$5000.00. House - expiry date 5/5/44.  
\$1000.00. Furniture - expiry date 30/6/44.

Assessed Value: Land:

\$2320.00

Improvements: \$2950.00

Valuation by Appraiser:

\$5300.00

Amount of Bid:

\$5300.00

Approved by Advisory Committee: March 22, 1944

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

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

Monthly tenancy.

Tenant: Rabbi E. M. Levy  
Rental: \$55.00 per month.

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

Chattels: Particulars of those stored on the premises.

Furniture nailed up in attic.

See our letter of 19/9/42.

Named Agent:

Pemberton Realty Corporation Ltd.,  
418 Howe Street, Vancouver, B. C.



File No. 11529  
E OF ENCUMBRANCE Mortgage (registered) or (unregistered)  
Name of Owner of Property HIGUCHI, Ukon  
Address 1390 W. 13th Ave. Vancouver, B.C. Reg. No. Q3306  
Occupation Company Manager Age 50  
Registered Owner of Property Ukon Higuchi C.T.No. 82718K  
Property:

Property Address  
Legal Description Lot 1, Block 432, D.L. 526, Group 1, N.W.D. Plan 1276  
Nature of interest L.R.O. 55855H

Particulars of Encumbrance:

Date 16th November, 1927

Parties to document:

Name Howard Harvie Ramage Mortgagor  
Address 2851 Alma Road, Vancouver, B.C.

Name Sun Life Assurance Co., of Canada  
Address Head Office, Montreal, Quebec Mortgagee  
Principal Amount \$4000.00

See Reverse Side Terms of Payment \$50.00 on 1st January and July, commencing 1st Jan., 1928 and ending 1st July, 1932  
Balance on 16th November, 1932 Rate of Interest 6 1/2 %  
Arrears, if any: Principal Interest

Balance owing as at this date \$2975.13 including all payments received up to and including Sept. 1, 1942  
Standing of Taxes: Arrears Current

Insurance:

(1) Agent Coperley, Rounsefell & Co. Company Phoenix of London  
Policy No. 129051 Amt. \$5000 Prem. \$50.00 Exp. Date May 5, 1944  
(2) Agent --- (\$250 of above policy on garage) Company  
Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:  
Extension Agreement dated March 6, 1941 extending mortgage for a further term of five years for \$3250 held in Sun Life Office, Vancouver, B.C.  
Dated at Vancouver, B.C. this 27th day of November A.D. 1942.

CERTIFIED CORRECT: ASSURANCE COMPANY OF CANADA  
LOAN DEPARTMENT  
(Signature) [Signature]  
LOAN MANAGER FOR BRITISH COLUMBIA



11529

# AGREEMENT

Contract in regard to making (brewing) and sale of Shoyu as follows:

1. Total investment \$10,000.00 as follows:  
\$4,000.00 by AMANO, Teichi.  
X \$3,000.00 HIGUCHI, Ukon  
\$1,500.00 SAKAMOTO, Nobuyuki  
\$1,500.00 AMANO, Noburu.
2. Everything in regard to the making and supervision of the Shoyu to be by Mr. Teichi AMANO (remuneration by special arrangement).
3. The matter of the purchase of the ingredients to be left entirely to Mr. Ukon HIGUCHI (to be done gratuitously).
4. The investors (shareholders) after consultation and according to the need to decide the matter of marketing.
5. The matter of Loss and Profit to be divided proportionately according to the amount invested amongst the investors.
6. The auditing of the books to be twice a year, January and July.
7. Any alteration or withdrawal from this arrangement must be with the consent of all the investors. (In such a case and at such a time repayment of loss and profit to be divided proportionately according to the amount invested.)
8. The office to be at 2141 Dundas Street, Vancouver. Other particulars (details, etc.) to be decided at the discretion of the investors after consultation. (For guidance and confirmation, 4 copies of this Agreement to be drawn up, each person to possess one.)

DATE: October 24th, 1941.

PLACE: 2141 Dundas Street, Vancouver.



File No. 11529

HIGUCHI, Ukon (Mr.)

Reg. No. 03306

1390 West 13th Ave., Vancouver, B.C.

Picture taken - February 10/43.





ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

September 25, 1942

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

Re: Ukon HIGUCHI  
1390 W. 13th Avenue - File #11529

Dear Sirs:

The above property has been rented to Rabbi E. M. Levey from October 1st at \$55.00 per month. We enclose an estimate from P. McCaffery of the necessary decorating which we would recommend to be completed before the tenant takes possession.

We might add that Mr. Higuchi appointed us Agents direct, and authorized us to make any repairs which we believe necessary. At the present time the heating system is hot water with sawdust burner. The tenant is having difficulty in obtaining sawdust, and as sawdust is detrimental to a hot water heating system, we would recommend that the furnace be converted for use of wood and coal.

We also wish your permission to have the rubbish in the basement removed, and the necessary electric wiring repaired. Also several of the blinds are in need of repairs or renewals.

We would appreciate hearing from you as soon as possible.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Rental Department

GEJ:WH  
Encl.



*Pears*  
*out to Alexander*

**SUN LIFE ASSURANCE COMPANY OF CANADA**

HEAD OFFICE: MONTREAL

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

MORTGAGE DEPARTMENT

GEORGE L. LAM, MANAGER

**RECEIVED**  
OCT 26 1942

802 ROYAL BANK BUILDING

VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT MORTGAGES  
PLEASE REFER TO THEIR NUMBERS

October 23, 1942.

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

*Income 627-63 repairs.*

Administration Department, Attention: Mr. G. H. Pears.

Dear Sirs:

*Ins. 773-IV*  
*Mortgage 440*  
*69317*

Re: B.C. 7929 - Ukon Higuchi.  
Your File #11529.

*Write Pemberton -  
+ Sun Life -  
Principal int.*

Thank you for your letter of October 22nd, in connection with monthly instalments due under the mortgage to our company on the above mentioned property. It has been noted that the property in question is rented for \$55.00 per month and the first two months rent for October and November were required to take care of the decorating to the extent of \$98.00. In the meantime monthly payments on our mortgage account will fall in arrears and we would like to submit the following suggestions for your approval: According to the information we received from the City, Mr. Higuchi paid an amount to them this year for current taxes and 10% of the consolidated arrears of \$273.12. The mortgage payments due our company are \$35.00 a month to cover principal and interest at 6% and we would suggest the rental be paid to us each month and in turn we will look after the taxes payable to the City in July of each year.

We understand at the present, Pemberton's are looking after the property and rentals, after deducting their commission each month are remitted to your office. Possibly if we are going to look after the taxes, it may be advisable to have Pemberton's send us the net rent each month, or if you prefer, we could administer the property in the same manner as in your file #1676 -- Kimura. We understand, however, under either of the above, periodic statements will have to be submitted, giving a running record of our mortgage account.

Your early advice will be appreciated in connection with the above, in order that we may make a satisfactory report to our Head Office, as soon as possible.

Very truly yours,

S. E. Clarke,  
Loan Manager.

*Per: [Signature]*

*Paul pay net  
rental to S.L.  
S.L. to advise us of  
all payments made on  
mortgage showing portion  
applied to interest  
& portion ap. to  
principal  
S.L. to pay taxes.*



11529.

October 28, 1942.

Sun Life Assurance Co.,  
802 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir:

Re: Your File #B.C. 7929  
Ukon HIGUCHI

In reply to your letter of the 23rd instant regarding the property of the above at 1390 West 13th Avenue, we agree to your suggestion that Pemberton Realty remit to you the net rentals of this property. It will be necessary for you to advise us each month upon receipt of the remittance from Pemberton Realty as to the amount of the remittance applied as interest and the amount applied against the principal.

We are today writing to Pemberton Realty Corporation Ltd. instructing them as above.

Yours truly,



G. H. Peers,  
Administration Department.

GHP/P.



**This Indenture**, made in triplicate, the **Sixteenth** day of **November** one thousand nine hundred and **Twenty-seven** IN PURSUANCE OF THE ACT RESPECTING SHORT FORMS OF MORTGAGES: BETWEEN

HOWARD HARVIE RAMAGE, of 2851 Alma Road, in the City of Vancouver, in the Province of British Columbia, Jeweller,

hereinafter called the "Mortgagor," of the FIRST PART and

SUN LIFE ASSURANCE COMPANY OF CANADA, a body corporate, having its Head Office in the City of Montreal, in the Province of Quebec, hereinafter called "the Mortgagee," of the SECOND PART,

Whereas the Mortgagor is seized of an estate in fee simple in possession of and in the lands and premises herein after described, and

Whereas the Mortgagee has agreed to lend to the Mortgagor the sum of **Four thousand**

----- Dollars (\$ 4000.00 ) upon having the repayment of the same with interest as hereinafter mentioned secured in manner hereinafter provided,

Witnesseth that, in consideration of **Four thousand (\$4,000.00) -----** Dollars

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby by him acknowledged) the said Mortgagor doth grant and Mortgage unto the said Mortgagee, its successors and assigns forever, 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 particularly known and described as **Lot One (1), in Block Four hundred and thirty-two (432), Subdivision of District Lot Five hundred and twenty-six (526). Group One (1), New Westminster District, according to a map or plan deposited in the Land Registry Office at Vancouver, British Columbia, and numbered 1276.**

together with all buildings and fixtures of whatsoever kind or description, now or hereafter erected or placed on said land, and which the Mortgagor hereby declares to form part of the freehold of the said land and of this security, whether annexed to the said freehold or not, it being understood that this Clause is in addition to and not in substitution for the provisions of Section 4 of the "Mortgages Statutory Form Act." PROVIDED this Mortgage to be void on payment of **Four thousand (\$4,000.00) -----** Dollars

of lawful money of Canada with interest at **6½** per cent. per annum as well after as before maturity as follows: \$50.00 shall become repayable on account of principal on each first day of January and July, commencing the first day of January, 1928, and ending the first day of July, 1932, and the balance of the said principal shall be payable on the 16th day of November 1932. PROVIDED HOWEVER, that if the Mortgagor has not previously made any default whatsoever hereunder she may pay up to but not exceeding \$100.00 on account of principal upon any due date for principal as aforesaid, prior to the 16th day of November, 1932., and may at any time after the 16th day of November, 1929, and before the 16th day of November, 1932, pay off the whole of the said principal sum remaining unpaid together with interest to the date of payment on the amount so paid, by paying in addition thereto as a bonus a sum equal to three months' interest at the rate aforesaid.

Together with interest at the rate aforesaid which shall accrue from the date hereof, payable half-yearly on the first day of January and July in each and every year, without any deduction or abatement whatsoever until the principal be fully paid and satisfied, as well after as before maturity, the first payment of interest to be made on the **first** day of **January, 1928** 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 rate aforesaid if not paid prior to the next gale 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. And taxes and performance of Statute Labour. Provided always that in addition to the requirements set out in the above proviso, the Mortgagor shall have duly observed and performed all covenants, provisions or conditions of the said Mortgagor's part herein contained. The said several payments of principal and interest to be made to the Mortgagee at its Head Office in the City of Montreal, Canada.



secured, or taxes, or any other monies as hereinbefore provided, or any part thereof, or in the keeping or observance or performance of any covenant, proviso or condition herein contained on the part of the Mortgagor to be kept, observed or performed, then and in such case the whole monies hereby secured shall, at the Option of the Mortgagee, become due and payable in like manner and to all intents and purposes as if the time herein mentioned for payments of such money had fully come and expired. Provided that no notice whatsoever of the exercise of such Option need be given.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of said lands. AND it is agreed that the taking of a Judgment or Judgments on any of the covenants herein contained shall not operate as a merger of the said covenants, nor affect the Mortgagee's right to interest at the rate and times herein provided.

AND it is agreed and declared that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the monies hereby secured, and no person shall have any right to require the Mortgage monies to be apportioned upon or in respect of any such parts or lots.

AND the Mortgagee may from time to time release or discharge any part or parts of the mortgaged lands, or any other security for the monies hereby secured, for such consideration as the said Mortgagee may think fit, or without consideration if the said Mortgagee shall see fit; and no such Release or Discharge shall diminish or prejudice this security as against the lands remaining undischarged, or as against any person whatsoever.

AND it is agreed between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, monies, liens, costs of suit or matters relating to liens or encumbrances now or hereafter existing, or to arise or to be claimed on said land, or pay property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagor in respect of the said lands or this Mortgage, or the monies secured hereby, and Solicitors' and other charges in connection with this Mortgage including Solicitors' charges for recovery of monies before issue of Writ, and including all Solicitors' charges or commissions for the collection of any overdue interest, instalment of principal, insurance premiums or any other monies whatsoever payable by the Mortgagor hereunder, as between Solicitor and client, and Valuers' fees and all costs and expenses incurred by the Mortgagee in exercise of the powers of sale or powers to repair the buildings hereinbefore contained, or in or about or in defense of the title to said lands, and all costs and charges which may be incurred by taking proceedings of any nature, in case of default by the Mortgagor, and the same shall be payable forthwith by the Mortgagor to the Mortgagee, with interest at the rate aforesaid, and until paid shall be added to the principal money hereby secured and shall be a charge upon the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid prior to all claims thereon subsequent to these presents, and in default of payment the principal sum hereby secured shall, at the option of the Mortgagee, become payable and the powers of sale hereby given may be exercised in addition to any other remedies to which the Mortgagee may be entitled either by law or under the terms of this Indenture; Provided that no notice whatsoever of the exercise of such Option need be given.

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

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

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

AND it is further agreed that in case default be made and the Mortgage monies be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of sale or otherwise, an amount equal to six months' interest at the rate aforesaid, upon the capital so recovered by way of indemnity.

PROVIDED that no extension of time given by the Mortgagee to the Mortgagor, or anyone claiming under him, or any other dealing by the Mortgagee with the owner of the equity of redemption of said lands, shall in any way affect or prejudice the rights of the Mortgagee against the Mortgagor or any other person liable for the payment of the monies hereby secured.

The word "Mortgagor," wherever used, shall (unless the context otherwise requires) be deemed to include the heirs, executors, administrators, successors and assigns of the said Mortgagor and the word "Mortgagee," wherever used, shall (unless the context otherwise requires) be deemed to include the successors and assigns of the said Mortgagee, and if there is more than one Mortgagor named, the word "Mortgagor" shall be deemed to include each of such Mortgagors, their several heirs, executors, administrators, successors and assigns, severally as well as jointly. The said words and all words depending thereon or relating thereto shall also be deemed to include the feminine as well as the masculine and neuter genders. And all covenants herein contained on the part of the Mortgagor shall, if there be more than one, be construed as joint and several covenants.

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

SIGNED, SEALED AND DELIVERED

In the Presence of

"Mildred E.L. Gordon"  
930 Rogers Bldg.,  
Vancouver, B.C.

Solicitor

"H.H. Ramage"



THIS AGREEMENT made the Sixth day of March, in the year of our Lord one thousand nine hundred and forty-one.

BETWEEN:

SUN LIFE ASSURANCE COMPANY OF CANADA  
(hereinafter called the "Company")

OF THE FIRST PART

AND

UKON HIGUCHI, Manager, of 1390 West  
13th Avenue, in the City of Vancouver,  
Province of British Columbia, (herein-  
after called the "Party of the Second  
Part")

OF THE SECOND PART

WHEREAS by a Mortgage dated the Sixteenth day of November, 1927, one, Howard Harvie Ramage, of 2851 Alma Road, in the City of Vancouver, Province of British Columbia, Jeweller, mortgaged to the Company 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 particularly known and described as Lot One (1), in Block Four hundred and thirty-two (432), Subdivision of District Lot Five hundred and twenty-six (526), Group One (1), New Westminster District, according to a map or plan deposited in the Land Registry Office at Vancouver, British Columbia, and numbered 1276, to secure the payment of the sum of Four thousand (\$4,000.00) Dollars with interest at the rate of Six and one-half (6½%) per centum per annum, payable as in the said Mortgage provided;

AND WHEREAS the Party of the Second Part claiming now to be the owner in fee simple of the said lands, subject to the said Mortgage, has applied to the Company to alter the terms of payment of the said mortgage moneys, which it has agreed to do upon and subject to the terms herein contained;







interest shall be payable from day to day and shall itself bear interest at the rate aforesaid if not paid prior to the next gale 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.

The said monthly sums so paid, if at the time any such sum is paid there shall be any interest due under the terms hereof, and to the extent hereof as shall be necessary to pay all such interest due, shall, subject as hereinafter provided, be credited on account of such interest. The said sums so paid, if at the time of payment thereof there shall be no interest due under the terms hereof, and also to the extent of any such sums which shall be in excess of the amount of any interest due at the time of such payment, shall, subject as hereinafter provided, be credited on account of principal. PROVIDED HOWEVER that, notwithstanding anything contained herein, if at any time any such sum is paid the Company shall have paid any sum or sums whatsoever in respect of the aforesaid lands and premises or under or with respect to the aforesaid Indenture of Mortgage or this Agreement which shall not have been repaid to the Company, then and in any such case the Company may, at its option, apply any such sums hereinbefore provided to be paid or any other sums paid by the Party of the Second Part to the Company or any part of any such sum or sums on account of any such sums so paid by the Company.

The said Party of the Second Part covenants that he will, not later than the Third day of July in each year during the currency of this agreement, pay to the City of Vancouver all taxes, rates and assessments payable with reference to the mortgaged premises for such year.

AND the Party of the Second Part covenants and agrees with the Company to make the said payments accordingly on the days



and times and in the manner in the above recited mortgage and this agreement mentioned; and the Party of the Second Part covenants and agrees with the Company that he shall be bound by and liable under every covenant, proviso, license, power, condition, matter and thing in the said mortgage contained to the same extent as if the Party of the Second Part had been the original mortgager and as such had executed the said Mortgage.

AND it is declared and agreed that the said mortgage and all covenants, clauses, provisos, matters, powers, and things whatsoever contained therein shall continue in force and applicable to the amounts and dates and altered terms of payment herein contained, but that there shall be no right of premature repayment except as herein mentioned, and any statutory right in that behalf shall take effect as if the said Mortgage had been dated on the date of this Agreement.

The Party of the Second Part shall continue to be bound by all the obligations herein and in the said Mortgage hereinbefore particularly mentioned expressed, notwithstanding any alienation of the said property or any part thereof, and notwithstanding that the Company may further extend the time for payment of the amount loaned or any portion thereof in favour of any subsequent owner of the said property or any part thereof, or may make any other arrangement with him.

PROVIDED HOWEVER that these presents shall not create any merger or alter or prejudice the rights of the Company as regards any surety or subsequent encumbrancer or any person not a party hereto liable to pay the said mortgage money or interested in the said lands, or the rights of any such surety, subsequent encumbrancer or other person, all of which rights are hereby reserved.

The words "Party of the Second Part" wherever used shall (unless the context otherwise requires) be deemed to in-



clude the heirs, executors, administrators and assigns of the said Party of the Second Part, and the word "Company" wherever used shall (unless the context otherwise requires) be deemed to include the successors and assigns of the Company. The said words and all other words depending thereon or relating thereto shall also be deemed to include the feminine as well as the masculine and neuter genders, and the plural as well as the singular.

IN WITNESS WHEREOF this Agreement has been executed on behalf of the Company by -----S.E. CLARKE----- its -----Loan Manager for British Columbia-----and the Party of the Second Part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED  
in the presence of:

"Margaret Morris"  
Stenographer  
Vancouver, B.C.

"H. Shanks"

Sun Life Assurance Company of Canada  
Loan Department  
"S.E. Clarke" (Seal)  
Loan Manager for British Columbia.

"U. Higuchi"

(Seal)



DATED MARCH 6TH, 1941

SUN LIFE ASSURANCE COMPANY  
OF CANADA

and

UKON HIGUCHI

- MORTGAGE EXTENSION -  
- AGREEMENT -

BOURNE & DESBRISAY



File No. 11529.  
Catalogue No. 382.

April 13th, 1944.

**MEMORANDUM**

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Ukon HIGUCHI - Reg. No. 03306  
City of Vancouver  
Lot 1, Blk. 432, D.L. 526,  
Op. 1, H.W.D., Plan 1276.  
Certificate of Vesting No. 35139.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate ... NINETTA JEAN CRAWFORD, WESLEY STEWART, DUNCAN TAYLOR, and WILLIAM TENNISON.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title No. 82718-K is in the Land Registry Office.

DAC:JS  
Encls.

*D. A. Cramer*



File No. 11529.  
Catalogue No. 382.

May 20th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Ukon HIGUCHI  
City of Vancouver  
Lot 1, Blk. 432, D.L. 526,  
Gp. 1, N.W.D., Plan 1276.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 29th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 101691-L, dated April 29th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 101692-L, dated April 29th, 1944, registering the property in the names of Minetta Jean Crawford, Wesley Stewart, Duncan Taylor, William Tewnion (Deed).
3. Duplicate of Transmission dated April 17th, 1944.
4. Duplicate of Deed dated April 17th, 1944 - Secretary of State to Minetta Jean Crawford, Wesley Stewart, Duncan Taylor, William Tewnion.
5. Post card acknowledgment dated May 18th, 1944, from the Vancouver Land Registry, No. 101692-L. Certificate of Title is being held in the Land Registry Office. Mortgage Registered No. 55855-H.

DAC:JS  
Encls.

*D. A. Cramer*



11529  
at 182

LAND REGISTRY OFFICE

Vancouver, B.C.

7/11/529 - 382  
May 18, 1944

No. 1016926

In the name of

Crawford (et al)

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested.

See section 162, "Land Registry Act."

Yours truly,

55855H.

W. C. BROWN,

Registrar.

Per R.H.

WJ-113-0007



11529

May 26, 1944.

The Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 382  
1370 West 13th Avenue  
1/132/526

Please be informed that title to the above property registered in the names of Miss Minette Jean Crawford, 1914 Robson Street, Mr. Wesley Stewart, 2280 McGill Street, Mr. Duncan Taylor, 4236 Dunbar Street, Mr. William Tension, 4354 James Street, is held in the Land Registry Office subject to Mortgage Registered No. 55855-H.

Adjustments as of April 5, 1944 as shown on the enclosed sheet have been calculated and a balance of \$12.63 appears to the joint credit of the purchasers.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchasers to attend in order that statement of adjustments may be approved and certain releases signed by them prior to delivery of control of this property.

Yours truly,

George Peters,  
Administration Department.

GP:KA  
Enc.

cc Miss M. J. Crawford  
cc Mr. W. Stewart  
cc Mr. D. Taylor  
cc Mr. W. Tension



11529

June 6, 1944

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

Dear Sir:

Re: Catalogue No. 362  
1390 West 13th Avenue  
1/432/526

Please be informed that 1390 West 13th Avenue has been sold as of April 5, 1944 for the sum of \$5,300.00 which is equal to the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$ 5,300.00
Less agent's commission @ 5%	\$ 265.00	
Less 1943 tax arrears	104.83	
Less mortgage assumed by purchasers	2700.00	
Less amount to reduce mort. to \$2700.00	<u>17.81</u>	
		<u>3,157.06</u>

Net credit to your account

\$ 2,112.92

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:EB

cc to B. C. Security Commission.



## STATEMENT RE SALE OF:

Name:

HIGUCHI, Uzen,  
Reg. No. 03306  
11929

Catalogue No:

382

File No:

Street Address:

1390 E. 13th Ave., Vancouver.

Legal Description:

Lot 1, Blk. 432, D.L. 526, O.L. D.S.N. Plan 1276.

Date of Sale and Adjustments ..... April 5, 1944.

Sale Price

\$ 5300.00

Real Estate Agent's Commission

\$ 265.00

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

## Encumbrances:

Unpaid vendor

Mortgagee

2717.25

Arrears of Taxes

204.83

Other charges

## Adjustments:

Fire Insurance

36.35

Taxes to April 5, 1944

51.99

Water

3255.97

\$ 5336.35

Net Proceeds credited to your account

\$ 2080.38

August 22, 1944.

Date:.....

George Peters.

Compiled by:.....



File No. 11579  
Reg. No. 03306

Memorandum

Date	Particulars
1942 October 23	Rents collected Decorating Commission
October 29	15 Wage tax refund
1943 January 27	Land Registry Office - Certificate of Purchase
1944 January 28	Proceeds Auction Sale
March 24	Rents collected 28th Nov./42 to date Payments on Mortgage and commission, etc.
April 5	Repairs to chimney Balance runs to date
June 12	Credit re sale of property
June 20	Proceeds Auction Sale
	Refund insurance premium re policy cancelled

Debit	Credit	Balance
90.00	55.00	
2.75		
	7.50	
1.00		
		<i>44.69 Radio</i>
965.75	965.75	
6.50		
	8.42	
	2,080.38	
	155.41	
	2.65	
61,026.00	43,319.60	

CR \$2,293.60



File No. 11529  
Reg. No. 03306

Winnipeg

Date	Particulars	Debit	Credit	Balance
1944 June 20	Balance as per statement sent			
	Adjusting entry of June 12 - Auction Sale	\$ 16.12	\$2,293.60	
August 2	Insurance premium	35.00		
1945 March 6	Proceeds Auction Sale		7.56	
March 12	Proceeds Auction Sale		23.55	
1945 January 12	Cheque to you	2,000.00		
February 20	Proceeds Auction Sale		.88	
March 27	Proceeds Auction Sale		2.96	
April 26	M. Furuya Co. payment on account Employees' Account		5,000.00	
April 27	Cheque to you	5,000.00		
June 1	Cost of telegram to Toronto	1.32		
October 15	M. Furuya's repayment of loan		12,126.72	
October 18	Cheque to you	10,000.00		
		\$17,052.44	\$19,455.57	

CR \$2,403.13

Handwritten calculations and notes in the right margin, including a small table with numbers and a signature.







atalogue No. 382  
File No. 11529  
1390 West 13th Avenue  
1/432/526

Control of 1390 West 13th Avenue, Vancouver, is by us hereby acknowledged and we agree that all adjustments in connection with the sale to us of this property have been settled.

Receipt is also acknowledged of Phoenix Assurance Company Ltd. policy No. 129235 which has been assigned to us,

Dated at Vancouver, B. C., this 3<sup>rd</sup> day of June 1944.

Minita J. Hawes

---

---

---



February 25, 1943.

Mr. Uken Higuchi,  
Tachino,  
via Hope, B. C.

Re: 1390 West 15th Avenue.

Dear Sir:

We have today received an offer to purchase the above property at a price of \$4,000.00 gross, assuming a mortgage to the Sun Life and the balance all cash to yourself.

Kindly advise us.

Yours truly,

PENDERBTON REALTY CORPORATION LIMITED.

W. G. Moore.

WGM:MM



REAL ESTATE  
INSURANCE



MARINE 6421

MORTGAGES  
LEASEHOLDS

*H.A. Roberts Ltd.*

466 HOWE STREET  
VANCOUVER, B.C.

Rec'd	
File No.	11529
Ans.	
Referred	

1948

September 29

The Custodian,  
506 Royal Bank Bldg.,  
675 W. Hastings St.,  
Vancouver, B. C.

382

Dear Sir:

Re: Your File No. 11529

On behalf of a client we here-  
with tender the sum of \$5,000.00 for Catalogue #382 -  
1390 West 13th Avenue - Lot 15, Block 404, District  
Lot 526.

✓  
We enclose herewith certified  
cheque for \$500.00, being 10% of the above tender.

Yours very truly,

H. A. ROBERTS LIMITED.

*W.P. Rodgers*

Sales Department.

*offer withdrawn*

W. P. Rodgers /W

Encl.

*J.G. Shears*  
*11/29*



Rec'd	
File No.	1152A
Ans.	<i>HRH</i>
RECEIVED	

77 East Hastings Street,  
Vancouver, B. C.

Oct. 4, 1943

*382*  
Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Dear Sirs:

On behalf of Rabbi Levy I hereby tender \$4,000 on  
1390 West 13th Avenue.

Enclosed please find certified cheque for 10%. *1400.00*

Yours truly,

*Albert Evans*  
Albert Evans,

c/o Pemberton Realty Corp. Ltd.,  
418 Howe Street,

Encl. *✓*

*J. G. Shears*



Dec 9/43

Rec'd	12/14/43
File No.	11529
Atty	And
Received	HARROP

W SNOWDON  
1316 W 11<sup>th</sup>  
VANCOUVER  
B.C.

The Custodian

506 Royal Bank Bldg  
675 W. Hastings  
Vancouver B.C.

Dear Sir

Re the property at 1390  
West 13<sup>th</sup> legal description LOT 1 BLOCK 422  
D.L. 526 Catalogue No 382

I Herby tender you an offer of  
\$4,250.00 (Four Thousand and Two  
Hundred and Fifty dollars)

We can negotiate about the mortgage  
whether to keep it on or not

Yours sincerely

William Snowdon



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

410 HOWE STREET  
VANCOUVER, CANADA

March 17, 1944.  
"One Day Nearer Victory"

Rec'd	MAR 17 1944
File No.	11529
Ans.	PAK
Referred	HARROP.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, British Columbia.

Re: Catalogue #382,  
1390 W. 13th Avenue.

Dear Sirs:

We have to-day received an offer on the above property of \$5,300.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore.

WGM-JM



11529

5th April, 1944.

The Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 382  
1390 East 13th Avenue.

This will acknowledge receipt of your letter of the 4th instant in which you enclose your certified cheque for \$2,600.00. We note that your clients are assuming the mortgage of \$2,700.00 against this property in favour of The Sun Life Assurance Company of Canada.

We also note that you wish this property to be registered in the following names:

Minette Jean Crawford, Spinster - of 1914 Robson Street, Vancouver, B.C.	
Wesley Stewart, Salesman - of 2280 McGill Street, Vancouver, B.C.	
Duncan Taylor, Shoemaker, of 4236 Dunbar Street, Vancouver, B.C.	
William Tonnion, Shoemaker, of 4354 James Street, Vancouver, B.C.	

and that they are all British Subjects.

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

Yours truly,

F. G. Shears,  
Director.

FHM



11529

23rd March, 1944.

The Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 382  
1390 West 13th Avenue.

Your letter of the 17th instant written on behalf of a client, in which you submitted an offer to purchase the above property for the sum of \$5,300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$5,300.00, the full amount of the purchase price.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

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

A statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F.G. Shears,  
Director.

FMR



03306

HIGUCHI Udon

FILE  
NO.

11529

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Union Insurance Society of Canton, Limited	0-313477	<i>xxx-1 cancelled June 9/44</i> \$1,000.00	Jan.	30	46	1390 West 13th Ave., Vancouver, B. C.
Phoenix Assurance Co. Limited	<i>Renewed - Policy 129235 - Phoenix Assurance</i> 129051	\$5,000.00	May	5	44	1390 West 13th Ave., Vancouver, B. C.
Phoenix Assurance Co. Limited	<i>Transferred to new owner - 5-5-44</i> 129235	\$5,000.	May	5	1947	1390 W. 13th Av., Vancouver, B.C.

File No. 11529

## --- SUMMARY ---

October 26th, 1946

## --- FIRE INSURANCE ---

Fire Insurance in the sum of \$5,000.00 was carried on the Dwelling House and Garage while required and was transferred to new owners as at date of purchase. Return premium of \$36.35 was allowed HIGUCHI in the adjustments.

Fire Insurance on Furniture was cancelled as June 9th, 1944 and a Return Premium of \$2.65 was allowed HIGUCHI and credited to his account June 20, 1944.

The above Summary is certified to be in accordance with the information on file, October 26th, 1946

*B.R. Dusenbury*  
B.R. Dusenbury,  
Office of the Custodian.



File No. 11329

SUMMARY

October 26th, 1946

LIABILITIES

Ukon HIGUCHI,  
Reg. No. 03306

The following claims were lodged against Ukon HIGUCHI  
as revealed on the file:-

- |    |                  |         |
|----|------------------|---------|
| 1. | Dr. W.C. Walsh   | \$38.00 |
| 2. | Mageso MATSUMOTO | 1000.00 |

Item #1. Dr. Walsh was settled as indicated in letter February 22nd, 1946 per his bookkeeper.

Item #2. MATSUMOTO - This was confirmed as being against M. FURUYA CO. LTD. and was settled by credit to his account on our books as May 6, 1946 and remitted to him as May 7th, 1946.

No other indebtedness against HIGUCHI is revealed on the file.

The above Summary is certified to be  
in accordance with the information on file,  
October 26th, 1946.

*B.B. Dusenbury*  
B.B. Dusenbury  
Office of the Custodian.



October 26th, 1946

## PERSONAL PROPERTY

Ukon HIGUCHI,  
Reg. No. 03306

CHATELS: See Chatels Schedule.

ACCOUNTS

RECEIVABLE: On Paragraph 6 of Page 3 of registration of Ukon HIGUCHI dated July 20, 1942 is recorded the following:-

Personal ( \$275.00 from Hinatsu Shotaro - 1876 Triumph St., Vancouver, B.C.  
Loan ( 160.00 " Kobayashi Teijiro - Box 452 Steveston, B.C.  
  
Cash ( \$3,000.00 from T. Amano Bros., 2141 Dundas St. Vancouver, B.C.  
Investment ( 23,000.00 from M. Furuya Co., Ltd. 318 Powell St. Vancouver, B.C.

Item \$275.00 - Hinatsu - This claim was submitted to Hinatsu and his reply was reported to HIGUCHI in our letter of 19th February 1944 as follows:-  
"Have no money and have no prospects of any" and HIGUCHI was informed that we would take no further action.

Item -\$160.00 -Kobayashi - In checking the file of Kobayashi File 4490, it would appear that he had not received any notice of this claim being filed against him. A notice is now being sent to him.

Item -\$3,000.00-Amano - This amount is regarded as a personal claim by Ukon HIGUCHI, and is still unpaid. See our Mr. Shears' letter of Oct. 17, 1946.  
NOTE: It would appear from copy of agreement on file Oct. 24, 1941, that this amount was an investment in a syndicate or partnership, and not a personal claim against Teiichi Amano. Amano says positively that he never borrowed from Ukon HIGUCHI "anytime, anywhere". This amount and the circumstances surrounding it are still the subject of controversy which the Custodian has left to AMANO and HIGUCHI to decide between themselves.

Item -\$23,000.00 - M. Furuya Co. Ltd. - According to a recent letter dated Oct. 17, 1946 by our Mr. Shears it would appear that the amount due to Ukon HIGUCHI from that Company was \$20,126.72, from which according to that letter may be deducted \$3,000.00 claimed direct from Teiichi AMANO by HIGUCHI and \$5,000.00 forwarded to HIGUCHI on April 27, 1946, leaving as stated in that letter, the sum of \$12,126.72 due to him. This amount was received and credited to his account as Oct. 17, 1946. Then on October 18, 1946 a further cheque for \$10,000.00 was forwarded to him.

BONDS,  
SHARES,  
WAR SAVINGS CERTIFICATES  
LIFE INSURANCE

( On Page 3 of Registration of Ukon HIGUCHI dated  
) July 20, 1942 he has, as reported, the following:-  
(  
)

\*172 Shares -\$100.00 each of M. Furuya Co. Ltd. 318 Powell St. Vancouver,  
\$1,000.00 Dominion of Canada Victory Bond, 1941 & 1942, in Declarant's  
possession.  
(Five & ten) \$150.00 War Savings Certificates. 1941 & 1942, in Declarant's  
possession.  
\$8,000.00 Confederation Life Assoc. Van. B.C. Pol. #560449, Beneficiary  
wife, Ko. Expires - 1943.  
(Expires in 7 yrs). \$3,000.00 Monarch Life Assurance Co. Van. B.C. Pol.  
#P94903, Beneficiary wife, Ko. Both policies are in Declarant's possess-



- 2 -

SUMMARY -- PERSONAL PROPERTY -- continued

ion."

As none of these vested in the Custodian no action was taken in respect to them by the office of the Custodian.

Nootka Saltery Ltd. - The declaration of Ukon HIGUCHI as July 20th, 1942 does not make any reference to this Company. The file however reveals that he with Hideo SAKAMOTO and W.J. Griffin were the principals in the Company. Letter Nov. 22, 1942 from HIGUCHI explains the situation regarding this Company. It would appear that the Company did not operate since 1939.

Refund - A refund of \$7.50 Income tax was received from the Provincial Collector and credited Ukon HIGUCHI as October 29, 1942.

SPECIFIED ARTICLES:

A Car is referred to in the R.C.M.P. information form dated April 27, 1943 but no other reference is revealed on the file. It is therefore assumed that the Car was disposed of prior to his evacuation in August 1942.

RADIOS:

Three radios and 1 Camera are revealed in the file- none declared by HIGUCHI. These are indicated as follows:-

- R.C.M.P. #734 - Dec. 14, 1943.
- (a) 1- General Electric Mantel Radio, Serial #1137
  - (b) 1- 2A Antar Camera ( Box) Brown color.
- R.C.M.P. #655- Dec. 13th, 1943
- (c) 1- Westinghouse Radio, Ser. No. A63984
  - (d) 1- General Electric Radio, Ser. No. H530

"c" and "d" were sold Dec. 20, 1943, Auction sheet Radio 1-and proceeds credited to Ukon HIGUCHI. Subsequently it was discovered that these actually belonged to M. Furuya Co. Ltd, and on obtaining the R.C.M.P. radio receipt from P.S. Ross & Sons, the net proceeds were transferred to M. Furuya & Co. Ltd as March 22, 1944.

("a") was sold as December 20, 1943, Auction sheet radio 1 and net proceeds were credited to the account of Ukon HIGUCHI the net amount being \$44.49.

("b"), the Camera is still on hand in warehouse as evidenced by memo of Mr. Wills dated October 25th, 1946.

No Fire Arms, Vessels or other radios or Cameras are revealed in the registration or the file of Ukon HIGUCHI.

No other Personal Property of Ukon HIGUCHI is revealed on the file.

The above Summary is certified to be in accordance with the information on file, October 27th, 1946.

*B.R. Dusenbury*  
B.R. Dusenbury,  
Office of the Custodian.



VANCOUVER CITY POLICE DEPARTMENT

Date..Mar.4/42.....

Received from- Ukon Higuchi

Address-- 1390 W.13th.Ave.

~~Subject~~

General Electric 7 tube Mantle Radio #1137

~~Radio~~

No.2-A. Antar Camera, Brown box

~~Antar Camera~~

~~Antar Camera~~

*Geo. J. Lefler*  
.....  
Det. Sgt.

*Rec'd  
by Constable  
Apr 16/46  
Letter dated  
Apr 11/46*



MEMORANDUM

File No. 11529

July 25th, 1945.

TO: The Accounting Department

FROM: Mr. G. B. Spain

RE: Ukon HIGUCHI

As it would appear that chattels belonging to Hideo SAKAMOTO, File No. 11360, were included and sold with those removed from the house formerly owned by Mr. HIGUCHI, would you please block the funds on file 11529 until proceeds of auction sale of chattels can be separated.

GBS:LEM



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 3767 Noboru AHANO - 9213 Teichi AHANO  
NAME: 11529 Ueno KIKUOKI - 9720 Nobuyuki SAKAMOTO

DATE ADVERTISED:  
(or other information)

APPRaiser's NAME: Thompson & Minington

VALUATION: chattels - \$1233.00

No appraisal was made on Soy's Sauce, being a perishable asset, sold under Government Bill of Sale for \$1775.00

PURCHASE PRICE:	\$3075.00	1233.00	
		1775.00	\$3075.00

COMMITTEE'S APPROVAL: August 12th, 1943.

**PURCHASER'S FULL NAME:** John Walter Wong - Chemist  
Peter Frank Lowe - Manufacturer  
William Stanley Goner - Manufacturer's Agent

**ADDRESS:**

ADDRESS:

OCCUPATION:

**BILL OF SALE REQUIRED:** YES NO  
(state if purchase price already paid or arrangements made) Bill of Sale prepared on 21st Oct., 1943

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Listed in Bill of Sale



File No. 11529

January 14th, 1944.

MEMORANDUM

TO: File  
FROM: Mr. Spain

Re: Cameras and Optical Instruments

Ukon HIGUCHI

The undermentioned article was delivered by the Royal Canadian Mounted Police to the Custodian and stored in the Custodian Warehouse at 992 Powell Street pending instructions re disposal by auction or otherwise.

Article:

2-A Antar Camera

GDS/EMS

*Mr. Spain*



Copy

Attached to  
EXHIBIT 1047 - 5  
NAME NIGGEM, Dean  
DATE \_\_\_\_\_ REGISTRATION NO. 03306 FILE NO. 13529  
FILED BY \_\_\_\_\_

The following chattels were sold by public  
auction at 992 Powell St., Vancouver, B.C. on January 18, 1945.

Box crockery	\$ 2.50
Dish pan and miscellaneous	0.75
Dish pan etc.	0.45
12 cups and saucers	2.50
Cups and saucers	5.00

Total		\$ 11.40
Less Expenses:	(Auctioneer's Fees \$1.14)	
	(Advertising 0.42)	
	(Moving 1.38)	\$ 3.54
Net Proceeds Credited:		\$ 7.86

Members of Custodian Staff Present, Mr. Wills  
Extracted from Auctioneering List No. Vancouver 36  
Remarks:



NAME

HIGUCHI, Ueno

REGISTRATION NO. 03306

FILE NO. 11520

The following chattels were sold by public  
 auction at 992 Powell Street, Vancouver on May 19th, 1944.

Atlas- lathe chuck	\$ 21.00
Atlas- lathe chuck	25.00
Drill grinding attachment	8.00
Bag & golf sticks	2.00
3 Bells	.75
Aluminum pot & mixer	1.40
2 Jardinieres	3.75
Box Crockery	1.00
Box bowl & saucepan	2.00
Tray & Miscellaneous	1.75
12 glasses	3.50
Gas burner	.75
Gas burner	1.80
Electric Vibrator	5.00
Basket miscellaneous	1.00
Stool & 4 horns	.25
Dishes, plates etc.	2.50
Box sealers	1.00
Box dishes	2.00
Box dishes	2.50
Ten Kettle & crock	.50
Box dishes	2.00
2 baskets miscellaneous	1.25
Iron pot	1.00
Iron pit	1.50
Carton sealers	.10
2 Saucepans	1.10
3 Saucepans	6.25

Total

Carried forward

100.65

~~Insurance~~~~Master Promissory Note~~~~Master Promissory Note~~~~Master Promissory Note~~~~Master Promissory Note~~



Copy

NAME HIKUCHI, WamREGISTRATION NO. 93304FILE NO. 11579

The following chattels were sold by public  
 auction at 992 Powell Street, Vancouver on May 19th, 1944.

	Brought forward	\$ 100.65
5 Pictures		1.50
2 Dish pans, & Miscellaneous		3.10
Laquerware		1.00
Glass bowl		6.00
Blue vase		2.75
Jug & 5 glasses		9.00
Vase, bowl & plate		7.00
Old lot cutlery		4.00
Jug & 6 bowls		1.00
3 bowls & bowl		.50
Dish		1.25
Alum		2.50
7 boxes Ceremonial dolls		5.00
Broom, sweeper etc.		1.00
Table lamp		.80
3 bowls	Transferred to 11473, SAKAMOTO, Aya,	.90
Japanese dinner set	12/9/46	7.75
Carton Miscellaneous		.25
Carton crockery		2.75
Metal Jardiniere		3.50
Green dish		1.50
Vase		3.75
Basket		4.00
3 small tables		1.25
Basket		1.00
Table		5.50

Total

Carried forward

\$ 100.65

\$ 173.05

~~Transferred to 11473, SAKAMOTO, Aya,~~~~Transferred to 11473, SAKAMOTO, Aya,~~~~Transferred to 11473, SAKAMOTO, Aya,~~~~Transferred to 11473, SAKAMOTO, Aya,~~~~Transferred to 11473, SAKAMOTO, Aya,~~



NAME STONNET, Wm

REGISTRATION NO. 03306 FILE NO. 11520

The following chattels were sold by public  
 auction at 992 Powell Street, Vancouver on May 19th, 1944.

	Brought Forward	173.03
Hall Stand	Transferred to 11473-SAKAMOTO, Aya,	1.00
Bed & spring	13/5/46	13.50
Shove board & hanger		.80
Cupboard		1.00
Oak bench		.75
2 Pictures		.75
3 house cutting tools		4.50
Flattens & saws		2.00

Total	(Auctioneers Fee \$20.00)	18.39	\$ 183.85
	(Advertising)	3.53 3.27	205.10
Less Expenses:	(Savings)	25.65 23.02	\$ 44.56
Net Proceeds Credited:			\$ 139.29

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 20.

Remarks: I hereby certify that the foregoing words are a true copy of the  
 original whereof they purport to be a copy.  
 Dated July 14, 1948.

*E. H. Brown*  
*D. J.*



MEMORANDUM

May 25th, 1943.

To: File 11529

From: Specified Articles Department

Re: HIGUCHI, Ukon - Reg. 03306.

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAMERA	2A "Antar" Camera (Box) Brown Colour <i>at 604 E. Cardona - Jun. 1947</i> <i>FM</i>	\$ 1.50
RADIO	✓ General Electric mantel radio Serial No. 1137	45.00
	✓ Westinghouse Radio, Ser. No. A63984A	25.00
	✓ General Electric .Serial No. H-530	12.00

✓ *Sold by Auction 20/12/43 Taneauu Radio!*



To: Mr. Green

February 8, 1944.

From: P. Matheson

Re: Ukon HIGUCHI, JR 03306, File 11529

Mr. Frederick Field informed me today that the two radios, described as follows:

Westinghouse, Serial No. A63984  
General Electric, No. H-530

} RCMP #655

which were listed under the name of the above-indicated person, are actually the property of M. Furuya Co. Limited.

These radios were sold at the December auction, and have probably been credited to Higuchi.

*gm*

W. \$58.00  
G.E. 24.00  
G.E. 52.00  
132.00  
19.35 est  
\$152.65

awaiting confirmation from 26.



# EXHIBIT REPORT

HEADQUARTERS FILE NO.

SUBDIVN. & FILE NO. YAMAGUCHI.

DIVISION & FILE NO. J.R. 03306

DETACHMENT & FILE NO. C.I.B.

DATE Dec. 13th, 1942.

Re: Shoshun HIGUCHI, Box 44, Port Hammond, B.C.

(Name of File)

On: Dec. 13th, 1942. 1 P.R. Jefferson, Ont.

(Date)

(Member's Name)

Came into possession of the following described goods by:

Handed over by Stolze Motor Freight.

(State Authority from whom seized and place of seizure)

No. of Sub.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1.		<i>Rem's receipt here on file</i> Sostindhouse Radio Ser. No. A 03004. <i>used</i> (1).
	1.		<i>Rem's receipt here on file</i> General Electric Radio Ser. No. H-520. (2).
			24.00
			M. FURUYA
			UKON HIGUCHI Reg. 03306 FILE 11529

*see memo 2/25/44*

REMARKS: Handed over to the Custodian of Alien Enemy property.

(State briefly disposition)

DATE Dec 17 1942

For Custodian

(Signature of Seizure or Witness)

*Certified Correct*  
*P.R. Jefferson*  
No. 10850  
(Signature of Member)



**P. S. ROSS & SONS**  
CHARTERED ACCOUNTANTS  
MONTREAL TORONTO WINNIPEG  
CALGARY VANCOUVER

Rec'd	MAR 18 1944
File No.	27-91
Ans.	
Referred	MR GREEN

ROYAL BANK BUILDING

VANCOUVER, B. C.

March 17th, 1944.

Our File 295-136

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

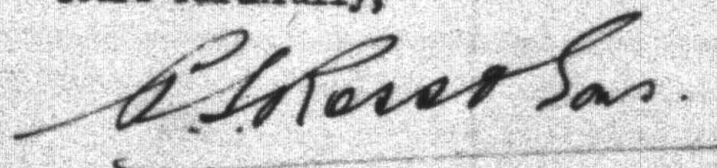
Attention: Mr. H. F. Green

Dear Sirs:

Re: M. Furuya Company Ltd.

With reference to your letter of recent date re two radios belonging to the above mentioned company having been sold and credited to Ukon Higuchi erroneously, we are enclosing herewith R.C.M.P. receipt in respect of these two radios and would ask that you forward your cheque in the amount of \$70.16 to cover same.

Yours faithfully,



Encl.



No.

R. 113

# Royal Canadian Mounted Police

\$

Vancouver B.C. Mar. 18 1942

Received from

Stoltze Motor Freight on  
behalf M. Furuya & Co. Ltd.

Box 44, Port Hammond B.C.

1 Westinghouse radio serial # A63984

1 General Electric radio # H530 Dollars,

100

Correct as shown above J. F. Groat

Signature

J. F. Miles Cpl



11529

*File*

March 27th, 1944

*N.B. carefully file  
receipt attached to  
P.S. Encl.*

Messrs. M. Furuya Co., Ltd.,  
c/o P. S. Ross & Sons,  
411 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:-

Re: Radios

Thank you for yours of March 17th. Here-  
with our cheque for \$70.16, being proceeds of sale of  
radios incorrectly credited to Ukon Higuchi.

Yours truly,

H. F. Green  
Protection Department

Enc.  
HFG:IF



# ROYAL CANADIAN MOUNTED POLICE

## EXHIBIT REPORT

Form 286A

Page 1 (2)

HEADQUARTERS File No.

DIVISION & File No.

J.R.05306

SUB-DIV'N & File No.

Vancouver, B.C.

DETACHMENT & File No.

C.I.B.

DATE December 14th, 1943

Re:

IRWIN HEDGECOCK, 1222 W. 13th, Ave., Vancouver, B.C.

On:

June 22nd, 1942

Pete Jefferson, Det.

Came into possession of the following described goods by:

Handed over to the Vancouver City Police.

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		General Electric Mantel radio. Serial No. 1137. <i>Only Police receipt in file 11529</i>
	1		2A Antara Camera (Box) brown colour. <i>Only Police receipt in file 11529</i>

FILE 11529

REMARKS: Handed over to the Custodian of Alien Enemy property.

DATED 17 MAR 1944 *Geo W. Lyman* (State briefly disposition)

(Signature of Receiver or Custodian)

CERTIFIED CORRECT

*Pete Jefferson* P.M. Jefferson, Det.



MEMORANDUM

File 11529

May 16, 1944.

To: Mr. Green

From: Mr. Spain

Re: Catalogue Number 382

1390 West 13th Avenue

All chattels were removed from the above address to the Warehouse at 992 Powell Street where they are now being listed for inclusion in our Vancouver Auction No. 20 on May 19th, 1944.

*W. W. Spain*

GBS/pls

*W. W. Spain*



1047 - 9 NAME HIGUCHI, Udon  
 EXHIBIT NO. 14 May 1948.  
 DATE 14 May 1948. REGISTRATION NO. 03306 FILE NO. 11529  
 FILED BY J.N.G. Hunter.

The following chattels were sold by public  
 auction at 992 Powell Street, Vancouver on May 19th, 1944.

Atlas lathe chuck	\$ 21.00
Atlas lathe chuck	25.00
Drill grinding attachment	8.00
Bag & golf sticks	2.00
3 Bowls	.75
Aluminum pot & mixer	1.40
2 Jardineros	3.75
Box crockery	1.00
Wet bowl & saucepan	2.00
Trey & miscellaneous	1.75
12 Glasses	3.50
Gas burner	.75
Gas burner	1.80
Electric vibrator	5.00
Basket miscellaneous	1.00
Stool & 4 horns	.25
Dishes, plates etc.	2.50
Box sealers	1.00
Box dishes	2.00
Box dishes	2.50
Tea kettle & creek	.50
Box dishes	2.00
2 Baskets miscellaneous	1.25
Iron pot	1.00
Iron pot	1.50
Carton sealers	.10
2 Saucepans	1.10
3 Saucepans	6.25

Total

Carried forward

\$ 100.65

~~RECEIVED BY:~~

~~RECEIVED BY:~~

~~RECEIVED BY:~~

~~RECEIVED BY:~~

~~RECEIVED BY:~~



NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public

auction at 992 Pwail Street, Vancouver on May 19th, 1944.

	Brought forward	\$ 100.65
5 Pictures		1.50
2 Dish pans, & miscellaneous		3.10
Lacquerware		1.00
Glass bowl		6.00
Blue vase		2.75
Jug & 5 Glasses		9.00
Vase, bowl & Plate		7.00
Old lot cutlery		4.00
Jug & 6 bowls		1.00
3 Bowls & had		.50
Dish		1.25
Atlas		2.50
7 Boxes Ceremonial dolls		5.00
Warmer, sweeper etc.		1.00
Table lamp		.80
3 Bowls	Transferred to 11473-SAKAMOTO, Aya	.50
Japanese dinner set	13/5/46	7.75
Carton miscellaneous		.25
Carton crockery		2.75
Metal Jardinere		3.50
Green dish		1.50
Vase		3.75
Boxer		4.00
3 Small tables		1.25
Boxer		3.00
Table		5.50

Total

Carried forward

\$ 180.80

~~Transferred to:~~

\$ 173.05

~~Transferred to:~~

\$

~~Transferred to:~~

~~Transferred to:~~

~~Transferred to:~~



*Copy sent July 24/55*

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public  
auction at 992 Powell Street, Vancouver on May 19th, 1944.

	Brought forward	173.05
Hall stand	Transferred to 11473-SAKAMOTO, Aya	\$ 180.80
Bed & spring	13/5/46	1.00
Stove board & hanger		13.50
Cupboard		.80
Oak bench		1.00
2 Pictures		.75
3 Boxes cutting tools		.75
Platters & saucers		4.50
		2.00

Total			\$ 183.85
Less Expenses:	(Auctioneer's Fee:	\$20.52 18.39	205.20
	(Advertising:	3.53 3.17	
	(Moving:	26.65 23.00	49.69 44.56
Net Proceeds Credited:			\$ 155.42 139.29

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 20.

Remarks: *Not listed on inventory Jan 10/45* 38 - *183.85 - 44.62*  
*11.40 - 354*  
*195.25 481.0*



*Copy sent July 24/45*

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public

auction at 992 Powell St., Vancouver on January 18, 1945.

Box crockery	\$ 2.50
Dish pan and miscellaneous	0.75
Dish pan etc.	0.65
12 Cups and saucers	2.50
Cups and saucers	5.00

Total		\$ 11.40
Less Expenses:	(Auctioneer's Fee: \$ 1.14	
	(Advertising: 0.42	
	(Moving: 1.98	\$ 3.54
Net Proceeds Credited:		\$ 7.86

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 38.

Remarks:



*Copy sent July 24/45*

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public

auction at 992 Powell St., Vancouver, B.C. January 31, 1945.

Box tools	\$ 1.25
Iron pot	1.10
3 Vases etc.	0.75
2 Vases	2.00
2 Vases	1.00
2 Vases	0.75
Roller skates	1.20
2 Kettles and 2 saucepans	2.00
Pail, saucepan etc.	1.60
Jardins	2.00
Box miscellaneous	1.80
Box dishes	2.25
3 Vases	1.00
Box lacquerware	4.25
2 Bowls and jug	1.50
Plates and bowl	1.75
Crockery	1.50
6 Tumblers	2.10
4 Tablecloths	6.50

Total	(Auctioneer's Fee: \$ 3.63	\$ 36.30
Less Expenses:	(Advertising: 1.21	
	(Moving: 7.91	\$ 12.75

Net Proceeds Credited:

\$ 23.55

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 39.

Remarks: *not listed on inventory*



NAME HIGUCHI, Waka

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public  
auction at Vancouver, B. C. on November 28th, 1945.

Basket & records

\$ 1.25

Total

\$ 1.25

Less Expenses:

(Auctioneer's Fee .12  
(Advertising .11  
(Moving .14

\$ .37

Net Proceeds Credited:

\$ .88

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55.

Remarks:



NAME: HIGUCHI, Ukon

REGISTRATION No. 03306

FILE NO. 11529

The following chattels were sold by public

suction at Vancouver, B.C. on December 21st, 1945.

Books  
Trunk

\$ 1.50  
2.35

Total

Less Expenses:

(Auctioneer's Fee \$ .39  
(Advertising .22  
(Moving .28

\$ 3.85

\$ .89

Net Proceeds Credited:

\$ 2.96

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks:



NAME: Ukon HIGHT

REGISTRATION No. 03306

FILE NO. 11529

The following chattels were sold by public

auction at 992 Powell, Vancouver on December 20, 1942.

Westinghouse Mantel Combination  
late model

General Electric Mantel

General Electric Mantel Push-button, late model #1137.

M. FORDY + Co.

\$ 58.00

24.00

52.00

Went to  
M. Garage

6.

P. H. H. H.

12-3-44

114.65  
70.16  
44.49 net for #1137

Total

Auctioneer's Fee \$13.40

Less Expenses:

Advertising 1.81

Moving 1.14

Storage 3.00

\$ 134.00

\$ 19.35

Net Proceeds Credited:

\$ 114.65

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver Radio 1.

Remarks:

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: July 15, 1948.

E. L. L. L. J. J.



11424  
W13/1, 519, 757,  
11399 & 9720

November 23, 1943.

Mr. Teiichi ANNO,  
Registration No. 65501,  
P. O. Box 18,  
Kawakawa, B. C.

Dear Sir:

Re: Catalogue Nos. 95 & 96  
2135 & 2141 Dundas Street  
12/20/34 & 12/20/34

We are informed that the following properties have been sold for the prices set opposite each, the indicated commission in each case having been paid, leaving a net credit as shown in each case or a total of \$8,590.00.

2135 Dundas Street	\$4,400.00
Commission	220.00
Net	\$4,180.00
2141 Dundas Street	\$1,525.00
Commission	76.25
Net	\$1,448.75
Garage (Car & Equipment)	\$3,075.00
Commission	143.75
Net	\$2,931.25

Examining the files of Mr. Teiichi Anno and Mrs. Katuyo Anno, it is found that 2141 Dundas Street was registered in the name of Mrs. Katuyo Anno and has been administered throughout in her name, all credits for revenue having been placed to her account and charges for expenses having been placed against this account.

2135 Dundas Street was registered in the name of Mr. Teiichi Anno and was similarly treated in his name.

The above items and equipment contained in these two premises have been sold but nothing was done with it prior to that date and there have been neither revenue nor expenses in connection with it except a very small amount chargeable for fire insurance and for Wilson's Night Patrol.



It is now necessary to allocate the funds proceeding from these three sales and we are, therefore, desirous of knowing who are the actual owners of these three properties; firstly, 2135 Dundas Street, secondly, 2141 Dundas Street, and thirdly, the ships' stores and equipment. Our reason for asking this question is that on our files it is quite clear that four people contributed money for the purpose of acquiring assets with the object that they should be partners in the maintenance of ships' stores. The persons contributing money to the partnership and also their proportions of money are as follows:

NAME	DOB	FILE NO.	PROPORTION
Taiichi ANNO	06/30	9213/1	9/20
Sam KIMURA	07/05	11529	6/20
Isahaya KIMURA	07/19	9780	3/20
Isaya ANNO	11/04	7767	3/20

It does not appear that Mrs. Katsuyo Anno was a partner in this business. Her title to 2141 Dundas Street is dated January 26, 1933 and we are not informed so far that there was any agreement to put this property into the partnership.

It is required, however, that all persons concerned with this business inform us as to how the assets of the partnership now liquidated are to be divided.

1. Does everybody agree that Mrs. Katsuyo Anno's home had nothing to do with the partnership and that she should herself receive the whole proceeds of sale?
2. Does everybody agree that Mr. Taiichi Anno's home and the factory belonged to the partnership and that the proceeds of sale of this property should be divided amongst the partners?
3. Does everybody agree that the shuttles belonged to the partnership and that the proceeds of sale should be divided?
4. Does everybody agree that Mrs. Katsuyo Anno herself had nothing to do with the partnership?
5. Does everybody agree that the shares of the partnership are properly described above set against the names of each partner?

A letter identical in terms with this is being sent to each of the five persons concerned and early replies are requested. As soon as these replies are received, we shall be in a position to allot the funds and pay them out as may be required. At present these funds are held in a special account and cannot be paid out. They will be held in this account until satisfactory answers are received to the five questions above set out from all persons concerned.

Yours truly,

P. H. Russell,  
Administration Department.

20000



11529

March 2nd, 1943.

Mr. Ukon HIGUCHI,  
Registration #03306,  
Tashme, Via Hope, B. C.

Dear Sir:

Yours of the 17th of February, 1943, to hand and we note that the claim lodged against you by M. Matsumoto, amounting to \$1,000.00 (your letter of the 17th ultimo says \$100.00 in error) is really against the M. Furuya Co. We are conveying this information to Messrs. P. S. Ross & Sons for their action.

With regard to Dr. Walsh's account, kindly advise us when you have completed a settlement in order that our records can be kept correctly.

Referring to the claim of \$23,000.00 which you showed in your "JP" registration form as owing to you by M. Furuya Co. We have been advised by Messrs. P. S. Ross & Sons as follows:-

"Re: Ukon Higuchi and M. Furuya and  
Company Limited."

We have a notice of a claim filed with you by the above person against M. Furuya and Company Limited in the amount of \$23,000.00.

We are not aware of any balance of this amount due to Mr. Higuchi. The books of the Company show a balance of \$13,166.93 as due to employees. We have no definite information as to what proportion of this amount is due to Mr. Higuchi, but we understand it is substantially the whole amount.

We have on file a postponement from Mr. Higuchi of his claim against the Company in favour of the ordinary creditors, and we propose to pay the ordinary creditors before considering the matter of the payment of the employees balances."



11529 & 9213/1

December 8, 1943.

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

Dear Sir:

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

Your letter of December 6th is acknowledged, and the reservations you make are noted. There are certain questions, however, which it is thought may profitably be answered at this time.

Do you contend that all the property at 2135 and 2141 Dundas Street, including all buildings and all land, were the property of the partnership or are you prepared to admit that any part of the property belonged either to Teiichi Amano or to his wife in either of their own rights?

Do you contend that all the chattels in all of these four buildings were the property of the partnership or do you admit that any of them belonged to Teiichi Amano or to his wife in their own rights?

In asking these questions you will appreciate that it is the desire of this office to protect any interest which you may have in these properties. The lands were registered in the names of Teiichi Amano and of Katsuyo Amano, his wife, and under the Land Registry Act of this province, it is laid down that only the registered interest can be regarded. Unless, therefore, we are aware of any other interest in the land, we have no means of giving effect to it under the law. It is necessary, therefore, in your own interests that you state definitely whether you claim that any of this land fell into the partnership and if so, what part of it. You will remember that for the purposes of the law in this country, buildings are normally deemed to be part of the land.

It is suggested, therefore, that you explain as fully as possible the situation as you understand it.

Yours truly,

PHR:MA

P. H. Russell,  
Administration Department.

*Letter from Higuchi dated 6/12/43 is in file #9213/1*



9213/1, 9219, 9720 and 11529.

December 21, 1943.

Mr. Ukon NICHOLI,  
Registration No. 03306,  
P. O. Box 163,  
Southak, S. C.

Dear Sir:

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

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

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

Yours truly,

P. H. Russell,  
Administration Department.

PHR:AS



9213/1 & 11529

January 8, 1944.

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

Dear Sir:

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

Thank you for your letter of December 29th. It is interesting to note that your claim that 8,000 gallons of soy were sold early in 1942. It may appear that you are entitled to an accounting in this as well as in other respects.

It is the wish of this office to help all persons whose rights are in its care.

It appears that you claim as a partner against the proceeds of the sale of the assets and also require an accounting from your co-partners in respect of goods sold. Such a claim, if established, will be recognized by this office. Our difficulty is that we do not know what parts of the assets sold are partnership and what parts are privately owned.

Insofar as the partnership assets might fall short of satisfying your proved claim, you would have a claim in addition against your partners personally and consideration would be given to withholding credits from disbursements until such claims should be satisfied.

What we want to get clear however is something which is within your knowledge only. In order to allocate the money on hand we must know if you admit that any of the property, land or buildings, was not the property of the partnership. We asked you these questions in our letters of November 23rd and December 8th. We must know, before we can consider how to set aside money to pay your claim, who the money nominally belongs to. Please, therefore, answer our various questions previously asked as well as you can.

As soon as we have this information it may be possible to get some agreement as to what should be done with the money and possibly to pay off. At present we can do nothing with the money for you or for anyone else.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA



*Please file*

11529 and 9217/1

February 5, 1944.

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

Dear Sir:

Ret. 2135-2141 Dundas Street, and Soy  
Sauce Factory.

You have not replied to our letter of January 8th, 1944 asking you if any part of the properties at 2135 and 2141 Dundas Street are owned personally by Mr. or Mrs. Amano or any other person.

*Red*  
Mrs. K. Amano, Mr. T. Amano, H. Amano and H. Sakamoto are all agreed that the house and factory at 2141 Dundas Street and the contents of same are owned personally by Mrs. K. Amano. They are also agreed that the house at 2135 Dundas Street, is owned personally by Mr. T. Amano, but the factory at number 2135 and the Soy Sauce equipment therein belongs to the four partners of the business namely: T. Amano, H. Amano, H. Sakamoto, and yourself. All you are asked at the present to do is to state whether this is correct or not.

The land involved is registered in the names of Mrs. Amano as to number 2141, and T. Amano as to number 2135, and the Custodian is for the present concerned only with the ownership of the actual property apart from the joint interests in the business. The latter may be clarified at a later date. You are simply requested to reply at once stating definitely whether the ownership of the buildings and equipment is correct as stated by the Amanos and Sakamoto. As to your difference of opinion regarding the business, we enclose a copy of a recent letter received from Mr. T. Amano, the details of which may be gone into more fully at another time, but as far as the properties are concerned, unless you reply within a reasonable time answering the questions contained in this letter, this office proposes to deal with the distribution of the proceeds of sale as it sees fit without further reference to you.

Yours truly,

A. G. McArthur,  
Administration Department.

AGH:AC  
encl.



11529

January 9th, 1946.

Mr. Ukon HIGUCHI,  
Reg. No. 03066,  
P. O. Box 431,  
Cedar Springs, Ontario.

Dear Sir:

We are in receipt of your letter of December 31st and as requested enclose our cheque for \$2000.00 from funds standing to your credit. This now leaves you with a credit balance of \$290.01. Respecting your request for a further statement of your account we would remind you that we sent you a detailed statement with our letter of August 22, 1944 which showed that your credit balance at that time was \$2293.60, and allowing for the enclosed cheque and one or two minor adjustments you will see there is no material change in your account. We are not, therefore, forwarding a further statement now, but this will be done when your file is finally reviewed.

While writing you there are one or two matters that we wish to take up with you. The first is the claim of \$38.00 by Dr. W. C. Walsh. Was this finally cleared up? If so, please advise us the date and the settlement made, as we believe you queried the amount in question. Respecting the \$1000.00 claim against you by Mr. Sagoro Matsumoto, this we have confirmed with Messrs. P. S. Ross & Sons is a claim which should be against H. Furuya Company Limited and will be dealt with under that heading.

Respecting chattels, we regret that at the time of writing we have not yet heard from you in connection with our letters of July 25th and August 18, 1945. You will recall that we sent you copies of Auction Sheets Nos. 20, 38 and 39, requesting you to mark these items that belonged to you and to Mr. Hideo Sakamoto, that we might credit the latter's account, since all these chattels have been credited to your account. Please return to us the Auction Sheets in question, duly marked that we may make the necessary adjustments. In the meantime you will understand that the proceeds of these three auctions cannot be released.

You will recall that your G. E. Mantel Radio, Ser. 1137, was handed over to the R.C.M.P. and eventually sold at auction by this office, the proceeds being credited to your account. It is not possible for us to release these funds until we receive from you the receipt handed to you for this radio by the R.C.M.P. so we shall be glad if you will let us have the receipt with your reply to this letter.

Yours truly,

P. Donet,  
Administration Department

PD/MA  
Enc. 1



11529, 11360,  
131 (Int) 9346  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
April 30, 1946

Mr. Ukon Higuchi,  
Registration No. 03306,  
74 Shannon Street,  
Toronto, Ontario

Re: M. Furuya Company Limited  
Employees' Account

Dear Sir:

We duly received your telegraph messages, dated April 23 and 26, 1946, and in response to your request for funds, we mailed you a cheque for \$5,000.00 with our registered letter of the 27th instant. These funds were forwarded to us by Messrs. P. S. Ross & Sons from the Employees' Account of M. Furuya Company Limited, but before any further monies may be released from this account, we must have a definite understanding regarding the amounts owing to you and Mr. Hideo Sakamoto.

In your letter, dated April 10, 1946, you wrote us as follows:

"I have everything straightened out now so please as soon as possible remit as follows:

Mr. Hideo Sakamoto	\$5000.00
Mr. Nagao Matsumoto	1000.00
and Mr. Ukon Higuchi	23000.00

Please send the above sum for myself to the above address".

The amounts quoted in your letter total \$29,000.00, whereas the amount actually held by Messrs. P. S. Ross & Sons in the Employees' Account is \$13,000.00. The amount originally was \$29,000.00 before withdrawals reduced it to \$13,000.00, and this amount was further reduced to \$8,000.00 when we mailed you our cheque on the 27th instant.



11529, 11360  
131 (Int) 9346

Mr. Ukon Higuchi

-2-

April 30, 1946

If Mr. Sakamoto is entitled to \$5,000.00 and Mr. Matsumoto, \$1,000.00, it will mean that you will receive a further payment of \$2,000.00 only. Is this correct? If so, we are prepared to credit your respective accounts in this office as follows:

Hideo Sakamoto	\$5,000.00	
Nagao Matsumoto	1,000.00	
Ukon Higuchi	<u>2,000.00</u>	\$8,000.00
Forwarded to Ukon Higuchi	<u>5,000.00</u>	\$13,000.00

The amount of \$1,000.00, owing to Mr. Matsumoto, has been confirmed by you in your letter, dated April 11, 1946, and we are therefore crediting his account with this amount in settlement of his claim, but we would like you to again confirm that \$5,000.00 is owing to Mr. Sakamoto, in view of the following conflicting statements made by him:

1. In his letter, dated December 5, 1945, he wrote: "This Employees' Fund Account belongs to Mr. Higuchi and myself -- my share being namely \$5000.00 and the rest being Mr. Higuchi's. Please credit me with the above amount and Mr. Higuchi with the rest, which will do away with the Employees' Fund Account".
2. In his letter, dated February 11, 1946, he wrote: "I am sorry to put you to so much trouble all the time but will you kindly cancel all claims which I made for \$5,000.00. Please include my account back to the Furuya Employee Fund. Also, will you kindly inform Mr. U. Higuchi of the above matter".

Please let us hear from you regarding this matter, as no further funds will be forwarded to you or Mr. Sakamoto from the Employees' Account until the exact amounts owing to each of you have been confirmed by you.

Yours truly,

W. J. Johnston  
Administration Department

WJJ/JF



11529, 11360,  
131 (Int), 9346  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
June 7, 1946

Mr. Ukon Higuchi,  
Registration No. 03306,  
74 Shannon Street,  
Toronto, Ontario

Re: M. Furuya Company Limited  
Employees' Account

Dear Sir: .

We duly received your letter of May 11, 1946, copy of which we forwarded to Messrs. P. S. Ross & Sons. They have replied, under date of the 21st ultimo, and in accordance with their suggestion, we are enclosing herewith a copy of their letter, for your information.

In our letter to you, dated March 2, 1946, we quoted a letter which we received from Mr. Hideo Sakamoto, under date of February 11, 1946, and in which he made the following statements:

"I am sorry to put you to so much trouble all the time, but will you kindly cancel all claims which I made for \$5,000.00.....

Please include my account back to the Furuya Employee Fund".

We wish you would take this matter up with Mr. Sakamoto and ascertain what he meant by cancelling his claim for said \$5,000.00.

Any other information which you may be able to forward us will also be appreciated.

Yours truly,

W. J. Johnston  
Administration Department

WJS/JF  
Encl.



11529✓  
11360  
131A (Int.)

17th October, 1946.

Mr. Ukon Higuchi,  
Registration #03306,  
16 Chadwick Avenue,  
Guelph, Ont.

Dear Sir:

Re: M. Furuya & Company Limited

We are at this time writing you in regard to your correspondence received in connection with the above company.

Your letter of June 20th refers to a balance of \$20,971.44 in connection with advances made to the company. However, included in this amount is an item of \$3,000.- in regard to an investment in Amano Bros. You are making a direct claim for this against Amano and the claims against Furuya & Company will therefore be reduced to \$17,971.44 divided as follows:

Small balances due to various employees	\$844.72
Due Hideo Sakamoto	5,000.00
Balance due to yourself	12,126.72
	<u>\$17,971.44</u>

*See file 131 D*

Mr. Sakamoto has requested payment of this \$5,000.- which you have confirmed and a cheque is being forwarded to him for this amount. At the present time we are enclosing herein cheque in your favour for \$10,000.- on account of the balance referred to above.

The following liabilities are still outstanding:

Accounts Payable	\$267.43
Merchandise Certificates	266.70
Chemainus Account re Kawahara	700.00

The possibility of any funds being available for shareholders would appear to be very doubtful and will largely depend upon the collection of any outstanding Accounts Receivable.

A review of your own file dealing with your property at 1390 West 13th Avenue will be made in the near future as well as your interest in the Amano factory.

Yours truly,

F. G. Shears,  
Director.

FOS/TMI  
encl.



11529

REGISTERED.

October 25th, 1946

Mr. Ukon HIGUCHI,  
Reg. No. 03306,  
74 Shannon Street,  
Toronto, Ontario.

Dear Sir:-

On the 17th instant our Mr. Shears wrote to you with certain information re M. Furuya & Co. Ltd., and enclosing our cheque for \$10,000.00 payable to your order. In the closing paragraph he stated that a review of your file would be made. Accordingly we have reviewed your file and your affairs that have come under our control in order that we may make a brief report at this time.

We have prepared and are enclosing a statement of your account as shown on our books, showing a credit balance of \$2403.13. This statement continues from the one sent to you August 22nd, 1944.

Real Estate - Your property at 1390 West 13th Avenue was sold as of April 5th, 1944 and details of same were forwarded to you in our letter of the 22nd August 1944. The statement sent you at that time indicated the receipts and disbursements in respect to the administration and liquidation of same.

Accounts Receivable: - In your declaration of July 1942 you listed some accounts owing to you. These are as follows:-

- |                         |          |
|-------------------------|----------|
| 1. Shotaro HINATSU -    | \$275.00 |
| 2. Teijiro KOBAYASHI -  | 160.00   |
| 3. T. AMANO BRUS -      | 3000.00  |
| 4. M. FURUYA CO. LTD. - | 23000.00 |

Items Nos 1 and 2 have not been collected. You were advised regarding No. 1. namely that he could not pay. No. 2 has not replied to our notice.

Item No. 3 - This is the disputed and contentious amount and will be dealt with further in a later letter. Teiichi AMANO has repeatedly stated that he did not at "anytime, anywhere" borrow any money from you and that the \$3,000.00 in question was an investment by you in the Shoyu Bean Sauce enterprise.

Item No. 4. This item has been explained in our Mr. Shears' letter above referred to. It will be noted in the enclosed statement that your account has received credit for the sum of \$12,126.72, according to the amount stated in his letter.

Chattels -- In your registration of July 1942 you say "left at 1390 13th Avenue West, Vancouver, B.C., Household Furniture etc," and that you would probably sell the above, but that you would leave a list of what was left. Our records do not indicate that you ever did this. Your Agents, Pemberton Realty Corp'n.



Mr. Deon HUGHES - continued

- 2 -

Ltd., reported September 16, 1942 that you did not wish to supply an inventory. When the Real Estate property was sold it became necessary to remove any household effects at 1390 West 13th Avenue and this was done, and all the chattels there were taken to our warehouse at 992 Powell Street. On the 18th August 1945 we sent you Auction Sheets Nos. 20, 38 & 39 showing sales made to that date. In your letter of April 11th, 1946 you ask that items aggregating \$21.25 be transferred to Video SA 14070 and this was done. The net proceeds of chattels at present in your account is \$174.54 as per statement of these sales enclosed. Unless we have your co-operation we are unable to decide if this amount represents the proceeds from the sale of your chattels, or whether the proceeds of the chattels of others may be included. Presently therefore, we are holding this amount in reserve and shall be obliged if you can assist in any way to clarify the situation.

**General -** In order that certain of your funds will not be held back from you, we are enclosing our cheque for \$2,238.59 which amount we arrived at as follows:

Credit as per statement	-	\$2,603.13
Less		174.54
Total of Chattels		<u>\$2,238.59</u>

In the foregoing and in previous letters, reports and statements, we have accounted for your interests that have come under our control and shall be obliged for your comments on the foregoing in such a way that we will be able to dispose of the unsettled items without much delay.

For your convenience in replying, we are enclosing a self-addressed envelope.

Yours truly,

B.R. Dusenbury,  
Office of the Custodian.

HRD/DD.  
Encs. 3  
NOTE:

We have received from R.C.M.P. a Cassette described as ZA Inter Cassette (Box) Brown Colour, in your name and shall be obliged if you will advise us what you wish us to do with it. Please reply.



131A (Enemy Sec.)  
11529 (Evac. " ) ✓

7th July, 1947.

Mr. S.I. Sakanashi,  
498 Spadina Avenue,  
Toronto, Ont.

Dear Sir:

We have received your letter of the 11th April and 8th June.  
Also letter dated 17th August, 1946, signed by yourself and Y.E. Oikawa jointly.

After considerable checking and correspondence there now appear to be only a few queries to be settled, when we can send your cheque.

Please write us as soon as possible giving the information asked below:

- (1) Note dated 27th October signed jointly by yourself, Y.E. Oikawa and Y. Masaki shows the amount owing to you as \$237.06. The covering letter of U. Higuchi in which the above note was enclosed gives the amount as \$277.06. Which of these amounts is the correct figure?
- (2) For positive identification of your file please let us know:

Your Registration Number -  
Your Given Names - S ..... A .....

- (3) Are you related to Akira Sakanashi, Registration #13969?

If yes, what is the relationship?

As soon as we have the above information from you we should be able to make settlement without delay, so please write at your earliest convenience.

Yours truly,

B. Good,  
Comptroller.

BG/PMH



9213/1/11529

October 30th, 1946

Mr. Ukon HIGUCHI,  
Reg. No. 03306,  
74 Shannon Street,  
Toronto, Ontario

Dear Sir:-

Re:- Teiichi AMANO,  
Reg. No. 06530

We are today forwarding to Mr. AMANO a complete statement of his account as taken from our books in respect to 2135 Dundas Street property and the Shoyu Bean Sauce and Equipment that have been the subject of considerable controversy between you.

As you and he will require to adjust your differences before the funds now being held can be released, it seems desirable that you and he set up a correspondence to that end.

The property at 2135 Dundas Street known as Lot 13/20/184, Vancouver, B.C., on which a House and the main Factory were situated, sold for a net amount of \$4,203.08 and the Shoyu Bean Sauce and the Equipment sold for a net amount of \$2921.25. These are the two principal items of the account for which a statement was sent to him.

We are urging on him the desirability of you and him getting together by correspondence, so that we may disburse the amount in his account, as soon as possible to the persons entitled to same.

It would appear that this might be accomplished now that the War has been over for some time, and as these funds would be useful to those to whom they properly belong.

The present address of Teiichi AMANO is P.O. Box 647, Revelstoke, B.C.

Yours truly,

BRD/DD.

B.R. Dusenbury,  
Office of the Custodian.



10000/9213/1/11529

October 30th, 1946

REGISTERED.  
Mr. Teiichi AKANO,  
Reg. No. 06530,  
P.O. Box 647,  
Revelstoke, B.C.

Dear Sir:- Your file and your affairs that have come under the control of the Custodian have been brought up for review and consideration. In view of the considerable correspondence in regard to the involved state of your interests, especially as regards Mr. HIGUCHI and his claim for \$3,000.00 against you, we wish to again revive this matter in an endeavour to bring your differences to a conclusion.

We have prepared and are enclosing a complete statement of your account as shown on our records. This statement indicates a credit balance in your name of \$6935.26. The two principal credits are Sale of property - net \$4203.08 and Sale of Factory Equipment & Sauce - gross \$3075.00. The other items of the statement are the usual ones in connection with the administration. You have had an itemized statement of \$4203.08 which represents the net proceeds from sale of Lot 13/20/184 known as 2135 Dundas Street, and includes all improvements thereon. The Factory was not sold separately from the dwelling on the same property. You say in the Joint letter of November 27th, 1943 "Only the factory on 2135 Dundas St. and the Equipment in it necessary to make Shoyu belongs to the partnership".

The item of \$3075.00 less Commission of \$153.75 or \$2921.25 is the amount realized from the sale of Shoyu Bean Sauce and the Equipment for making same. Generally speaking it would appear that this item plus some interest in 2135 Dundas Street property might be considered as assets of the partnership, if it is agreed that such existed.

If you and HIGUCHI can get together on this and bring about a settlement that would be mutually agreeable to the four signing the partnership agreement we shall be glad to make distribution accordingly. We could require a signed statement of the specific amount payable to each of the 4 interested parties.

We shall be obliged if you will give this matter your early attention, so that final disposition may be made of these funds.

The present address of Mr. Ukon HIGUCHI is 74 Shannon Street, Toronto

Ontario.

Yours truly,

B.R. Dusenbury,  
Office of the Custodian.

BED/DD.  
Enc. 1.



131-A (Enemy Section)  
11529 (Evac. 2)

31st July, 1947.

Mr. Uken Higuchi,  
Registration #03306,  
16 Chadwick Avenue,  
Guelph, Ont.

Dear Sirs

Re: M. Furuya & Company Limited.

We have your letter of June 9th referring to your letter of November 12th, 1946, in which letter you stated the balances due to you are as follows:

Personal Accounts	\$272.35
M. Furuya & Co., Ltd. account	3,270.46
	<hr/>
	\$3,542.81

To bring this figure in line with our books it will be necessary for you to make the following adjustments:

In the first place the amount we have credited to Mr. Sakamoto is not \$21.25 which you mention, as that was the gross amount of the auction sale, and the amount to which he would be entitled is the net amount of \$16.12 which we show on your statement as an adjusting entry of June 12th. You can therefore take a further credit for this difference of .....

5.13

You are also entitled to four items shown on our last statement for proceeds of auction sales .....

7.86  
23.55  
.88  
2.96

This would make the amount due to you .....

3,583.19

From this, however, you will need to deduct:

Insurance premium .....	\$35.00
Telegram .....	1.32
	<hr/>
	36.32
	<hr/>
	3,546.87

There is also a difference of \$40.- in the amount due to Mr. S.A. Sakamishi. The figure written on the Order signed by Messrs. Masaki, Oikawa and Sakamishi show the amount due to S.A. Sakamishi as \$237.06. You list this item in your letter of November 2nd as \$277.06. As we are only paying Mr. Sakamishi \$237.06 you can therefore take a further credit of .....

40.00

The total amount of your claim would then be .....

---

\$3,586.87



21st July, 1947.

At this point we must ask you to refer to Messrs. P.S. Ross & Sons' statement dated 21st May, 1946, (a copy of which we sent you and which your letter of June 20th, 1946, certifies as correct).

The second paragraph in the above-mentioned statement shows a starting point with a balance owing on the company's books to Employees' accounts of \$13,750.00.

Messrs. P.S. Ross & Sons have since discovered a Trial Balance of the Employees' account as at 20th January, 1942, showing how this amount of \$13,750.00 is arrived at.

We attach hereto a copy of the Trial Balance, which shows an item amongst the company's assets:- "T. Amano \$3,000.00". It is, therefore, obvious that the amount of \$20,971.44 shown on P.S. Ross & Sons' statement of 21st May, 1946, and agreed to by you, counts the item "T. Amano \$3,000.00" as an asset of the company.

On your registration form signed by you on 20th July, 1942, you declared as money owing to you, an item "\$3,000.- T. Amano Bros., 2141 Dundas St., Vancouver, B.C." and the declaration in your letter of 26th August, 1942, as well as our copy of translation of Agreement made between yourself and, Teichi Amano, Nobuyuki Sakamoto and Noburo Amano, re the making and sale of Soya Sauce established the fact that you regard the "Amano \$3,000.-" item as your personal investment.

This item must, therefore, be deducted from the cash balance due you by the company, leaving a cash balance owing to you of \$586.87, for which we enclose herewith our cheque and leaving the item of \$3,000.- as a personal claim against the Amano Soya Sauce business for your investment in that concern.

This is in accordance with our books and records, and we trust that the above explanation is now quite clear.

We are enclosing cheques in favour of the following for the amounts agreed upon as being due to them:

S.A. Sakanashi	-	\$237.06
Yoshio Oikawa	-	31.53
Yoshinori Masaki	-	2.72
Norabu Sakanashi	-	1.08

Please arrange for the delivery of these cheques and your acknowledgment will be appreciated.

Yours truly,

F. G. Shears,  
Director.

FGS/PMB  
encl.



File on 11529.

9213/1

31st July, 1947.

Mr. Ukon Higuchi,  
Registration #03306,  
16 Chadwick Avenue,  
Guelph, Ont.

Dear Sir:

Re: Amano Bros.

In our letter of even date in connection with your advances to E. Furuya & Co. reference was made to an investment of \$3,000.- in the Amano Soya Sauce business.

Several endeavours have been made in the past to have this matter settled between yourself and the other subscribers to that concern. The document signed by yourself and others as a Partnership Agreement states the subscribing interests to be:

Taichi Amano	- original investment	- \$4,000.-	40%
Ukon Higuchi	-	- 3,000.-	30%
Hobuyuki Sakamoto	-	- 1,500.-	15%
Hoburu Amano	-	- 1,500.-	15%

The sauce and equipment were sold for the net amount of ..... \$2,895.69

The property at 2135 Dundas Street was sold for the net amount of ..... 4,203.08  
as shown on the attached statement

Making the total proceeds ..... \$7,098.77

However, it is claimed that the house on this property is not an asset of the partnership but belongs to Mr. Amano personally. In view of this the value of this house will require to be deducted from the total proceeds and the proportionate value of this house in relation to the total sale price of \$4,203.08 is ..... 630.46

Deductions must also be made from the sale price for administration expenses which have been paid as follows:

Workmen's Compensation Board	6.78
Wilson's Night Patrol	17.15
30% of Certificate of Encumbrance	.50
Repairs to windows etc.	6.18
Proportion of charge re Conveyance & Deed to have title transferred into name of T. Amano from Vendor	11.29
Proportion of Fire Insurance premium	48.20
Proportion of 1943 Taxes	113.97
	<u>834.53</u>

Resulting in total net proceeds amounting to .....

\$6,264.24



Mr. Uken Higuchi

- 2 -

11th July, 1947

The division of this amount in proportion to the investment is as follows:

Teiichi Amano	40%	\$2,505.70
Uken Higuchi	30%	1,879.28
Hobuyuki Sakamoto	15%	939.63
Hoburu Amano	15%	939.63
		<hr/>
		\$ 6,264.24

A copy of this letter is being sent to all of the above and unless we receive any objection to a distribution on this basis by the end of August, it is our intention to distribute this amount on the above basis.

The chief dispute would appear to be in regard to the ownership of the house at 2135 Dundas Street, the sale value as referred to above being \$430.46. Should this house be a part of the partnership assets and not belong personally to Mr. Amano, as far as you are concerned it would mean an additional credit of \$344.23 being 40% of the amount shown on separate statement of net proceeds (\$860.57).

Yours truly,

F. G. Shears,  
Director.

FGS/TMB

encl.



File 11529

506 Royal Bank Building,  
Vancouver, B.C.

15th September, 1947.

131A  
Enemy Section

Messrs. Cameron, Weldon & Brewin,  
Sterling Tower,  
Toronto, 1, Ont.

Dear Sirs:

Re: M. Furuya & Co., Ltd.

We received your letter of the 10th instant and note that you have received instructions to make enquiries regarding the above company on behalf of Mr. Ukon Higuchi and Mr. H. Sakamoto.

At the time the Custodian appointed Mr. Field of Messrs. F.S. Ross & Sons to investigate this company, there was an enemy debt of over \$23,000 due to M. Furuya & Company of Yokohama, Japan, representing unpaid drafts for goods purchased from that concern. The books of the company also indicated that Ukon Higuchi and H. Sakamoto were employees and had made certain advances to the company.

During the period Mr. Higuchi was still in Vancouver, the business was continued under the supervision of Mr. Field with Mr. Higuchi as Manager, and during that time the rice mill and certain other assets were disposed of and subsequently all other properties were advertised and tenders called for and finally sold.

From the proceeds the enemy debt referred to above has been paid to this office and the disposition of this amount will be a matter for settlement according to the terms of the Treaty of Peace. All trade creditors whose claims were found to be in order were paid.

In regard to the amount due to Mr. Higuchi and Mr. Sakamoto as employees, a letter dated 21st May, 1946, from Messrs. F.S. Ross & Sons sets this matter out as follows:

"In our investigation report dated the 30th April, 1942, we pointed out that at the time of the reorganization of the above company certain employees were said to have advanced funds to and on behalf of the company as follows:

U. Higuchi	\$23,000.00
H. Sakamoto	5,000.00
H. Matsumoto	1,000.00
	<u>\$29,000.00</u>

said to be disbursed as follows:

to Company	\$15,195.49
to 314/8 Powell St.	8,179.48
re 992 Powell St.	<u>5,625.03</u>
	<u>\$29,000.00</u>

At the 28th February, 1942, the item above of \$15,195.49 had been reduced to \$13,750.00 and since that time the following changes have taken place:



Messrs. Cameron, Weldon & Brewin

15th September, 1947

You will note from that that he agrees to the correctness of the balance named and these amounts have since been remitted.

At the present time we have not received the final report from Mr. Field concerning the formal winding up of this company, but after the payment of the enemy debt and the advances to the employees referred to above, we understand that there will be practically no balance left for distribution among the shareholders.

Yours truly,

F. G. Shears,  
Directors.

RGS/PMH



15th September, 1947

Balance 28th February, 1942		\$13,750.00
Credit 2nd May, 1942		116.93
		<u>13,866.93</u>
Disbursed:		
3rd March/42 Henaton	\$500.00	
12 May/42 U. Higuchi - In Trust	200.00	
1 May/46 M. Matsumoto	1,000.00	
26 Apr/46 U. Higuchi	<u>5,000.00</u>	6,700.00
Balance at credit		<u>7,166.93</u>
To which must be added		
re 318 Powell St.		8,179.48
992 Powell St.		<u>5,625.03</u>
		<u>\$20,971.44</u>

The assets of the company, with the exception of Accounts Receivable are now completely liquidated and all liabilities other than the above have been paid. The cash on hand at this time amounts to \$21,037.66, so that subject to our charges, there is enough to liquidate this liability. It should be pointed out however that if this be paid in full there will be nothing for the shareholders. We attach a list of the shareholders as supplied by the Registrar of Companies, who advises that shares were issued -

	<u>Prof.</u>	<u>Common</u>
For cash	200	6
Other than cash	<u>200</u>	<u>294</u>
		<u>300</u>

With regard to funds said to be disbursed in respect of the real estate, it is common information that several thousand dollars was spent on 992 Powell Street, installing an elevator, etc., and it is claimed that the initial payment of \$3,000.00 on 318 Powell Street was paid by Higuchi et al. As the company did not maintain a general ledger it is impossible to verify the figures given.

We would suggest that a copy of our letter be sent to Mr. Higuchi, who may be able to offer evidence in support."

A copy of this letter was sent to Mr. Higuchi on the 7th June and his reply in regard to same dated June 20th, reads as follows:

"I received your letter dated the 7th of June, 1946, enclosing the letter from P.S. Ross & Sons and the carefully checked account of the up to date balance of \$20,971.44. This balance is quite correct so please remit to Mr. Hideo Sakamoto at Tashme, B.C. the sum of \$5,000.00 and send the balance to me so that I can clear this account.

In regards to Mr. H. Sakamoto's letter of February 11, 1946, stating the cancellation of his claims of \$5,000.00. Before evacuation from Vancouver, B.C. we (Mr. H. Sakamoto, Mr. H. Matsumoto and myself) had an understanding with each other that we will not touch this account until the war was over as we might reopen the store again if the future looked promising. Because of a slight misunderstanding Mr. Sakamoto wrote you the above mentioned letter but we have communicated several times since and have given up all hope of reopening the store so he should get his money of \$5000.00 in full.

My standpoint is exactly the same. I paid a large amount in shares which was a total loss in 1931 company's shake-up. Since then, I have been very careful and have made only cash loans to the company. Therefore before any consideration is taken of the shareholders I must get my cash loan back first.

Please note that my new address is 16 Chadwick Avenue, Guelph, Ontario."



**Dominion of Canada**  
PROVINCE OF ONTARIO

County of York

TO WIT:

In the Matter of the winding up of the M.  
Furuya Company Limited, a Company incorporated  
under the laws of the Province of British  
Columbia

I, Ukon Higuchi, Executive, of  
of the City of Toronto in the County of York,  
formerly of the City of Vancouver, in the Province of British Columbia,  
DO SOLEMNLY DECLARE THAT

1. I am one of the preferred shareholders of the M. Furuya Company Limited now wound up.
2. I am the registered owner of ninety-two (92) shares of preferred stock in the above Company.
3. The said certificates for the said ninety-two shares of preferred have been lost or destroyed.
4. I am entitled to the shares absolutely and that I have not assigned, mortgaged or otherwise dealt with the said shares in any way.
5. Should the said share certificates ever be found, I will immediately return them to the Custodian by registered post.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

DECLARED before me at the  
of City of Toronto,

in the County  
of York

this 9<sup>th</sup> day of May,  
A.D. 19 50.

*[Signature]*  
A Commissioner, etc.

*[Signature]*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Hidenori Higuchi  
c/o Ukon Higuchi Esq.

*% M. Tanaka  
Westbank B.C.*

File No. Child's Father  
11529

Reg. No. 03256

Company Crown Life

Agency Vancouver

Policy No. 192387

Premium - \$ 15.34

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month April Day 1

REMARKS:

34

*Letter sent 2/1/49*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Higuchi Ukon

File No. 11529

Reg. No.

Company New York Life

Agency

Policy No. 3 697 284 A3)  
285 A3)

Premium - \$ PAID UP

Payable: Annually, Semi-annually or monthly

Month Day

REMARKS:

Letter sent 10/9/95



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Higuchi Ukon

File No. 11529

*M. Tanaka*

Reg. No. 03306

*Westbank, B.C.*

Company Monarch Life

Agency Vancouver

Policy No. 94903

Premium - \$ 148.35

Payable: Annually, Semi-annually or monthly

Month May Day 18

REMARKS:

*After sent 10/12/46*



*Catalogue 382*

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

11529

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME HIIOUCHI Ukon (RCMP) Reg. No. 03306  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1390 West 13th St., Vancouver, B.C.
- (3) Present Address 16 Chadwick Avenue, Guelph, Ontario.
- (4) REAL ESTATE
- (a) Street Address (if any) 1390 West 13th St., Vancouver, B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Lot 1 Block 422  
D.L. 526 City of Vancouver
- (c) Type of Real Property (cross out words which do not apply):  
(i) ~~Business~~  
(ii) Residence Type of business  
(iii) ~~Commercial~~  
(iv) ~~Other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)  
sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$  
(ii) Buildings - - - - - \$  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7500  
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 5300  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 2200
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House
- (c) How stored or packed at time of evacuation Packed in Paper Boxes

(over)



(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Pemberton & Son Real Estate - collecting rent

Aug. 22, 1942

(e) Itemized description of personal property which is the subject of the claim:

1.	Estimated Value \$	1481
2.	Estimated Value \$	1000
3.	Estimated Value \$	213.45
4.	Estimated Value \$	756.55
5.	Estimated Value \$	75.00
6.	Estimated Value \$	
7.	Estimated Value \$	
8.	Estimated Value \$	
9.	Estimated Value \$	
10.	Estimated Value \$	1342.55
TOTAL CLAIM FOR PROPERTY LOSS \$ 3661.55		

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e))

(g) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA  
TO WIT:

I, Udon Hagen  
of  
in the County of Welland

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City

of Toronto  
in the County of York  
this 26<sup>th</sup> day of November

A.D. 1947.

A Commissioner etc.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



Name of Claimant **MIGUCHI, Ukon**Case **1047**Custodian File **11529**

<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		
5300.00	265.00 12.50									277.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & 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		
627.00	260.65	86.59								
<b>TOTAL RECOMMENDATION</b>										<b>364.09</b>



11529

October 5th, 1950.

Mr. Uken HIOUCHI,  
3 Virginia Ave.,  
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 1047

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$364.09.

Cheque for \$343.03 is enclosed herein, and the sum of \$21.06 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FGS/js  
1 encl.



Form E  
Form G

DEFENCE BRIEF

Ukon HIGUCHI

File No. 11529

Case No. 1047

Toronto, Ont.  
May 14, 1948.

1390 W 13 Ave.

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Real Property Claim

\$7500.00

Appraised at

\$5300.

Sold for

\$5300.

Witnesses: 1. J.A. Reid of J.R. Reid & Co.  
Real Estate Agents.  
Appraiser, Exhibit No. 3

2. F.G. Shears - to prove  
advertisement for sale,  
Cat. #382 and six (6)  
tenders received.  
High \$5300. Low \$1800.

PERSONAL PROPERTY CLAIMS

(All claims shown are Gross)

2. Chattel Claim

\$1481.

Sale Price

(a) Identified Goods valued by claimant  
at \$217.00 (Auction)

\$ 83.10

(b) Unidentified Goods valued by claimant  
at \$1264. (Auction) Some sold

153.55

N.B. Apparently not all the chattels claimed  
for were sold by the Custodian since  
some of these chattels were not declared,  
and were not found.

Witnesses: 1. W.G.B. Thompson - Auctioneer

2. F. G. Shears - to prove goods  
not declared and not found.

Ref. Transcript p.20 (Original Furniture claim \$1000.00)

3. Radio Claim

\$75.00

Appraised at

\$45.00

Sold for

\$52.00 (Auction)

Witnesses: 1. F.G. Shears - to prove  
extract of appraisal from  
Specified Articles file,  
dated May 25, 1943, to be  
filed.

2. F.R. Kennedy - Appraiser,  
but no signed appraisal was  
received. Appraisal was filed  
from Mr. Kennedy's notes.



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

JAPANESE PROPERTY CLAIMS COMMISSION

R E P O R T

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

Toronto, Ontario,

May 14, 1948.

IN THE MATTER OF THE CLAIM OF  
UKON HIGUCHI

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.,

Official Reporter.



1 MR. BREWSTER: My lord, I have to apologise in respect  
2 to this claim. In the original claim form  
3 and I took Mr. Higuchi's instructions - he made  
4 a claim for \$1,000 on the value of chattels  
5 reported sold by auction May 19, 1944, and  
6 January 18, 1945, less dinner set, stove boards  
7 and hanger, sold by Custodian \$213.45, making  
8 \$786.55 and claim of \$75 in respect to a radio.  
9 That is what I understood Mr. Higuchi's  
10 instructions to be and he sent me, left with me  
11 a detail of the articles sold at these auction  
12 sales. I assume the Custodian had that and  
13 the \$1,000 was a general estimate of what Mr.  
14 Higuchi thought he should have got for those.

15 Then when he was giving instructions to  
16 us recently he pointed out that he had pre-  
17 viously left with me a detailed inventory with  
18 valuations put against it that by no means  
19 exactly corresponds with that and in which the  
20 total in the inventory is \$1,481, and he also  
21 still has the claim for the radio at \$75,  
22 making a total of \$1,556., and he acknowledges  
23 the receipt of \$213.45 from the Custodian and  
24 the claim then for chattels amounts to \$1,342.55.

25 I am sorry that this has happened, my lord.  
26 I think it may have been my own misunderstanding  
27 and I would humbly ask that we may be allowed  
28 to amend the claim.

29 THE COMMISSIONER: Any objection, Mr. Hunter?

30 MR. HUNTER: No, my lord.



1 THE COMMISSIONER: All right; I will allow an  
2 amendment to the claim to increase the claim  
3 from \$861.55 to \$1,342.55 on the detail as  
4 outlined by Mr. Brewin.

5 MR. BREWIN: Thank you, my lord.

6 I will now call Mr. Higuchi.

7 THE COMMISSIONER: Probably this is another case  
8 of absence making the heart grow fonder.

9  
10 URON HIGUCHI, the Claimant herein, being  
11 first duly sworn, testified as  
12 follows:

13 DIRECT EXAMINATION BY MR. BREWIN:

14 Q. Mr. Higuchi, I believe you were the manager of  
15 the M. Furi Company Limited, which carried on  
16 business in Vancouver? A. Yes.

17 Q. And I believe you are now the president of a  
18 similar company incorporated in Ontario? Is  
19 that right? A. Yes.

20 Q. And the first part of your claim has to do with  
21 your house, or residence, which was 1390 West  
22 13th Street, in Vancouver. Is that right?

23 A. Yes.

24 Q. And for the assistance of the Commission have  
25 you prepared a form under the heading of real  
26 estate other than farm? Is that your signature?

27 A. Yes, sir.

28 Q. And are the facts set out in that form correct?

29 A. Yes, sir.

30 MR. BREWIN: Thank you. I tender that as Exhibit No. 1.

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



1 I suppose you have not on you, or have you,  
2 the deed to the land?

3 THE COMMISSIONER: Is there any question of title?

4 MR. HUNTER: No, my lord.

5 THE WITNESS: NO, I have not the deed.

6 THE COMMISSIONER: The Government does not question  
7 the title.

8 MR. BREWIN: Thank you, my lord. I wondered.

9 Q. Apparently according to this you paid \$7,000  
10 for the property in 1932. Is that right?

11 A. Yes, sir.

12 Q. And I see that a very substantial expense was  
13 undertaken for a rock garden, \$1,000?

14 A. Yes.

15 Q. Is that right?

A. Yes.

16 MR. BREWIN: Have you a photograph of this property?

17 MR. HUNTER: Yes.

18 MR. BREWIN: May I have it put in?

19 MR. HUNTER: Yes.

20 THE COMMISSIONER: Q. What was your nearest cross  
21 street, Mr. Higuchi?

22 A. Pardon?

23 Q. What was your nearest cross street, Alder?

24 A. Hemlock, I believe.

25 Q. You are two blocks east of Granville?

26 A. One block east of Granville.

27 Q. One block east?

A. Yes.

28 MR. BREWIN: Q. Is this a snapshot of your house?

29 A. Yes, sir.

30 (SNAPSHOT OF CLAIMANT'S HOME, MARKED EXHIBIT NO.2)



1 Q. Where was the rock garden? Was it in the front  
2 or the back? A. The back. I did

3 not say for the rock garden; everything for  
4 the plants, included, \$1,000 for the front and  
5 back.

6 Q. And I notice from a form here that you had  
7 insurance of \$5,000 on your home and \$3,000 in  
8 personal possessions? A. Yes.

9 Q. And I see you rented it for \$55 a month. Was  
10 that when you left?

11 A. Yes, sir.

12 Q. To whom did you rent it?

13 A. I do not know. I think it is somebody named  
14 Mr. Levy. The Pemberton Company, real estate ---

15 Q. They looked after it for you?

16 A. --- they take care of everything.

17 Q. There is one detail here: I notice in the  
18 report from Mr. Reid of Reid & Company they say  
19 there were two garages on the lane and you  
20 only refer to one garage. Perhaps there was  
21 one there before you were there?

22 A. Two.

23 Q. There were two? A. Yes.

24 Q. Did you build both of them or one of them?

25 A. Just one of them.

26 Q. You just built one of them? A. Yes.

27 THE COMMISSIONER: It is possible Reid might have  
28 confused the ownership of the garages.

29 MR. BREWIN: Apparently he is correct. There were  
30 two garages, the witness said. The reason only



1 one appears in the form is that one was built  
2 when he bought the house and one was built  
3 afterwards, apparently.

4 THE COMMISSIONER: That apparently concludes the  
5 real property claim.

6 MR. BREWIN: Yes.

7 Q. Then, in regard to personal property, Mr.  
8 Higuchi ---

9 THE COMMISSIONER: Have you the Reid appraisal, Mr.  
10 Hunter?

11 MR. HUNTER: Yes, my lord. I tender the Reid  
12 appraisal as of November 1st, 1943, in the  
13 amount of \$5,300, as Exhibit No. 3.

14 (APPRAISAL, JR. REID & COMPANY, NOVEMBER 1,  
15 1943, MARKED EXHIBIT NO. 3)

16 MR. BREWIN: Q. Have you prepared a statement of  
17 your personal chattels in respect of which you  
18 are claiming? A. Yes.

19 Q. I am sorry to see that is not signed. I thought  
20 you had signed it. Have you a pen on you?

21 A. Yes.

22 Q. Perhaps you will sign it now? A. Yes.

23 Q. Are the facts set out there correct?

24 A. Yes, sir.

25 (PARTICULARS OF PERSONAL CHATTELS, MARKED  
26 EXHIBIT NO. 4)

27 MR. BREWIN: The second sheet of this form is a copy  
28 of a list dated July 17, 1942. Did you make  
29 that list out at or about the time you left  
30 Vancouver?

A. No. My son made out the list and I just took  
a copy.



1 Q. Your son made out the list. Do you know if it  
2 is an accurate list? A. Pardon?

3 Q. Do you know if it is an accurate list?  
4 A. Yes.

5 Q. All those things were on your property in your  
6 house? A. Yes.

7 Q. And what about the values shown there?

8 A. Estimated, to the best of my knowledge.

9 Q. Estimated from your knowledge? A. Yes.

10 Q. I take it you have been buying and selling  
11 things during your career? A. Yes.

12 Q. And you would have knowledge of what a fair  
13 value was? A. Yes, sir.

14 Q. And you say those are fair values? A. Yes.

15 Q. Now, when you left what date did you actually  
16 leave Vancouver?

17 A. August 22, I think.

18 Q. Yes. A. Just myself, not the family.

19 Q. They remained on for some time? A. Yes.

20 MR. HUNTER: Are you filing that list?

21 MR. BREWIN: Pardon?

22 MR. HUNTER: Are you filing that inventory?

23 MR. BREWIN: It is attached. Do you wish the original  
24 list filed?

25 THE COMMISSIONER: That is all part of Exhibit 4.

26 MR. HUNTER: Thank you.

27 MR. BREWIN: Q. Now, did you inform the Custodian,  
28 did you send him a copy of this list?

29 A. No, I did not.

30 Q. Why did you not?



1 A. I discussed it with one of the Custodian's  
2 officers and I did not agree to report, so I  
3 put it in the papers when I report it.

4 Q. I see by a letter dated November 12, 1946, from  
5 yourself to the Custodian you said:

6 "As to the chattels left in my house,  
7 91390 West 13th Avenue, there is nothing  
8 "more belonging to others. The reason why  
9 "I did not declare the chattels to the  
10 "Custodian in 1942 was because one of the  
11 "Custodian officials told me that leaving  
12 "such behind on my property was my  
13 "responsibility."

14 Did you have such a conversation? A. Yes.

15 Q. Do you remember who the person was?

16 A. No, I do not.

17 Q. Reading on:

18 "The R.C.M.P. also gave me permission to  
19 "remain at home until August 25, 1942, to  
20 "pack away the goods and draw up a declara-  
21 "tion sheet. However, they arrested me on  
22 "August 8, 1942, and put me in Hastings  
23 "Park, so the work was left to my wife and  
24 "sons who made a rather hazy list of the  
25 "chattels."

26 Is that correct? A. Yes.

27 Q. In other words, you were arrested at an earlier  
28 date than you had expected? A. Yes.

29 Q. And you did not get a chance to make the list,  
30 yourself? Is that right?



1 A. That is right.

2 Q. Continuing:

3 "According to the information I have  
4 "received from my friends, they are not  
5 "satisfied with the prices they received  
6 "for their chattels, some of which has  
7 "never been mentioned on your statements.  
8 "That is the reason why I have not bothered  
9 "to send you the list of the chattels."

10 Is that the letter?

A. Yes.

11 MR. HUNTER: Possibly I might file the analysis if  
12 you are going to refer to that.

13 MR. BREWIN: Yes.

14 MR. HUNTER: I file the analysis of personal property  
15 claim as Exhibit No. 5.

16 (ANALYSIS OF PERSONAL PROPERTY CLAIM,  
17 MARKED EXHIBIT NO. 5)

18 MR. BREWIN: I think that is all, thank you.

19  
20 MR. HUNTER: It is submitted, my lord, that the real  
21 property was sold for its fair market value.

22 It is submitted that the personal property  
23 sold was sold for its fair market value.

24 It is submitted that the personal property  
25 not sold by the Custodian and not found by him  
26 was not found due to the neglect of the claimant  
27 who failed to file an inventory with the  
28 Custodian and also due to certain other acts  
29 of non-co-operation which will be enumerated.

30 This property was assessed in, I think,  
1942. I would just check that. I think this



1 is the 1942 one, for \$2,320 for the land, \$2,950  
2 for the improvements, making a total of \$5,270.

3 It was advertised in Catalogue No. 382.

4 In response to that a number of tenders or  
5 offers were received.

6 On the 29th September, 1943, from Roberts  
7 Limited they had an offer of \$5,000 on behalf  
8 of a client and this was withdrawn.

9 On the 4th October, 1943, from Alfred Evans,  
10 on behalf of Rabbi Levy, an offer of \$4,000.  
11 This was rejected.

12 On the 9th December, 1943, there was an  
13 offer from William Snowden for \$4,250. That  
14 was rejected.

15 On February 25, 1944, although the letter,  
16 itself, says 1943, obviously that is an error,  
17 an offer of \$4,000 was received from Pemberton.  
18 This was rejected.

19 Another offer subsequently, which I do not  
20 seem to have on the files, was received from  
21 E. H. Rayner, for \$1,800, but this was so  
22 ridiculous that it was rejected immediately.

23 On April 4, 1944, another offer was received  
24 from Pemberton on behalf of some clients in the  
25 amount of \$5,300. This was approved by the  
26 Advisory Committee on March 22, 1944, and was  
27 really an offer in response to a notification  
28 from the Custodian that in view of the  
29 independent appraisal of \$5,300 he could not  
30 accept less than \$5,300. The actual written



1 offer came in, actually, after the approval of  
2 the Advisory Committee. It was sold to Minnie  
3 Jean Crawford, Wesley Stewart, Duncan Taylor  
4 and William Yewman, for \$5,300 as of the 5th  
5 April, 1944.

6 I tender two letters from Pemberton Realty  
7 Corporation Limited, the first being dated  
8 July 28, 1942, and reading as follows:

9 "We have your J.P. form dated July 23rd  
10 "in connection with the above property,  
11 "and enclose a report on the property.  
12 "Mr. Higuchi is still in occupation on the  
13 "property. When evacuated he will supply  
14 "us with an inventory of the furniture he  
15 "is to store in the one room in the attic."

16 And a letter September 16, 1942, in connection  
17 with the above property, and I may say it is  
18 from the Pemberton Realty Corporation Limited  
19 to the Custodian, and reads as follows:

20 "Mr. Higuchi's family have now vacated the  
21 "above property. Before leaving Vancouver  
22 "we requested that they supply us with an  
23 "inventory of the goods which they had  
24 "stored in a cupboard in the attic. He  
25 "stated that he had nailed this cupboard  
26 "up and did not wish to supply an inventory.  
27 "Kindly let us know if you wish us to have  
28 "this cupboard entered and an inventory  
29 "prepared.

30 "Also we have to-day accepted a deposit



Examination  
U. Higuchi  
Cross-Exam.

"From Rabbi E. M. Laby to rent the property

"From October 1st, at \$55 per month."

I would tender these two letters as Exhibit 6.

(TWO LETTERS, JULY 28, SEPTEMBER 14, PENBERTON  
REALTY CORPORATION LIMITED TO CUSTODIAN,  
MARKED EXHIBIT NO. 6)

CROSS-EXAMINATION BY MR. HUNTER:

Q. This is your letter, Mr. Higuchi? A. Yes.

MR. HUNTER: What date is that letter?

MR. HUNTER: It is dated November 12, 1946. After

some statements and objections to some

financial proceedings he then goes on to say:

"As to the chattels left in my house,

"1390 West 13th Avenue, there is nothing

"more belonging to others. The reason

"why I did not declare the chattels to

"the Custodian in 1942 was because one of

"the Custodian officials told me that

"leaving such behind on my property was my

"responsibility. The R.C.M.P. also gave

"me permission to remain at home until

"August 25, 1942, to pack away the goods

"and draw up a declaration sheet. However,

"they arrested me on August 8, 1942, and

"put me in Hastings Park, so the work was

"left to my wife and some who made a

"rather hazy list of the chattels.

"According to the information I have

"received from my friends, they are not

"satisfied with the prices they received



"for their chattels, some of which has  
"never been mentioned on your statements.

"That is the reason why I have not bothered  
"to send you the list of the chattels."

Before I file this document perhaps I had better  
read to the end of the paragraph.

"If you doubt the above sentences why did  
"you not inform me before you sold my  
"property and chattels. If you will take  
"the responsibility of the goods left in  
"my house, I will send to you the list  
"which my wife made, as I wish to settle  
"this account as soon as possible."

Now, what is this list on Exhibit 4? Is this  
the list your wife made?

A. My son made it out and I just copied it out,  
myself.

Q. When did he make that, before you were evacuated  
or after?

A. Well, when my family left Vancouver.

Q. Pardon? A. When my family  
left Vancouver, yes.

Q. He made that up when your son and your wife  
were evacuated? A. Yes.

Q. And where were you at that time?

A. Well, I think I am in Tashmi. I am not sure.

Q. Well now, this list attached here to the personal  
chattels form is dated July 17, 1942. Where do  
you think you were then?

A. Right in Vancouver.



1 Q. You were in Vancouver? A. Yes.

2 Q. And in this letter you say:

3 "They arrested me on August 8, 1942, and  
4 "put me in Hastings Park, so the work was  
5 "left to my wife and sons who made a rather  
6 "hazy list of the chattels."

7 Is this the hazy list to which you are referring?

8 A. Yes.

9 Q. And did you ask them to make a more accurate  
10 list? Did you ask them to make a more accurate  
11 list?

A. For the Custodian?

12 Q. For yourself or for anybody? Did you ask them  
13 at any time to make a more accurate list than  
14 this list which you call a hazy list, ask your  
15 son, your wife or family?

16 A. No, only I copied out from what the son made  
17 out as the list.

18 Q. Pardon?

19 A. My son made out  
20 the list, just on a piece of paper; so I got  
21 together and listed myself.

21 Q. You got together with whom?

22 A. Well, the son made out the list on a piece of  
23 paper.

24 Q. And that is this list here?

25 A. The list there is made out by myself.

26 THE COMMISSIONER: I think it is clear that he has  
27 already said that is a list which he made from  
28 a list made out by the son and the list you  
29 have in front of you is dated when?

30 MR. HUNTER: July 17, 1942.



1 THE COMMISSIONER: At that time the claimant was in  
2 Vancouver and apparently was there for two  
3 weeks afterward.

4 I think you had better file these documents.  
5 It is going to be difficult to follow in the  
6 transcript of proceedings if they do not go in  
7 and have an exhibit mark.

8 MR. HUNTER: I file this letter of the claimant,  
9 dated November 12, 1946, as Exhibit No. 7.

10 (LETTER OF CLAIMANT TO CUSTODIAN, NOVEMBER 12,  
11 1946, MARKED EXHIBIT NO. 7)

12 MR. HUNTER: Q. I show you a J.P. form. Is that  
13 your signature on it? A. Yes.

14 Q. When did you see this copy? A. Fardon?

15 Q. When did you see your son's list?

16 A. Well, when I went to Tashmi.

17 Q. He brought it with him when he came to join you  
18 there? A. He brought the

19 piece of paper and <sup>an</sup> I still there.

20 Q. I read into the record the statement of personal  
21 property owned in the J.P. form dated July 29, 1942,  
22 which the claimant has identified as his J.P.  
23 form. He says:

24 "Left at 1390 West 13th Avenue, Vancouver,

25 "B.C.: Household furniture, etc.

26 "Declarant will probably sell the above,

27 "but states that he will bring a list of

28 "what is left. Pemberton Realty Company

29 "will have the key to the above address."

30 You gave Pemberton's the key?

A. Yes, sir.



1 Q. Or did your wife or son give it?

2 A. No. When I left Vancouver the family remained  
3 in the house, and naturally the wife has the key.

4 Q. And she left it with Pemberton's? A. Yes.

5 Q. And why with Pemberton's?

6 A. They agreed to take care of my house and property.

7 Q. You appointed them to look after your property?

8 A. Yes.

9 Q. Now, at this time, July 20, 1942, you intended  
10 to sell your furniture?

11 A. Yes, some of it was sold.

12 Q. You did sell some? A. Yes.

13 Q. And what was left is what is in this list?

14 A. Yes.

15 THE COMMISSIONER: "This list" does not mean anything.

16 MR. HUNTER: I am sorry, my lord. This list attached  
17 to Exhibit No. 4, dated July 17, 1942, is the  
18 list to which I refer.

19 I now tender the J.P. form as Exhibit No. 5.  
20 (J.P. FORM, MARKED EXHIBIT NO. 5)

21 Q. And your son put all these things in a closet in  
22 the attic? A. Yes.

23 Q. And he nailed the attic --- A. Yes.

24 Q. --- closet shut? A. Yes.

25 Q. And you did not wish anybody opening that?

26 A. Pardon?

27 Q. You did not wish anybody to open that?

28 A. No. I told the Pemberton people to leave all  
29 the furniture and other stuff in the attic.

30 MR. HUNTER: Excuse me, my lord?



1 THE COMMISSIONER: Proceed, please.

2 MR. HUNTER: Did you tell them not to touch it?

3 A. I did not say anything at all about "touch",  
4 of course, it is nailed.

5 Q. I am sorry. I have not got what you told  
6 Pemberton's yet.

7 THE COMMISSIONER: Perhaps we might have the  
8 Interpreter put this question to the witness  
9 and ask him to reply to the Interpreter in  
10 Japanese in order that we may be sure that the  
11 explanation he wishes to convey is understood  
12 by us, particularly by myself.

13 What did you tell Pemberton's in relation  
14 to the house and the furniture?

15 THE WITNESS: I just informed the Pemberton Company  
16 that the chattels had been left in the attic.

17 MR. HUNTER: May I see Exhibit No. 6, my lord.

18 THE COMMISSIONER: Yes.

19 MR. HUNTER: Q. Now, Pemberton, your agent, in  
20 his letter dated September 16, 1942, to the  
21 Custodian states as follows:

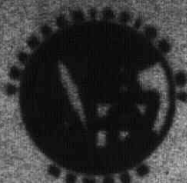
22 "Mr. Higuchi stated that he had nailed  
23 "this cupboard up and did not wish to  
24 "supply an inventory."

25 Is that correct?

26 THE COMMISSIONER: You had better give the exhibit  
27 to Mr. Handford and he may translate it to  
28 the claimant.

29 THE WITNESS: Yes. I did not wish to supply an  
30 inventory to anyone. I had it myself.





1 THE COMMISSIONER: I would just like to be sure,  
2 now, are not four in the main body of the

3 Q. So the statement there made by Pemberton is  
4 correct? ~~that the record is~~ Yes. That is correct.

5 THE COMMISSIONER: All right. What is that Exhibit  
6 number, No. 6? ~~inventory; so that if you~~

7 MR. HUNTER: That is Exhibit No. 6, my lord.  
8 There are a number of auction sheets, some of  
9 which were attached to Exhibit 5. I do not  
10 know whether they are all attached to Exhibit 5.  
11 There are actually eight auction sheets but  
12 whether they have put a full copy attached  
13 to that exhibit I do not know. ~~though very~~

14 THE COMMISSIONER: There are only four which I have.

15 MR. HUNTER: Perhaps it would be as well to file  
16 these auction sheets; from the enormous amount  
17 of items sold it will be seen it is very  
18 difficult to reconcile them with the items  
19 as set forth in the inventory attached to  
20 Exhibit No. 4, ~~sold for \$37.~~

21 THE COMMISSIONER: Yes. ~~means to be as complete as~~

22 MR. HUNTER: But this place was opened, these were  
23 taken to auction and they were sold. This is  
24 the complete record of what was sold.

25 THE COMMISSIONER: I suggest that this go in as Exhibit No. 9.

26 THE COMMISSIONER: Very well. ~~so I would like to put~~  
27 (RIGHT AUCTION RECORDS, MARKED EXHIBIT NO. 9)

28 MR. HUNTER: It will be seen that when you take the  
29 exhibit or the inventory attached to the  
30 personal property statement, Exhibit No. 4,



Q. At that time you declared that the value of your furniture described in the back of the claim form was \$1,000. I perceive that you are now claiming that the value of your furniture was \$1,481? A. Yes.

Q. What is the explanation of the difference?

A. My estimate of the value from quite some time back was the \$1,400 amount. But at the time I put the form in in November I thought that I would reduce it to a reasonable amount of \$1,000.

Q. Well, I would like to have your explanation of your view, your opinion in November, that the goods were worth \$1,000 and the change in that opinion now that the goods are worth \$481 more. Have you any further explanation you would care to offer?

A. There is a record. That is why I just changed and stuck to the old record, that is all. I decided to change my claim to the old original list of things which I had had.

THE COMMISSIONER: I see. Any re-examination?

MR. BREWIN: No, my lord, I do not think so.

THE COMMISSIONER: That is all, thank you, Mr. Higuchi.

MR. BREWIN: I do not know whether I should make any further explanation about the change. When Mr. Higuchi first came to me ---

THE COMMISSIONER: I do not think there is any blame attributable to you at all, Mr. Brewin. Mr. Higuchi is a business man. He has a familiarity



1 with the English language, he is reasonably  
2 familiar with English and I am perfectly sure  
3 he knows the difference between \$1,000 and  
4 \$1,461.

5 MR. BREWER: Yes. I might point out, though, that  
6 at that time he was saying that the goods  
7 covered - he was basing his claim, whether  
8 rightly or wrongly, on the goods contained in  
9 the auction sheets.

10 Your lordship will see that.

11 THE COMMISSIONER: Yes.

12 MR. BREWER: On making a general estimate of \$1,000  
13 for what was contained in the auction sheets.  
14 Later he did at that time give me this copy  
15 of the other inventory on which he is now  
16 relying. Whether or not I misunderstood him,  
17 my lord, I do not know.

18 THE COMMISSIONER: I quite appreciate that.

19 MR. BREWER: Yes. Thank you. That is all, Mr.  
20 Higuchi.

21  
22 (PROCEEDINGS ADJOURNED SINCE 5:15)

23  
24 I hereby certify the foregoing to be a true and  
25 accurate transcript of the proceedings herein.

26 *A.O. Veitch*

27 "A.O. VEITCH"  
28 Official Reporter.  
29  
30



4. INSURANCE CARRIED ON ABOVE PROPERTY: \$3,000.00 Canada Fire Ins., Co.,  
Vancouver, B.C. Pol. #17374, in owner's possession. On Building & Furniture.  
(See first page.)

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)

**Personal Loans**

\$275.00 from Hinata Shotaro - 1876 Triumph St., Vancouver, B. C.  
\$160.00 " Kobayashi Teijiro - Box 452 Steveston, B. C.

**Cash Investments**

\$3,000.00 from T. Amano Bros., 2141 Dundas St., Vancouver, B.C.  
\$23,000.00 " M. Furuya Co., Ltd., 118 Powell St., Vancouver, B. C.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
172 Shares - \$100 each - of M. Furuya Co., Ltd., 118 Powell St., Vancouver, B. C.  
\$1,000.00 Dominion Canada Victory Bonds, 1941 & 1942, in Declarant's possession.

(Five & ten) \$150.00 War Savings Certificates, 1941 & 1942, in Declarant's possession.

8. BANK ACCOUNTS: None

\$5,000.00 Confederation Life Assoc., Van., B.C. Pol. #560449,

9. LIFE INSURANCE: Beneficiary - Wife, Ke. Expires - 1943.

(Expires in 7 yrs.) - \$3,000.00 Monarch Life Assurance Co., Van., B.C. Pol. #794903,  
Beneficiary - Wife, Ke. Both policies are in Declarant's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 20th day of July 1942.

(Signature) "U. Higuchi"

"D. M. Chope"

Witness

FOR DEPARTMENTAL USE