

12928

INFORMATION FROM R.C.M.P.

12928
Date November 24

Our File No. 12928

Full Name MIKI, Genji (Not Gen MIKI)
(Surname in Block Letters)

Registration No. NR Male - Female
(check) Age _____

Former Address 8730 Selkirk Street, Vancouver, B. C.

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

Present Address Dies. Jan 14, 1933.

Married - Single
(check) Name of Wife _____

Name of Husband _____

Name of Mother _____ Name of Father _____

Names of Children under 16 _____

Requested by B. McKim Registered with Custodian No
(Yes or No)

Additional Information _____

PLEASE NOTE

All papers and letters (or copies thereof) relative to the real property known as 8730 Selkirk Street, Vancouver, (9/C/318), have been transferred to Minoru MIKI's file No. 5549, to which the real property section has now been attached.

Minoru MIKI was beneficiary under the Will of Genji MIKI, his father, and the above property was conveyed to him and filed January 22nd, 1944, in Land Registry Office. (See Locke Lane Guild & Sheppard letter of January 22, 1944).

*Deed from Kenkichi Shiomi, Executor
to Minoru Miki on real
property section.
Date of deed June 8/44.*

PERSONAL PROPERTY SUMMARY

File No. 12928

Genji MIKI (N/R)

DECEASED

NO PERSONAL PROPERTY OF ANY KIND WHATSOEVER IS REVEALED ON
THIS FILE AS BELONGING TO THE ABOVE DECEASED PERSON.

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

E. Robertson
E. Robertson,
September 15, 1947

MEMORANDUM

NOVEMBER 6, 1944.

TO: File No. 12928
FROM: Administration Department

RE: CLAIMS

There are no claims on file to date.


P. Doucet.

PD/ER

COPY

October 14, 1944

5549

Mr. Minoru MIKI,
Registration No. 05845,
c/o J. J. Tiffin,
Box 325,
Lethbridge, Alberta.

Dear Sir:

Re: Catalogue No. 244
8730 Selkirk St.,
9/C/318

Please be informed that the above property has been sold as of December 8th, 1943, for the sum of \$600.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department

GP/MHG
Enc. (2)
cc: B.C. Security Commission.

Files Nos. 12928, 5549,
8014 (Evac)

July 12th, 1944

MEMORANDUM

TO: MR. D. A. CRAMER

FROM: MR. K. W. WRIGHT

RE: Genji MIKI, Minoru MIKI, and
Kenkichi SHIOMI

Attached please find for registration the following documents:

1. Application for registration of fee simple of the following deed;
2. Deed of Land from Kenkichi Shiomi as executor for the estate of Genji Miki, to Kenkichi Shiomi in his individual capacity, in duplicate;
3. Application for registration of fee simple of the following deed;
4. Deed of Land from Kenkichi Shiomi to Minoru Miki, in duplicate;
5. Certificate of Title No. 98039-L;
6. Tax Certificate on Lot 9, Block C, D.L. 318, Plan 1903.

We also attach the above numbered files.

KWW/JF
Attach.

K. W. WRIGHT

Files Nos. 12928, 8014,
8549 (Evac)
Catalogue No. 244

April 6th, 1944

MEMORANDUM TO: MR. D. A. CRAMER
FROM: MR. K. W. BRIGHT
RE: Kenichi SHIOMI, Minoru MIKI et al

Form of transmission sent to the Deputy Custodian indicates that the interest of Kenichi Shiomi is vested. This is in accordance with the Certificate of Encumbrance which was obtained from the Registry Office some days ago.

We now have a letter from Messrs. Locke, Lane, Guild & Sheppard enclosing the Certificate of Title in the name of Kenichi Shiomi, In Trust, but they also enclose a Deed from Kenichi Shiomi to Minoru Miki, duly executed. Minoru Miki is the beneficiary named in the Will.

Under the circumstances a new transmission should be submitted to the Secretary of State, and the attached Deed to Minoru Miki should be filed, as this completes the chain of title.

It will then be in order for the Custodian to deposit the sale proceeds to the credit of Minoru MIKI, instead of to Kenichi Shiomi, In Trust. The funds will be made available to Minoru Miki.

I leave with you the conveyance and Certificate of Title No. 98039-L, and would be obliged if you would give this matter your early attention, as we promised Mr. Fairhall that this sale would be completed before the middle of the month.

K. W. BRIGHT

KWB/JF
Attach.

3rd April, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 12928, 8014 and 5549
NAME: Kenkichi SHIOMI
CATALOGUE NO: 244.
RE: 8730 Selkirk Street, Vancouver, B. C. -
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver Lot 9, Block "C", District Lot 318, Group 1, New West- minster District, Plan 1903.
Encumbrances:	None.
Taxes:	\$29.42 1943, paid. No arrears or consolidated
Vested:	37875

VALUATION BY APPRAISER: \$500.00
AMOUNT OF BID: \$600.00
APPROVED BY ADVISORY COMMITTEE: Dec. 1st, 1943.
AMOUNT RECEIVED BY CUSTODIAN: \$600.00
NAME OF PURCHASER: Clarence Caleb Pacy and
Lenna Pacy - Joint Tenants.

K. W. Wright.

KWW/DG
Attach

Files 12928 and 8014

January 12, 1944.

MEMORANDUM.

To: Mr. E. W. Wright.

From: P. H. Russell.

Re: Genji MIKI, and Minoru MIKI,
Kenichi SHIOMI.

You will recall that the title to this land (Lot 9, Blk. C., D.L. 318) is in Genji Miki's name (deceased) and that it has not been transmitted into the name of the executor (who has probate) or to the beneficiary Minoru Miki.

While Minoru's interest has been vested that of the executor has not been, and the "interest" of Genji cannot be as he died some time ago.

Locke Lane sent to Shiomi transmission & deed to Minoru but I do not find any evidence that it was returned or registered.

The property is under sale and the prospective purchasers have been admitted into possession by the named agent apparently without consulting this office.

How do you think we may best give title? I obtained a certified copy of the will and probate but do not find these now on file. There is an office copy however on 5549. Minoru Miki was not mentioned in the will. Shiomi was executor and named beneficiary with an admitted though unstipulated trust in favour of Minoru.

Can we vest Shiomi's interest as executor, divesting Minoru's interest, and transmitting to the Custodian Shiomi's interest, at the same time registering a certified copy of the grant so that the chain from Genji would be clear? Would the Registrar accept this without an intervening transmission to Shiomi?

PHR:AS

*Copy on
5549*

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

December 12, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 14 1942

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Bldg.,
Vancouver, B. C.

Attention Mr. R. P. Alexander

Re: Genji MIKI * File #12928 * 8730 Selkirk St.
Lot 9, Blk. C, D.L. 318

Dear Sirs:

Thanks for your letter of December 10, 1942 in connection with the above property which we have inspected and report as follows:

This is an older type framed structure, consisting of two bedrooms and a combination kitchen and living room. Also a lean to off the rear in which there is a sink with running water, toilet and a shower.

The present tenant, Mr. R. Workman, moved in November 1st at a rental of \$10.00 per month. He has painted and papered the interior at his own expense. The exterior is very much in need of painting and carpentry repairs.

On making inquiries in the neighbourhood, we find that most of the residents are new to the district, and have no knowledge of the former occupants. However, one of the children, the son of Mrs. H. Blakely, who resides at 8842 Selkirk Street, seemed to be familiar with most of the former Japanese residents having attended school in the district for a number of years with the Japanese children. He states that this house was occupied by K. KUBO, your File #9586. The present agent, J. W. Fairhall, states he is collecting the rents for your office under the name of Minoru MIKI. We might mention that Mr. Fairhall has no record of insurance, and we would recommend \$750.00 insurance being placed on the property if not already attended to.

Copy 12/14/42

AM

Pemberton Realty Corporation Limited

Custodian

- 2 -

The neighbours state that most of the Japanese in this locality were moved to Slocan City, and that a Miss Aga SUZUKI, who owns the adjoining property, arranged the details for the removal of most of the Japanese in this district. If your files would show the destination of the following Japanese who were adjoining owners, contact with them might reveal further information.

1. 8738 Selkirk Street, Uhei MIIKE, File #4597.
2. 8741 Selkirk Street, Koimakichi NAKAGAWA, File #1542.
3. 8732 Selkirk Street, Miss UCHIDA or Miss S. OMIYA, File #11667.

The City of Vancouver records show that this property was in the name of MIKI GENJI which is the reverse of your records. Presuming that you have already checked the land registry records, we did not make a search in this regard. If you wish us to make an endeavour for further information, we will be pleased to do so. The writer was checking the various File Numbers with Mr. Peers this morning, who now informs us that they have completed the information needed.

We hope this information will be of assistance to you.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Handwritten Signature]
Rental Department

GHJ:WH

File Nos. 12928, 8014
& 5549.
Catalogue No. 244.

August 22, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. Ian Macpherson

Minoru MIKI
City of Vancouver
Lot 9, Blk. "C", D.L. 318,
GP. 1, S.W.D., Plan 1903.

With reference to the above property which was recorded in the Vancouver Land Registry Office dated July 17th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 106580-L, dated July 15th, 1944, registering a Deed between Kenkichi SHIOMI, Executor under the last will and testament of Genji MIKI, deceased, and Kenkichi SHOIMI.
2. Copy of application number 106581-L, dated July 15th, 1944 registering a Deed between Kenkichi SHIOMI and Minoru MIKI.
3. Copy of application number 106582-L, dated July 15th, 1944, registering the property in the name of the Custodian (Transmission).
4. Copy of application number 106583-L, dated July 15th, 1944, registering the property in the names of Clarence Caleb Pacy and Lenna Pacy - Joint Tenants (deed)
5. Duplicate of Deed between Kenkichi SHIOMI, Executor under the last will and testament of Genji MIKI, deceased, and Kenkichi SHIOMI.
6. Duplicate/Deed between Kenkichi SHIOMI and Minoru MIKI.
of
7. Duplicate of Transmission dated July 15th, 1944.
8. Duplicate of Deed dated April 10th, 1944 - Secretary of State to Clarence Caleb Pacy and Lenna Pacy - Joint Tenants.
9. Certificate of Indefeasible Title number 106587-L, dated August 19th, 1944, covering the above property in the names of Clarence Caleb Pacy and Lenna Pacy - Joint Tenants.

REAL PROPERTY SUMMARY

JAPANESE NAME: Genji MIKI (Deceased) - Not registered - File No. 12928
Minoru MIKI (son) - Reg. No. 05854 - File No. 5549 - *Carry Application*

CATALOGUE NO: 244

PROPERTY ADDRESS: 8730 Selkirk Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 9, Block "C", District Lot 318, Group 1, New Westminster District, Plan 1903.

TITLE: In name of Kenkichi Shioi (In trust filing 37187). Certificate of Title 98039-L.
(Trust filing is of Probate of Will of Genji Miki).

ENCUMBRANCES: None registered. No unregistered encumbrance known.

Vesting of interest of Minoru Miki, No. 35889, filed 15th March 1943.

ASSESSED VALUE: 1942
Land \$ 315.00
Improvements 500.00 Taxes - \$29.42
\$ 815.00

CLASSIFICATION: Mr. G.H. Johnston of Pemberton Realty Corporation Limited reported on 12th December 1942, as follows:

"This is an older type framed structure, consisting of two bedrooms and a combination kitchen and living room. Also a lean to off the rear in which there is a sink with running water, toilet and a shower.

The present tenant, Mr. R. Workman, moved in November 1st at a rental of \$10.00 per month. He has painted and papered the interior at his own expense. The exterior is very much in need of painting and carpentry repairs."

HISTORY OF ADMINISTRATION: The property was rented through the agency of J.W. Fairhall to R. Workman at \$10.00 per month from 1st November 1942 to 14th November 1943, 12½ months. Total rental credited to account of Minoru Miki \$125.00. The property was vacant from 15th November 1943 until sold.

TITLE: Genji Miki died on 14th January 1933 leaving a will naming Kenkichi Shioi as sole beneficiary and appointing him executor of the will in trust for Minoru Miki, who attained his majority on 14th March 1939. Genji Miki's will was probated on 30th January 1933.

Locke, Lane, Guild & Sheppard were instructed by the Custodian to obtain from the executor conveyance of title to Minoru Miki, which was done by deed from Kenkichi Shioi as executor to Kenkichi Shioi and by deed from Kenkichi Shioi to Minoru Miki, which conveyances, together with transmission of title to the Custodian and deed from the Secretary of State to the purchasers, were registered on 17th July 1944. Certified copies of Will and Probate were filed in the Registry Office 15th July 1944. An

affidavit of identity of the deceased with the registered owner was obtained by Mr. Sheppard from the executor and filed in the Land Registry Office, Vancouver, on 22nd January 1944.

APPRAISAL: F.A. Cleland reported the value of the property on 27th October 1943 as being \$500.00.

OFFERS: From J.W. Fairhall on behalf of James Babbs on 12th October 1943, \$500.00.
From Moore & Moore, (undated approximately 5th November 1943), \$210.00.
From J.W. Fairhall on behalf of Clarence Caleb Pacy and Lenna Pacy, 23rd November 1943, \$600.00.

SOLD: To: Clarence Caleb Pacy and Lenna Pacy for \$600.00 as at 8th December 1943.
Approved by Advisory Committee 1st December 1943.

TITLE: Certificate of Title 106583-L, dated 19th August 1944, issued in names of Clarence Caleb Pacy and Lenna Pacy, joint tenants, and receipt of same acknowledged by Lenna Pacy on 11th September 1944.

FUNDS: From administration - Rents received \$125.00; less commission on rents \$6.75, repairs \$30.20, sundries \$27.70, taxes \$58.97, total disbursements \$123.62.

Net credit from administration.....\$ 1.38
From sale, purchase price \$600.00 plus closing adjustments \$8.10, net received \$608.10; less Certificate of Encumbrance \$1.00, legal fees \$48.90, registration fees \$13.00, appraisal \$5.00, advertising \$4.00, commission on sale \$30.00, total disbursements \$101.90. Net credit from proceeds of sale..... 506.20

Net amount from real property to be credited to account of Minoru Wiki..... \$ 507.58
Funds in Est. of 1928 Trans'd to Minoru Wiki on Sept. 1944

OLD TITLE: Certificate of Title 98039-L filed at Land Registry Office for cancellation 15th July 1944.

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

Jan Sheppard

IN:ic

DATED: September 12th, 1947.

COPY

MINORU MIKI

File No. 5549
Reg. No. 05854

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected		\$ 20.00	
	Less commission, water rates & repairs	\$ 17.10		
1943 December 3	Rents collected		105.00	
	Less expenses	47.55		
	Land Registry Office - Certificate of Encumbrance	1.00		
	1942 & 1943 taxes	58.97		
	Transferred from Boat Account		544.45	
	Advertising Frisco Engine	6.40		
	Copies Probate & Will	2.85		
	B. C. Packers Ltd. - Account Paid	20.05		
	Sale of Fishing Gear		525.25	
December 8	Credit re sale of property		556.10	
1944 May 9	Garbage on Marine Engine	5.00		
	Administration Fees re property	48.90		
September 28	Advertising Frisco Engine	5.40		
		<u>213.22</u>	<u>1750.80</u>	

CR \$ 1537.58

COPY

STATEMENT RE SALE OF:

Name: **MIKI, Minoru**

Catalogue No: **244**

File No: **5549**

Street Address: **8730 Selkirk St.**

Reg. No. **05854**

Legal Description: **9/C/318**

Date of Sale and Adjustments **December 8, 1943**

Sale Price \$ 600.00

Real Estate Agents Commission \$ 30.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 7.80

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

~~XXXXXXXXXX~~

Taxes 1.95

Water .95

46.80 \$ 602.90

Net Proceeds credited to your account 556.10

Date: **October 14, 1944**

Compiled by: **George Peters**

Catalogue No. 244
File Nos. 12928, 5549 & 8014
8730 Selkirk Street
9/6/318

August 29, 1944.

CLARENCE CALER PACE and LEBNA PACE

In account with: The Custodian of Enemy Property

STATEMENTS OF ADJUSTMENTS

(As of December 31, 1943)

	DEBIT	CREDIT
Purchase price	\$600.00	
Cheques received		\$600.00
Registration fees on deed - \$600.00	5.20	
23/365 x \$29.42 purchaser's proportion of 1943 taxes	1.95	
23/184 x \$7.55 water paid to December 31, 1943	.95	
Amount owing by purchaser		<u>8.10</u>
	<u>\$608.10</u>	<u>\$608.10</u>
 NET AMOUNT OWING BY PURCHASER - \$8.10		