

12897

INFORMATION FROM R.C.M.P.

12897

DATE Nov. 17/43

File No. 12897

Full Name KUMAGAI, (Misa) Mrs. Zenjuro
(Surname in Block Letters)

Registration No. 15102 Male - Female
(Check) Age May 28, 1875

Former Address 958 Brunette St., New Westminster, B. C.

Date Evacuated Approx. Sept. 1/42 Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C.

Widow
 Married - Single
(Check) Name of Wife _____

Name of Husband Zenjuro (dec'd)

Name of Mother ? Nao (dec'd) Name of Father KOMATSU, Shohachi (dec'd)

Names of Children under 16 _____

Requested by E.C.T. Registered with Custodian _____
(Yes or No)

Additional Information _____

MEMORANDUM

FILES: 12898
13008
12896
12897
12899
12900

January 25th, 1945.

TO: The file
FROM: W. J. Iverson

RE: Mr. Sakao KUMAGAI
Mr. Jinji KUMAGAI
Mr. James Akira KUMAGAI
Mrs. Misa KUMAGAI
Mr. Seichiro KUMAGAI
Mr. Jinji John KUMAGAI

See memo of March 24th, 1944, on file 12896, Mr. Sakao ^{Part} KUMAGAI, which relates that Dr. Kumagai removed personally all the family effects from 958 Brunette St., New Westminster, and shipped them to New Denver. Dr. Kumagai assumed responsibility for the distribution of any of these effects belonging to other members of the family, and so far as chattels are concerned, this shipment and the subsequent sale of a few items left at the residence, completes chattel liquidation of all the files.

WJI:LMI

File No. 12527 - Miss KUMAGAI (Mrs. Senjuro)
File No. 13553 - Jiaja John KUMAGAI "In Trust"

MEMORANDUM

To: Mr. Gibson

December 1, 1942

From: Administration Department

Re: Lots 1, 2, 3 and 5-11 inc.,
Block 2 of Lot 16, Group 1,
Map 1531, Municipality of
Quebec.

In reviewing these files we note that Phoenix
Policy No. 92427 for \$1,000.00 on dwelling for three
years shows Loss Payable to Mrs. C. Kirkconnell,
Mortgagee.

Her mortgage covers lots 5-11 inclusive,
which according to tax statement, 1942, on file, are
vacant lots and according to the same statement lots
1 to 3 inclusive shows improvements as follows:
Lot 1--\$1,900.00; Lots 2 and 3--\$250.00.

Perhaps you will check this with Messrs.
A. N. Macintosh Ltd.,

BRD

BRD/GH

Files # 12895 Makio KIMAGAI

November 3, 1942

- 12896 James Akira KIMAGAI
- 12897 Hisa KIMAGAI
- 12898 Paul Sakae KIMAGAI
- 12899 Seichiro KIMAGAI
- 12900 Jinju John KIMAGAI
- 13008 Jinju John KIMAGAI (IN TRUST)

MEMORANDUM TO FILE

From: Mr. Russell

Jenjuro KIMAGAI deceased, whose widow is Hisa, 12897, and whose children are above named, died leaving lots 1, 2, 3 and lots 5 to 11, No. 2, Lot 14, Group 1, Map 153L, Coquitlam D. E. S.

Letters of Administration to Jenjuro's Estate were granted to Jinju John and file 13008 has been created to deal with the Estate.

The report of Westminster Trust dated July 20 states that Lot 5 is in the name of Makio but this is an error. They possibly intended to refer to lot 4. That matter can be dealt with on 12895 to which a copy of this memo will be sent.

Prima facie the widow and all children would share in the estate.

A family arrangement has been made however, whereunder it has apparently been agreed that the youngest son, John Jinji (to whom letters of administration have been granted) should become the beneficial owner of the land, free from trusts in favour of the rest of the family. See Paul S. Kumagai's letter of Aug. 11, 1942 on 12900.

This arrangement has not actually been implemented and the title still stands in the name of Jinju Kumagai in trust (C. E. on 13008). This is no doubt the same person who signs Jinji John on J.P. form on 12900.

Paul S. Kumagai states that this arrangement has not been made effective on account of mortgages against the land and further on account of about \$500.00 in miscellaneous claims against Jenjuro's Estate. The mortgages need not hold up the arrangement.

A claim by Brackman Eer amounting to \$171.44 is found on Jinji John's personal file. It is not clear whether this is against him or against the Estate. This should be clarified and proved by Statutory Declaration.

No claims (other than some administrative items) are found on the Estate file.

Coff's request
2/11/43
(over)

The claims against the Estate to which Paul E. Russell refers should be brought into administration as this office is assuming Hajji John's functions as administrator. We must handle this land just as would Hajji John as prima facie administrator.

There are two considerations to be faced before the family arrangement can be implemented by this office:

1. Are there any claims against any of the beneficiaries. If so how far can we go in completing a contemplated arrangement which might result in the defeat of these creditors.
2. It appears from Paul E. Russell's letter of Oct. 27th that Saidi is non compos mentis.

The first of these questions having been answered, it would not be difficult to meet the second one with an agreement containing suitable indemnifying clauses and also providing for approval by the Executive Committee for Saidi.

Until these two questions are settled it is thought that the administration of these lands should be carried on solely for the benefit of the Estate of Jenjuro, no funds being paid out except an administration amount.

Papers relating to these lands are found on several files. They should all be placed on 1308 as it is the file controlling these lands. The other files have no interest in these lands as such but only in the estate of Jenjuro.


P. E. Russell

ms/x

A. N. MacIntosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED
REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED
Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

October 5, 1942.

D. A. Cramer, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Zenjuro KUMAGAI
File #10931

In reply to your favour of the 30th ult., we are enclosing herewith copy of mortgage from Mr. Kumagai to Mrs. A. E. Boulanger.

Mrs. Boulanger is in England now and will be there until after the War. However, we are looking after her business. In connection with this mortgage, the principal of \$300.00 is still outstanding but the interest is paid to July 28, 1942.

Trusting this is the information you require,
we are

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. MacIntosh
President.

ANM/BT
Encl.

out Cramer

12897

RECEIVED
12897 OCT 6 1942

File 12897

Original on
File #12900

copy

MEMORANDUM OF AGREEMENT

made this day of 1943

BY AND BETWEEN the widow and all the children of the late
Jenjuro Kumagai otherwise known as Zenjuro Kumagai

THE PARTIES HERETO consisting of Misa Kumagai the widow of the said deceased, Sahn Paul Kumagai, Makio Kumagai, James Akiro Kumagai, Jinju John Kumagai, Soichiro Kumagai agree and declare that they are the sole immediate family of the said Jenjuro Kumagai deceased and that there are no other children of the said deceased and that no children of the said deceased have died leaving issue or other immediate family

THE SAID PARTIES have entered into the agreement hereby expressed for the purpose that Jinju John Kumagai shall be and become the sole beneficiary from the estate of the said Jenjuro Kumagai deceased

WHEREAS the said Jenjuro Kumagai died leaving those lands in the Province of British Columbia particularly described as Lots 1, 2, 3 and 5 to 11 inclusive in Block 2 of Lot 16, Group 1, Map 1531, Municipality of Coquitlan, District of New Westminster

AND WHEREAS Jinju John Kumagai has been granted Letters of Administration to the estate of the said Jenjuro Kumagai and now stands as said Administrator

AND WHEREAS there are certain debts which were owing by the said Jenjuro Kumagai in his lifetime and now stand debts of his estate

NOW THEREFORE THIS AGREEMENT WITNESSETH that Misa Kumagai, Sahn Paul Kumagai, Makio Kumagai, James Akiro Kumagai, Jinju John Kumagai, Soichiro Kumagai the parties hereto jointly and severally agree to and with each other that Jinju John Kumagai has been since the death of the said Jenjuro Kumagai and is now and is hereafter to be regarded as the sole beneficiary of the estate of the said Jenjuro Kumagai

AND FOR THE CONSIDERATION OF the natural love and affection subsisting between members of the family and for other valuable considerations receipt whereof is hereby acknowledged the said Misa Kumagai, Sahn Paul Kumagai, Makio Kumagai, James Akiro Kumagai, Soichiro Kumagai assign, set over and transfer unto the said

Jinju John Kumagai ALL AND SEVERAL the estate of the said Jenjuro Kumagai and
IN PARTICULAR Lots 1, 2, 3 and 5 to 11 inclusive in Block 2 of Lot 16, Group 1,
Map 1531, Municipality of Coquitlam, District of New Westminster

AND the said assignors and transferees hereby covenant to and with
the said Jinju John Kumagai that they will at any time hereafter execute such
further assurances of the said assignment and transfer as may be requested

AND IN CONSIDERATION OF the said transfer and assignment the said
Jinju John Kumagai doth covenant to and with the said Hise Kumagai, Saha Paul
Kumagai, Makie Kumagai, James Akiro Kumagai, Seichiro Kumagai jointly and
severally that he will hold them jointly and severally indemnified and save
them jointly and severally harmless from any claim or demand howsoever arisen
or to arise in the estate of the said Jenjuro Kumagai or in any part thereof
and IN PARTICULAR will save them harmless from all debts or other claims now
existing in respect of such estate

AND THE PARTIES HERETO each for himself agree that the Custodian of
Esay Property in whom any of the estate of the said Jenjuro Kumagai may be
vested may administer such property for the sole benefit of Jinju John Kumagai
for his personal use without duty to account to any of the other parties to this
agreement

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

SIGNED SEALED & DELIVERED }
By the parties hereto }
in the presence of }

X..... Misa Kumagai P.K.
..... Saha Paul Kumagai
..... Jinju John Kumagai
..... James Akiro Kumagai
..... Makie Kumagai
..... Seichiro Kumagai P.K.

WITNESSES:

Frank Beoughle..... as to Hise Kumagai
Frank Beoughle..... as to Saha Paul Kumagai
Frank Beoughle..... as to Makie Kumagai
Frank Beoughle..... as to James Akiro Kumagai
Frank Beoughle..... as to Jinju John Kumagai
A.E. Rossine, S.V.P. RCMP..... as to Seichiro Kumagai

SIGNED: