

10429

BUSINESS

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

FILE NO. _____

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: KUMAGAI, Takeshi

HOME ADDRESS: Burquitlam P. O., B. C.

REGISTRATION NUMBER 08180 SEX: Male AGE: 45

OCCUPATION: Strawberry Grower

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masako

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: Hiroshi (m)

ADDRESS OF CHILDREN: Same Address

AGE OF CHILDREN: 11 Years

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

1. LOCATION AND DESCRIPTION: Lot #C 41, Burquitlam, B. C. Farm Land.
6 Acres (half acre bush). The land is situated within ten minutes
walk, east of the Burquitlam P. O.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden frame bungalow, 4 rooms.
14' X 16' Barn. 1-Horse Stable. 2 Strawberry packing houses.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) About \$50.00 per annum. Last paid 1939.
Taxes payable to the city of Coquitlam, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

No. 117678-E Lodged at the
Land Registry Office, New
Westminster, B. C.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
8. IF FARM LAND STATE CROPS SOWN 2 Acres strawberry, 1 acre pears,
3/4 acre raspberry, 1 acre strawberry planted this year. Potatoes,
apples, plums, and some Gooseberry.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

At home at Burnside, B. C.:
Furniture, household effects, kitchen utensils, farming tools, etc.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS:	Mr. Choji Matsushita	Burnsittam, B. C.	\$150.00	180
	Mr. Kyutaro Ozaki	Pitt Meadows, B. C.	50.00	
	South Fraser, Farmer's Union	Surrey, B. C.	100.00	50
	Mr. Sadaki Shimoda	Port Moody, B. C.	50.00	30

2. TRADE DEBTS: None

Ltr 15.4.42 exp 15.10.42
See app 15.10.42

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 5th day of June 1942.

(Signature)

T. Kumagai

[Signature]
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

Date March 27th 1945.

Full Name The Estate of Takeshi KUMAGAI, Deceased
(Surname in Block Letters)

Mr. Kumagai died March 30th 1944, in New Denver, B. C.

Registration No. 08180

☒ Male - Female
(check)

Age _____

Former Address Burquitlan, B. C.

Date Evacuated September 16, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Lemon Creek, New Denver Sanatorium, Died March 30, 1944
Slocan, B.C. New Denver, B. C. in New Denver, B. C.
(lettr. Jan. 5/43) (lettr. Feb. 18/44)

☒ Married - Single
(check)

Name of Wife Masako, File No. 10673

Name of Husband _____

Name of Father _____

Name of Mother _____

Names of Children under 16 _____

Our File No. 10429 Registered with Custodian Yes
(yes or no)

Requested By _____

Additional Information Administrator with Will annexed: Mr. J.M. Streight.
Official Administrator.
Sole Beneficiary: Hiroshi KUMAGAI, Son. Age 14, File No. 1
Born March 15, 1931

REAL PROPERTY SUMMARY

Catalogue No. Specially advertised May 29, 1944.

File No. 10429

Japanese Name: Takeshi KUMAGAI, Deceased.

Reg. No. 08180

Mr. Kumagai was evacuated on September 16, 1942, and died at New Denver Sanitarium, New Denver, B. C., March 30, 1944.

Civic Address: Robinson Road, Municipality of Coquitlam.

Legal Description: All that part of an 11.349 acre portion shown lettered "C" on Sketch No. 1604 of Lot 41, Group 1, lying to the South of a line parallel to the South boundary of said portion and distant North therefrom 5.4 chains, Municipality of Coquitlam, in the District of New Westminster.

Classification: Dwelling and outbuildings.

S O L D

Registered in the name of: Takeshi KUMAGAI

State of Title: Clear

Sold to Douglas Stevens Pallen, 4180 Douglas Road, New Westminster, B. C., for \$1,225.00 as at December 28, 1944.

Title delivered to purchaser, Mr. D. S. Pallen, with registered letter dated March 7, 1945.

Funds derived from above sale released to credit of Takeshi KUMAGAI, deceased, Registration No. 08180, File No. 10429 on February 28, 1944, with instructions to hold funds until allotment is settled.

Insurance: Transferred to purchaser

Chattels: Not involved

Administration:

Mr. Takeshi KUMAGAI declared owning the following property in his JP Form dated June 5, 1942: "Lot "C" 41, Burquitlam, B.C. Farm Land. 6 Acres (half acre bush). The land is situated within ten minutes walk, east of the Burquitlam P.O." He also declared the following buildings and other improvements: "Wooden frame bungalow, 4 rooms. 14' x 16' Barn. 1-Horse Stable. 2 Strawberry packing houses."

Mr. Kumagai stated in his JP Form that the above property was unoccupied but the report of our agent, Coulthard, Sutherland & Co. Ltd., received on June 16, 1942, states as follows: "The property has been leased through Mr. Kumagai to Mr. Kung Ching Sun of 126A Pender Street E. Vancouver. He has sold the crop to this man for \$190.00 cash which money he has received from Mr. Sun. Starting January, 1943, Mr. Sun is to pay \$6.00 per month rent. He appears to be a reliable

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(2)

man and is now harvesting the crop and attending to the place in a workmanlike manner. We would therefore recommend that this arrangement be allowed to continue."

The above report also stated that on the land there were raspberries, strawberries, pears and other produce.

Messrs. Coulthard, Sutherland and Company Limited were appointed to act as our agent for the above property on July 6, 1942. They forwarded a copy of the above-mentioned Lease to our Office and the following is a summary of same: (Copy of Lease on Real Property Section of File No. 10429)

Date: June 10, 1942

Term: "For the duration of the War or until the Lessor shall be permitted by the Government of the Dominion of Canada to return to and occupy the premises herein demised whichever event shall first happen, from the Tenth day of June, A.D., 1942."

Consideration: (1) "\$190.00 on the execution of this lease, the receipt whereof is hereby acknowledged by the Lessor, and being payment of rental to and including the 31st day of December, 1942, and the sum of \$6.00 to be paid in advance on the 1st day of each and every month thereafter during the term hereby granted, the first of which said payments is to become due and payable on the first day of January, A. D. 1943."

Taxes for 1940 and 1941 were in arrears when Mr. Kumagai was at Hastings Park in 1942, and inasmuch as the lessee of this property had paid \$190.00 direct to him, we wrote this Japanese on August 17, 1942, and advised him that it would be in his own interest to forward to us sufficient monies to pay the 1941 taxes, at least.

Mr. G. B. Spain, however, wrote us from Hastings Park under date of August 18, 1942, to the effect that Mr. Kumagai had been under the doctor's care for two years and, being unable to work at full capacity, was short of funds.

The above-mentioned sum of \$190.00 paid the Lessee's rent to December 31, 1942, and from that date it was to be \$6.00 monthly. Coulthard, Sutherland and Co. Ltd. wrote us on March 12, 1943, and advised us that they had written him several times in connection with payment of said monthly rental but had received no reply. Mr. Kung Ching Sun, Lessee, gave us considerable trouble in above connection but we finally collected all monies owing for the year 1943 and he vacated the property as of December 31st of that year.

Coulthard, Sutherland & Co. Ltd., subsequently rented the property to another Chinaman named Lam Mon for a period of five months from March 1, 1944, at a monthly rental of \$22.00 and collected the full amount of \$110.00 in advance.

During the first week of August, Lam Mon called at our Office and requested that we extend his tenancy to September 15 in order that he might take off the balance of the crop. We agreed to this arrangement and accepted the sum of \$22.00 for the additional six weeks rent.

The property then remained unoccupied until it was sold as of December 28, 1944.

There was no Water Rates account in connection with this property as the meter was disconnected in June, 1942.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(3)

During the tenancy of Lam Mon in 1944, a relative of the former tenant, Kung Ching Sun, visited the above property and carried away in her car some of the fruit growing in the orchard. The writer was subpoenaed to attend Municipal Court, Maillardville, by Messrs. Craig & Tysos, Solicitors for the defendant, for the purpose of giving evidence relative to the Lease made between Kung Ching Sun and Takeshi Kumagai. The defendant, a Mrs. Kong, was found guilty and fined the sum of \$50.00. Mrs. Kong appealed the case and we arranged for Mr. Coulthard to attend the County Court, New Westminster, as he also was familiar with the rental arrangements. He was not called to give evidence, however, as the Solicitor for Lam Mon failed to appear, and on hearing the case for the defendant, Judge Whiteside dismissed the case. It is to be noted that, while this Office did not unduly assist either side in the case, we did on the request of Messrs. Craig and Tysos contained in their letter of January 8, 1945, allow Miss Langfield, a Solicitor in their firm, to have access to our file in order that she might peruse the Lease and make notes.

On September 21, 1943, we inadvertently vested property registered in the names of Rudolph Conrad Schmidt and Ivy Schmidt which was similarly described to the property declared by Takeshi KUMAGAI.

Subsequently on April 1, 1944, we received a Notice from the Corporation of the District of Coquitlam addressed to Takeshi KUMAGAI, care of this Office, advising him that his property had been sold at Tax Sale on September 30, 1943, and advising him it would be necessary for him to pay the sum of \$162.64 if he wished to redeem same before the period allowed for redemption had expired. It was noted that the Corporation of the District of Coquitlam was the purchaser and we, therefore, wrote them on April 11, 1944 advising that property owned by a Japanese is vested in the Custodian and therefore is not to be sold for taxes. The City Clerk replied under date of April 14, 1944 stating that, in view of our letter, the sale would not be concluded.

We vacated our Vesting of the Schmidt property on March 27, 1944, and vested the Kumagai property on the same date.

Prior to our discovery that we had vested the wrong property, we decided not to include same in our catalogue as we might have some difficulty in delivering Title. As soon as we ascertained, however, that Takeshi KUMAGAI was the registered owner, we included said property in a special advertisement and an offer to purchase for \$1,225.00 made by Mr. Douglas Stevens Pallen was received and accepted. This amount was far in excess of Mr. Wm. H. Ansell's valuation of \$350.00. The assessed value of the land was \$880.00 and the improvements, \$200.00.

Deed in favour of Douglas Stevens Pallen was registered at the Land Registry Office, New Westminster, B. C., on January 19, 1945, under number 182464E and Certificate of Title No. 182464-E was forwarded to Mr. Pallen at 4180 Douglas Road, New Westminster, B. C., by registered mail under date of March 7, 1945.

As stated above, Takeshi KUMAGAI died at New Denver Sanitarium, New Denver, B. C., on March 30, 1944, and in response to our letters to his Widow, Mrs. Masako KUMAGAI, Registration No. 08182, File No. 10673, we received from her a letter dated June 19, 1944, with which she forwarded the original Will of the deceased and an English translation. At the same time she requested that we "please administer the property accordingly."

Mr. K. W. Wright interviewed Mr. J. M. Streight, Official Administrator, New Westminster, regarding the above matter on July 28, 1944, and the following day wrote him a letter, (copy of which appears on file), enclosing the Will and

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REAL PROPERTY SUMMARY CONTINUED

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advising him of further particulars.

Mr. Streight agreed to apply for Letters of Administration with the Will annexed, and his letter of October 27, 1944, enclosed a certified copy of same dated October 20, 1944. The entire credit balance in the decedent's account amounting to \$194.53 was forwarded to Mr. Streight with our letter of October 31, 1944, and in the same letter we confirmed our previous advice that real property owned by the late Mr. Kumagai was in course of sale for \$1,225.00 and that we would remit the net proceeds to him when the sale was concluded. On November 24, 1944, we requested Mr. Streight to withhold filing of Letters of Administration in order that said sale could be completed by this Office.

Revenues received from the rental of the above-mentioned property were not sufficient to cover expenses and it was necessary to create a debit of \$204.49 in the account of the deceased in order to make payment of taxes in arrears for 1941, 1942, 1943 and taxes for 1944, plus penalty and interest.

Our cheque for \$9.18 representing closing adjustments was forwarded to the purchaser with Certificate of Title on March 7, 1945, and his receipt appears on file.

Funds from the above sale were released to the credit of Takeshi KUMAGAI, deceased, on March 2, 1945, and on March 17, 1945, the following memorandum was sent to Mr. Good:

"Re: Takeshi KUMAGAI, Deceased.
Reg.No. 08180, File No. 10429
Part C, Sketch 1604, Lot 41,
Group 1, D.N.W., Robinson Road,
Near Burquitlam P.O., B. C.

"Please change the name of the above-mentioned account as at March 30th 1944. (Date of Takeshi KUMAGAI's decease).

"The Estate of Takeshi KUMAGAI, deceased.

Administrator with Will annexed: Mr. J. M. Streight, Official Administrator.

Sole Beneficiary: Hiroshi KUMAGAI, Son, Age 13, File No. 15628.

Share: "all properties left in Canada."

After deducting above-mentioned taxes, valuation fee, registration fees, and amount owing to purchaser in connection with closing adjustments, there remained the sum of \$1,010.49 credited to the account of the deceased and this amount was transferred to the credit of the Estate account by requisition dated March 17, 1945.

The above credit balance was forwarded to Mr. Streight with our letter of March 28, 1945, together with a statement of the deceased's account and a statement of the sale of the Real Property.

Mrs. Masako KUMAGAI, Widow of Takeshi Kumagai, deceased, was on maintenance and the Department of Labour, Japanese Division requested that a monthly remittance of \$35.00 be sent to her from funds in the Estate account.

As the son, Hiroshi KUMAGAI, who was heir to the assets in Canada, was a minor, his written authority to pay a monthly allowance to his mother would be useless.

Mr. K. W. Wright instructed Messrs. Locke, Lane Guild & Sheppard to apply to the Court on behalf of the Widow for an allowance under the Testators Family Maintenance Act. This application would require her authority and Mr. Brown of the Security Commission was requested to obtain same as soon as possible as the application had to be made before April 18, 1945.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(5)

The Commission wired the Rehabilitation Camp, Lemon Creek, to obtain her consent but were not successful in their efforts. The six months period allowed for making such an application consequently expired on the above date, and the matter, therefore, was dropped.

During an interview with Mr. J. M. Streight on February 6, 1946, he requested the writer to have a bill sent to him covering funeral expenses of the deceased and stated that on receipt of same he would send us a cheque for the balance of funds in his hands.

We, accordingly, wrote Mr. Streight on February 13, 1946, and again on May 15, 1946, for funds to which the beneficiary, Hiroshi Kumagai, was entitled, as he was leaving for Japan, and in due course we received a Provincial Government cheque for \$704.62 which was credited to the account of the above. Before these funds were given to Hiroshi KUMAGAI it was noted that he was a minor and, on contacting Mr. Streight by telephone he advised Miss Helen Schofield, during the writer's absence, that it would be in order to release his funds to him in view of the fact that he was returning to Japan and was entitled to them under his father's Will. They were, accordingly, handed to him before he left for Japan with his mother on August 2nd 1946. Miss Schofield's memorandum covering the above is on file under date of July 18, 1946.

Mr. Streight was advised of all claims against the Estate as indicated in our files, including the Department of Labour, Japanese Division account for funeral expenses. With the exception of the last-mentioned account he advised us that he was holding funds in connection with claims until such time as sufficient proof was produced to justify him making payment.

Mr. Choju Matsushita, Registration No. 08285, File No. 1626, appealed to us for payment of his claim of \$100.00 as he was returning to Japan on September 21, 1946. We wrote Mr. Streight on September 7, 1946, and advised him of this request, at the same time informed him that the deceased had declared the debt in his JP Form; that his son had confirmed this amount was owing in a letter dated July 4, 1946. He accordingly forwarded a cheque for the above amount through the Provincial Government and these funds were handed to Mr. Matsushita before embarkation.

The balance of funds in Mr. Streight's hands are being held for proof of claims.

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

.....
Administration Department.

WJJ/HMS
November 16, 1946.

Advertisement appearing in Vancouver Newspapers
May 29th, 30th & 31st - also in Weekly Columbian

P-30-5-44
Department of the Secretary of State of Canada
-Office of the Custodian
REAL PROPERTY FOR SALE
BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following residential and farm properties:

Lot 134, Town of Hastings, all north of line parallel to South Boundary and distance 54 feet therefrom, City of Vancouver, known as 2565 West 11th Avenue, Vancouver, and containing a 4-room frame dwelling.

Lot 18, Block 286, D.L. 525, Group 1, New Westminster District, known as 873 and 877 West 11th Avenue, Vancouver, being 2 single-storey, five-room dwellings.

Lot 25, Block 5, D.L. 194, Group 1, New Westminster District, known as 238 Powell Street, Vancouver, being a 2-storey frame store building with rooms above.

Lot 22, Block 45, D.L. 181, Group 1, New Westminster District, being a Vacant Lot in the 500 Block East Cordova Street, Vancouver.

Lot 27, Block 42, D.L. 198, Group 1, New Westminster District, being a Vacant Lot in the 500 Block Powell Street, Vancouver.

Lot 4, Block 2, North East Quarter of Section 22, Town of Hastings, Plan 2008, being a Vacant Lot in the 2600 Block Adams Street, Vancouver.

Lot 1, Block 9 of the North Half of Lot 116, Group 1, Map 1296, New Westminster District, known as 2168 East Hastings Street, Burnaby, being a one-storey frame store building.

Lot 2, Block 9, of the North Half of Lot 116, Group 1, Map 1296, New Westminster District, known as 2168 East Hastings Street, Burnaby, being a frame lean-to store building.

Lots 9 and 10, Block 48 of Lot 347, Group 1, Map 2720, New Westminster District, on Maude Road, Port Moody, being a 4-room single-storey dwelling.

Block 23 of the Southwest Quarter of Section 28, Township 17, Map 185, Municipality of Mission, New Westminster District, situated on Burd Road, Mission, being a farm of 5 acres, more or less.

Block 19, D.L. 195, Group 1, New Westminster District, Plan 1382, situated on Pipe Line Road, East side of Seymour Creek, District of North Vancouver, being 2 1/2 acres, more or less with a single-storey, 8-room dwelling.

All that part of a 11.340 acre portion shown lettered "C" on sketch deposited No. 1804 of Lot 41, Group 1, lying north of a line parallel to the South Boundary of said portion and distant North therefrom 5.4 chains, Municipality of Coquitlam, in the District of New Westminster, being a farm property of 2.5 acres, more or less, on Robbison Road, near Burquitlam P.D., being a four-room frame dwelling and outbuildings.

Tenders for the purchase of such interests in the above described property as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
 2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
 3. A certified cheque payable to the order of The Secretary of State as Custodian for ten per cent. (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
 4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 505 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
 5. The balance of the purchase price shall be paid in cash.
 6. All adjustments shall be made as of the date of conveyance.
 7. The property is sold subject to existing leases and encumbrances, if any.
 8. The property is offered for sale without any warranty whatever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
 9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
 10. Neither the highest nor any tender will necessarily be accepted.
- Cheques in respect of unaccepted tenders will be returned in due course.
- Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time on the Twenty-fourth day of June, 1944. Further particulars may be obtained during office hours any day up to noon on the Twenty-third day of June, 1944, and arrangements made with the undersigned to inspect the said premises.
- DATED at Vancouver, British Columbia, this 29th day of May, 1944.

THE CUSTODIAN,
505 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

R R 1 Whimoots Bb

July 18th / 44

Not in Catalogue

File 10429

Dept. Sec of State

Dear Sir

Municipality of
Coguitlan

Please find below Appraisal value of the
following land

All that part of 11.349 ac portion Lettered C
3k 1604 Lot 41. Exp 1. North of line parallel
to S. Boundary of said fraction and distant
North 5.4 chains from of Coguitlan consisting
farm of 5.8 ac

This property consists of a frame structure
of 4 rooms some old out. Buildings and 5.8 ac
of very poor run out land.

House is very poor construction and worth
very little Outbuildings are of no account
and land which was poor originally is
completely run down

Value of House

Out. Buildings

Land

Total Value

Wm H Cansell
Appraiser.

\$ 75.00

25.00

250.00

\$ 350.00

Date... August 14, 1944.

REAL PROPERTY MEMORANDUM

File No. 10429.

Name... (Mr.) Takeshi KUMAGAI, Deceased.

Registration No. 08180,...

Re: Catalogue No. Nil. Advertised May 29, 1944.

Address: Robinson Road, Near Burquitlan P.O., B. C.

Legal Description: (See below). Dwelling and outbuildings.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 117678-E

Whereabouts: Land Registry Office.

Registered owner:

Takeshi KUMAGAI

Reg. No. 08180

Property: All that part of an 11.349 acre portion shown lettered "C" on Sketch deposited No. 1604 of Lot 41 Group 1 lying to the North of a line parallel to the South boundary of said portion and distant North therefrom 5.4 chains Municipality of Coquitlam in the District of New Westminster.

B. Charges.

Registered: Nil.

Vesting: Vested in Custodian. Filing No. 28753. (27/3/1944).

Unregistered: No evidence found.

Taxes: \$43.24 (net) 1944. Unpaid. Arrears: 1941/42/43 total \$142.68 plus int.

Water: Nil. No water used since June, 1942. Metre taken out but can be replaced at any time.

Insurance: \$400.00. Expiry date: Aug. 26, 1945.

Assessed Value: Land: \$880.00.

Improvements: \$200.00.

Valuation by Appraiser: \$350.00.

Amount of Bid: \$1225.00.

Approved by Advisory Committee: August 11, 1944.

Paid as shown in attached letter: \$122.50 received. Bal. \$1102.50 to be paid by December 15, 1944. cc'd 28/12/44.

Name of transferee as attached letter: Douglas Stevens Pallen, 4180 Douglas Road, New Westminster.

ADMINISTRATION.

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

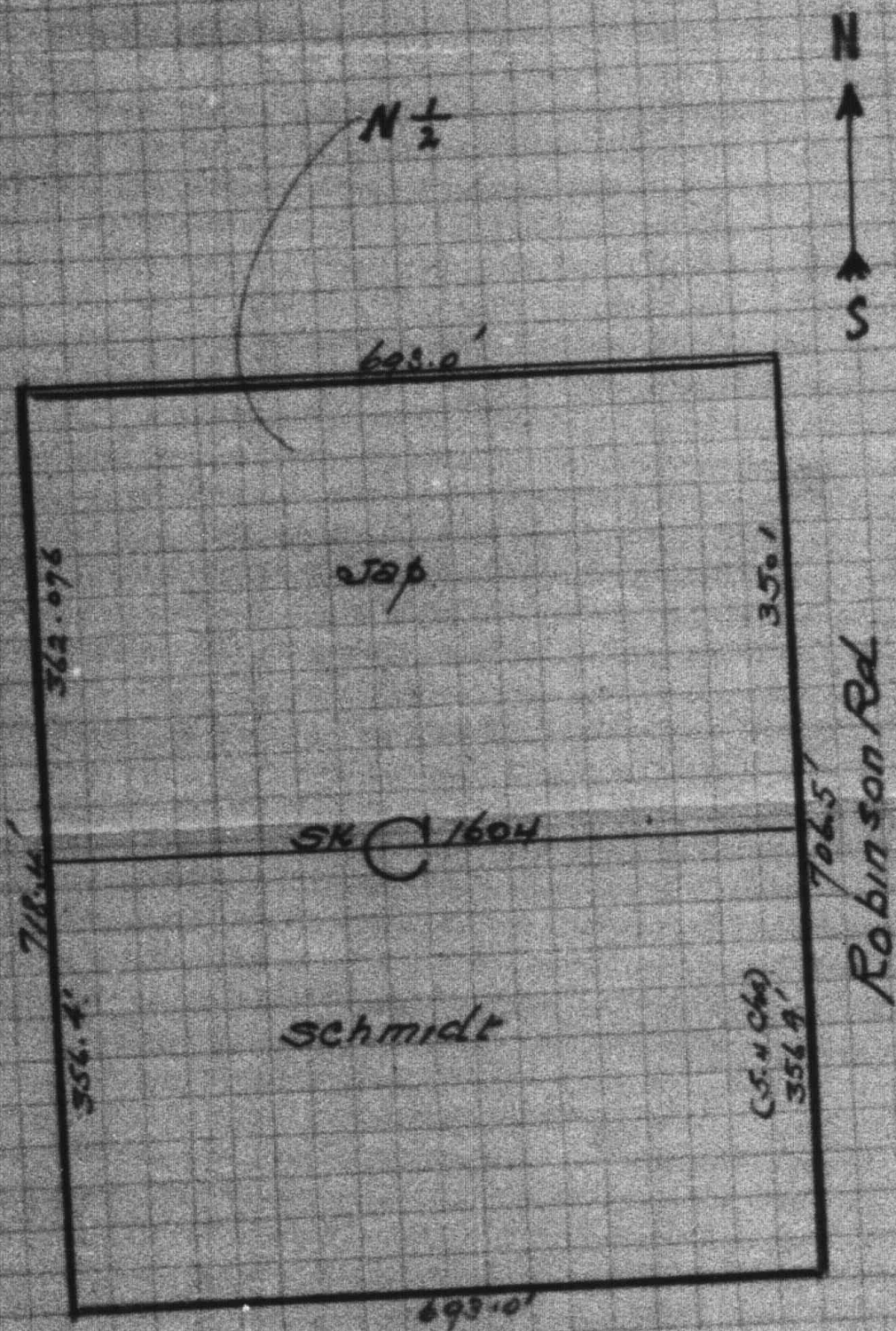
This property is rented unfurnished for the period from August 1st to September 15th, 1944, inclusive, for the sum of \$22.00, and will be vacated by the tenant, Mr. Lan Men, on the last-mentioned date.

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

Chattels: Particulars of those stored on the premises.
Nil.

Named Agent: Coulthard, Sutherland & Co. Ltd.

Memorandum compiled by:
[Signature]



28th June, 1944.

MEMORANDUM

TO: MR. F.G. SHEARS
FROM: MR. K.W. WRIGHT

Re: All that part of a 11.349 acre portion shown lettered "C" on sketch deposited No. 1604 of Lot 41, Group 1, lying North of a line parallel to the South Boundary of said portion and distant North therefrom 5.4 chains, Municipality of Coquitlam in the District of New Westminster, being a farm property of 5.8 acres, more or less, on Robinson Road near Burquitlam, P.O., being a four room frame dwelling and outbuildings. --
Advertised in Vancouver Newspapers May 29th, 30th and 31st - Tenders closed June 24th (Moon)

The following is a list of the tenders, on the above property, opened in this office when you were present this morning along with Mr. Pears. This property was specially advertised having been omitted from the catalogue:

Mr. R.C. Schmidt, Burquitlam P.O., B.C.	\$500.00	Certified cheque \$50.00 enl.
R.C. MacDonald, 709 Columbia Street, New Westminster, B.C.	\$1,117.00	Certified cheque \$117.00 enl.
D.S. Pallen, 4180 Douglas Road, New Westminster, B.C.	\$1,225.00	Certified cheque \$122.50 enl.

There is no valuation on file.

Tenders have been handed to the Accounting Department for safe keeping.

K.W. WRIGHT

KWW/DG

R. C. MacDONALD

SHOE STORE

709 COLUMBIA STREET
NEW WESTMINSTER, B. C.

June 10-1944

The Office of the Custodian
509 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B.C.

Enclosed please find my cheque for \$117.00
being 10% of my tender to purchase 5.8 acres
on Robinson Road in the Municipality of Coquitlam.
I am prepared to pay \$1,117.00 for this property
known as Sketch No 1604 of Lot 41 Group 1
and known as the Jap property.

Yours truly,

R. C. MacDonald,

(12)

Your File: 10429.

June 22, 1944.

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

RE: Block "C" D.L. 41.

Dear Sir:

I hereby offer \$500 cash in full purchase
price of the above property and enclose herewith ten per cent
of this amount.

Yours truly,

R. C. Schmidt,
Burquitlam P.O.,
Barnes.

R. C. Schmidt

(12)

*Index Closed
24th June*

10-10-40

Mr. J. H. Smith

1000 1st St. N. W.

August 10th, 1940

The enclosed is a copy of the report of the
committee on the subject of the proposed
amendment to the constitution of the
State of North Carolina, which is being
submitted to the people of the State
for their consideration. The report
contains a full and complete statement
of the facts and circumstances surrounding
the proposed amendment.

The committee has the honor to acknowledge
the receipt of your letter of the 10th
instant, and the pleasure has been taken
in the reply thereto of the 11th and 12th
instants. The committee has also received
from the State of North Carolina a copy
of the report of the committee on the
subject of the proposed amendment to the
constitution of the State of North Carolina,
which is being submitted to the people of
the State for their consideration.

Very respectfully,
Your obedient servant,



File No. 10429

April 3rd, 1944.

MEMORANDUM

TO: Mr. Shears

FROM: Mr. Johnston

Re: All that part of an 11.349 acre portion shown lettered "C" on Sketch No. 1604 of Lot 41, Group 1, lying to the South of a line parallel to the South boundary of said portion and distant North therefrom 5.4 chains, Municipality of Coquitlam, in the District of New Westminster.

The above mentioned property, registered in the names of Rudolph Conrad Schmidt and Ivy Schmidt, was inadvertently Vested in the Custodian and Certificate of Vesting No. 26262 was filed September 21st, 1943. This Vesting has now been vacated.

The property which should have been Vested and which now has been Vested by Certificate No. 26753 filed on March 27th, 1944, is registered in the name of Takeshi KUMAGAI and is described as follows:

"All that part of an 11.349 acre portion shown lettered "C" on Sketch deposited No. 1604 of Lot 41 Group 1 lying to the North of a line parallel to the South boundary of said portion and distant North therefrom 5.4 chains Municipality of Coquitlam in the District of New Westminster."

We have received a Tax Sale Notice dated March 1st, 1944, from the Corporation of the District of Coquitlam, advising us that the last mentioned property was sold at public auction on September 30th, 1943, for delinquent taxes and subsequent taxes in arrear and for interest costs and expenses amounting altogether to the sum of \$162.64.

The land was sold for \$162.64 and the purchaser was the Corporation of the District of Coquitlam, 1111 Brunette Street, New Westminster, B. C.

I would appreciate same if you would kindly write Mr. C. Lemax, Clerk and Treasurer of the Corporation referred to regarding this matter.



WJJ/RMS

11th April, 1944.

The Clerk & Treasurer,
Corporation of the District of Coquitlam,
1111 Brunette Street,
New Westminster, B.C.

Dear Sir:

Re: All that part of an 11.349 acre portion
shown lettered "G" on sketch deposited No. 1604
of Lot 41, Group 1 lying to the North of a line
parallel to the South boundary of said portion
and distant North therefrom 5.4 chains Municipality of Coquitlam in the District of New Westminster.

We are in receipt of your Tax Sale Notice dated March 1st, 1944, advising that the above mentioned property was sold on September 30th, 1943 for taxes in arrears amounting to \$162.64.

This property is owned by a person of the Japanese race and is therefore vested in the Custodian. We would call your attention to Section 51 (1) of the Revised Regulations which reads as follows:

"No property vested in the Custodian shall be forfeited for default in doing an act or making a payment or attached, seized or taken under legal process or distress or foreclosed or sold under a mortgage, lien, pledge or charge or sold for a tax or assessment."

We note that this property was purchased by the Corporation and we therefore presume that you will arrange to place this property back to its original position on your Municipal rolls.

It occurs to us that if for any reason this property is desired by your Corporation for any particular purpose, that arrangements might be made for it to be taken over at an appraised value. If you are not particularly interested, we will advertise it for sale in due course and depending upon the results will advise you in regard to the arrears of taxes.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

File 104-24
Spec. Adv.

4180 Douglas Road
New Westminster, B.C.
June 23rd./44

The Custodian
509 Royal Bank Bldg.
675 West Hastings St.
Vancouver, B.C.

Dear Sir:-

I hereby beg to submit a tender in the amount of Twelve Hundred and Twenty-five Dollars (\$1225.00) for the property consisting of 5.8 acres, situated on the Robinson Road, Municipality of Coquitlam, District of New Westminster.

Enclosed herewith is my cheque for \$122.50, covering the ten percent of the tender as called for.

Yours very truly,

P. J. Allen

Accepted
Miss M. M. Allen

Deceased
Sent to the
D

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This slide to be filled in by office of origin
Le verso est à remplir par le bureau d'origine

REGISTERED ARTICLE
Brevet enregistré

RECEIVED AT THE OFFICE OF
RECEIVED au bureau de poste de

DATE

UNIQUE NO
10429

REGISTERED TO D. S. Pallen
4180 Douglas Road

AT NEW WESTMINSTER, B. C.

20-22000-10-9-43

MAR 8
1945

ACKNOWLEDGMENT OF RECEIPT
AVIS DE RECEPTION

This stamp to be filled in by
Ce timbre est à remplir par le bureau d'origine



RETURN TO

Custodian of Mail

506 Royal Bank Bldg.

Vancouver, B. C. 10429

STREET AND NUMBER
Rue et numéro

Vancouver, B. C.

(1) PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet enregistré

(1) IN PRINTED CHARACTERS
En lettres moules

CANADA

File No. 10429/08180
Robinson Road at Barquitlan
11.349 ac.pt.Sk.1604 Al.gp.1.Coquitlan
Certificate of Title No. 182464-E

KUMAGAI Takashi
deceased

EVACUATION SECTION	
Rec'd	MAR 5 1945
File No.	
Ass.	
Referred	<i>Peter</i>

Control of property covered by Certificate of Title No. 182464-E and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at New Westminster this 2nd day of March 1945.

P. H. Allen

Return to the Custodian

PALLEN FUR FARM

Highest Quality Mink
EASTERN TYPE

Also
SILVERBLU PLATINUM

PHONE:
DEXTER 0899-R

4180 DOUGLAS ROAD,
NEW WESTMINSTER, B.C.

March 8th. 1945

File No. 10429 ✓

Administration Dept.
The Custodian's Office,
Dept. of the Secretary of State,
506 Royal Bank Bldg.
Hastings & Granville Sts.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	MAR 10 1945
File No.	10429
Ans.	<i>Noted</i>
Patent	<i>Schmidt</i>

Dear Sirs:-

This will acknowledge receipt of Certificate of
Title No. 182464-B relative to the property purchased on
Robinson Rd. nr Burquitlam.

Yours truly,

P. Pallen

Our Motto: "QUALITY—not Quantity"

10429

February 28, 1945.

Mr. Douglas S. Pallen,
4180 Douglas Road,
New Westminster, B. C.

Dear Sir:

Re: Pt. 11.349 ac. Sk. 1604/41/sp.1
Robinson Rd. nr Broughton

Title to the above described property has been received by this office registered in your name and is now ready for delivery. Relevant insurance policy being No. 206116 North West Fire Insurance Company is attached herewith.

Adjustments as of December 28, 1944 have been calculated as shown on the enclosed sheet and a balance of \$9.18 is charged to you.

Please sign and return the attached control receipt together with your cheque for \$9.18 mentioned above, upon receipt of which title will be mailed to you immediately.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

February 26th, 1945.

certified
No. 10429
sinon Rd. near Burquitlan P.O.
at that pt. of 11.349 ac. port.
shown lettered C on Sk. deposited 1604
of Lot 41, G.I. lying N. of a line
parallel to the S. boundary of said port.
and distant N. therefrom 5.4 ch. N.W.
of Coquitlan.

DOUGLAS STEVENS PALLER

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at December 28th, 1944)

	DEBIT	CREDIT
Purchase price	\$1225.00	1225.00
Cheques received	6.70	
Registration fees on deed - \$1225.00	2.12	
Insurance premium - 25.5% x \$8.00		
Purchaser's proportion of 1944 taxes	.36	9.18
$\frac{x}{365} \times 43.24$		
Balance owing by purchaser		
	\$1234.18	1234.18

BALANCE OWING BY PURCHASER - \$9.18

TO HAVE AND TO HOLD the said demised premises for the term of the duration of the present war or until the said Lessor shall be permitted by the Government of the Dominion of Canada to return to and occupy the premises herein demised whichever event shall first happen, from the Tenth day of June, A. D. 1942, paying therefor unto the said Lessor the sum of One Hundred and Ninety (\$190.00) Dollars on the execution of this lease, the receipt whereof is hereby acknowledged by the Lessor, and being payment of rental to and including the 31st day of December, A. D. 1942, and the sum of Six (\$6.00) Dollars to be paid in advance on the First day of each and every month thereafter during the term hereby granted, the first of which said payments is to become due and payable on the First day of January, A. D. 1943.

June to Dec/42

THE LESSEE covenants with the Lessor to pay rent; and to keep up and repair fences; and to repair, reasonable wear and tear and damage by fire, lightning and tempest only excepted; and that the Lessor may enter and view state of repair, and that the Lessee will repair according to notice in writing, reasonable wear and tear, and damage by fire, lightning and tempest only excepted; and will not carry on upon the said premises any business that shall be deemed a nuisance; and that he will leave the premises in good repair, reasonable wear and tear and damage by fire, lightning and tempest only excepted.

No assignment, transfer or sub-lease of this lease or of the said premises, or any part thereof, shall be permitted or be valid unless and until such assignment, transfer or sub-lease is submitted to the Lessor and his consent thereto, and approval of the terms thereof, as obtained thereon in writing.

AND the Lessee further covenants and agrees with

the Lessor that the Lessee will, during the said term, cultivate, till, manure and employ such parts of the said lands as are now or shall hereafter be brought under cultivation for the growing of strawberries and other small fruits and vegetables in a good farmerlike and proper manner.

AND that the Lessee will carefully protect and preserve all orchard, fruit, shade and ornamental trees on the said lands from waste, injury or destruction, and will carefully prune and care for all such trees as often as they may require it.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the Lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been rebuilt or made fit for the purpose of the Lessee.

IF the rent reserved or any part thereof be in arrear or unpaid for thirty days next after the same becomes due, whether such rent has been demanded or not, or if there be default, breach or non-observance by the Lessee at any time or times in respect of any covenant, proviso, condition or reservation herein contained which on the part of the Lessee ought to be observed or performed, then the Lessor or his agents may enter upon the said premises and thereafter have, possess and enjoy them as if this indenture had not been made; and no acceptance of rent subsequent to any breach or default other than non-payment of rent, nor any condoning, excusing

or overlooking by the Lessor on previous occasions of breaches or defaults similar to that for which re-entry is made shall be taken to operate as a waiver of this condition, nor in any way to defeat or affect the rights of the Lessor hereunder.

THE Lessor covenants with the Lessee for quiet enjoyment.

IT IS AGREED by and between the Lessor and Lessee that the Lessor shall at all times be entitled to sell the said lands and premises hereby demised and thereupon the term hereby created shall be terminated at the expiration of three months from the date of such sale provided that the Lessee shall be entitled to have the first right to purchase the said lands and premises at such sum as may be agreed upon by and between the Lessor and Lessee, such right to continue during the term hereby granted.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED and DELIVERED)
after the contents hereof had)
carefully been read over and)
explained to the parties hereto)
and when they seemed thoroughly)
to understand the same in the)
presence of:

P. JOHN ALLISON,
Solicitor,
NEW WESTMINSTER, B.C.
as to both signatures.

"T. KUMAGAI"
"KUNG CHING SUN"

[illegible]

No fire insurance was carried by Mr. Kumagai on the buildings on his property at Robinson Road, Municipality of Coquitlam.

We instructed Coulthard, Sutherland & Co. Ltd., our agents, to place a suitable amount of coverage on this property and in accordance with our request they forwarded North West Fire Insurance Policy No. 206116 covering the dwelling in the amount of \$400.00 and premium amounted to \$8.00.

January 24, 1945, Policy No. 206116 was assigned to Douglas Stevens Pallen, the new owner, and same was forwarded to him on February 28, 1945.

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

ADMINISTRACION DEPARTAMENT

WJJ/HMS
November 16/46.

UNCLASSIFIED REPORT

File No. 10-23

November 18, 1946

Re: Takeshi KUMAGAI, Deceased.
Registration No. 08150

The following claims were declared by Mr. Kumagai in his JP Form dated June 5, 1943, as being owed by him:

- (1) Mr. Choja MATSUSHITA, Burginham, B. C.\$150.00
Supplementary report appears on file stating that \$50.00 had been paid on the above claim leaving a balance of \$100.00 outstanding. Amount owing verified by Kumagai in letter dated January 5, 1943. Mr. Choja Matsushita, Reg. No. 06285, File No. 1626, appealed to us for payment of his claim of \$100.00 as he was returning to Japan on September 21, 1946. He wrote Mr. Strelight on September 7, 1946 and advised him of this request, at the same time informed him that the deceased had declared the debt in his JP Form; that his son had confirmed this amount was owing in a letter dated July 4, 1946. He accordingly forwarded a cheque for the above amount through the Provincial Government and these funds were handed to Mr. Matsushita before embarkation.
- (2) Mr. Kyutaro OKAKI, Pitt Meadows\$50.00
Amount owing verified by Kumagai in letter dated January 5, 1943.
- (3) South Fraser Farmer's Union, Surrey, B. C.\$100.00
Supplementary report appears on file stating that the above amount should be \$80.00 and not \$100.00; also states that \$30.00 had been paid on above claim, leaving a balance of \$50.00 outstanding. Amount owing verified by Takeshi KUMAGAI in letter dated January 5/43.
- (4) Mr. Sadaki Shimada, Port Moody, B. C.\$50.00
Supplementary report appears on file stating that \$20.00 had been paid on above claim, leaving a balance of \$30.00 outstanding. Amount owing verified by Takeshi KUMAGAI in letter dated January 5/43.

The following claims have been filed against the above-mentioned Japanese:

- (5) M. Furuya Company.....\$8.59
Amount owing verified by Takeshi KUMAGAI in letter dated January 5/43.

File No. 10429

November 18, 1946.

PERSONAL PROPERTY SUMMARY

Re: Takeshi KUMAGAI, Deceased.
Registration No. 08180

CHATELS: Mr. Kumagai, in his JP Form dated June 5, 1942, declared owning furniture, household effects, kitchen utensils, farming tools, etc. at home at Burquitlam, B. C.
For disposition of same see Chattel Schedule and Summary.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED APPEAR ON FILE.

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

.....
Administration Department.

WJJ/HMS

File 10429

Signed copy at
Boulthard's

June 10th, 1942.

Robinson Rd.,
Burquitlam, B. C.

✓ 1	Cultivator	
✓ 2	Spray Pumps	
✓ 3	Hoe	
✓ 2	Mattock	
✓ 5	Shovels	
✓ 1	Scale	
✗ 1	Long handle tooth Rake	✗
✓ 1	Hay Fork	
✗ 2	Complete Beds	
✓ 5	Chairs	
✗ 2	Long handle Axes	✗
✓ 1	Cross Cut Saw	
✓ 1	Sledge Hammer	
✓ 1	Hand Saw	

"KUNG CHING SUN"

"T. KUMAGAI"

\$25.00
Lump sum
Approved

Jan. 11/44

Kung Ching Sun states there are also
3 tables and 1 cook stove as well as
other articles in the house not listed above.
See Boulthard's report rec'd June 18/42
on file

Kung's phone No. Pacific 3766

126 A Bender E. Vancouver

File No. 10429

January 4th 1944.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Takeshi KOMAGAI

This file appears to be in order as to chattels as these were left on the property of the above at Robinson Road, Coquitlam Municipality, B. C. leased to a Chinese, Kung Ching Sun.

List of chattels appears on the report of Messrs. Coulthard, Sutherland and Company Limited received June 18th 1942, but no confirmation from the lessee appears on the file.

R. B. M.

RBM/HMS

File No. 10429

November 18, 1946.

CHATTEL SUMMARY

Re: Takeshi KUMAGAI, Deceased
Registration No. 08180
Robinson Road, Municipality of
Couquitlam.

Mr. Kumagai, in his JP Form dated June 5, 1942, declared owning furniture, household effects, kitchen utensils, farming tools, etc. at home at Burquitlam, B. C.

Coultard, Sutherland and Company Limited's report received by us June 18, 1942, stated Mr. Kumagai's personal belongings, which were mostly of a homemade nature, were of little value and were being used by the Lessee, Mr. Kung Ching Sun.

A list of Kumagai's effects appear on file signed by Kung Ching Sun and Takeshi KUMAGAI.

When the tenant of the above property vacated, the contents were removed to New Westminster Auction room on February 3, 1944. 2 beds and several items of kitchenware were sent to the City incinerator for disposal as they were worthless and 2 long handled Axes and 1 long handled Tooth Rake were not found.

Mr. Kumagai's personal effects were sold at New Westminster Auction No. 7, February 24, 1944 and the net proceeds received from same amounted to \$26.41.

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

.....
Administrative Department.

WJJ/HMS

File No. 10429

CHattel SCHEDULE

November 18, 1946.

Date Declared: June 5, 1942

Date Inventoried: Received by us June 18, 1942.

Date Evacuated: September 16, 1942.

Declared	Inventoried	Auctioned	Disposition
Furniture	5 Chairs	4-Feb.25/44	
Household Effects	2 Beds		Worthless-disposed of
Kitchen Utensils	1 Cook Stove		Worthless-disposed of
	3 Tables		Worthless-disposed of
Farming Tools	1 Cross-cut Saw	Feb.25/44	
	1 Hammer	Feb.25/44	
	2 Spray Pumps	Feb.25/44	
	1 Cultivator	Feb.25/44	
	1 Scale	Feb.25/44	
	3 Forks	2-Feb.25/44	
	1 Hand Saw	Feb.25/44	
	5 Shovels	Feb.25/44	
	2 Mattocks		Missing
	2 Axes (long handle)		Missing
	1 Crow Bar	Feb.25/44	
	Inventoried June 10/42.		
	3 Hoes	2-Feb.25/44	
	1 long handle tooth rake		Missing.

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

.....
Administration Department.

WJH/HMS

November 18, 1946.

MEMORANDUM

File No. 10429

August 9th, 1944

TO: FILE

FROM: W. J. Iverson

Re: KUMAGAI, Takeshi

All chattels belonging to subject Japanese have been removed and sold and the former tenant of the property, Kung Ching Sun, advised by Coulthard & Sutherland, to remove anything belonging to him (February 18th, 1944).

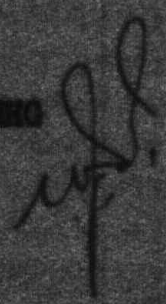
The file can be closed insofar as chattels are concerned.

Relevant documents are:

- a) Inventory, June 10th, 1942.
- b) Memo to file, February 8th, 1944

Sales sheets and disposal lists.

WJI/MEG



NAME KIMAGAI, Takashi

REGISTRATION NO. 06180

FILE NO. 10429

The following chattels were sold by public
 auction at New Westminster, B. C. on February 25, 1944.

- Cultivator	\$ 7.50
- 4 Chairs	2.75
- 2 Shovels & Hoe	1.25
- 2 Shovels & Fork	.75
- Shovel, Fork, Hoe	1.50
- Bar & Sledge	2.25
- Cross-cut saw, Hand saw	1.00
- Sprayer	3.75
- Spray Pump	3.25
- Set of Scales	13.50

Total:	(Auctioneer's Fees \$ 3.75	\$ 37.50
	(Advertising 0.93	
Less Expenses:	(Movings 3.91	\$ 11.09
	(Rents 2.50	
Net Proceeds Credited:		\$ 26.41

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster 7.

Remarks.

File No. 10429.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 18 1942

Report of

KUMAGAI, Takeshi - Reg. No. 08180.
PERSONAL PROPERTY AND REAL ESTATE.

Not in Robertson's Territory.

LOCATION: This property is located on the Robertson Road in Coquitlam Municipality.

DESCRIPTION OF LAND: Consists of six acres on which are one half acre of raspberries, three acres strawberries, one acre pears, and other produce.

BUILDINGS: Four room wooden bungalow, barn, stable, and two strawberry packing houses.

INVENTORY: Mr. Kumagai's personal belongings which are mostly of a home-made nature are therefore of little value and are being used by the lessee. They consist of:

3 tables	1 cultivator
5 chairs	1 scale
1 cook stove	5 forks
2 beds	5 shovels
1 cross-cut saw	1 hand saw
1 hammer	2 mattocks
2 spray pumps	2 axes
1 crow bar.	

INSURANCE: Nil.

LIABILITIES: None.

REMARKS: The property has been leased through Mr. Kumagai to Mr. Kung Ching Sum of 126A Pender Street East, Vancouver. He has sold the crop to this man for \$190.00 cash which money he has received from Mr. Sum. Starting January, 1943, Mr. Sum is to pay \$6.00 per month rent. He appears to be a reliable man and is now harvesting the crop and attending to the place in a workmanlike manner. We would therefore recommend that this arrangement be allowed to continue.

Submitted by: F. H. Coulthard.

F. H. Coulthard
COULTHARD, SUTHERLAND & CO. LTD.

New Westminster, B.C.

SECRET

BRITISH COLUMBIA SECURITY COMMISSION

March 20, 1945.

K.W. Wright, Esq.,
Counsel to the Custodian,
309 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

In further of our discussion, we are listing hereunder the cases for settlement which are presently in the hands of Mr. J.M. Streight, Official Administrator at New Westminster:

Yoshio IWASE, #14443

Died October 18th, 1943.

Our claim for funeral expenses - \$20.00 was paid out of insurance monies.

May 19th, 1944: Letters of Administration Issued.

June 12th, 1944: Custodian's Office sent Mr. Streight, who had been appointed Official Administrator \$1,260.35 (credit balance.)

June 12th, 1944: Mr. Streight advised by telephone that he had over \$1,000.00 for the account of Mrs. Iwase. He said that one-third of the estate would go to her, and two-thirds to the 3 children (minors).

The assets and liabilities are as follows:

<u>Assets:</u>	Sun Life Policy	\$1,000.00 (\$899.05 - amount to be realized)
	Land and House at Maple Ridge (being sold)	
	War Savings Certificates	\$20.00
	Various shares of stock	

Liabilities: \$650.00 loaned to deceased by Ryohel SHIMIZAWA, #12394

December 12th, 1945: We wrote Mr. Streight again, and pointed out to him the instructions in your letter to him of June 12th re method to be followed in connection with disbursement of funds.

February 9th, 1945: We phoned Mr. Streight again. He had done nothing further about this matter. He seemed to think that in view of the liabilities in the estate, that the Official Guardian would have to write him a letter in order that the children's two-thirds' share of the estate could go toward paying the debt.

Mrs. Iwase has a credit in your office of \$410.00. We have, however, heard nothing further from Mr. Streight about the estate.

Has anything been done about contacting the Official Guardian or otherwise clearing up the matter?

Would like to arrange for monthly maintenance of \$30.00 to supplement the earnings of one of the daughters. - Widow on Maintenance.

Masakichi MIYASAKI, #13813

Died March 30th, 1944

Our claim: Nil

Assets: Credit with Custodian - \$2,956.32
Credit with Bank of Montreal, Hanny (Amount not known)
Sale of Property - \$3,284.92

Will: Provided for one-quarter of estate to go to wife, and remaining three-quarters divided equally among the three children.

Dec., 1944: Hairs agreed to appoint Mr. S. Moore as Official Administrator.

We later found that Mr. Streight was acting as Official Administrator. We were advised by him on February 24th, 1945 as follows:

"I have no funds on hand to date ---and cannot advise you at this time when same will be available as Letters of Administration were only issued yesterday."

Would like to arrange issuance of maintenance either from your office or from that of Mr. Streight. Pay \$25.00 per month.

Takeshi KUMAGAI, #08180

Died March 30th, 1944

Our Claims: \$80.00 for funeral expenses

Aug. 24th, 1944: We were advised by Mr. G.R. McQuarrie, lawyer in New Westminster, that Letters of Administration were being applied for. Same were obtained October 20th, 1944.

Will: Properties in Japan to daughter in Japan;
Properties in Canada to son, Hiroshi Kumagai

Feb. 5th, 1945: Mr. McQuarrie advised that matter was in hands of Mr. Streight, and that \$1,225.00 had been realized on property sale.

Widow on Maintenance.

Would like to arrange for a monthly maintenance cheque from funds in hands of Mr. Streight. Pay \$35.00 per month.

Brochure TAKEDA (Died two years prior to evacuation)

Mrs. Iona TAKEDA, #08136, Widow.

June 16th, 1943: Mr. Streight appointed Official Administrator of the estate, \$187.70 sent to him by Custodian's Office, representing total cash on hand to the credit of the estate.

Sept. 16th, 1943: Mr. Streight advised that the assets and liabilities were as follows:

<u>Assets:</u>	Property in New Westminster (valued at \$1,800.00
	" " " Richmond " " \$1,600.00
	Cash - \$367.00

Liabilities: Back Taxes - \$551.00

Jan. 16, 1945: Widow applied for maintenance

Jan. 22nd, 1945: We were advised by Mr. Johnston of your office that the Richmond property had been sold for \$1,825.00.

Feb. 10th, 1945: Mr. Streight advised that he had sent Mrs. Takeda \$45.00 to pay a dentist's bill. There was considerable confusion caused by his sending the cheque direct to Mrs. Takeda, and on February 13th, we wrote Mr. Streight requesting that this case and similar cases should be handled by him in the same manner as that used by your office (see copy of this letter which we forwarded to you). We also asked for \$100.00 for Mrs. Takeda.

Mar. 16th, 1945: Mr. Straight advised that payment of the \$100.00 had been delayed by lack of liquid funds, but would now be able to pay and would rush the remittance.

Widow on Maintenance.

Would like to arrange for regular monthly maintenance cheque of say \$55.00 per month.

As requested, we would appreciate your discussing the entire situation with Mr. Straight, and if possible, making arrangements whereby all requests from beneficiaries for funds, will be approved by us and all cheques for them will be sent to us for forwarding. Also so that wherever possible, he will permit payments for the maintenance of the family, out of the funds on hand before the estate is settled, thereby removing the necessity of these persons being supported out of public funds.

"D.V. Simmons"

D.V. Simmons,
Comptroller.

DMS:AB

October 19, 1949.

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

Dear Sir:

Re: Estate of Takeshi Kumagai, Deceased.

In reply to your letter of October 15 asking concerning payment of the accounts listed therein, we quote paragraph three of our letter of June 22, 1949, sent to you in this connection:

"With reference to these creditors, M. Furuya Company is an Enemy Company and payment should be made to them in care of Messrs. P. S. Ross & Sons, Royal Bank Building, Vancouver, B. C. Payment may be made to the Royal Columbian Hospital direct. The claim of M. Nishiguchi Company Limited may be paid in care of Asajiro Nishiguchi, P. O. Box 1826, Ashcroft, B. C. The indebtedness to the South Fraser Farmer's Union, Surrey, B. C. was declared by Kumagai in his formal declaration to the Custodian signed on June 5, 1942, as being \$100.00. We are unable to identify this organization although Kumagai subsequently filed an additional declaration stating that the amount should have been \$80.00, on which he paid \$30.00 into the Sinking Fund of the Association, leaving a balance of \$50.00. We enclose the original statement signed by Takeshi Kumagai covering this indebtedness. With reference to the amounts owing to Sadaki Shinoda and Kyutaro Osaki, the Custodian will have no objection to these amounts being paid direct to these Japanese persons. Shinoda's last known address is 158 Mary Street, Hamilton, Ontario, and Osaki's last known address is 239 McKay Street, North Kildonan, Manitoba."

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

June 22, 1949.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Takeshi Kumagai, Deceased.

We thank you for your letter of June 15, 1949, reporting on the above Estate.

With reference to the claims against this Estate, we have no knowledge of claims other than those set out in our letter of August 19, 1944, of which Choji Matsushita was paid, leaving a total outstanding of \$167.57.

With reference to these creditors, M. Furuya Company is an Enemy Company and payment should be made to them in care of Messrs. P. S. Ross & Sons, Royal Bank Building, Vancouver, B. C. Payment may be made to the Royal Columbian Hospital direct. The claim of M. Nishiguchi Company Limited may be paid in care of Asasiro Nishiguchi, P. O. Box 1826, Ashcroft, B. C. The indebtedness to the South Fraser Farmer's Union, Surrey, B. C. was declared by Kumagai in his formal declaration to the Custodian signed on June 5, 1942, as being \$100.00. We are unable to identify this organization although Kumagai subsequently filed an additional declaration stating that the amount should have been \$80.00, on which he paid \$30.00 into the Sinking Fund of the Association, leaving a balance of \$50.00. We enclose the original statement signed by Takeshi Kumagai covering this indebtedness. With reference to the amounts owing to Sadaki Shimoda and Kyutaro Osaki, the Custodian will have no objection to these amounts being paid direct to these Japanese persons. Shimoda's last known address is 158 Mary Street, Hamilton, Ontario, and Osaki's last known address is 239 McKay Street, North Kildonan, Manitoba.

With reference to proof of claim, we have on file an admission of debt signed by the deceased which we enclose herewith, having kept a copy for our own file. This letter was in reply to ours of September 30, 1942, of which a copy is also enclosed. We have no

J. M. Straight, Esq.

June 22, 1949.

information as to whether any of these creditors have been paid by the deceased direct but it does not appear likely as this man was reported by his wife to be in hospital on June 9, 1943, and was apparently unable to engage in profitable employment.

Yours very truly,

AGM/AC
Enc. (3)

A. G. McArthur,
Office of the Custodian.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET
NEW WESTMINSTER, B. C.

December 30th, 1947.

STATEMENT RE:

ESTATE OF TAKESHI KUMAJI

From Nov. 1944
to
Dec. 31st, 1947

	Dr.	Cr.
By Cash		
" " Sec. of State		194.53
" " Custodian		1234.86
To Cash		
" " Funeral	80.00	
" " Taxed Bill	105.41	
" " Custodian for		
" " C. Matsushita	100.00	
" " Valuation fee	10.00	
" " Advertising	16.38	
" " Transfer fee	2.50	
" " Taxes	204.49	
" " Custodian for heir	704.62	
" " Exps. this office	47.42	
" " Balance in Treasury	167.57	
	1438.39	1438.39
1947 Dec. 31st		
By Balance in Treasury		167.57

A. & O. E.
This is my statement
J. M. Streight
Official Administrator

1626,
and 1922

September 25, 1946.

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

Dear Sir:

Re: Estate of Tomochi KIMURA, Deceased,
Hiroshi Kuzugai, S/A, and
Chojin KATSUMATA, Exr. S. 2245.

We have to acknowledge receipt of cheque from
the Department of Finance of British Columbia in the sum of
\$100.00, which according to the direction indicated on the
face of the cheque, has been placed to the credit of Chojin
Katsushita.

In accordance with your instructions we have
credited the sum of \$704.62 to the sole beneficiary Hiroshi
Kuzugai, who left for Japan on the General Heige, August 2, 1946.

As soon as administration of this estate is
completed we would be glad to receive the usual statement of
receipts and liabilities for our file record.

Respectfully,

Yours truly,

A. G. HARTMAN,
Administration Department.

AGH:AS

10429, 1626, 10673
Evacuee Section

September 7, 1946.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate of Takeshi KUMAGAI, Dec'd.

With reference to our telephone conversation of even date and our letter of August 19, 1944, we wish to advise you that Takeshi Kumagai, deceased, declared in his "JP" form, dated June 5, 1942, that he was indebted to Choju Matsushita of Burquitlam in the sum of \$150.00. He subsequently advised us that \$50.00 had been paid by him on account of this debt and we are satisfied that the sum of \$100.00 is still owing to Mr. Matsushita. Further, in a letter dated July 4, 1946, Mr. Hiroshi Kumagai, son of the above deceased, requested us to pay this creditor the sum of \$100.00, which was owing to him by his late father.

We would, therefore, appreciate receiving your cheque for the last-mentioned amount as Mr. Matsushita is being repatriated to Japan on the boat leaving September 21, 1946.

Yours very truly,

WJJ/AC

W. J. Johnston,
Administration Department.

File Nos. 15628, 19429,
10675.

July 18, 1946.

MEMORANDUM

TO: File

FROM: Miss H. Schofield

Re: Estate of Takeshi KUMAGAI, Dec'd
and Hiroshi KUMAGAI, minor.

I contacted Mr. J. M. Streight, Official Administrator, by phone July 16, 1946, at which time he advised that they were holding \$267.57 to pay the claims lodged against the above-mentioned Estate.

\$704.62 was remitted to our office by the Official Administrator to be credited to the account of the sole beneficiary of this Estate, Hiroshi KUMAGAI, minor, File No. 15628. These funds are free from liabilities.

The Provincial Government cheque for \$704.62, which was forwarded to the Accounting Department with our memorandum of July 11, 1946, was credited to Hiroshi KUMAGAI, File No. 3775, instead of Hiroshi KUMAGAI, File No. 15628, but this error was corrected as per requisition dated July 16, 1946.

During the above-mentioned telephone conversation with Mr. Streight I advised him that Hiroshi KUMAGAI, the sole beneficiary of the above funds, was a minor and not of age as stated in our letter of June 21, 1946. Also, that he was returning to Japan, on or about August 2, 1946, and wanted to take the above funds with him.

Mr. Streight stated that as far as he was concerned it would be in order to release said funds to Hiroshi KUMAGAI, minor, in view of the fact that he was returning to Japan and was entitled to them under his father's Will.

/ES

H. Schofield

15628
3775, 10429
Evacuee Section

June 25, 1946.

Mr. Hiroshi KUMAGAI,
Registration No. 01829,
Lemon Creek,
Slocan, B.C.

Dear Sir:

Re: Estate of Takeshi KUMAGAI, Dec'd.

We duly received your letter of the 12th instant and note contents.

We wrote to Mr. J. M. Streight, Official Administrator, on May 14, 1946, which was the date we received your previous letter dated May 9, 1946, and he has advised us that he has requested the Provincial Treasury in Victoria to forward us the funds to which you are entitled in the above Estate as quickly as possible.

We would ask you to please communicate with us on your arrival in Vancouver and, as the funds will probably be in our office by that time, they will be made available to you. In any case, the debts referred to you in your letter will be taken care of by us from your share of this estate and, if you do not receive the funds before your departure for Japan, they will be forwarded to you at a later date.

Yours truly,

WJJ/AC

W. J. Johnston,
Administration Department.

10626, 10673,
10429 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
January 23, 1946

Mr. Choju Matsushita,
Registration No. 08285,
Lemon Creek, B. C.

Re: Estate of Takeshi KUNAGAI, Dec'd

Dear Sir:

We are in receipt of your letter of the 15th instant and in reply wish to advise you that Mr. Takeshi Kunagai declared to the Custodian in his Declaration Form, dated June 5, 1942, that he was indebted to you in the sum of \$100.00.

Mr. J. H. Streight, Official Administrator, New Westminster, B. C., is administering this Estate and he was duly notified by us of your claim, as mentioned above. He will, therefore, be communicating with you in due course.

We are enclosing herewith, for your information, statement of your account with the Custodian as it appears on our books, and you will note that we have not received the above sum of \$100.00 from Mr. Streight. You have, however, a credit balance with the Custodian, amounting to \$598.00, and if you so desire, and the Department of Labour, Japanese Division approves, we will be pleased to forward you a portion of these funds.

Yours truly,

W. J. Johnston
Administration Department

VJJ/JF
Encl.

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K. C.
W. B. LANE
F. A. SHEPPARD, K. C. (BARR.)
J. R. YOUNG
C. K. GUILD, K. C. (MAN.)
K. L. YULE
S. C. LANE
C. C. LOCKE

703 Rogers Building

Vancouver B. C.

May 17th, 1945.

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

ENEMY SECTION	
Rec'd	MAY 18 1945
File No.	10429
Ans'd	
Referred	MR. Leero

Attention Mr. Wright

Dear Sir:-

Re : Takeshi Kumagai, Deceased,
Files No. 10429, 10673, 15628

You will remember that you instructed us we might apply on behalf of the widow for an allowance to her under the Testators Family Maintenance Act, which fund might then be delivered to the B.C. Security Commission for the cost of maintenance. The application would have to be on her behalf and that would require her authority. We requested Mr. Brown of the Commission to obtain her permission to apply on her behalf and we told him that the application must be made before April 18th, 1945; in fact we could have made the application on the 19th but we needed that day to prepare the papers. The Commission thereupon wired the officer at the Rehabilitation Camp, Lemon Creek, to obtain her consent and wire us the authority to apply. They have been unable to obtain her consent and in the meantime the six months have expired and no application may now be made. We have informed Mr. Brown today that nothing further need be done in this respect.

We are returning your File.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :

FAS/EB.

2
Files Nos. 10429, 10673, 15628 (Evac)

April 7th, 1945

MEMORANDUM

TO: MR. G. H. PEERS

FROM: MR. K. W. WRIGHT

RE: Estate of Takeshi KUMAGI

Kindly refer to the letter we received from the B. C. Security Commission, dated 20th ultimo.

Mr. Streight would like to know if the widow is a National or Canadian Born. The sole heir to the Canadian assets is a son, Hiroshi Kumagi, and you might write to the B. C. Security Commission, asking them to obtain written authority from the son to pay the widow a monthly allowance. If this is sent to Mr. Streight he will take care of the widow's maintenance at the rate of \$35.00 per month, as indicated in the letter above referred to. *mmw*

The B. C. Security Commission should also be asked to send a bill to Mr. Streight for \$80.00, funeral expenses, and he will remit.

This matter should be given immediate attention for the reason that April 20th is the last day that the widow may apply for maintenance from the Estate if the son refuses to authorize payment. I will go into this question more fully if the son will not agree.

Mr. Streight also requested us to inform him if the heirs are nationals, Canadian born or naturalized. This will apply in all cases submitted for administration.

Mr. Streight has a letter from the Minister of Finance, Victoria, stating that he may pay over any monies to persons of the Japanese race from these estates if they are Canadian born or naturalized, but in the case of nationals, all such funds must be remitted direct to the Custodian. Mr. Streight also said he would send us a copy of this letter in the course of the next few days.

K. W. Wright
K. W. WRIGHT

KWW/JY

File No. 10429

April 5th, 1945.

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. G. H. PEERS

RE: Estate of Takeshi KUMAGAI

Sale of real property completed March 17, 1945.

Funds remitted to J. H. Straight \$1010.49 March 28, 1945.

Funds previously remitted Oct. 31, 1944 \$194.53

Total \$1205.02

Letters of Administration with Will annexed issued October 20, 1944.

Sole heir to Canadian assets son - Hiroshi KUMAGAI.

In addition to the B. C. Security Claim for funeral expenses of \$80.00 there are claims of which we have knowledge amounting to \$267.57.

(Mr. Straight could now pay the funeral expenses)

GHP/CBS

G. H. PEERS

File No. 10629
Reg. No. 09150

Estate of Jerebhi EUMAGAI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 1	Fire Insurance premium	\$ 8.00		
1943 September 21	Pacific Co-Operative Union - credit balance of Account		5.00	
November 5	Land Registry Office - Certificate of Encumbrance	2.00		
November 19	Rents collected Agent's commission	9.00	72.00	
1944 April 25	Proceeds Auction Sale		26.41	
August 5	Rents collected Agent's commission	5.50	132.00	
November 1	Remitted to J. M. Strelight	194.53		
November 23	Taxes 1941, 1942, 1943 & 1944	204.49		
December 28	Credit re Sale of Property		1,198.60	
1945 March 29	Remitted to J. M. Strelight			
		<u>1,010.49</u>	<u></u>	
		\$1,434.01	\$1,434.01	

NIL

In the SUPREME Court of BRITISH COLUMBIA

In the matter of TAKESHI KUMAGAI, deceased,
and
In the matter of the "Administration Act."

DATED THE 20th DAY OF October, A.D. 1944

petition and
UPON reading the affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

, Official Administrator for the

County of Westminster

, shall be Administrator of all and singular

the estate of Takeshi Kumagai, deceased,* with the Will
annexed, who died at New Denver, British Columbia on the 4th day
of March 1944

and that notice of this Order be published in
one issue of a newspaper circulating in the district in which the
deceased resided.

A. M. Harper

J.



Value of Estate \$1397.57
Extracted by G. R. McQuarrie,
Solicitor

CERTIFIED A TRUE COPY

Samuel McQuarrie
District Registrar

★
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.

TESTAMENT

This is the last will and Testament of
TAKESHI KUMAGAI of Lemon Creek, B.C., in the
Province of British Columbia, made this 5th day
of May, in the year of our Lord, One Thousand
Nine Hundred and Forty - three.

I declare, in the presence of Mr. Tokumemon
SUTO and Mr. Nagashige MATSUSHITA, that being
admitted to Hospital due to serious sickness I
give, devise and bequeath the properties left in
Japan to my first daughter "Yatsuko" and all
properties left in Canada to my first son, "Hiroshi".

Signed

(Takeshi Kumagai)
Sealed

Signed and declared
in the presence of
Mr. Tokumemon Suto and
Nagashige Matsushita
as witness.

"Tokumemon Suto"
Witness

"Choju Matsushita"
Witness

I hereby solemnly declare that the above is
a true and correct translation of the original
will (attached) written in Japanese by the late
T. KUMAGAI.

"Gihyoo Takahashi".
.....

Sworn and declared before me this 17th day of June
1944.

"Wm. Edwin Graham".
Notary Public & Justice of the Peace in
and for the Province of British Columbia.

CERTIFIED A TRUE COPY

Samuel
District Registrar

OCT 26 1944

10423 & 10423
Enclosed

509 Royal Bank Building,
Vancouver, B. C.,
July 29th, 1944.

I. B. Straight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Mr. Straight:

Re: Takeshi KUMAGAI and
Masako KUMAGAI.

Referring to the writers interview with you yesterday, this is to advise that Takeshi KUMAGAI is the registered owner of property described as follows:

"All that part of an 11.349 acre portion shown lettered "C" on Sketch deposited No. 1604 of Lot 41 Group 1 lying to the North of a line parallel to the South boundary of said portion and distant North therefrom 5.4 chains Municipality of Coquitlam in the District of New Westminster".

The property was advertised for sale by tender. The highest offer amounting to \$1225.00 was received from D. S. Pallen and acceptance was recommended by the Advisory Committee yesterday. This will go forward to the Custodian in Ottawa in due course, and we expect that sale will be approved and the transfer executed.

We have now been advised that the owner of the property died in the New Denver Sanitarium, and for your information we enclose copy of letter received from his Widow under date, June 19th, 1944. We also enclose the document written in Japanese and the translation.

You informed the writer yesterday that you would administer the Estate. No doubt you will require proof that the document was actually signed by the deceased, as this is not indicated in the translation enclosed. According to our records Mr. KUMAGAI died, March 11st, 1944, and had outstanding obligations prior to evacuation, amounting to \$267.57. The B.C. Security Commission have also filed a claim in the recovery of \$80.00, to cover the cost of funeral expenses paid by the Commission. We have a balance at credit in this office amounting to \$172.53 belonging to the deceased.

Will you be good enough to acknowledge receipt of the enclosures, and, as, if, and when you are appointed, you may send us Notarial copy of Letters of Administration, so that the funds in the hands of the Custodian may be transferred to you for distribution to those entitled.

Yours truly,

I. B. BRIGHT
COUNSEL TO THE CUSTODIAN

KPB/O'S

10429

March 13th, 1944.

C. Lemax, Esq.,
Assessor,
Corporation of the District of Coquitlam,
1111 Brunette Street,
New Westminster, B. C.

Dear Sir:

Re: Block "C" D.L. 41 Roll 1740

On June 5th 1942, Mr. Takeshi KUMAGAI declared ownership of the above mentioned property and since that time we have been receiving tax and assessment notices from your office addressed to him.

We made a search at the Land Registry Office in New Westminster on September 24th 1943, and obtained a Certificate of Encumbrance which showed the following:

"All that part of an 11.349 acre portion shewn lettered "C" on Sketch No. 1604 of Lot 41, Group 1, lying to the South of a line parallel to the South boundary of said portion and distant North therefrom 5.4 chains, Municipality of Coquitlam, in the District of New Westminster.

Registered owner: RUDOLPH CONRAD SCHMIDT and IVY SCHMIDT "Joint Tenants".

We are enclosing herewith copies of letters exchanged between this office and Mr. and Mrs. R. C. Schmidt of Burquitlam and we must say we do not quite understand their attitude in connection with this property.

We are writing you at this time to inquire if you have record of any transaction between the above mentioned parties relating to this matter, which

P. T. O.

C. Lemax, Esq.

March 13, 1944.

might be helpful to us.

We have been advised that Mr. Rudolph Schmidt
is the same person as Mr. Ralph Schmidt of Burquitlam.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.