

12416

12416
INFORMATION FROM R.C.M.P.

DATE Dec. 15/44

Our File No. 12416

Full Name SOGAWA, Yoshikuzu (Deceased) Died Jan. 1, 1938
(Surname in Block Letters)

Registration No. _____ Male - Female
(Check) Age Feb. 26/1878

Former Address _____

Date Evacuated _____ Naturalized - Canadian-Born - National
(Check)

Present Address _____

Married - Single
(Check)

Name of Wife Shizu #04378

Name of Husband _____

Name of Mother _____

Name of Father _____

Names of Children under 16 _____

Requested by _____

Registered with Custodian _____
(Yes or No)

Additional Information _____

GENERAL SUMMARY

File No. 12416 Yoshikazu SOGAWA, Dec'd. Not Registered.

Yoshikazu SOGAWA died on January 1, 1938. He is survived by his widow, Shizu, file #9863; one son, Shigeaki, file #5462; and one daughter, Amy Miyoko, file #9914.

According to information on file, the deceased, at the time of his death, had no assets other than a joint interest with his wife, Shizu, in a dwelling at 80 Moncton Street, Steveston. As the deceased and his widow held this property as "Joint Tenants", the property passed to Shizu SOGAWA upon proof of death of her husband and is dealt with on her file.

The only other asset appearing on the file of the deceased is a B. C. Electric refund of deposit for light and gas in the amount of \$1.30. This credit is, today, being transferred to the account of his widow, Shizu SOGAWA.

No assets and no liabilities, other than those mentioned above, appear on this file.

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

W. Cleaver
February 19, 1947.

/AC

For file 12416.

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

May 21st, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shira SUGANA
Wm. of Richmond
E. 1/2 of Lot 11, Blk. 2 of Sec. 10,
Blk. 1 S. 1/2 E. 7 N. 1/2 Sec 249, D.H.S.

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

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

D. A. Cramer

DAC:JB
Atch.

THE GUILDHALL INSURANCE COMPANY LTD.

represented by

HARRY ABLOWITZ & CO.

October 10, 1944.

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

Gentlemen:

Re: Steveston Property
Purchaser: LILY SHAPIRO

In reply to your letters of October 2nd, we enclose herewith our certified check in the amount of \$6792.50, for the balance of the purchase price on the following properties:

| <u>Your File No</u> | <u>Address</u> | <u>Bal. Owing</u> |
|---------------------|----------------|-------------------|
| 3334 | 82 Moncton St. | \$ 900.00 |
| 9863 & <u>12416</u> | 80 Moncton St. | 1437.50 |
| 4225 | 78 Moncton St. | 810.00 |
| 1755 | 84 Moncton St. | 990.00 |
| 1380 | 86 Moncton St. | 2655.00 |
| | | <u>\$6792.50</u> |

We also return to you herewith forms which we have completed regarding the purchaser of the above properties.

Thanking you, in advance, for your attention to this matter, we are,

Yours very truly,

HARRY ABLOWITZ & CO.

Per "Harry Ablowitz"

THE GUILDHALL INSURANCE COMPANY LTD.

represented by
HARRY ABLOWITZ & COMPANY.

October 17, 1944.

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

Attention Mr. G. Peters

Gentlemen:

Re: Steveston Property:
Your file #3334-82 Moncton St.
" #9863 & 12416-80 Moncton St.
" " #4225-78 Moncton St.
" " #1755-84 Moncton St.
" " #1380-86 Moncton St.
PURCHASER: LILY SHAPIRO

Please be advised that we have been instructed by the purchaser of the above properties to place fire insurance on the buildings when the sales have been completed. We would appreciate being advised by your office of the date on which you intend to cancel the existing insurance, so that we may make arrangements for the issuance of the policies.

Thanking you, in advance, for your attention to this matter, we are

Yours very truly,
HARRY ABLOWITZ & CO.

per
"Harry Ablowitz"

6th April, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 9863 & 12416
NAME: Shisa SOGAWA
CATALOGUE NO: 815
RE: 80 Monston Street, Steveston, B.C.
- store with living quarters

CERTIFICATE OF ENCUMBRANCE:

| | |
|---------------------------------|--|
| Description of Property: | East half of Lot 11, Block 2, Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond in the District of New Westminster. |
| Encumbrances: | Nil |
| Taxes: | 1944 taxes paid - no arrears or consolidated. |
| Vested: | 24452 |
| VALUATION BY APPRAISER: | \$1595.00 |
| AMOUNT OF BID: | \$1595.00 |
| APPROVED BY ADVISORY COMMITTEE: | September 26, 1944 |
| AMOUNT RECEIVED BY CUSTODIAN: | \$1595.00 |
| NAME OF PURCHASER: | Lily Shapiro |

KWR/DG
Attache

K.W. WRIGHT

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

April 6th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright
FROM: Mr. D. A. Cramer

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

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

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

Certificate of Indefeasible Title No. 113678-B, is in the
Owner's possession.

D. A. Cramer

DAC:JB
Atch.

9863, 12416

March 15, 1945

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

Re: Estate of Yoshikazu SOGAWA

Your File 665/45

Dear Sir:

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

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

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

(over)

1938

Jan Jackson,
Little Examiner.

Yours truly,

husband's possessions at the time of his decease,
1938. We shall be pleased to have you early reply.

9863 & 12416

March 2nd, 1945.

Mr. L.A. Dodd,
Notary Public,
Greenwood, S. C.

Dear Sir:

RE: Shima SOGAWA

We have yours of the 23rd of February and note that the Bonds referred to in our letter of February 20th, are the property of Mrs. SOGAWA'S son, and that the amount to her credit in the Royal Bank, Steveston, is her own property.

To satisfy the Collector of Succession Duties, however, it will be necessary to have from her an affidavit that these, or no part of these credits, were inherited from the Estate of her late husband at the time of his death. I enclose two alternative forms of declaration, one of which should be made before you, and if neither form is in accordance with the facts as they existed at the time of the death of her late husband, will you please alter the declaration to have it conform with the facts and have it prepared before you.

As the pending sale is being held up until such time as we have satisfied the Collector of Succession Duties with this information, will you kindly give this your earliest attention.

Yours truly,

Ian Macpherson
Title Examiner

IHM
Encls.

Ian Macpherson

February 20th, 1945.

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

Dear Sir:

RE: Shizu SOGAWA

May we request your further assistance in obtaining from Mrs. SOGAWA additional information in respect to the Estate of her husband, Yoshikusu SOGAWA. In her declaration to the Custodian, Mrs. SOGAWA stated that she was the owner of a quantity of furniture and of Imperial Japanese Government Bonds in the amount of 300 Pounds. We desire to know who at the time of her husband's death was the owner of this furniture and these Bonds. Was she herself, her husband, or was the ownership a joint ownership. Also we would like to have from her an estimate of the value of the furniture and of the Bonds in Canadian funds.

Mrs. SOGAWA also declared that there was on deposit at the Royal Bank of Canada at Steveston, about \$300.00. Did her husband at the time of his death have money on deposit at this Bank or elsewhere, and if so, the amount. If so, were these funds the property of her husband or was the account a joint one in the name of herself and her husband.

This information is required by the Assessor of Succession Duties at Victoria, and I should be pleased if you would have her statement made in the form of a Notarial Declaration, signed by her and forwarded to me.

Kindly let me have a memo of your fee in this connection.

Yours truly,

Ian Macpherson
Title Examiner

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



BRITISH COLUMBIA

PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS

FORM F.L. 1

IN YOUR REPLY REFER TO

OUR FILE NO. 157-2--44

YOUR FILE NO.

EVACUATION SECTION

Rec'd DEC 14 1944

File No. 12416

Ans.

Referred *McPherson*

DECEMBER 13TH, 1944. *sent Cramer*

DEPT. OF THE SECRETARY OF STATE,
OFFICE OF THE CUSTODIAN,
506 ROYAL BANK BLDG.,
VANCOUVER, B.C.

DEAR SIR,

Complying with your request, I am enclosing
certificate of the DEATH OF

YOSHIKUSU SOGAWA

the fee for which amounts to \$1.00 received.

Yours truly,

DIVISION OF VITAL STATISTICS,

-AM
ENC.
NO. 28031

SM-044-0612

J. C. Scott

Director.

9863 & 12416

October 18, 1944.

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

Dear Sirs:

Re: Catalogue No. 815
80 Boncton Street
1011/2/10/1031/1071/243

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

We note that you wish this property to be registered in the name of Lily Shapiro, wife of Ben Shapiro, Merchant, of 3304 West 16th Avenue, Vancouver, B. C., British Subject.

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

Yours truly,

F. G. Shears,
Director.

GF:EB

File No. 100-10000

October 1, 1944

MEMORANDUM

To: Mr. Tolson

Mr. E. A. Tamm

From: Mr. Clegg

Re: Release of [redacted]
of [redacted]
born at [redacted]

The above property is registered in the name of [redacted] and [redacted] (John [redacted]). [redacted] property according to the title is not now being [redacted] being that [redacted] to the [redacted]. [redacted] a [redacted] and [redacted] can be made it will be necessary to [redacted] the [redacted] of [redacted] [redacted] [redacted] [redacted] by the [redacted] to the [redacted] office of [redacted] of [redacted] [redacted] by a [redacted] [redacted] by the [redacted] stating that [redacted] [redacted] in the [redacted] of [redacted] in the [redacted] [redacted] in the [redacted] of [redacted]. It is not possible to obtain a [redacted] [redacted] the [redacted] will be [redacted] to accept the [redacted] of [redacted] [redacted] for the [redacted] of the [redacted] of the [redacted] [redacted] and the [redacted] of the [redacted].

Further than this, if the value of the property being [redacted] is within the [redacted] of the [redacted] [redacted] [redacted] July [redacted] it will be necessary to obtain a release relative to [redacted] [redacted] [redacted] [redacted].

cc: [redacted]

9863 & 12416

October 2, 1944.

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

Dear Sir:

Re: Catalogue No. 815
80 Ronston Street
B11/2/19/B38/KTB/249

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

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

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

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

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

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

Yours truly,

F. G. Shears,
Director.

GP:EB