

8930

Whonock B.C.

FILE NO. 8930

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: SHIMODA Masao (Mrs Katsukuma) Masao Katsukuma

HOME ADDRESS: 6th Rd., R.R. #1., Whonock B.C. REGISTRATION No. 13493

SEX: Female AGE: 76 MARRIED? Yes

OCCUPATION AND EMPLOYER: None

NAME OF WIFE OR HUSBAND: (Deceased) ADDRESS: -----

NAMES OF LIVING CHILDREN: Over 16 ADDRESS: -----

ADDRESS: -----

ADDRESS: -----

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 11th day of May 1942.

WITNESS:

J. Wilkins

(Signature)

On behalf of Mrs M. Shimoda

FOR DEPARTMENTAL USE

HOW DO YOU PROPOSE TO PAY THESE OFF?

LIST OF LIABILITIES:

none

INFORMATION FROM R.C.M.P.

Date 10/6/43

Our File No. 4930

Full Name SHIMODA, Masa (Mrs. Katsukuma)
(Surname in Block Letters)

Registration No. 13493

Male - Female ☒
(check)

Age Feb 15, 1866

Former Address R.R. #1, Whonnock, B.C.

Date Evacuated 12/9/42

Naturalized - Canadian-Born - National ☒
(check)

Present Address

S. Locan City, B.C.
A. Oct 18/43 at Lemon Creek B.C.
See B.C.C. R. Nov 23/43

Married - Single ☒
(check)

Name of Wife

Name of Husband Katsukuma - Dec'd

Name of Mother OGATA, Tame
(dec'd)

Name of Father OGATA Kyugaburo
former name MIYABE (dec'd)

Names of Children under 16

Requested by Pat Ladner

Registered with Custodian

YES
(Yes or No)

Additional Information

* Father married into wife's
family and took her name of OGATA.

REAL PROPERTY SUMMARY

JAPANESE NAME: Katsukuma SHIMODA, Estate of (Died 25th December 1918) - File No. 11297
Nasa SHIMODA, Reg. No. 13493 (deceased) File No. 8930
Toshio SHIMODA, Reg. No. 13495 (Repatriated) File No. 4818

CATALOGUE NO: 594

PROPERTY ADDRESS: No. 3048 Sixth Road, Whomock, B.C.

Withdrawn from V.L.A. list, December 1, 1943, the Custodian not being able to give title, and sold by tender.

LEGAL DESCRIPTION: The South part 8.5 acres of Lot 29 of Lot 432, Group 1, Map 1208 as shown and outlined Orange on Sketch deposited No. 2686 in the District of New Westminster.

TITLE: In the name of Katsukuma SHIMODA. Certificate of Title No. 7925-E.

ENCUMBRANCES: Registered: 27/454/41468C 9th December 1918 Mortgage in Fee to Matthew I. Phillips and Herbert Ryall, Executors of the Estate of James Edward Phillips, deceased, for the sum of \$450.00 with interest at the rate of 8% per annum.

27/454/52977C 23rd May 1924 Assignment of Mortgage No. 41468C from Matthew I. Phillips and Herbert Ryall, Executors of the Estate of James Edward Phillips, Deceased, to James Victor Wilson Phillips.

Vesting of interest of Toshio SHIMODA in the Custodian 24301 filed 6th July 1942.

Unregistered: No indication of any on file.

ASSESSED VALUE: 1942
Land \$ 450.00
Improvements 1000.00
\$1450.00
Taxes - \$25.97 and arrears \$ 52.82.

CLASSIFICATION: Mr. J. Moryson reported (file 4818) a frame house of 1½ storeys, 24'x32', six rooms, in poor condition (two storey rhubarb house and pickers house 18' x 36' (fair) Smoke house 6'x6' (good) Chicken house & lean-to 12'x12' (fair) Packing shed & bathhouse 18'x30' (fair) Woodshed 8'x22' (poor) Barn and lean-to shed 30'x44' (fair) Packing shed 8' x 10' (Fair)). Of the land two acres were in strawberries, 1/4 acre in raspberries, 1/4 acre in blackberries, 3/4 acre in loganberries and 36 mixed fruit trees.

In his J.P. declaration Toshio SHIMODA declared his 1942 crop as follows:

"2 acres strawberries, 1 acre loganberries, 1/4 acre raspberries, 1/4 acre blackberry, ½ acre rhubarb, 1/4 acre potatoes, 1/4 acre mixed vegetables, 2 acres hay. 5000

Asparagus plants, 3 cherries, 6 apple, 24 prune, 3 pear trees

In his appraisal report dated 21st April 1944, Mr. Ansell describes the property as,

"This property consists of 8½ acres of land with two old houses and some old out buildings also old barn.

All of these buildings are very old and practically worthless land. Appears to be good but cropped out."

Mr. W.D. Bowden, manager of the Westminster Trust Co. in a letter to the Custodian on 15th March 1943 says,

"The buildings on the property consist of a four room dwelling in poor condition, a shed at the rear of this dwelling apparently used to accommodate berry pickers and an implement shed in good condition. It would appear as if the property has been abandoned for some time."

HISTORY OF ADMINISTRATION:

Before evacuation Tami SHIMODA, wife of Toshio SHIMODA, only son of Katsukuma SHIMODA, leased the property to Waldemar Thiessen for a term of nine (9) months from the 1st May 1942 to the end of the year for \$200.00 with an option to renew at a rental of \$150.00 for 1943. This rental for 1942 was paid by the Pacific Co-operative Union in part, \$148.23, by post-dated cheque which was received on 18th January 1943 from Mr. T. Shimoda and proceeds paid to the credit of his account. The option for 1943 was not exercised, and on 5th March 1943 the Custodian leased to John S. House for ten (10) months as from 1st March 1943 to 31st December 1943 at a rental of \$95.00, with some storage space reserved. This lease was assigned to the Director, Veterans' Land Act and was paid to the Custodian subsequent to the withdrawal of the property from the list to be sold to the Veterans' Land Act. There is no record on file of an extension of this lease for 1944, but it appears from Mr. W.E. Anderson's letter of 30th March 1944 that Mr. House was in occupation of the property at that date. The ledger account shows that only \$10.00 was paid on account of this rent leaving a balance of \$85.00 in respect to 1943 rental unpaid, as per Mr. Anderson's letter of 23rd December 1943. No payment was made on rental of 1944. Total revenue \$10.00.

TITLE:

The registered owner, Katsukuma SHIMODA having died on 25th December 1918, his interest in the land could not be vested and to procure conveyance, at the request of the Custodian, Toshio Shimoda, only child of Katsukuma Shimoda, made application to the Official Administrator to administer his father's estate. This application was sent to Mr. J.M. Streight, official administrator, at New Westminster on 10th August 1943, and Letters of Administration issued to Mr. Streight on 10th March 1944. On completion of the sale of this property by the Custodian, we sent to Mr. Streight the balance to the credit of the estate, \$456.91, on 29th March 1945. As the result of this administration, Mr. Streight

forwarded 25th March 1946 to the Custodian \$143.77, of which \$71.89 was credited to the account of Masa Shimoda (file 8930) and the balance \$71.88 credited to the account of Toshio Shimoda (file 4818).

Mrs. Masa Shimoda died on 18th October 1943 and the Custodian requested Mr. Streight to administer her estate on 27th August 1946, advising him that Toshio Shimoda had been repatriated and of a claim of the Dominion Treasury of \$450.00 as an advance made to him in respect to his repatriation (letter 6th February 1947). So far as known Toshio Shimoda is the sole heir to his mother's estate. It was suggested by the Custodian to Mr. Streight on 3rd June 1947 that in view of the small amount of the estate of Masa Shimoda, so far as known, \$111.89, and to avoid the expense of official administration, that credit should be transferred to the credit of Toshio Shimoda's account without taking out Letters of Administration. On the following day Mr. Streight replied that under the circumstances he would not take out administration, adding that he had no authority to give direction as to the funds. These funds were transferred to the credit of Toshio Shimoda on 12th June 1947.

The Custodian being unable to give conveyance to the Director Veterans' Land Act promptly, this parcel was withdrawn from the V.L.A. list on 1st December 1943, pending estate devolution and administration as above.

APPRAISAL:

Mr. Wm. H. Ansell, of Whonnock, was requested to make an appraisal of the property and reported on 21st April 1944 that in his opinion the land had a market value of \$450.00 and the buildings \$100.00 a total of \$550.00.

ADVERTISED:

The property was advertised for sale as parcel 594 of the Custodian's catalogue list.

OFFERS:

Two offers to purchase were received by the Custodian:
From George Duckels Peacock, of Haney, through
Hal Mensies, real estate agent, of Haney,
of \$760.00 (29th April 1944).

From A.E. Hartley, of Whonnock, of \$980.00, (30th April 1944) on behalf of the Pacific Co-Operative Union (10th June 1944).

SOLD:

To the Pacific Co-Operative Union for \$980.00 as at 13th June 1944 with the approval of the Advisory Committee 26th May 1944 and of the Official Administration 21st June 1944.

CLEARING TITLE:

On the registered mortgage 41468C assigned by filing 52977C there was at date of sale owing to the holder, James Victor Wilson Phillips, \$512.24, amount approved by the Official

.....✓

Administrator (\$511.88 29th August 1944, plus 36¢ interest). This amount, \$512.24, with discharge of mortgage fee of \$3.50, was paid to the Westminster Trust Company, agents for the mortgagee, on 31st August 1944, and an executed discharge of the mortgage received on 5th September 1944.

CONVEYANCE:

A deed conveying the property to the purchaser was executed by Jack Milton Streight, Official Administrator of the Estate of Katsukama Shimoda, dated 22nd August 1944 was received by the Custodian and registered along with the discharge of mortgage on 26th February 1945.

TITLE:

Certificate of Title No. 183848-E issued in the name of the Pacific Co-Operative Union 12th March 1945 and was mailed to the Pacific Co-Operative Union 2nd April 1945. Receipt of assigned insurance policy 444651 Mercantile Insurance Co. acknowledged 17th March 1945.

FUNDS:

Released as per statement attached.

OLD TITLE:

Certificate of Title No. 7925-E in the Land Registry Office, New Westminster, B.C.

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

Paul H. S. S. S.

Dated:

DATED: August 27th, 1947.

ACCOUNT OF ESTATE OF KATSUKAMA SHIMODA (Deceased) - File 11297

CREDIT - Sale price of property		\$ 980.00
Rent from Pacific Co-operative Union		148.23
Rent from John House		10.00

DEBITS - Taxes, 1943, 1944	\$ 153.28	
Insurance	42.50	
Interest on mortgage	62.24	
Certificate of Encumbrance	1.00	
Appraisal	10.00	
Advertising	4.00	
Registration fee	6.96	
	<u>\$ 279.98</u>	

CREDIT - Closing adjustments		48.66
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Released to credit of Estate of Katsukama Shimoda		
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	<u>906.91</u>	
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	<u>\$1186.89</u>	
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		<u>\$1186.89</u>
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Paid to Westminster Trust Co. principal of mortgage....	\$ 450.00	
Transmitted to Official Administrator and disbursed by him as per statement dated 5th May 1947 on file.....	<u>456.91</u>	
	<u>\$ 906.91</u>	

ACCOUNT OF TOSHIO SHIMODA (Repatriate) - File 4818

CREDIT - One-half estate of Katsukama Shimoda (File 11297)		\$ 71.88
Estate of Masa Shimoda (File 8930)		111.89
Province of British Columbia - part funeral expense		40.00

DEBITS - Liabilities paid by Custodian	\$ 226.50	
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CREDIT - Other than real property credits of \$52.73 less debits of \$50.00		
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		<u>2.73</u>
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	<u>\$ 226.50</u>	
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		<u>\$ 226.50</u>
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A charge of \$450.00 is on file for
recoverable advance for repatriation.

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INSURANCE SUMMARY

Katsukasa SHIMODA, Estate of (Died 25/12/1918) - File No. 11297
Yoshio SHIMODA, Reg. No. 13495, (Repatriated) - File No. 4818

In his J.P. declaration Yoshio Shimoda, son of the deceased registered owner, Katsukasa Shimoda, declared no insurance on the premises, and the Westminster Trust Company was requested to effect some insurance on 24th March 1943. The Trust Company reported 18th May 1943 that the buildings had been insured in the amount of \$1500.00 in the Mercantile Insurance Company, policy 444651, for three years expiring 15th May 1946. The premium of \$42.50 was paid by the Custodian 20th May 1943. This was insurance of \$500.00 on dwelling, \$500.00 on shrubbery shed and picker's house, \$200.00 on packing house and bath, and \$300.00 on barn and lean-to. This policy was assigned to the Pacific Co-Operative Union, the purchaser, and mailed to the Union 15th March 1945.

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

Paul Thompson

Initia

DATED: August 28th, 1947.

c.c. file 8930 - Masa Shimoda (Deceased)

GENERAL SUMMARY

File No. 8930

Masa SHIMODA, Deceased

Reg. No. 13493

Masa Shimoda died at Lemon Creek, B. C. on November 23, 1943. She was a widow at the time of her death and is survived by one son, Toshio, file #4818, who has now returned to Japan.


Masa Shimoda declared no assets to the Custodian and none appear on her file other than her interest in the estate of her husband, Katsukuma, who died in Japan in 1918 and in whose name a piece of real property in the Municipality of Maple Ridge was registered. Administration of Katsukuma Shimoda's estate was undertaken by J. M. Streight, Official Administrator, and the funds from the sale of the Real Property (particulars of which are given on file #11297) were forwarded to him for distribution. The account of Masa Shimoda, in this office was credited with the sum of \$111.89, being one-half of the assets of the estate of Katsukuma Shimoda forwarded to this office for her credit by the Administrator.

Mr. Streight was advised of the death of Masa Shimoda and was asked if he would undertake the administration of her estate which consisted of only the sum of \$111.89 received from the estate of her husband, as far as we were aware. As an alternative, it was suggested to Mr. Streight that, in view of the small amount of the estate and the fact that there appeared to be only one heir, it might be in order for us to transfer these funds to the account of the son, Toshio, who had returned to Japan and whose account in this office indicated that he was indebted to the Treasury Department in the amount of \$450.00, being the amount of the advance he had received at the time of his repatriation. Mr. Streight replied by telephone that this course might be taken and the transfer of the funds from the account of Masa Shimoda to the account of Toshio Shimoda in this office was made on June 12, 1947.

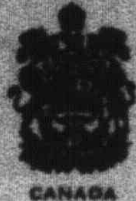
The only claim appearing on this file is for the sum of \$80.00 to cover funeral expenses paid by the B. C. Security Commission. From a telephone inquiry to Mrs. Scoy of the Department of Labour it was today learned that this claim was paid by Mr. Streight from the funds belonging to the Estate of Katsukuma Shimoda, deceased, in September 1945.

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.


June 28, 1947.

DEPARTMENT OF
LABOUR



BRITISH COLUMBIA SECURITY COMMISSION

22nd November, 1943.

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

EVACUATION SECTION	
Rec'd	NOV 23 1943
File No.	777 8930
Ans.	
Referred	Anderson

Dear Sir:

Re: Mrs. Masa SHIMODA, #13493 -
Deceased

We wish to make claim for recovery of the sum of \$80.00 from the estate of the above deceased, to cover the cost of funeral expenses paid by this Commission in connection with her burial.

For your information, Mrs. Shimoda died at Lemon Creek, B. C., October 18th, 1943.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION


M. L. Brown,
Office Manager.

/MT

COPY FOR
FILE 8930

CERTIFICATE OF ENCUMBRANCE

No. 50593

Your file No. 11297

LAND REGISTRY OFFICE

New Westminster, B.C.

- - - - minutes 10 o'clock 2nd day of December, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - -
The South part 8.5 acres of Lot 29 of Lot 432 Group 1 Map 1208 as shown
and outlined orange on Sketch deposited No. 2686 in the District of New
Westminster.

vis.:

Registered Owners KATSUKUMA SHIMODA

Register of Indefeasible Fees Volume 15 Folio 126 No. 7925E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24301

27/454/41468C

9th December 1918 Mortgage in Fee to Matthew I. Phillips
and Herbert Ryall, Executors of the Estate of James
Edward Phillips, deceased, for the sum of \$450.00 with
interest at the rate of 8% per annum

27/454/52977C

23rd May 1924 Assignment of Mortgage No. 41468C from
Matthew I. Phillips and Herbert Ryall, Executors of the
Estate of James Edward Phillips, deceased, to James
Victor Wilson Phillips

Applications for Registrations: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To: Office of the Custodian

E.S. STOKES
Registrar.

(Seal)

4912, 8795, 8730.

Oct. 9, 1942.

Mr. Toshio SHIMODA, #13495.

Dear Sir:

Re: The Estate of Katsunuma SHIMODA (deceased)
husband of Hase SHIMODA, #13493.

We have been advised by the Royal Canadian Mounted Police that Mr. Katsunuma Shimoda is now dead and as far as we are able to see from our files neither your mother Hase, nor any other member of the family has fulfilled the necessary requirements of our law to distribute this estate legally among the beneficiaries.

Would you please advise us at once whether Mr. Katsunuma Shimoda left a will and if so whether same has been probated, and if not whether your mother or any member of the family has started proceedings for administration.

We would advise you that if there is a will it is necessary to have it probated by the court, and if there is no will there are two ways in which you may obtain letters of administration, namely -

- (1) Engage a lawyer to make an application for you, or
- (2) Make an application direct to the Official Administrator of British Columbia.

If you select the latter course it will be necessary to write a letter to the Official Administrator addressed to The Court House, Vancouver, B. C. asking him to administer your father's estate. He will require that this letter be signed by yourself, your mother and brothers and sisters before he will take any action.

Mr. Techie SHIMODA,

- 2 -

Oct. 9, 1942.

We will require further, that you supply him with all details of your father's property, both real and personal, including all known claims against him, together with the full names and addresses of your mother and the children as mentioned above.

Certain fees will require to be paid to the British Columbia Court in this connection, and the judge of the court will finally make the necessary order for the distribution of the property.

If you prefer to have letters of administration taken out by your own solicitor, please get in touch with one at once and advise this office as to his name and address so that we may keep in touch with him. In the meantime, the real property has been vested in the care of the Custodian and any proceeds will be held in trust pending administration.

We are enclosing a form which we would ask you to fill in without delay and return to this office in the enclosed envelope, at the same time stating what you intend to do in this connection.

We are addressing this letter to you because you declared the property, owing perhaps, to the fact that your mother, who properly should have declared it and should have been the person to make application for administration, is unable to read or write English. We notice that her registration card was signed by E. Shimoda on her behalf.

Please let us hear from you without delay.

Yours truly,

A. G. Beartier,
Supervisor of Records.

AGE:140

11297
4818
8930

December 30, 1942.

Mrs. Katsukuma Shinoda,
Reg. No. 13493,
Slocan Extension, B.C.

Dear Madam:

We note that lands are registered in the name of your late husband. According to the laws of this country an administrator must be appointed to take care of the property of persons who have died. Unless this is done no money will be paid out except for taxes and for costs necessary to protect the property. We recommend that the official (Government) administrator be appointed as this is usually the most economical way but you can instruct your own lawyer if you wish. Please let us know what you want done.

When and where did your husband die? - What property did he own? Had he any children other than Toshio?

Kindly reply to this letter as soon as you can do so.

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD

4818,8930,
11297

June 1st, 1943.

B. C. Security Commission,
Marine Building,
Vancouver, B. C.

Attention: Mr. M. L. Brown

Dear Sirs:

Re: Katsukuma SHIMODA (deceased)

We have written to the wife of the above Japanese, Wasa Shimoda #13493, and also to her son, Toshio #13495, on several occasions regarding the estate of the deceased Japanese but we have been unable to obtain any co-operation in this respect.

We are attaching in duplicate copies of letters asking for information and we would appreciate your co-operation in obtaining for us as much information as possible.

At the present time we have a cheque in the amount of \$147.23 which was a partial consideration of a lease covering the deceased man's property for last year and it is being held in his account pending liquidation of the estate.

Mr. Toshio Shimoda has the following numerous doctor and hospital accounts filed against him at this office and all or many of them may be pertaining to the death of his father:

Dr. O. Van Etter, September 1936	\$5.00
Dr. J. M. McDermid, February 1941	175.00
Dr. Bruce Cannon, February 1940	10.00
Dr. L. Broe, May 1939	103.00
Dr. M. Uchida	20.00
Dr. J. F. Sparling	19.50
Royal Columbian Hospital	172.55
Vancouver General Hospital, May 1939	28.60

533.65

If any of these claims are actually charges against the deceased father, they are charges against the estate and should be classified in that manner.

We trust we will have your usual co-operation and will await your reply.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

July 24, 1943.

MEMORANDUM - MR. WRIGHT

Attached are all three files. The property is in the name of Katsukuma SHIMODA who died in Japan on November 25, 1918. Masa Shimoda and Toshio Shimoda desire to make application to the Official Administrator for him to take out letters of administration for the Estate of Katsukuma Shimoda. Katsukuma Shimoda apparently died intestate.

Should the Evacuation Section place this in the hands of the Official Administrator or in view of the fact that the property is in the name of a man who, if still living, would be an Enemy, would it be better and more appropriately handled by the Enemy Section?

RPA:MA

11297
1818
8930

August 10th, 1943

Mr. J. M. Streight,
405, 713 Columbia St.,
New Westminster, B. C.

Dear Sir:-

Re: Estate of Katsukuma SHIMODA (Deceased)

Property known as "a portion of Lot 29, Sub. of Section 2, Township 12, D. L. 432, Group 1, Map 1208, Municipality of Maple Ridge" consisting of about 8 1/2 acres, is in the name of Katsukuma SHIMODA, an individual of the Japanese race. The property itself is situated in the District of Maple Ridge just off No. 6 Road approximately two miles east of Baker Road, North of Albion, B. C. Certificate of Title No. 7925-E is in the hands of the Registrar at New Westminster.

Constable R. A. Davidson who is in charge of Japanese registration at the Royal Canadian Mounted Police, and to whom we addressed an inquiry regarding Mr. Katsukuma SHIMODA, has declared to us that Mr. Katsukuma SHIMODA is dead and that he died sometime previous to the registration with the Royal Canadian Mounted Police of his widow, Masa SHIMODA, Japanese Police Registration No. 13493.

Masa SHIMODA, who is believed to be about 77 years of age, has declared to us that she is a widow. Her present address is Lemon Creek, B. C. Mr. Toshio SHIMODA, Police Registration No. 13495, aged about 43, has declared to us that he is the son of the late Mr. Katsukuma SHIMODA, that he himself is residing in Slocan, B. C., that his father, Katsukuma SHIMODA, died in Japan on November 25th, 1918, and to the best of his knowledge died intestate. Mr. Toshio SHIMODA has declared further that he is the only child of Masa SHIMODA and the late Katsukuma SHIMODA and that to the best of his knowledge there are no outstanding accounts against his father.

Insofar as the property itself is concerned, the assessed value of the land, for purposes of taxation, is \$450.00 with an assessed value of improvements, also for tax purposes, of \$1000.00. Taxes are in arrears. The Westminster Trust Company in New Westminster have filed with the Custodian a Statutory

Mr. Straight

- 2 -

August 10th, 1943

Declaration covering the mortgage on the property duly registered indicating that as of October 22nd, 1942 there was a balance on the principal of \$450.00 which, together with interest computed up to that date, left a balance owing of \$481.31.

Attached you will find an application addressed to you dated June 29th signed by Mr. Toshio SHIMODA and duly witnessed, making application to you for letters of administration for distribution of the estate of the late Mr. Katsunuma SHIMODA.

Insofar as Mr. Toshio SHIMODA is concerned and according to information supplied to us by the U. S. Security Commission, Toshio SHIMODA is married to Tei SHIMODA and they have eight children between the ages of 2 and 16. Both Toshio SHIMODA and his wife are now patients in a sanitarium.

The real estate in question is included amongst many other properties now sold by the Custodian to the Director of Veterans' Land Act, but particulars are not yet available as to proceeds obtained or to be obtained.

We would appreciate receiving your views in connection with this case together with an indication as to how we may co-operate with you or assist you in arranging for administration of the estate of the late Mr. Katsunuma SHIMODA.

May we, in conclusion, call your attention to the fact that the Custodian originally administered this property without knowledge of the fact that it was in fact an estate, and that ownership of the estate was declared to the Custodian by Mr. Toshio SHIMODA, and it was only after investigation made by us that we learned that title to the land in question was in fact in the name of the late Mr. Katsunuma SHIMODA.

Yours truly,

R. P. Alexander
Manager

Enc.
10/11/43

11277
4618
8930

August 10th, 1943

Mr. Samuel A. Moore,
Official Administrator,
Court-House,
Vancouver, B. C.

Dear Sir:-

Re: Estate of Katsukuma SHIMODA (Deceased)

Thank you very much indeed for your letter of August 6th and for returning to us our letter to you dated August 4th together with the attachment mentioned therein. In accordance with your suggestion, we are communicating with Mr. Straight in New Westminster.

Yours truly,

R. P. Alexander
Manager

WPA:IF

4818, 8930 & 11297

February 14, 1944.

Mr. J. M. Streight,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Katsukuma SHIMODA (deceased).

The above estate is already in your hands, pending letters of administration.

The wife of the above Japanese, Masa Shimoda, died at Lemon Creek, B. C., October 18, 1943. The cost of funeral expenses in the amount of \$80.00 was paid by the British Columbia Security Commission who have made claim for recovery from the estate in this amount.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

July 7th, 1944

MEMORANDUM

TO: MR. G. PETERS
FROM: MR. K. W. WRIGHT
RE: Katsukuma SHIMODA - Dec'd W/R
South part 8.5 acres of Lot 29 of Lot 432,
Group 1, Map 1208, as shown and outlined Orange
on Sketch deposited No. 2686, D.N.W.

The Titles Department have forwarded Transmission and Deed, in duplicate, in favour of Pacific Co-operative Union, in order that these may be approved and passed on for signature of the Minister.

I find, on examining the Certificate of Encumbrance accompanying the documents, that this property stands in the name of Katsukuma SHIMODA, and there is a pencil note, 'Dec'd W/R', and I note in the list of charges, Paragraph B of the Real Property Memorandum, there is a note, 'Unregistered, J. W. Streight has been appointed Administrator'.

Going back over the files, I find on File No. 4818, a memo which I sent to Mr. Alexander on the 3rd of August, 1943, to the effect that there is no enemy interest herein as the owner passed away in 1918. This situation is similar to the case where a Japanese died prior to evacuation. The Secretary of State has no authority to sell, and is therefore without power to convey. The Personal Representative, appointed by the Court, is the only person clothed with authority to give title.

You should therefore communicate with Mr. Streight, the Administrator, and see if he has registered the Letters of Administration. The Certificate of Encumbrance on the file is an old one. You should give him all particulars of the sale and a copy of the valuation received, and the Titles Department should prepare a Deed from the Administrator to the purchaser. This should be sent to Mr. Streight for signature. It is altogether likely he will accept our deal and you might ask him to return the documents duly signed in order that we may register and complete the transaction. In your letter you should undertake to pay over the proceeds to him as Administrator as soon as the deal is consummated; and if for any reason the deal falls through, you should return the documents.

I foresee some difficulty in as much that the Certificate of Title may be missing, as the registered owner is in Japan. Have you searched in the Registry Office for this, or written to the heirs at law to produce such Certificate? I doubt very much if the personal representative will be in a position to convey until he produces the title, or takes the regular course of having the Registrar advertise that a new Certificate will be issued in 30 days by reason of evidence having been produced that the original has been lost. The Official Administrator may have some way of overcoming this and I would be interested in knowing the result.

We may avoid trouble in the future if you will bring all these Estate matters to my attention before Mr. Shears writes for the balance of the money. I would be glad if you would do this. I return herewith the above numbered files as well as the documents prepared for the Secretary of States' signature.

KWW/JF

K. W. WRIGHT

July 11th, 1944

MEMORANDUM

TO: MR. C. PETERS

FROM: MR. E. F. WRIGHT

RE: Katsuhisa SHIMADA - Dec'd M/R
South part 8.5 acres of Lot 29 of Lot 432,
Group 1, Map 1708, as shown and outlined Orange
on Sketch deposited No. 2686, D.R.F.

Since sending my memo of the 7th instant to you, Mrs. Hearthur has directed my attention to a letter from the Official Administrator, dated June 21st, 1944, and has pointed out that this was not on the file at the time I looked over the correspondence. Mr. Straight states in his letter that the property is still vested in the Custodian and that it will not be necessary to obtain a Deed from the Official Administrator.

The registered owner of this property was not an enemy within the meaning of the Regulations, and the filing of the Vesting Certificate was not in order in the first instant. The Administration of Estates Act provides that real estate vests in the personal representative and the right of the beneficiaries is against the personal representative, when appointed. The rights of the beneficiaries are vested in the Custodian and therefore the Custodian's right must be limited to a right against such personal representative.

Notwithstanding the Official Administrator's statement, I am therefore of the opinion that he must execute the Deed and that you should furnish him with the information suggested in my memo of the 7th instant, and undertake to close the deal and pay the proceeds of the sale to him as Administrator.

Our position would be quite different if an Enemy owner passed away following evacuation. We still have the right to proceed with our administration, as Section 26 of the Regulations provides as follows:

" 26. Where the property of any person is vested in the Custodian under these or any other Regulations or under any Order in Council or statute such vesting shall not, nor shall any proceedings relating thereto or in consequence of the vesting, be invalidated or affected by reason only of such person having, prior or subsequent to the date of the vesting, died or ceased to be an enemy, or, where the property has been vested under the provisions of sections (3) or (4) of Regulation 21 or of Regulation 25 of these Regulations, by reason of its being subsequently ascertained that such person was not an enemy".

We return herewith the above numbered files.

EEF/JY
Attach.

E. F. WRIGHT

MEMORANDUM

File Nos.: 11297
4818
8930

March 20th, 1945.

TO: Accounting Department

FROM: Mr. Richardson

Re: Katsukuma SHIMODA - W/R
Deceased - File #11297

Letters of Administration have been issued to Jack Milton Straight, Official Administrator for the County of Westminster, under date of March 10th, 1944 (notarial copy on file #11297). Date of death - December 25th, 1918. Intestate.

Beneficiaries of Estate of Katsukuma SHIMODA:

Masa SHIMODA	Wife	Reg. No. 13493	File No. 8930
Toshio SHIMODA	Son	Reg. No. 13495	File No. 4818

Will you please change your records to conform with the above.

RDR:OH



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street
Vancouver, B. C.
May 1st, 1945

EVACUATION SECTION	
Rec'd	MAY 2 1945
File No.	8930
Ans.	
Referred	

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

Toshio Shimoda 4918

Dear Sirs:

Re: Masa SHIMODA, #13493, Dec'd.

Your File #8930

On November 22nd, 1943, we filed a claim for recovery of \$80.00 from the estate of the above deceased, to cover cost of funeral expenses incurred by us. Under date of June 21st, 1944, you forwarded us a statement of assets form showing assets as nil.

We understand, however, that the husband of the deceased passed away prior to evacuation, and that there was some property in his name. We would appreciate advice as to whether or not an administrator has been appointed in connection with the settlement of his estate, and if so, as to the probable amount which will be realized from same.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION,

M. L. Brown
M. L. Brown,
Office Manager.

5930
11297

May 3rd, 1945.

The B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Attention: Mr. M. L. Brown

Dear Sir:

Re: Masa SHIMODA
Reg. No. 13493

We have for acknowledgement yours of the 1st instant.

All the funds that we were holding to the credit of the estate of Katsukuma SHIMODA, the deceased husband of subject Japanese, were forwarded to J. M. Streight, Official Administrator, New Westminster, B. C. We had previously advised Mr. Streight of your claim for funeral expenses.

We suggest that you take this matter up direct with Mr. Streight.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

ENEMY SECTION	
Rec'd	FEB 11 1946
File No.	
Ans'd	
Refer'd	

360 Homer Street,
VANCOUVER, B.C.,
February 9th, 1946.

EVACUATION SECTION	
Rec'd	FEB 11 1946
File No.	8930
Ans'd	
Referred	Johnston

Mr. J. M. Streight,
Official Administrator,
405 Westminster Trust Building,
NEW WESTMINSTER, B.C.

Dear Sir:

Re: Nasa SHIMODA #13493 Dec'd
& Katsukuma SHIMODA, Dec'd.

We have for acknowledgment yours of February 5th, with reference to the above.

We would advise that cheques in settlement of this and other Japanese estates should be forwarded to the Custodian of Enemy Alien Property, as per their Mr. Johnston's conversation with you on February 6th.

We are attaching hereto Recoverable Invoice No. 6506, in the amount of \$80.00, to cover funeral expenses paid by us on behalf of the deceased, Nasa Shimoda #13493. It is requested that cheque in settlement of this account be drawn in favour of the Receiver-General of Canada and forwarded to us.

Yours very truly,

DEPARTMENT OF LABOUR - JAPANESE DIVISION

D. W. Simmons
D. W. Simmons
Comptroller &
Administrative Assistant

Enc.

c.c. Dept of the Secretary of State,
Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.
Att'n Mr. W.J. Johnston

8930 & 11297
Evacuee Section

March 4, 1946.

Mr. J. M. Streight,
Official Administrator,
713 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Katsukuma SHIMODA, Dec'd.

With reference to our interview of the 6th ultimo, we wish to advise you that Masa Shimoda, deceased, widow of the above named, died at Lemon Creek, B. C., on October 18, 1943, according to advice received from the B. C. Security Commission, now known as the Department of Labour, Japanese Division.

Yours very truly,

WJJ/AC

W. J. Johnston
Administration Department

11277, 6930, 4218
Revenue Section

509 Royal Bank Building,
Vancouver, B. C.
March 27, 1946

J. H. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Etsukuma SHIMODA

Dear Sir:

We have for acknowledgment your communication of the 25th instant, enclosing cheque for \$143.77, being the balance in the above Estate, for which we thank you.

We note that one-half of these funds belongs to the Estate of the Widow, Haseo Shimoda, and the balance to the Son, Toshio Shimoda.

Yours very truly,

F. J. Johnston
Administration Department

VJJ/JF

File 5930
13495 Reg. 13495 & 11377

May 23, 1946

MEMORANDUM TO: THE ACCOUNTING DEPARTMENT

FROM: MR. V. J. JOHNSON

RE: Estate of Sam KAO - File No. 13495
Estate of Katsuhisa SHIMURA - File No. 11377

We are attaching hereto Provincial Government cheques, amounting to \$50.00, which we would ask you to kindly credit as follows:

Estate of Sam KAO, Dec'd - \$50.00

Mr. J. M. Streight has forwarded this amount to the Custodian to cover legal fees incurred in connection with the clarification of title in the above Estate. These funds were requested by Mr. R. D. Richardson on May 10, 1945. We are refunding the above amount to Mr. Streight.

Estate of Katsuhisa SHIMURA, Dec'd

The balance of the above remittance, namely \$50.00, represents the balance of funds distributed by Mr. Streight in connection with the Estate of Katsuhisa SHIMURA, Deceased, and we would therefore request that you kindly credit the below-listed accounts as follows:

Estate of Sam SHIMURA, Dec'd Widow (File No. 5930 - Reg. No. 13495)	\$ 40.00
Samie SHIMURA - Son (File No. 4818 - Reg. No. 13495)	40.00

In this connection we would refer you to Mr. J. M. Streight's letter to the Custodian, dated March 25, 1946, copy of which was forwarded to you with our memo of March 27, 1946.

V. J. JOHNSON

VJJ/ST
attach.

11297 (Evac)
File No. 8930 (Evac)

August 20, 1946

MEMORANDUM

TO: MR. JOHNSTON

RE: Estate of Katsukama SHIMODA

Distribution of funds received from the Official Administrator in connection with the above Estate has been made to the Estate of Masa SHIMODA, deceased widow, and Toshio SHIMODA, son.

You requested me to write the son and advise him of the funds received for his account from Mr. Streight, but I wish to advise you that Toshio SHIMODA was repatriated to Japan on August 2, 1946.


J. Toy

8930,4818,11297
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
August 27, 1946

J. H. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Hana SHIMODA, Dec'd

Dear Sir:

We have been advised by the Department of Labour, Japanese Division, that the above noted Japanese person died at Lemon Creek, B.C. on October 18, 1943, and we are writing to request that you kindly undertake the administration of her Estate.

The only asset of the above deceased, of which the Custodian has knowledge, is a credit balance with this office, amounting to \$111.89, which funds represent a distribution to the widow in connection with the Estate of her deceased husband, Katukama Shimoda, which Estate was administered by you.

The sole beneficiary of this Estate is the son, Toshio Shimoda, who was repatriated to Japan on August 2, 1946.

With the exception of funeral expenses, amounting to \$80.00, which we presume were paid by you from funds held in the Estate of her deceased husband, no claims appear on file against this deceased.

Kindly advise us as to your willingness to act in this Estate and when Letters of Administration have been issued to you, kindly forward a certified copy to this office, in order that we may remit the funds now in our hands to you.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JT

11297, 4818, 8930

February 6, 1947.

Mr. J.M. Straight,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sirs

Re: Estate of Katsukama SHIMODA, Deceased, and
Masa SHIMODA, #13493, Deceased.

On reviewing Katsukama Shimoda's file for closing we note that in March 1945 we sent you funds for the credit of this estate being the net proceeds from sale of real property owned by the deceased. He subsequently received cheques for the credit of the heirs but do not appear to have received the statement of receipts and disbursements. At your early convenience we would be glad to have this to complete our file record.

With reference to the Estate of Masa Shimoda, widow of Katsukama, we wrote you on August 27, 1946 but have had no reply. Would you please let us know whether you have taken any action in this matter.

As stated in our letter the total assets belonging to Masa Shimoda consist of \$111.89 being her share of the estate of Katsukama her husband. This sum however, was not credited to her account until after her death which occurred on October 18, 1943. As far as we have been informed the sole survivor is Toshio, her son, who returned to Japan on August 2, 1946 having received an advance from the Dominion Treasury on behalf of himself and family (8 children) in the sum of \$450.00 an amount recoverable by the Dominion Treasury from funds left in Canada.

In addition he has left debts totalling several hundreds of dollars to meet which only \$164.61 is now available in his account.

In consideration of the small amount in the Estate of Masa Shimoda, unless you have already made application for

Mr. J.M. Streight,

2.

February 6, 1947.

Letters of Administration, we would be glad to consider the possibility of crediting the heir's account with the full proceeds from the father's estate and applying the available funds against his debts.

We assume that the burial charges relating to Masa Shimoda have been paid from the estate of the deceased husband before distribution of the residue.

We would be glad to hear from you as soon as possible in this connection.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

11297, 4818, 8930

Please file on 8930
✓ BJT file for June 1/47
ac

June 3, 1947.

J. E. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Katsukasa Shimoda, Deceased,
and Masa Shimoda, Deceased.

We have to acknowledge your letter of May 31, 1947,
enclosing statement of the Estate of Katsukasa Shimoda, deceased,
as requested in our letter of February 6, 1947.

In our letter of February 6, we also requested you to
advise us if you had applied for Letters of Administration in
the Estate of Masa Shimoda, deceased, the widow of Katsukasa
Shimoda, deceased. As we have already stated, the Estate of
Masa Shimoda consists of \$111.89, being her share of the Estate
of Katsukasa Shimoda, deceased, which sum was credited to her
account in this office after her death. We have no record of
other assets and no record of liabilities. As far as we are
aware, the sole survivor is Toshio Shimoda, her son, who has
returned to Japan, having received an advance from the Dominion
Treasury in the amount of \$450.00, recoverable from any funds
belonging to him which may have been left in Canada.

In view of this claim by the Treasury Department and
the small amount of the estate, we would be pleased to consider
transferring the funds now at credit in the account of Masa
Shimoda, deceased, to Toshio Shimoda, unless this procedure is
disapproved by you.

We would appreciate an early reply.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
708

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

June 4, 1947

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

EVACUATION SECTION	
Rec'd	JUN 5 1947
File No.	11297/4818/8930
Ans.	
Referred	<i>Proctor</i>

Dear Sir:

Re: Katsukama Shimoda Estate,
Your File 11297,4818,8930

I beg to advise you that I have not applied for Letters of Administration in the estate of Maso Shimoda, deceased. Under the circumstances explained in your letter of June 3rd, in order to save expense I will not take out Administration. It is not within my power or authority to say what you should do with the money.

Yours very truly,

J. M. Streight

OFFICIAL ADMINISTRATOR

JMS:F

*Transfer funds
to Katsukama Shimoda
& then to Treasury Sept. 1st he has no debts.
Cn 114.61
111.89
22.72*