

12860

INFORMATION FROM R.C.M.P.

DATE Oct. 21st, 1944

Cur File No. 12860

Full Name KOGO, Tenosuke (Deceased)
(Surname in Block Letters)

Registration No. Male - Female
(Check)

Age

Former Address Pipe Line Road, North Vancouver, B.C.

Evacuated Naturalized - Canadian-Born - National
(Check)

Present Address DECEASED. Died Apr. 30, 1941

Widower
Married - Single
(Check)

Name of Wife * Akiyo KOGO, Deceased

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Requested by

Registered with Custodian no

(Yes or No)

Additional Information * Akiyo KOGO died on or
about Oct. 19, 1929

{ The daughter, Miss Chiye KOGO, resides
at Enderby, B.C. Her Reg. No. is 06176; File 12786.

[Signature]

12860 & 12786

May 5, 1945

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

Dear Madam:

In connection with your deceased father's Estate, we have received a claim by Komura Brothers amounting to \$97.38. Will you kindly advise us if you are able to and intend to pay this bill from the Estate money which is in your hands.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Files 12786 & 12860
Reg. 061576 & Dec'd.

Chiyu & Tenosuke KOGO (Dec'd)

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 27	Certificate of Encumbrance - Vancouver	\$ 1.00		
June 11	Joe Ellis - rent to July 4 Caretaker's fee	2.00	10.00	
July 6	Joe Ellis - rent Caretaker's fee	2.00	10.00	
July 23	Ck 4385 - Payment of water rates to Sept 30/43	13.05		
August 6	Joe Ellis - rent Caretaker's fees	2.00	10.00	
August 5	Ck 4582 - Certificate of Encumbrance - Vancouver	1.00		
September 4	Ck 5017 - For certified copy of probate, will & inventory "Y"	2.85		
September 7	Joe Ellis - rent Caretaker's fees	2.00	10.00	
October 8	Joe Ellis - rent Caretaker's fees	2.00	10.00	
November 12	Ck 6196 - Deed fee covering lots 9 & 10 of Lot 3 re sub. 1 to 3 of Blk 2, D.L. 791	3.00		
November 12	Joe Ellis - rent Caretaker's fee	2.00	10.00	
November 18	Ck 6316 - North Vancouver - water rates	4.50		
December 10	Joe Ellis - rent to Feb. 4/44		16.00	
1944 January 11	Ck 7354 - North Vancouver - water rates	4.05		
February 17	Joe Ellis - rent Caretaker's fees	2.00	10.00	
March 9	Joe Ellis - rent Caretaker's fees	2.00	10.00	

Date
1964 April 13

Particulars

- 2 -

Files 12786 & 12860

April 27

Joe. Ellis - rent
Caretaker's fees

Debit

May 10

Ck 9599 - North Vancouver - water rates

\$

2.00

Credit

May 22

Joe Ellis - rent
Caretaker's fees

\$ 10.00

June 10

Ck 31 - McGregor, Johnston & Thomas - Insurance policy

4.05

10.00

July 21

Joe Ellis - rent
Caretaker's fees

12.20

August 18

Joe Ellis - rent to Sept. 4/44
Caretaker's fees

2.00

10.00

October 11

Ck 1624 - North Vancouver - water rates to Dec 31/44

4.00

20.00

October 13

Rent (2 months) - Joe Ellis
Caretaker's fees

8.10

71.65

4.00

20.00

Certified Correct:

Chlye KOGO

Chlye KOGO, Administrator.

GR \$ 10.55

Balance

File Nos. 12786 & 12860

MEMORANDUM

To: Accounting Department

November 10, 1944

From: Mr. Wilson

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

Please note that in future all rents covering the property on the Pipe Line Road received from Joe Ellis should be credited to the account of Miss Chiye KOGO, File No. 12786 and not to the joint account under Nos. 12786 and 12860. I will advise you later in regard to the balance in the joint account.

GDM/GH

[Handwritten signature]

Copy

12785 12860

November 19th, 1944

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

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

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

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

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

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

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

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

File Nos. 12786 &
12860

MEMORANDUM

To: Mrs. A. G. McArthur October 18th, 1944
From: Mr. G. D. Wilson

Re: Tenosuke KOGO (Dec'd)
 & Chiyo KOGO.

Lots 11 to 16, Blk. 3 of Lots 1 to 3,
Blk. 2, D.L. 791 are covered in Locke, Lane's
letter of September 22nd, 1943.

You will note that the wife died and
her husband was appointed Administrator. He died
and left the property to his daughter Chiyo KOGO,
appointing her Administratrix. Both these deaths
occurred before the war with Japan, and I do not
know whether the Custodian is interested in the
assets or liabilities in connection with these two
estates at that time. We have no record of the
value of the estate.

The property has now been transferred to
Chiyo KOGO as beneficiary, and the amount of money
that we have in the account is from rents which were
received after the death of her father. The property
belonged to her but had not been transferred to her.

I cannot see any reason why the small
balance should not be transferred to her personally.

Arrangements should be made for the sale
of this property by including it in our next special
advertisement.

GDM/GH

Files 12860 and 12786

October 14, 1944.

MEMORANDUM.

Mr. Wilson.

From: A. G. MacArthur.

Re: Tenozo KOGO, Deceased, and
Chiye KOGO, Reg. 06176.

Would you please review these files and see whether the transfer of funds requested by Mr. Macpherson should be made to Chiye Kogo personally or to her as administratrix.

I notice that one of the debts of the deceased father is now registered against the land in the name of Chiye Kogo. What is the position of the estate of the father as far as assets and liabilities generally are concerned?

Please speak to me before sending the requisition through to the Accounting Department.

AGM:AS

File Nos. ~~12760~~ & 12860

MEMORANDUM

To: Mr. I. Macpherson

August 28th, 1944

From: Mr. C. D. Wilson

Re: Tenaska K000 (Dec'4)
Miss Chive K000

Will you kindly obtain a new Certificate of Encumbrance covering Lots 11 to 16 (inclusive), Block 3 of Lots 1, 2 & 3, Block 2, D.L. 791, Sp. 1, N.W.S., Plan 3443, as our Solicitors now inform us that the property has been registered in the name of Miss Chive K000.

CDW/RR

12786 & 12860

August 28th, 1944

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

Dear Sirs:

In reference to Lots 9 & 10, Block 3,
of Lots 1, 2 & 3, Block 2, D.L. 791 which are
registered in your name but subject to Right to
Purchase by Miss Chiye KOGO, would you kindly
inform us if there is any balance due under the
Agreement, and if Miss KOGO has paid you in full,
would you please advise us if you have ever
issued a Deed to her.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

~~12786~~ & 12860

June 21st, 1944

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

Dear Sirs:

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

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

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

Yours truly,

G. D. Milson
Administration Department

GDM/GH

file 12786
12860

May 19, 1944.

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

Dear Madam:

Re: North West Fire Pol. 210291

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

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

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

*Present June 17/44
to C/o J. Takamori
Gardens, B.C.*

Files Nos. 12786 & 12860

January 14th, 1944

MEMORANDUM

TO: MR. G. D. NELSON
FROM: MR. K. W. WRIGHT
RE: KOGO, Miss Chiye
KOGO, Tetsuko

With reference to your memo of the twelfth instant, addressed to Mr. Croner, Messrs. Locke, Lane, Guild & Sheppard have sent documents to Miss Chiye KOGO on October 16th last, as shown on the file, but she has not returned them or replied to their letters.

Mr. Sheppard advised me today that they had again written to Miss KOGO recently, and I suggested that if they did not receive a reply in the near future, that we could possibly get some action through the R. C. Security Commission.

We return herewith your Files Nos. 12786 and 12860.

K. W. WRIGHT

GWJ/JF
Attach.

42-55

12786 and 12860

October 30, 1943.

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

Dear Sir:

Re: Lots 9 to 16, Bk. 3, of Lots 1,2,63,
Bk. 2, D.L. 791, G. 1, D.R.W. Plan 3843.

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

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

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

Yours truly,

A. G. McArthur,
Administration Department.

AGH:AS
encl.1.

COPY

Locke, Lane, Guild & Sheppard
Barristers & Solicitors

703 Rogers Building
Vancouver, B. C.

September 22nd, 1943.

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

Attention Mr. K. W. Wright.

Dear Sir:-

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

The facts herein are as follows:-

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

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

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

Firstly, the creditors of the mother, Akiyo Kogo. ✓

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

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

We are returning your files No. 12786 and 12860.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

FAS/EB

Per "F.A.S."

12786 & 12860
Evacuee Section

912 Royal Bank Bldg.,
Vancouver, B. C.
September 17th, 1943.

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

Attention: Mr. F.A. Sheppard,

Gentlemen:

Re: Tenosuke KOGO & Chive KOGO.

Perusal of the above numbered files, #12786 & 12860, will furnish you with the necessary information relative to title defects herein. In keeping with the Custodian's policy of liquidation, the real property will soon be offered for sale by tender by our Evacuation Department.

Will you be kind enough to let us have your opinion regarding transfer of title if, as and when sale is effected, as well as your views on the course to be followed to wind up the estates involved.

Your early attention to this matter will be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

September 3, 1943.

MEMORANDUM

To: Mr. R. P. Alexander.

From: P. H. Russell.

Re: KOGO, Tenosuke, Our File 12860,
KOGO, Chiyo, Our File 12786.

The chain of title from Akiyo KOGO, the mother, can be completed thus. Tenosuke was solely entitled as beneficiary. But the land is still registered in his name as Trustee. He is dead and Chiyo is his executrix. She, as executrix, may convey to Tenosuke's sole name. As such executrix she may then transmit to herself as such, and thereafter from her capacity as executrix to herself solely. I have ordered certified copies of Tenosuke's will and Probate record with which the above chain can be constructed. This is a protected and in the circumstances probably an unnecessary procedure.

The Custodian, may vest and transmit to himself from the title as it at present stands, armed with proper evidence of the linkage of the chain of title he will stand as trustee for Chiyo. I think that he should stand as trustee for Chiyo as executrix until the steps outlined below are taken or are shown to have been taken already. Tenosuke's debts must be protected and I think that unless an advertisement for Tenosuke's creditors has been published one should be issued in due form. Fleishman should know about this. The Custodian should stand in the shoes of the executrix until such an advertisement was published and creditors paid if necessary. As Chiyo is the sole beneficiary I do not see any reason for passing accounts on her behalf as executrix.

The Custodian can then elect how he will stand, as trustee for Chiyo and executrix or for her as beneficiary and may liquidate either by virtue of the Filing now being made effective or (and in this case the consent of Chiyo should be had) as Custodian/vice/Chiyo as executrix of Tenosuke's will. He would protect debts and pay or credit Chiyo either as executrix or in her personal capacity, depending on the standpoint from which liquidation was made.

I suggest that the matter be completed under the direction of our own solicitors as it does not appear essential that Mr. Fleishman be continued as Solicitor for Tenosuke's Estate.



PHR:AS

Files #12786 & 12860

August 31st, 1943.

MEMORANDUM

TO: MR. R. P. ALEXANDER

Re: Tenosuke KOGO

FROM: MR. K. W. WRIGHT

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

It is noted that the Confirmation of Ownership relative to Lots 11 to 16 shows title in the name of Tenosuke KOGO, he having received the property from his wife, Akiyo KOGO, deceased. The wife's Will was probated in December, 1927, and these lots were included in the ~~1927~~ ~~1928~~ ~~1929~~ ~~1930~~ ~~1931~~ ~~1932~~ ~~1933~~ ~~1934~~ ~~1935~~ ~~1936~~ ~~1937~~ ~~1938~~ ~~1939~~ ~~1940~~ ~~1941~~ ~~1942~~ ~~1943~~ ~~1944~~ ~~1945~~ ~~1946~~ ~~1947~~ ~~1948~~ ~~1949~~ ~~1950~~ ~~1951~~ ~~1952~~ ~~1953~~ ~~1954~~ ~~1955~~ ~~1956~~ ~~1957~~ ~~1958~~ ~~1959~~ ~~1960~~ ~~1961~~ ~~1962~~ ~~1963~~ ~~1964~~ ~~1965~~ ~~1966~~ ~~1967~~ ~~1968~~ ~~1969~~ ~~1970~~ ~~1971~~ ~~1972~~ ~~1973~~ ~~1974~~ ~~1975~~ ~~1976~~ ~~1977~~ ~~1978~~ ~~1979~~ ~~1980~~ ~~1981~~ ~~1982~~ ~~1983~~ ~~1984~~ ~~1985~~ ~~1986~~ ~~1987~~ ~~1988~~ ~~1989~~ ~~1990~~ ~~1991~~ ~~1992~~ ~~1993~~ ~~1994~~ ~~1995~~ ~~1996~~ ~~1997~~ ~~1998~~ ~~1999~~ ~~2000~~ ~~2001~~ ~~2002~~ ~~2003~~ ~~2004~~ ~~2005~~ ~~2006~~ ~~2007~~ ~~2008~~ ~~2009~~ ~~2010~~ ~~2011~~ ~~2012~~ ~~2013~~ ~~2014~~ ~~2015~~ ~~2016~~ ~~2017~~ ~~2018~~ ~~2019~~ ~~2020~~ ~~2021~~ ~~2022~~ ~~2023~~ ~~2024~~ ~~2025~~ ~~2026~~ ~~2027~~ 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12706 & 12860

P. 3506

In the Supreme Court of British Columbia

-In Probate-

New Westminster Registry

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

Signed J. E. Turnbull
Deputy District Registrar.

Extracted by
Messrs. Yarwood & Durrant
Solicitor

Filing 19385

New Westminster Registry

December 12, 1929

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

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

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

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

Signed Akiyo Kogo

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

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

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

—COPY—

INVENTORY X

In the Supreme Court of British Columbia,
In Probate -
"Succession Duty Act" (British Columbia),
In the Matter of Akiyo KOGO, deceased, late of the Municipality
of North Vancouver, in the County of Vancouver, Province of
British Columbia.

- Real Estate -

Give full value of property, setting out encumbrances (if any)
in detail separately.

Lots 11, 12, 13, 14, 15, and 16 in Block Three (3), Resubdivision
of Lots 1, 2 and 3 in Block (2) of District Lot (791), Group (1), New
Westminster District, Map 3843. Certificate of Title No. 79513.
Total \$1300.00.

Account due by W. S. Young,
Vancouver, B. C.....\$1187.00

Book Debts & Promisory Notes..... 1187.00
Real Estate..... 1300.00
\$2487.00

Armstrong & Hobson, Undertakers\$192.00
Yama Taxi..... 11.00
Yama Taxi..... 28.00
Vancouver General Hospital..... 120.40
Drs. W.A. Whitelaw) 15.00
H.H. Mc.Nichol)
D.M. Mackay..... 100.00
Taxes..... 82.00
\$ 549.00
\$1938.00

This is inventory "X" referred to in the affidavit of Value and re-
lationship of Tenosuke KOGO, sworn to on the 7th day of November,
A.D. 1929.

Signed: J.H. MacGill,
Commissioner Etc.

Certified a True Copy,
Signed: L.A. Menendez,
District Registrar.

August 6th, 1943.

MEMORANDUM - FILES

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

Ownership of this property is claimed by Chiye KOGO. Title to this property stands in the name of Tenosuke KOGO, father of Chiye KOGO, and a Vesting Certificate has been filed against it as #35375. The interest of Chiye KOGO is somewhat involved. These lots were formerly the property of her mother, Akiyo KOGO, deceased, whose will, probated the 12th of December, 1927, bequeathed the lots to her husband, Tenosuke KOGO as sole executor, leaving to him all her real and personal estate. The will being probated, Tenosuke KOGO was recorded as registered owner in Trust of these lots. The next step in the procedure would ordinarily be conveyance of the property from himself as executor, to himself as heir, but this step was not taken for the apparent reason that a judgment had been registered against him personally.

Tenosuke KOGO died leaving by will these lots and other property to his daughter Chiye KOGO. Chiye KOGO'S claim to the property is therefore valid, provided she can produce evidence that her father held the property in trust for her and if unable to do so, the property will have to be placed in the name of her father and will become subject to the judgment.

There is no evidence of a trust in favour of Chiye KOGO in the mother's will (copy on file), but in the probate of the will Tenosuke KOGO is referred to as "The Sole Executor".

In the inventory of Mrs. KOGO'S will there is an item of \$1187.00 owing by W.G. YOUNG, who appears to have been acting in probate for Mrs. KOGO.

Re: Files #12786 & 12840.

MEMORANDUM

November 13, 1942.

To: Mr. E. P. Alexander.

From: A. G. McArthur.

Replying informally to your attached query my own procedure in such a case would be to satisfy all just debts (including judgment creditors) pro rata from any liquid assets other than the land. Since I understand that tax sale of Japanese owned real property is suspended, I would expect to administer revenue from it for the benefit of any unsatisfied balance of debt, with the expectation of paying off the taxes out of the final liquidation, then satisfying debts still outstanding, with residue if any to the beneficiaries. The municipality cannot lose in the long run as taxes are a charge against the land, and no new title may issue in this province without payment of all tax arrears.

The files do not define Tenosuke KOGO's "beneficial interest" in the property described in the affidavit of secretary of United Milling & Grain Co. This property should be searched as evidence of the position of the title, and to see if the judgment referred to is actually endorsed as a charge on the title. The filing of a judgment in the Land Registry Office does not necessarily imply that it is, and further is not in itself an indication that execution has been taken out against either the land or any other asset of the judgment debtor.

Incidentally please note that the United Milling and Grain affidavit states that the "indebtedness is registered by judgment entered" on the 4th day of October 1940. It is not clear from the affidavit whether the judgment has actually been registered in the Land Registry Office at all, or if so at what date. (This is of importance because the registration is good for two years only unless renewed before the expiration of the two year period.) In any

(see over)

12786

November 11, 1942

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

Dear Miss Kogo:

Re: The late Mr. Tenosuke KOGO

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

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

Yours truly,

R. P. Alexander,
Manager.

RPA:NDE

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN PROBATE
VANCOUVER REGISTRY



1943

BE IT KNOWN that on the twelfth day of June,
in the year of our Lord one thousand nine hundred and
forty-one, the last Will and Testament (a copy whereof
is hereunto annexed) of Tenosuke Kogo, late of the City
of Vancouver, in the Province of British Columbia, deceased,
who died at the said City of Vancouver, on or about the 27th
day of April, 1941 was exhibited, read, and proved before
a Judge of the Supreme Court of British Columbia, and ad-
ministration of all the estate which by law devolves to
and vests in the personal representative of the said dec-
eased was granted to Chiye Kogo, of the City of Vancouver,
in the Province of British Columbia, the sole Executrix
in the said Will named,

B.C.L.S.
\$2.10

SE

b/c
ARC

GIVEN under the Seal of the said Court, this twelfth
day of June, A. D. 1941.

"H. Brown"

DEPUTY DISTRICT REGISTRAR

SEP 8 1943

Extracted by Arthur W. Fleishman, Esq.,
Solicitor.

Estate sworn under ----- \$ -----
Probate Duty ----- \$ -----
Succession Duty ----- \$ -----

VANCOUVER
Jun, 12, 1941
REGISTRY

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

THIS IS THE LAST WILL AND TESTAMENT of me, Tenosuke Kogo, of Seymour Creek of the District of North Vancouver, in the Province of British Columbia, made this fourth day of June, in the year of our Lord One Thousand Nine Hundred and forty (1940).

I HEREBY REVOKE all former Wills or other Testamentary Dispositions by me at any time heretofore made.

I DIRECT that all my just debts, funeral and Testamentary expenses be paid and satisfied by my Executrix hereinafter named, as soon as conveniently may be after my decease.

I GIVE, DEVISE AND BEQUEATH all the property, both Real and Personal, which I may die possessed of or entitled to unto my daughter, CHIYE KOGO, of Seymour Creek, District of North Vancouver, B. C. to and for her sole use and benefit, and appoint her the sole Executrix of my Will and Trustee of my Estate.

IN WITNESS WHEREOF I have hereunto set my hand the day and year first above written.

SIGNED, published and declared by the said
TENOSUKE KOGO

the Testator as and for his last Will and Testament in the presence of us who both present together at the same time in his presence at his request and in the presence of each other have hereunto subscribed our names as witness.

K
"TENOSUKE KOGO"

Witness: Nellie Varzenoff
245 West Hastings Street
Vancouver, B.C. (Stenographer)

Witness: Geof. Jacobs
245 East Hastings Street
VANCOUVER, B.C.

SEAL

VANCOUVER
June 12, 1941
REGISTRY

CERTIFIED A TRUE COPY

A. Rodway
Deputy District Registrar

COMP'D
W.R.W.

"Chiye Kogo"

SEP 8 1943