

13246

INFORMATION FROM R.O.M.P.

DATE March 27, 1947

File No. 13246

Full Name Takezo NAKATA, Deceased  
(Surname in Block Letters)

Registration No. Died prior to registration

<sup>X</sup>  
Male - Female  
(Check)

Age \_\_\_\_\_

Former Address 1668 West 1st Avenue, Vancouver, B. C.

Date Evacuated Deceased

Naturalized - Canadian-Born - National  
(Check)

Present Address \_\_\_\_\_

Died in Vancouver, B. C. on or

about January 23, 1907

*Letter from Ume Naka  
London Apr 22, 1910.*

<sup>X</sup>  
Married - Single  
(Check)

Name of Wife Ume #05505 (file No. 12172)

Name of Husband \_\_\_\_\_

Name of Mother \_\_\_\_\_

Name of Father \_\_\_\_\_

Names of Children ~~XXXXXX~~ Kenichi NAKATA, son, In Japan;

Shizuno KAWATE, married daughter, in U.S.A.; Shigeo NAKATA, son, file #8112;

Mrs. Haru ENDO, married daughter, file #12170

Requested by A.G.M.

Registered with Custodian

No

(Yes or No)

Additional Information A file was opened for the Estate of Takezo NAKATA,  
deceased, as it was found that the property at 1668 West 1st Avenue was  
registered in his name.

54

12172

This property destroyed by fire May 25/46 - total loss.  
Insurance claims paid

REAL PROPERTY SUMMARY

Files 13246, 12172

DECEASED NAMES: Takeso NAKATA - Not registered, Deceased.

Ume NAKATA - - Reg. No. 05505.

CATALOGUE NO: Special Advertisement - 23rd March 1944.

PROPERTY ADDRESS: 1668 West 1st Ave., Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lots 7 and 8, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: In the name of Takeso NAKATA.

ENCUMBRANCE: Vesting 34822 - 8th September 1942.

ASSESSED VALUE: 1943:  
Land \$1000.00  
Improvements \$ 200.00 Total \$1200.00 Taxes \$57.29.

CLASSIFICATION: This is a very low old frame dwelling set right on the back of the most westerly of the two lots. There is a verandah which runs along the East side of the house where the entrance door goes into the main portion of the dwelling. The house contains living-room, dining-room, three bedrooms and kitchen. There is a Japanese bath and toilet, there is no standard bath. The exterior of the dwelling is in poor condition, the interior is fair. It is located on the South side of 1st Avenue between Pine and Fir streets.

HISTORY OF ADMINISTRATION: Occupied at date of inspection 9th September 1942 by Mrs. TAHARA at a rental of \$8.00 per month paid to Mrs. NAKATA. Ker & Ker appointed rental agents by the Custodian and rented the property as from the 1st December 1942 at \$5.00 per month. The house was destroyed by fire on the 5th May 1945 and the insurance of \$400.00 was paid to the Custodian and credited to the account of the Estate. Total rents collected by the Custodian from the 1st December 1942 to the 5th May 1945 - 30 months = \$150.00.

In conveyance of title to the Custodian serious obstacles were encountered. Takeso NAKATA died in 1907 and his widow Ume NAKATA was granted Letters of Administration on the 22nd April 1910. Under the Administration Act in force at that time and prior to the 1st June 1921, the widow inherited a life interest only in 1/3 of the Estate, and was not competent to convey in fee. There were also 3 children inheriting. There was required an order of the court authorizing Ume NAKATA as Administratrix to convey the interests of herself and other heirs, and Locke, Lane, Guild & Sheppard were instructed by the Custodian to obtain such an order, which was done. The necessary conveyances were then submitted to and executed by Ume NAKATA and submitted for registration to place title in the name of the Secretary of State.

An offer to purchase the property was received by the Custodian from Samuel ANGEL on the 3rd September 1945, subsequent to the loss of the building, at a price of \$800.00. The valuation of \$800.00 was approved by the Advisory Committee on the 23rd August 1945 and Mr. Angel was advised on the 10th September 1945 that his offer would be recommended to the Secretary of State for acceptance.

To Samuel ANGEL for \$800.00 as at the 1st July 1946 with approval of price by the Advisory Committee 23rd August 1945.

UNDS:

Released to the credit of the Estate of Takao NAKATA, sale price \$800.00, plus insurance \$400.00, rentals \$150.00, total \$1350.00; less 2 Certificates of Encumbrance \$2.00, commission on rental \$39.00, insurance \$10.40, sundries \$16.00, advertising \$9.87, appraisal fee \$5.00, registration fee \$5.60, Locke, Lane, Guild & Sheppard \$40.00, total \$127.87. This leaves a balance of \$1222.11 from the administration of the estate, to be transferred to the credit of the beneficiaries of the estate, namely: Ume NAKATA, widow, having a life interest in one-third of the estate, residing at Lemon Creek, Slokan, B.C.; Kenichi NAKATA, son, residing at Kobe, Japan; Shizuno NAKATA, daughter, now Mrs. Yonekichi KAWATE, residing in the United States, address unknown; Haru NAKATA, daughter, now Mrs. Usaburo ENDO, residing at Slokan, B. C.; and Shigeo NAKATA, son, residing at Scarborough, Ontario. Each of the four above named children are entitled to be credited with one-fourth of two-thirds of the estate, and upon the demise of Ume NAKATA with one-fourth of her one-third interest in the absence of other heir or heirs.

TITLE:

C. of T. 157131-L dated 23rd September 1946, in the name of Samuel ANGEL, delivered to Samuel ANGEL, and receipt acknowledged 8th October 1946.

OLD C. OF T.  
NO. 3575-E Absolute:

In the Land Registry Office.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED October 19th, 1946.

IN:ML

*Jan. Macpherson*

NAKATA, Ume (Mrs. Takizo)  
1668 W. 1st Ave., Vancouver, B. C.  
Evac. File 12172



Picture Taken April 29, 1943

September 9th 1942.

File Number 12172

Registration Number 05605

NAKATA, Ume (Mrs. Takiso)

343 W. 5th Avenue, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

1668 West 1st Avenue, Vancouver, B.C.  
Lots 7 and 8, Block 219, D.L. 526,  
Group 1, New Westminster District.

OWNERSHIP:

NAKATA, Takiso (now deceased)

BUILDING:

This is a very low old frame dwelling set right on the back of the most westerly of the two lots. There is a verandah which runs along the East side of the house where the entrance door goes into the main portion of the dwelling. The house contains living-room, dining-room, three bedrooms and kitchen. There is a Japanese bath and toilet, there is no standard bath. The exterior of the dwelling is in poor condition, the interior is fair. It is located on the south side of 1st Avenue between Pine and Fir streets.

LAND:

The size of the Lots are 25 x 120 each.

TAXES:

No arrears.

1942 taxes, gross \$57.29, rebate \$2.29, nett \$55.00

ASSESSMENT:

|                        |                   |
|------------------------|-------------------|
| Assessment of Land     | \$1,000.00        |
| Assessment of Building | 200.00            |
| Total Assessed Value   | <u>\$1,200.00</u> |

INSURANCE:

We note from the Office of the Custodian Form that there is no insurance on the premises at the present time and we are therefore issuing an Insurance Policy in the amount of \$400.00, which we consider sufficient to cover the building. We have written this insurance policy in the manner instructed by your Department, for a period of three years from September 9th 1942 to September 9th 1945. We will forward this Policy to Mr. S.M. Gibson, Manager of your Insurance Department.

FINANCIAL POSITION:

You will note that the 1942 taxes on this property are still outstanding but that the Certificate of Title for same is apparently in the possession of the Declarant. Therefore, in view of the fact that it is occupied at the present time by Mrs. Fehara, a Japanese tenant, who is paying \$8.00 per month, we consider the financial position fair. In the event of the evacuation of Mrs. Fehara we feel that we can obtain a rent equal to the amount she is paying, consequently there should be no difficulty in paying the taxes, insurance costs, etc.

FURNITURE:

On the J.P. Form there is shown the following articles, which according to your Form are now at 343 West 5th Avenue, the address of the Declarant.

1 bed.  
1 sofa.  
1 kitchen stove.

According to the tenant there is no furniture on the premises which is owned by the declarant.

*Green*

REMARKS:

Mrs. Tehara, the Japanese Tenant, paid her rent for the month of August to the declarant, who is apparently still at Hastings Park. We informed Mrs. Tehara that in future the rent should not be paid to the Declarant.

RECOMMENDATIONS:

We recommend that we be advised to instruct Mrs. Tehara to pay the rent for the month of September to this office and would suggest that as we have made a Report on this property we be appointed Agents to look after the management of same. Upon the evacuation of Mrs. Tehara we will proceed immediately with the renting of the premises to a white person.

THE RENTAL VALUE:

In our opinion a fair rental value of this property would be \$8.00 to \$10.00 per month.

THE SALE VALUE:

The sale value of the property, including both lots, would be approximately \$1500 gross. ✓

This property was inspected on September 8th 1942.

KER & KER LTD.

Per.

*Alan N. Ker*

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
DEC 3 1942

Milson

Nov. 27/42

Dear Sir:

In reply to your letter of  
Oct. 13 inst. in connection of my  
property at 1668 West 1st ave.  
I beg to inform you that I have  
in my possession the letter of  
Administration.

As to the furniture, I brought  
it along to the present location.

Yours truly,  
U. Nakata Green

Reg. No. 05505

(File No. 12172)

12172

January 5, 1943.

Mrs. Ume Nakata,  
Reg. No. 05505,  
Slocan Extension, B. C.

Dear Madam:

We must explain to you the way in which the land belonging to your former husband Takiso must be handled according to Canadian Law.

In our law, unless there is a will, property is divided upon death between the nearest relatives (if there is more than one). In this case there was no will but there were five relatives, yourself, your sons Kenichi and Shigeo, and your daughters Shidzuno and Hara. Each of these persons is entitled to a share in the Estate and to an account of all rents that have been collected during the last 35 years since your husband's death. If no rents have been collected they still are entitled to a share of the benefits that have arisen.

If any of them married and died their wives or husbands and children are entitled to share.

The land still stands in the name of your former husband and in law belongs to his Estate.

We are, therefore, opening a file for the Estate of Takiso Nakata and must treat this land as the sole property of that Estate unless we are provided with a surrender of interest signed by all children above mentioned. No funds will be paid out by this office except on account of the Estate for the preservation of the property (for taxes, insurance, etc.) unless we receive such a surrender.

We have not prepared the form needed as we do not know if all your children are living. If you will tell us this together with their addresses we shall know better how to help you. If any have died, please state when they died and whether or not they were married, the names of their wives or husbands, and the names and present ages of any children.

Your immediate reply will help us to put this matter in order quickly.

Yours truly,

P. H. Russell,  
Administration Department.

PHR/CD

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS  
VANCOUVER REAL ESTATE  
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS  
ASSOCIATION

AGENTS  
MARINE INSURANCE

AGENTS  
STOCK EXCHANGE  
BUILDING

TELEPHONES:  
PACIFIC 3241-3242-3243

## KER & KER LIMITED

475 HOWE STREET  
VANCOUVER, B. C.

April 25th 1944.

AGENTS  
LONDON GUARANTEE &  
ACCIDENT CO., LTD.

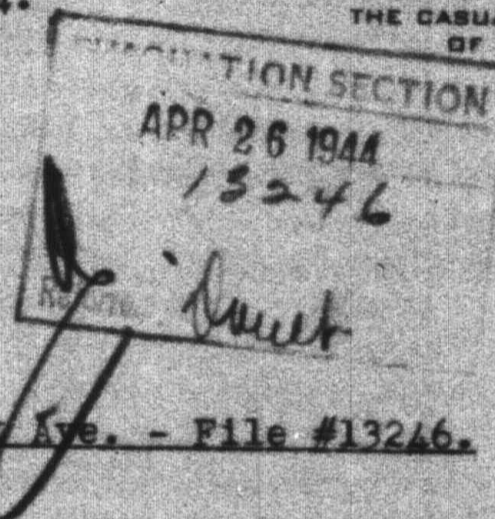
ROYAL INSURANCE  
COMPANY, LIMITED

THE NORTHERN ASSURANCE  
COMPANY, LIMITED

SCOTTISH METROPOLITAN  
ASSURANCE CO., LTD.

THE CASUALTY COMPANY  
OF CANADA

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



Dear Sirs:- Re: 1668 West 1st Ave. - File #13246.

Attached hereto please find copy of letter  
we omitted to enclose as mentioned in our letter dated  
April 24th regarding the above property.

Very truly yours,

KER & KER LIMITED

Per. *[Signature]*

RENTAL MANAGER

JMA:ER  
Enc.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS  
VANCOUVER REAL ESTATE  
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS  
ASSOCIATION

AGENTS  
MARINE INSURANCE

AGENTS  
STOCK EXCHANGE  
BUILDING

TELEPHONES:  
PACIFIC 3241-3242-3243

## KER & KER LIMITED

475 HOWE STREET  
VANCOUVER, B. C.

April 24th 1944.

AGENTS  
LONDON GUARANTEE &  
ACCIDENT CO., LTD.

ROYAL INSURANCE  
COMPANY, LIMITED

THE NORTHERN ASSURANCE  
COMPANY, LIMITED

SCOTTISH METROPOLITAN  
ASSURANCE CO., LTD.

THE CASUALTY COMPANY  
OF CANADA

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

Dear Sirs:-

Re: 1668 West 1st Ave. - File No.

|                    |              |
|--------------------|--------------|
| EVACUATION SECTION |              |
| Rec'd              | APR 25 1944  |
| Sls No.            |              |
| Referred           | <i>Daunt</i> |

Enclosed herewith please find copy of letter we wrote to Mr. Hebert on February 25th.

We have endeavored to contact Mr. Hebert but have received no satisfaction as he always seems to be out of the City.

We will write to him again today demanding that these arrears be paid at once, and communicate with you further.

Very truly yours,

KER & KER LIMITED

Per.

*J. Macdonald*  
RENTAL MANAGER

JMA:ER  
Enc.

13246 - 12172

June 5th, 1945.

Attn: Mr. J. M. Anderson

Ker & Ker Limited,  
475 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: NAKATA, Takeso - 1668 W. 1st Ave.,  
Vancouver, B.C.

With reference to the conversation we had with your Insurance Department last week, you are doubtless aware that the above property was badly damaged by fire on the night of May 25th and we understand the building is considered a total loss.

All necessary particulars of the fire insurance policy were given to you, the insurance adjuster and the City Hall, as we received inquiries by telephone on this matter.

This letter is merely to place on record the fact that the fire occurred, and is for your information.

Yours truly,

P. Douet,  
Administration Department

PD/ER

P. H. TURNER

G. M. BERRIDITH

# P. H. TURNER & CO.

INSURANCE ADJUSTERS

Telephone: PACIFIC 8348

FIRE

AUTOMOBILE

AVIATION

CASUALTY

INLAND MARINE

SURVEYS

ARBITRATIONS

REFER TO FILE NUMBER 3935A

Rogers Building

420 GRANVILLE STREET

VANCOUVER, B. C.

June 8th, 1945.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JUN 11 1945 |
| File No.           |             |
| App.               | 1346        |
| Referred           | Hayes       |

Secretary of State of Canada,  
506 Royal Bank Building,  
VANCOUVER, B. C.

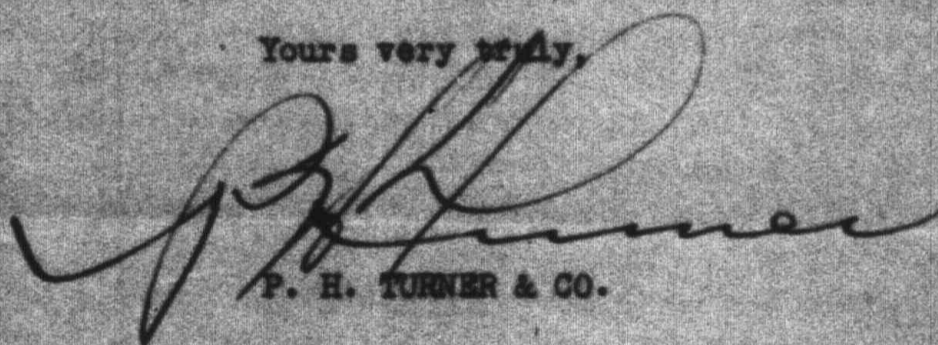
Attention Mr. Douet

Dear Sir:

We represent the London Guarantee & Accident Company Ltd. and are acting on their behalf in connection with a fire which occurred May 25th, 1945, at 1668 West 1st Ave., Vancouver, B. C. This property is covered by a Policy of Insurance issued in the name of the Secretary of State of Canada.

The amount of Insurance carried is ~~\$4,000.00~~ <sup>400.00 P.M.</sup>. We are enclosing a Proof of Loss form for this amount which we ask that you be good enough to have signed by the Custodian on behalf of the Secretary of State of Canada, have his signature witnessed by a Notary Public and return the form to us at your convenience.

Yours very truly,

  
P. H. TURNER & CO.

PHT/O  
Encl.

*for Brainer  
+ Harrold  
to their  
signature  
please -  
(2 places)*

*[Handwritten mark]*

extra copy for file

13246/12172

23rd August, 1945.

The Morrow Realty Co., Ltd.,  
1521 Broadway at Granville,  
Vancouver, B.C.

Dear Sirs:

Re: 1668 West 1st Avenue  
Lots 7 & 8. Bk. 219. D.L. 526

With reference to your letter of August 2nd in which you offer to purchase the above property for the sum of \$800.00. It would appear that we will be able to give favourable consideration to this offer and we expect that in the matter of a day or so we will be able to communicate with you further.

In regard to acquiring Lots 5 & 6 on which is located the Kitsilano Japanese Language School, we are not at the present time able to give you any assurance in regard to the sale of this property, but if at a later date this property is advertised for public sale you will likely become aware of same and will then have an opportunity to submit a bid.

Yours truly,

F. G. Shears,  
Director.

FOS/TMH

Representative Agent:  
Wawanesa Mutual Insurance Co.  
Halifax Insurance Company

Property Management  
First Mortgage Loans Arranged  
Bonded Company

## Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager  
BAYVIEW 3707  
Evenings: BAYVIEW 9603M

1521 Broadway at Granville  
Vancouver, B. C.

Aug. 2/1945.

Department of the Secretary of State (Canada,)

Mr. F. G. Shears, Director, Office of the Custodian,  
Japanese Evacuation Section,  
#506 Royal Bank Building, Hastings & Granville Sts.  
Vancouver, B.C.,

Dear Sir:-

-: Re Lots 7 and 8, Blk. 219, D.L. 526 :-

We are instructed by Mr. Maxwell Garaway, Manufacturer Merchant, #791 West King Edward Ave., Vancouver, B.C., to offer \$800.00 CASH (Gross) for the above two described lots (Total price) subject to the usual Adjustments for Taxes, etc. as of date of acceptance by you. The buildings situated thereon have been rendered useless by fire and are not fit to be repaired.

As indicated before, Mr. Garaway is in a hurry to establish a storage and Gas Chamber building. He would be interested in acquiring the Two Lots #5 and 6 on which is located the Kitsilano Japanese Language School, if you will kindly put a price on same. This offer is in addition to his offer under date of July 28th/45, for the Kitsilano Buddhist Mission on Lot 3/219/526 now before you.

In your reply (desired soon) will you please indicate if you require a deposit from Mr. Garaway during negotiations, and oblige,

Yours very truly,  
the MORROW REALTY COMPANY, Limited.

Per *R. V. Perry* . . . . .

P.S. Mr. Garaway is interested in acquiring all these properties mentioned, en bloc, if a price satisfactory to him is set.

*RVP*

Representative Agent:  
Wawanesa Mutual Insurance Co.  
Halifax Insurance Company

Property Management  
First Mortgage Loans Arranged  
Bonded Company

# Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager  
Bayview 3707  
Evenings: Bayview 9803M

1521 Broadway at Granville  
Vancouver, B. C.

|                      |
|----------------------|
| SEP 5 1945           |
| Rec'd                |
| File No. 22-46/12174 |
| Area                 |
| Referred             |

Sept. 5th, 1945.

Department of the Secretary of State (Canada,)  
Office of the Custodian, #506 Royal Bank Building,  
Hastings & Granville Sts., Vancouver, B.C.,

Gentlemen:-

-:Reference File #13246 & #12172 :-

Re Special Ad. March 23, 1945.  
#1668 West First Ave., Vancouver  
Lots #7 & 8. Blk. 219. D.L. 526

We attach herewith cheque for \$700.00 (Ruby Angel A/c.) and this together with the previous cheque for \$100.00 handed you on August 31st, 1945 completes the Purchase Price of the above-described two Lots; in reply to your letter of August 29th/1945.

We have been instructed by Mr. Maxwell Garaway to have the Deed drawn up in the name of Samuel Angel, of #791 West King Edward Avenue, Vancouver, B.C. His occupation is Manufacturer, and he was born in Vancouver--Canadian Nationality, at present in the R.C.A.F. and about to be discharged from same. He is the son of Heiman Angel a partner in the Capital Bedding Company with Maxwell Garaway, all of #791 West King Edward Avenue, Vancouver, B.C.,

Will you kindly forward the papers necessary to complete, to Ottawa, at an early date, and oblige. The above Price is subject to the usual Statement of Adjustments. The buyer is aware of the damage by fire to the present dilapidated building. Receipt will no doubt be acknowledged in due course by you, for which we thank you.

Yours very truly,  
the MORROW REALTY COMPANY, Limited.

Per R.V. Perry...

\$100 previously recd.

PROPERTIES SUSPENSE ACCOUNT

12170, 12170, 12170, 12170,  
12170 (Bureau)

September 6th, 1943

**MEMORANDUM**

**TO: MR. IAN MACPHERSON**

**FROM: MR. W. J. JONSTON**

**RE: 1445 West 1st Avenue, Vancouver, B. C.,  
Lots 7 & 8, Block 229, D.L. 526,  
Special Advertisement - March 23, 1944**

An acceptable offer to purchase the above mentioned property has been received and it will be necessary to obtain a Special Vesting Order before the sale can be completed.

The title is presently in the name of Takuro HAKATA, but he died on June 23, 1907, according to a letter on file, dated December 21, 1940, received from the Probate and Succession Duty Office.

Letters of Administration were issued to the widow, Mrs. Iwa HAKATA, on April 22, 1940, according to a letter on file received from the District Registrar of the Supreme Court, dated August 25, 1945.

Takuro HAKATA, deceased, left his surviving Iwa HAKATA, widow, Registration No. 09503, Sadako HAKATA, daughter, no registration, Haru HAKATA (Mrs. Nakano) daughter, Registration No. 09792, Etsichi HAKATA, son, Registration No. 12202, and Shigeo HAKATA, son, Registration No. 09403, according to the above mentioned letter received from the Probate and Succession Duty Office.

Mrs. Iwa HAKATA declared in her JP Form on August 9, 1942, that she had the Certificate of Title to this property in her possession. Mrs. HAKATA also stated in her letter, dated November 27, 1942, that she had with her the above mentioned Letters of Administration and I wrote her under date of August 24, 1943, requesting that she send this document to us, together with the Certificate of Title, but to date we have not received a reply.

Kindly proceed to obtain a Special Vesting Order as soon as possible in order to facilitate the liquidation of this property.

I am attaching hereto File No. 14452 in which is a Special Vesting Order covering a similar case as outlined above.

W. J. JONSTON

WJ/J  
A2222

13246  
12172

7th December, 1945.

Messrs. Locke, Lane, Guild & Sheppard,  
Barristers & Solicitors,  
470 Granville Street,  
Vancouver, B.C.

Dear Sirs:

Re: Estate of Takezo HAKATA and  
Lots 7 & 8, Blk. 219, D.L. 526, Gp. 1, D.M.W.  
Plan 590

I am enclosing herein Memorandum from our Mr. Ian Macpherson to myself in connection with the above regarding the real property owned by the estate of the above.

I attach copies of Letters of Administration dated 22nd April 1940 and also an inventory I listing as the only asset this particular parcel of real property.

Will you please give consideration to the best method of clearing title and proceed with same so that we may be in a position to deal with the offer we have received to purchase this property for the sum of \$600.00.

Yours truly,

F. G. Shears,  
Director.

FCS/PMH

encl.

COPY

13246, 12172

December 3rd, 1945.

MEMORANDUM

To: Mr. Shears

From: Ian Macpherson

Re: Estate of Takezo NAKATA and  
Lots 7 & 8, Blk. 219, D.L. 526,  
Gp. 1, D.M.W., Plan 590.

The Administration Department has received an offer to purchase the above property at the price of \$800.00, and a sale for that sum has been approved.

Title to the property stands in the name of Takezo NAKATA and is registered in Vol. 26, Folio 107 as No. 3575-E absolute.

Takezo NAKATA died in Vancouver on or about the 23rd day of January 1907, and on the 22nd April 1910 Letters of Administration were granted by the Supreme Court to Ume NAKATA (widow of the deceased). The Probate and Succession Duty Office reported on December 31st, 1942, that the beneficiaries under the Administration Act in force at the time of death were: Kenichi NAKATA (son), Shidzuno NAKATA (daughter), Haru NAKATA, Shigeo NAKATA (son), Ume NAKATA (wife). Shidzuno NAKATA is not registered with the police. (Haru NAKATA is now Mrs. Usaburo ENDO, and her Police Registration No. is 05751).

We procured from the Registrar of the Supreme Court a Certified copy of the Letters of Administration (copy attached) appointing Ume NAKATA, widow of the deceased, as administratrix of the estate. Also from the Supreme Court a Certified copy of Inventory X, required under the Succession Duty Act, which inventory showed the property in question as the only asset of the deceased at the time of his death.

We then procured from Ume NAKATA, administratrix of the estate of Takezo NAKATA (deceased), a duly executed deed to Ume NAKATA, conveying to herself.

Application was then made to the Land Registrar to transmit title to the land by virtue of the Letters of Administration to Ume NAKATA as administratrix, the application being accompanied by the Certified copies of the Letters and of Inventory X. Concurrently application was made to register the deed from the Administratrix to herself personally.

13246, 12172.

The Registrar rejected the application to transmit to the widow, and consequently the application to register the deed. His refusal was due to the fact that, prior to the 1st day of June 1921, the provisions of the Administration Act vested the property in the heirs, and not in the administrator, the widow having only a life interest in one-third of the property. To transmit title to a property it would be necessary to submit to the Supreme Court (a) proof of marriage, (b) Birth Certificates of children, (c) a declaration by the widow that there were no other children living and names, ages and addresses of the children of any deceased children, if any. An application could then be made to the court to vest title in the widow as administratrix. The Registrar suggested that a solicitor be engaged to do this.

Alternatively, in respect to the powers delegated to the Custodian, with proof as in (a), (b) and (c), an application can be made to the Land Registrar to transmit title to the heirs, subject to the mother's life interest, and vest the interests of the heirs and of the life interest of the widow.

As the proofs (a), (b) and (c) will be required whether we proceed by order of the Court or by Special Vesting, I would suggest that we endeavor to get such proofs through the Securities Commission. Mrs. NAKATA may not be able to furnish us with a marriage certificate. She was 33 years of age in 1907, and her marriage may have taken place in Japan. If the Certificate is not to be had, the Registrar, I am informed, may possibly accept a declaration by her, if sufficiently definite. There may be, also, some difficulty in getting birth certificates of the children. In Mrs. NAKATA'S J.P. declaration only two children were reported, with dates of birth as 1904 and 1908, Haru and Shigeo respectively. If any of the children were born in Japan there will be no record in the Vital Statistics Bureau. If not, the Registrar may accept a declaration by Mrs. NAKATA naming all her children, and if any are deceased the names of the children of such deceased. It will be necessary, also, to ascertain the place of residence of Shidzuno NAKATA (not registered) at the date of evacuation.

I suggest that we should get such further evidence as we may be able before reporting to Mr. Wright. Please let me have your instructions.

IM:ML

Signed "Ian Macpherson"

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

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

703 Rogers Building

Vancouver B. C.

December 18th, 1945.

Office of the Custodian,  
506 Royal Bank Chambers,  
Hastings and Granville Street,  
VANCOUVER, B.C.

Dear Sir:-

Re : Estate of Takezo NAKATA and  
Lots 7 and 8, Blk. 219, D.L. 526,  
Group 1, N.W.D. Plan 590, Files  
No. 13246

| EVACUATION SECTION |                    |
|--------------------|--------------------|
| Rec'd              | DEC 19 1945        |
| File No.           | 13246              |
| Ref.               |                    |
| Referred           | <i>[Signature]</i> |

In reply to your letter of the 7th instant, at the time of the death of Takezo Nakata (June 23rd, 1907) the real property did pass to the heirs and did not pass to the personal representative by virtue of his office but only in the case of express devise. In this instance, therefore, the property will have passed to the heirs, subject to the power of the Court under the Administration Act (1911, Cap. 4, Sec. 87) to direct where it shall appear necessary or expedient so to do that the personal representative manage, mortgage, sell or otherwise dispose of real estate of the intestate, and execute appropriate deeds and grants for such purposes. Under this Section the Court at its discretion could on appropriate evidence direct the personal representative to convey to the Custodian. We consider the evidence required for such an order would be as follows:-

1. The death and the grant, that is formal and could be proven by certified copy of the Letters.

2. The lawful heirs, that of course could be proven by birth certificate and Affidavit, or possibly by Affidavit as the Court could accept mere affidavits if certificates are not available.

3. Evidence that the interest of the deceased vested in the heirs, which interest formerly vested in the heirs was now divested and vested in the Custodian. This would require such facts as would prove that the Custodian had succeeded to the interest of the heirs.

The application should be by the personal representative on

*Grant Letters*  
*meaning - blood relation*  
*children*  
*Where beneficiaries reside*  
*within brackets*  
*[Signature]*

- 2 -

Office of the Custodian.

Originating Summons , and the heirs should be made parties and served , although the Court might appoint one or more to represent the remainder.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :

FAS/EB.

ADDRESS ALL COMMUNICATIONS TO  
THE ASSESSOR OF PROBATE  
AND SUCCESSION DUTIES  
PARLIAMENT BUILDINGS, VICTORIA, B.C.



PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA

December 31st, 1942

IN YOUR REPLY KINDLY REFER TO

FILE NO. 202/10

ESTATE OF TAKIZO NAKATA

(date of death June 23rd 1907)

P. H. Russell, Esq.,  
Administration Department,  
Department of the Secretary of State  
Official of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings & Granville,  
VANCOUVER, B.C.

\* Haru NAKATA, daughter, is  
now Haru ENDO (Mrs. Masaburo)  
Reg. no. 25751, File 12170.  
File 10753 refers to a different  
person. *W/ff 6/9/45.*

Dear Sir:

Your File 12172

Answering yours of the 28th ultimo the affidavits  
filed herein show the beneficiaries to be as follows who  
appear to take under the Administration Laws in force at  
the time of death:

Kenichi Nakata, son. *1246 Reg. no. 2200*  
Shidzuno Nakata, daughter. *10753 - a male - 63 yrs old. same in name*  
\* Haru Nakata, *10753 - a male - 63 yrs old. same in name*  
Shigeo Nakata, son. *8112 Reg. no. 29403*  
Ume Nakata, Wife. *12172 Reg. no. 25751*

The affidavit of value shows the only property  
owned by the deceased to consist of the following:-

Lots 7 and 8 in Block numbered 219 D. L. 526, Group  
1, New Westminster, now Vancouver District.  
Valued at \$2000.00.

Yours very truly,

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

ACC/MG

get change lost -

Foot of North of chicken

Dec. by mother thru

There were no other changes.

Proof of what I am now.

Ref. in name of the Firm  
rest against them -

rest against them -

~~East~~ East / present East.

FOR COUNT TO LOOK IN  
ARM?

C  
O  
P  
Y

Lemon Creek,  
Slocan, B. C.,  
February 5th, 1946.

Mr. M. L. Brown, Office Manager,  
Department of Labour, Japanese Div.,  
360 Homer Street,  
Vancouver, B. C.

Dear Sir:

Re: Ume NAKATA, Administratrix of the  
Estate of Takizo NAKATA Deceased.

With reference to the above, I have duly made a Statutory Declaration in the matter of the Marriage to the late Takizo Nakata, and another declaration in the matter of the children and grand-children born.

I have not a registration of my marriage to submit; however, I am enclosing herewith Japanese family registration certificate from which I can prove my marriage to the above.

When you have been satisfied with this family registration certificate, please return same as it is imperative that I have this in my hand.

Trust that all the enclosures will be in order.  
Hoping for an early reply.

Yours truly,

Her "X" mark

(Mrs.) Ume NAKATA

Witnesses: "Haru Endo"  
"Kathleen A. Murita"

STATUTORY DECLARATION

Dominion of Canada  
Province of British Columbia  
To Wit:

IN THE MATTER OF:  
Marriage of Takizo NAKATA to  
Uma KIBUNE

I, Uma NAKATA of the City of Slocan, in the Province of British Columbia,  
DO SOLEMNLY DECLARE THAT

1. I was married to Takizo NAKATA at Hiroshima, Japan,
2. Said marriage took place on the 21st day of February, 1891.

and I make this solemn Declaration conscientiously believing it to be true,  
and knowing that it is of the same force and effect as if made under oath  
and by virtue of the "Canada Evidence Act."

DECLARED before me at SLOCAN,  
in the Province of British Columbia,  
this 5th day of February, A. D.  
1946.

"Uma NAKATA (?) "her mark."

Witness:

"W.E. Graham"

"Haru ENDO"

"Wm. E. Graham"

A Notary Public in and for the  
Province of British Columbia.

"SEAL"

COPY

STATUTORY DECLARATION

Dominion of Canada  
Province of British Columbia  
To Wit:

IN THE MATTER OF:  
Children and Grandchildren of  
Takiso and Ume NAKATA

I, Ume NAKATA of the city of Slocan, in the Province of British Columbia,  
DO SOLEMNLY DECLARE THAT

1. The following are the children born of this marriage:
  - (a) Kenichi NAKATA, (son), born June 12, 1892, at Hiroshima, Japan.  
The above arrived in Canada May 5th, 1903. His present address is  
Kobe, Japan, having gone back there about 1929.
  - (b) Shizuno KAWATE (married daughter), born June, 1898, at Hiroshima,  
Japan. She married in Japan to Yonekichi KAWATE, and arrived at United  
States in 1919. Her present address is United States.
  - (c) Haru ENDO (married daughter), born in March 15, 1904 at Vancouver, B.C.,  
Canada. Her present address is Slocan, B. C.
  - (d) Shigeo NAKATA (son), born August 15th, 1907, at Vancouver, B. C., Canada.  
His present address is Toronto, Ontario.
2. The children of Haru ENDO and Shigeo NAKATA were all born in Canada and  
I therefore swear that they are British subjects.
3. The children of Kenichi NAKATA and Shizuno KAWATE have not, as far as  
I am aware, taken out British Nationality.

and I make this solemn Declaration conscientiously believing it to be true,  
and knowing that it is of the same force and effect as if made under oath  
and by virtue of the "Canada Evidence Act."

DECLARED before me at SLOCAN, in )  
the Province of British Columbia, )  
this 5th day of February, A. D. )  
1946 )

"Ume Nakata" (?) "her mark"

"Wm. E. Graham"

A Notary Public in and for the  
PROVINCE OF BRITISH COLUMBIA.

"S E A L"

Witness:

"W.E. Graham"

"Haru ENDO"

C O P Y

Vancouver, B.C.  
21st February, 1946.

Translator's Oath and Certificate

- (1) I, Mrs. Esther Rosaline Key, residing at 997 Dunsmuir St., Vancouver, B.C. make oath and state that I have studied the English and Chinese languages in High School and University in Hong Kong, China, and the Japanese language under private tutor in Vancouver, B.C., and that I am able to read and translate all the Japanese characters written in the attached document purporting to be the domiciliary record of one Kenichi Nakata submitted by the Vancouver, B.C. Office of the Custodian, Department of Secretary of State of Canada for translation and marked by me for identification with the date stamp of the "District Director of Postal Services, Vancouver, B.C. Feb. 20, 1946" and my initials "E.R.K."
- (2) I hereby certify that the document written wholly in English and marked for identification in the same manner and attached to the document described in (1) above is a true translation of the document written in Japanese of the document described in (1) above.
- "E.R.Key"  
"A.S.B."

"Esther R. Key"  
Translator.

The above oath taken and  
certificate completed  
before me this 21st day of  
February, 1946 at Vancouver,  
B.C.

"A.S. Beach"  
Justice of the Peace in and for  
the Province of British Columbia.

father which occurred 20th Aug. 25th year of Meiji (1893). On 23rd June, 40th year of Meiji (1908) I became the successor of the householder.

Part 5 (left of Part 4)

Mother - (of Householder)

Name - Une

Born - 3rd Apr. 7th year of Meiji (1875)

Parents -

Father - Yosuke Aibane

Mother - Setsu

Relationship - Eldest daughter

---

G O P X

Translation of information contained in document written in Japanese attached hereto and marked with the date stamp "District Director of Postal Services, Vancouver, B.C. - Feb. 20, 1946", and with initials "E.R.K." for identification. This translation of the document described is similarly marked for identification.

Writings in Margins

In top marginal space - Teruo Hachiya.

In side marginal space - Village

Translator's note - These appear to be additions to the original text of the document and in the handwriting of a different person to the one who prepared the document.

Body of Document

Part 1 (reading from right top side)

Place of Register - 400 Oaza Imashiro,  
Kannon Village, Saeki Gun  
Hiroshima Ken.

Part 2 (below Part 1) Former Householder - Takizo Nakata

Part 3 (left of Part 1)

1. On 20th Nov. 41st year of Meiji (1909) my application for the family estate was granted.
2. On the 18th Dec. 12th year of Taisho (1924) I registered my marriage with Yukiko Hinokisaka. My wife, Yukiko and I agreed to get divorced and on 18th Jan. 13th year of Taisho (1925) divorce was granted.
3. On the 29th Jan. 13th year of Taisho (1925) the marriage of Yoshiko Sugiura and myself was granted.
4. On the 20th June, 3rd year of Showa (1929) my wife Yoshiko and I agreed to apply to the Japanese Consul, Toyokichi, in Vancouver, B.C. Canada for a divorce. Our divorce document was sent to Japan on the 14th Sept. in same year.
5. On 21st Feb. 24th year of Meiji (1892) a commoner of this village, Yosuke Kibune's eldest daughter became legally a member of this family.

Part 4 (left of Part 2) Householder

Name - Kenichi Nakata

Rank - Commoner

Relationship between householder and former householder -  
Eldest son of deceased Takizo Nakata.

Father - Takizo Nakata, deceased.

Mother - Ume

Eldest Son - Kenichi Nakata

Date of Birth - 20 Aug. 25th year of Meiji (1893)

Reason of becoming Householder and Date - Owing to death of the

Special Advertisement  
Files Nos. 12172 & 13246  
1668 West 1st Ave., Vancouver  
7 & 8/219/526

October 3, 1946.

SAMUEL ANGEL  
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at July 1, 1946)

|  | DEBIT           | CREDIT          |
|--|-----------------|-----------------|
| Purchase price                             | \$800.00        |                 |
| Cheques received                           |                 | \$800.00        |
| Registration fees on deed - \$800.00       | 5.60            |                 |
| 1946 Taxes paid - 6 mo. @ \$70.45 per year | 35.23           |                 |
| Balance owing by purchaser                 |                 | 40.83           |
|  | <u>\$840.83</u> | <u>\$840.83</u> |

BALANCE OWING BY PURCHASER \$40.83

STATEMENT RE SALE OF:

Name: Estate of Takezo NAKATA  
Ume NAKATA, Reg. No. 05505  
File No: 13246 and 12172

Catalogue No: Spec. Ad. March 23/44

Street Address: 1668 West 1st Avenue,  
Vancouver, B. C.

Legal Description: Lots 7 & 8, Block 219, District Lot 526.

Date of Sale and Adjustments ..... July 1st, 1946.

Sale Price ..... \$ 800.00

Real Estate Agents Commission ..... \$ 40.00

Charge for Valuation ..... 5.00

Charge for Advertising ..... 9.87

Land Registry Office Transmission Fee ..... 6.50

Encumbrances:

~~Imperial War~~

~~Mortgage~~

~~Insurance~~

~~Other Charges~~

Adjustments:

~~Stock~~

Taxes

35.23

Water

61.37

\$ 835.23

Net Proceeds credited to your account

\$ 773.86

Date: ..... February 19, 1947.

Compiled by: ..... "B. Good"

File No. 13246 & 12172  
Reg. No. Dec'd & 05505

Estate of Takezo NAKATA  
Yme NAKATA

| <u>Date</u>  | <u>Particulars</u>  | <u>Debit</u>            | <u>Credit</u>   | <u>Balance</u> |
|--|---|-------------------------|-----------------|----------------|
| 1942 October 9                                       | Land Registry Office - Certificate of Encumbrance   | \$ 2.00                 |                 |                |
| 1943 March 1<br>December 16                          | Fire Insurance premium<br>Rents collected<br>Agent's commission<br>Water rates  | 10.40<br>16.00<br>20.00 | 60.00           |                |
| 1944 June 20<br>December 15                          | Land Registry Office - Certificate of Encumbrance<br>Rents collected<br>Agent's commission                                | 1.00<br>12.00           | 60.00           |                |
| 1945 June 14<br>July 16<br>August 11<br>September 20 | Rents collected<br>Agent's commission<br>Payment of fire loss<br>Taxes 1942-45<br>Certified Copy Letter of Administration | 6.00<br>245.53<br>2.60  | 30.00<br>400.00 |                |
| 1946 February 25<br>June 30<br>July 1                | Fee re translation of Marriage Certificate<br>Taxes 1946<br>Credit re Sale of Property<br>Legal Fees paid                 | 3.00<br>71.05<br>40.00  | 773.86          |                |
|  |   | \$ 429.58               | \$1,323.86      |                |

CAR \$ 894.28

Accounting Department  
February 10th, 1947

8112

13246

January 12th, 1949.

Mr. Shigeo HAKATA,  
Reg. No. 09403,  
Maple Leaf Mushroom Farms,  
Coleman, Ontario.

Dear Sir:

We attach a copy of a letter which we mailed to you on June 6th, 1947, addressed to Maple Leaf Mushroom Farms, Coleman, Ontario.

We have not received a reply to that letter and request that you write at once stating whether you are indebted to H. Khisusaki & Company on behalf of Hakata Camp, Woodfibre, in the sum of \$629.73, or in any amount.

At the same time please explain who ran the Hakata Camp and for what the indebtedness was incurred.

Would you also let us know the present address of your sister, Shizuno Kawate, and whether your brother, Kenichi, is still living in Japan.

We enclose a return envelope for your convenience.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM/ER  
Attach.-1  
Enc. -1

*Copy for file 13246*

January 27, 1949.

Mr. Shigeo Nakata,  
79 St. Patrick Street,  
Toronto, Ontario.

Dear Sir:

Re: Estate of Takeso Nakata, Deceased.

As you are no doubt aware, the property occupied by your family at the time of your evacuation has been sold and proceeds credited to the above account. This property was found to be registered in the name of your father who died nearly forty years ago. We were also informed by the Court Registrar that your mother had been appointed Administratrix of your father's estate but she did not proceed with the administration in as much as the property was not transferred to herself as Administratrix and distributed by her to the heirs as required by Canadian Law.

When this property was sold under the Government's policy of liquidation, transfer was effected and the proceeds from sale are now being apportioned one-third to your mother's account, as widow, and the balance equally among the children or their surviving heirs. After payment of legal expenses to clear title, taxes and insurance, your portion of the net proceeds amounts to \$149.05 and we herewith send you Custodian cheque in that amount. Would you kindly acknowledge receipt of this cheque, using the return envelope enclosed for your convenience.

For your information, the Dominion Treasury Department advanced \$200.00 to your mother and \$300.00 to your sister Haru Endo when they returned to Japan. The shares of your mother and sister are therefore being taken by the Dominion Treasury to be applied against these advances. Your sister's share, which is the same as yours, is not sufficient to cover her advance, but the surplus due your mother will be forwarded to her by the Treasury Department in due course.

Yours very truly, *278*

A. G. McArthur,  
Office of the Custodian.

AGM/AC  
Enc. cheque \$149.05  
envelope

*Receipt of cheque acknowledged  
on file 8112*

13246

506 Royal Bank Bldg.,  
Vancouver, B.C.,  
April 19, 1949.

E.W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Bldg.,  
7 O'Connor St.,  
Ottawa, Ont.

Dear Mr. Wright:

Re: Mrs. Ume NAKATA.  
Estate of Takezo NAKATA and Lots 7 & 8  
Blk. 219, D.L. 526, Gr. 1, D.N.W., Plan 590

I have your letter of the 14th instant in which you enclosed copy of letter of April 11th from External Affairs to your Department and also copy of letter of April 2nd from the Canadian Liaison Mission in Japan.

Information on our files is to the effect that Mr. Takezo NAKATA died in Vancouver on or about 23rd of January, 1907 and on the 22nd of April, 1910, letters of administration were granted by the Supreme Court to Mrs. Ume Nakata, widow of the deceased. The above property was the only estate of the deceased at the time of his death. Administration however, was not proceeded with and this file was referred to Mr. Sheppard for legal advice. At his request, the following information was secured:

1. Copy of letters of administration.
2. Statutory Declaration of Ume Nakata as to her marriage.
3. Statutory Declaration of Ume Nakata, setting forth the names of all the children.

On July 12, 1946 we were advised by Mr. Sheppard that an Order had been made by the Honourable Mr. Justice Harper that the land in question be conveyed from the executrix as beneficiary to herself as executrix, and that thereupon she convey the land in question to the Custodian. Documents in this connection were prepared and executed by Mrs. Nagata.

K.W. Wright, Esq.

- 2 -

April 19, 1949.

Proceeds of sale and administration of this property is shown on the enclosed statement, the balance of \$894.28 being distributed as follows:

|           |   |                           |   |          |
|-----------|---|---------------------------|---|----------|
| One-third | - | Ume NAKATA (Widow)        | - | \$298.09 |
| One-sixth | - | Shigeo NAKATA (Son)       | - | 149.05   |
| One-sixth | - | Kenrichi NAKATA (Son)     | - | 149.05   |
| One-sixth | - | Haru ENDO (Daughter)      | - | 149.04   |
| One-sixth | - | Shizuno KAWATE (Daughter) | - | 149.05   |

When Mrs. Ume NAKATA returned to Japan an advance was made by the Dominion Treasury Department of \$200.00. There is therefore the sum of \$98.09 still available for Mrs. Nakata, and this sum will be paid to the Treasury Department for remitting to Japan.

In the case of the daughter, Haru Endo who also returned to Japan, an advance of \$300.00 was made by the Treasury and her net share of the proceeds amounting to \$149.04 referred to above has been paid to the Treasury on account of this advance.

Remittances have been made to the other children in the amounts stated above.

For your information, copy of a letter from this office to Mr. Shigeo Nakata, son of the deceased, dated Jan. 27, 1949, is attached.

Yours very truly,

F.G. Shears,  
Director.

FCS/GM  
Encl. *letter*  
*a statement*



In Reply Refer to  
254.

THE FOREIGN SERVICE  
OF THE  
UNITED STATES OF AMERICA

AMERICAN CONSULATE GENERAL

Vancouver, B.C., Canada, April 13, 1949

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.

|                    |                 |
|--------------------|-----------------|
| EVALUATION SECTION |                 |
| Rec'd              | APR 14 1949     |
| File No.           | 13246           |
| Ans.               |                 |
| Forwarded          | <i>McArthur</i> |

Sir:

In reply to your letter of January 19, 1949 to the Department of Justice, Immigration and Naturalization Service, Washington 25, D.C. concerning the whereabouts of Shizuno Kawate, heir to a small portion of the estate of her father who died in Vancouver in 1907, you are informed that the records of the Immigration and Naturalization Service show that on June 7, 1948 Shizuno Kawate changed her address to 2545 West 30th Street, Los Angeles, California. The names of Shizuno Kawate's parents are not shown in the record.

Trusting that the above information will assist you in finding the missing heir. I am,

Very truly yours,

*A. W. Klieforth*

A. W. Klieforth  
American Consul General

April 25, 1949.

REGISTERED MAIL

Mrs. Shisuno Kawate,  
2345 West 30th Street,  
Los Angeles, California.

Dear Madam:

We have been informed by Shigeo Nakata who now lives at Maple Leaf Mushroom Farms, Coleman, Ontario, that you were formerly Shisuno Nakata and are the daughter of Takeso Nakata and his wife, Ume Nakata.

Mr. Takeso Nakata died in 1907 and his widow, Ume Nakata, was granted Letters of Administration in 1910. Mrs. Nakata returned to Japan with her daughter, Haru Endo, on August 2, 1946, without having disbursed the Estate of her husband which amounted to \$894.28. Under Canadian Law one-third of this sum is payable to the widow and one-sixth payable to each of the four known children.

Would you please write to this office by return mail stating whether you are a daughter of Takeso Nakata and if you identify yourself as such, please advise whether the funds on hand relating to your interest in your father's Estate should be sent to you or assigned to Mrs. Ume Nakata or her daughter Haru Endo, both in Japan.

For your information, arrangements have been made to send any funds accruing to Japanese persons who voluntarily returned to Japan since the cessation of hostilities to them through the Canadian Treasury in co-operation with the American authorities.

We enclose a return envelope for your convenience in replying.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AC  
Enc. envelope

May 1, 1949  
Dept. of Secretary of State  
Vancouver, B.C.

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | MAY 6 1949 |
| File No.           |            |
| Ans.               |            |
| Referred           |            |

Dear sir:

I hereby declared that I, Shizuno Kawate is the daughter of Taketo Nakata and his wife Ume Nakata.

Will you please forward the funds relating to my father's Estate to me  
Thank you

Yours truly,

Shizuno Kawate

ADDRESS

MRS. SHIZUNO KAWATE

2345 W. 30<sup>TH</sup> ST.

LOS ANGELES, CALIF.

13246

May 11, 1949.

Mrs. Shisuno Kawate,  
2345 West 30th Street,  
Los Angeles, California.

Dear Madam:

Re: Estate of Takeso Nakata, Deceased.

We have for acknowledgment your letter of May 1, 1949, advising that you are the daughter of Takeso Nakata and his wife, Ume Nakata.

We have prepared and enclose for your signature a Release Form which we would ask you to sign before a Notary Public and return to this office.

You will note that the amount set down, \$149.05, is the amount of the cheque which you will receive when this release is returned to this office duly executed.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AC  
Enc. release.

KNOW ALL MEN BY THESE PRESENTS

that I. Shisuno Kawate, of Los Angeles, California, do hereby acknowledge that the amount of \$149.05 to be received of and from the Secretary of State of Canada, acting in his capacity as Custodian, for and on behalf of Ume Nakata, Administratrix of the Estate of Takezo Nakata, deceased, is accepted by me in full satisfaction of all moneys due to me, one of the heirs of the said Takezo Nakata, deceased, as my distributive share of the estate of the said deceased, and therefore I, the said Shisuno Kawate do by these presents remise, release, quit claim and forever discharge the said Secretary of State of Canada acting in his capacity as Custodian for and on behalf of Ume Nakata, Administratrix, as aforesaid, her heirs, executors and administrators, of and from any claim for the said distributive share.

IN WITNESS WHEREOF I have hereunto set my hand this 16<sup>th</sup> day of May A.D. 1949.

WITNESS:

Shisuno Kawate

I HEREBY CERTIFY that on the 16<sup>th</sup> day of May A.D. 1949 at Los Angeles in the State of California SHIZUNO KAWATE, who is personally known to me, appeared before me and acknowledged to me that she is the person mentioned in the instrument above as the maker thereof, and whose name is subscribed thereto as party, that she knows the contents thereof, and that she executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Los Angeles in the State of California this 16<sup>th</sup> day of May A.D. 1949.

My Commission Expires February 15, 1953

Paul D. Dorn  
A Notary Public

## APPLICATION TO TRANSFER CANADIAN DOLLARS TO OR TO THE ACCOUNT OF A NON-RESIDENT

THROUGH Vancouver, B. C.

**PERMIT No. BD**

### A. NAME AND ADDRESS OF APPLICANT

**B. AMOUNT IN CANADIAN DOLLARS (figures only)**

**C. NAME AND ADDRESS OF NON-RESIDENT TO WHOM OR  
TO WHOSE ACCOUNT TRANSFER TO BE MADE**

D. PURPOSE FOR WHICH TRANSFER OF CANADIAN DOLLARS REQUIRED (Complete Section 1 or 2)

**PAYMENT FOR IMPORTS OF GOODS**  
(Also complete either (a) or (b) marking "X"  
in appropriate square)

(a) ☐ GOODS WHICH HAVE NOT BEEN CLEARED  
THROUGH CANADA CUSTOMS

| LATEST DATE<br>GOODS EXPECTED |     |
|-------------------------------|-----|
| 1                             | 2   |
| 3                             | 4   |
| 5                             | 6   |
| 7                             | 8   |
| 9                             | 10  |
| 11                            | 12  |
| 13                            | 14  |
| 15                            | 16  |
| 17                            | 18  |
| 19                            | 20  |
| 21                            | 22  |
| 23                            | 24  |
| 25                            | 26  |
| 27                            | 28  |
| 29                            | 30  |
| 31                            | 32  |
| 33                            | 34  |
| 35                            | 36  |
| 37                            | 38  |
| 39                            | 40  |
| 41                            | 42  |
| 43                            | 44  |
| 45                            | 46  |
| 47                            | 48  |
| 49                            | 50  |
| 51                            | 52  |
| 53                            | 54  |
| 55                            | 56  |
| 57                            | 58  |
| 59                            | 60  |
| 61                            | 62  |
| 63                            | 64  |
| 65                            | 66  |
| 67                            | 68  |
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| 71                            | 72  |
| 73                            | 74  |
| 75                            | 76  |
| 77                            | 78  |
| 79                            | 80  |
| 81                            | 82  |
| 83                            | 84  |
| 85                            | 86  |
| 87                            | 88  |
| 89                            | 90  |
| 91                            | 92  |
| 93                            | 94  |
| 95                            | 96  |
| 97                            | 98  |
| 99                            | 100 |

(b) ☐ **GOODS WHICH HAVE BEEN CLEARED THROUGH CANADA CUSTOMS AS FOLLOWS:**  
(If more than one payee or if space insufficient use back of form)

| (i) ***<br>State if<br>Full or<br>Partial<br>Payment<br>(Mark "F"<br>or "P") | (ii)<br>Port of Entry and<br>Port Entry No. of<br>Form E<br>(If exempt from Form E<br>state "E Exempt" ***) | (iii)<br>Invoice amount in<br>currency of settlement<br>shown on Form E or<br>Customs Invoice | (iv)<br>Amount paid<br>under this<br>application | (v)<br>Where full payment, explanation of<br>difference between amounts in<br>columns (iii) and (iv) |
|--|---|---|--|--|
|  |   |   |  |  |
| <b>TOTALS</b>  |   |   |  |  |

**2. PAYMENT FOR PURPOSE OTHER THAN IMPORTS OF GOODS**—(If payment for securities and Form S obtained give reference number. In all other cases give sufficient particulars to disclose nature of transaction and describe evidence, if any, submitted to Authorized Dealer.)

1/6th interest from the Estate of Takezo NAKATA, Deceased.  
Mrs. Kawato is a daughter of the late Takezo Nakata.

I/WE declare the foregoing statements to be true and correct and that no other application by me/us for this property/our behalf has been submitted for the purpose specified in Section D above.

May 26th, 1949

**F. Special authorization from F.E.C.B.**

date \_\_\_\_\_

## references

**G. APPROVED ON BEHALF OF THE  
FOREIGN EXCHANGE CONTROL BOARD**

APR 26 1949

THE ROYAL BANK OF CANADA  
VANDERBILT, N.Y.

\*\*\* If "E Exempt" Customs Form E-44 or Customs Invoice must be submitted to Authorized Dealer; any number of payments to one payee for "E Exempt" Imports may be shown as one item.

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 13246

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

805 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B. C.

May 27, 1949.

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | JUN 9 1949 |
| File No.           |            |
| Ans.               |            |
| Referred           | McArthur   |

REGISTERED MAIL

Mrs. Shizuno Kawate,  
2345 West 30th Street,  
Los Angeles, California.

Dear Madam:

Re: Estate of Takao Nakata, Deceased.

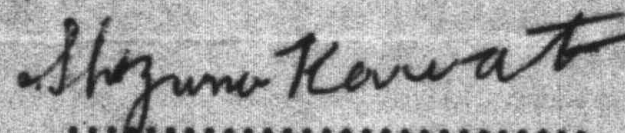
We have for acknowledgment Release signed by you on May 16, 1949, and enclose herewith Custodian cheque in the sum of \$149.05.

Would you kindly acknowledge receipt of this cheque by signing the enclosed duplicate copy of this letter and returning it to this office in the envelope provided for that purpose.

Yours truly,

  
A. G. McArthur,  
Office of the Custodian.

AGM/AC  
Enc. cheque \$149.05  
copy & envelope

  
.....  
(signature.)

C O P Y

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

IN THE MATTER OF THE ADMINISTRATION ACT

- and -

IN THE MATTER OF THE ESTATE OF TAKEZO NAKATA,  
DECEASED

*Not Registered*

---

I, UME NAKATA, of the City of Slocan in the Province of British Columbia, widow, MAKE OATH AND SAY:-

1. THAT I was married to Takezo Nakata, now deceased, at Hiroshima, Japan, on the 21st day of February, 1891.
2. THAT born to this marriage were the following children:-
  - (a) Kenichi Nakata, (son) born June 12, 1892, at Hiroshima, Japan. The above arrived in Canada May 5th, 1903. His present address is Kobe, Japan, having gone back there about 1929.
  - (b) Shizuno Kawate, (married daughter) born June, 1898 at Hiroshima, Japan. She married in Japan to Yonekichi Kawate, and arrived at United States in 1919. Her present address is United States.
  - (c) Haru Endo, (married daughter) born March 15, 1904 at Vancouver, B.C., Canada. Her present address is Slocan, B.C.
  - (d) Shigeo Nakata, (son) born August 15th, 1907 at Vancouver, B.C., Canada. His present address is Toronto, Ontario.
3. THAT the children of Haru Endo and Shigeo Nakata were all born in Canada.
4. THAT the children of Kenichi Nakata and Shizuno Kawate have not, as far as I am aware, taken out British nationality.
5. THAT marked Exhibit (a) to this my affidavit is a family registration certificate written in Japanese.
6. THAT marked Exhibit (b) to this my affidavit is a certified copy of Letters Probate and Inventory I issued to me on April 22nd, 1910 out of the Supreme Court of British Columbia.

SWORN BEFORE ME at the City of )  
"SLOCAN", in the Province )  
of British Columbia, this "29th")  
day of May, A.D. 1946. )

Ume

Her X Mark

Nakata

Witness

"W.W. Elder"

"E.R. Adams"  
A Commissioner for taking Affidavits  
within British Columbia.

C O P Y

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

"STAMP"

IN THE MATTER OF THE ADMINISTRATION ACT

- and -

IN THE MATTER OF THE ESTATE OF TAKEZO NAKATA,  
DECEASED

*Not Required*

THAT ALL PARTIES CONCERNED within eight days after service of this summons upon him, inclusive of the date of such service, cause an appearance to be entered for him to this summons, which is issued upon the application of Ume Nakata, Executrix of the Estate of Takezo Nakata, taken out under the provisions of Section 94 of the Administration Act, R.S.B.C. 1936, Chapter 5, for an order in the following matters:-

"S E A L"

- (a) To direct what person or persons, or person to represent a class shall be represented in any further application before this Court concerning the subject matter of paragraph (b).
- (b) For an order that Ume Nakata, widow and Executrix of the Estate of Takezo Nakata, deceased, be directed to convey from herself as beneficiary to herself as Executrix all right, title or interest that she possesses in the property, more particularly known and described as Lots 7 and 8, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590.
- (c) For an order directing the said Ume Nakata to thereupon convey the land to the Custodian of Enemy Property.

DATED at Vancouver, B.C. this "11th" day of May, A.D.

1946

THIS SUMMONS was taken out by W.S. Lane, Esq., of the firm of Locke, Lane, Guild & Sheppard, whose place of business and address for service is at 703 Rogers Building, 470 Granville Street, Vancouver, B.C., solicitor for the above named applicant.

The Respondents may appear hereto by entering appearances either personally or by solicitor at the District Registry of the Supreme Court of British Columbia, at the Court House, Vancouver, B.C.

NOTE: If the respondents do not enter appearances within the time and at the place above mentioned such order will be made and proceedings taken as the Judge may think just and expedient.

"S E A L"

C O P Y

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

IN THE MATTER OF THE ADMINISTRATION ACT

- and -

IN THE MATTER OF THE ESTATE OF TAKEZO NAKATA,  
DECEASED

*Not Requested*

I, "Beaumont C. Whitty" of "New Denver" in the  
Province of British Columbia, "Accountant", MAKE OATH AND  
SAY:-

1. THAT I did on the "29th" day of May, A.D. 1946 serve Haru Endo with the Originating Summons in this action, together with the Order of the Honourable Mr. Justice Macfarlane made in Chambers the 14th day of May, A.D. 1946, and the Affidavit of Ume Nakata sworn the "29th" day of May, A.D. 1946, by delivering to and leaving with the said Haru Endo a true copy of the said Originating Summons, Order and Affidavit.
2. THAT at the time of the said service I endorsed the fact thereof on the back of the Originating Summons.
3. THAT I actually and necessarily travelled 14 miles to serve the said Originating Summons and documents.

SWORN BEFORE ME at the City of )

"Slocan", in the )

Province of British Columbia, )

this "29th" day of May, A.D.)

1946. )

"Beaumont C. Whitty"

"E.R. Adams"

A Commissioner for taking Affidavits  
Within British Columbia.

COPY

INVENTORY X.

IN THE SUPREME COURT OF BRITISH COLUMBIA

" SUCCESSION DUTY ACT " (BRITISH COLUMBIA).

In the Matter of the Estate of Takezo Nakata, Deceased,  
late of the City of Vancouver, in the County of Vancouver

| Give full value of property<br>setting out incumbrances<br>(if any) in detail separately.   | REAL ESTATE | Principal | Interest | Total     |
|---|-------------|-----------|----------|-----------|
| Lots Seven (7) and Eight (8) in Block<br>numbered Two hundred and nineteen (219)<br>D.L. Five Hundred and Twenty-six (526)<br>Group one (1) New Westminster, now<br>Vancouver District. |             |           |          | \$2000.00 |

MONEYS SECURED BY MORT- PRINCIPAL INTEREST TOTAL  
GAGE

None

SECURITIES FOR MONEY, including Principal Interest Total  
Life Insurance and Cash

British Columbia

NONE

Law Stamp"

BOOK DEBTS AND PROMISSORY Principal Interest Total  
NOTES, ETC.

None

BANK AND OTHER STOCKS. Principal Interest Total

None

"S E A L"

INVENTORY "X" -- continued

|  | PRINCIPAL | INTEREST | TOTAL     |
|--|-----------|----------|-----------|
| Household Goods and Furniture.....                             |           |          |           |
| Farming Implements, etc.....                                   |           |          |           |
| Stock in Trade.....  |           |          |           |
| Horses.....  |           |          |           |
| Horned Cattle.....   |           |          |           |
| Sheep and Swine.....   |           |          |           |
| Book debts and Promissory Notes.....                           |           |          |           |
| Moneys secured by Mortgage.....                                |           |          |           |
| Moneys secured by Life Insurance.....                          |           |          |           |
| Bank Stock and other Stocks.....                               |           |          |           |
| Securities for Money.....                                      |           |          |           |
| Cash on hand.....  |           |          |           |
| Cash in Bank.....  |           |          |           |
| Other Personal Property not before mentioned-<br>(if any)..... |           |          |           |
| Farm Produce of all kinds.....                                 |           |          |           |
| Real Estate.....   |           |          | \$2000.00 |

DEBTS AND LIABILITIES.

|      |  |  |           |
|------|--|--|-----------|
| None |  |  | \$2000.00 |
|------|--|--|-----------|

This is Inventory "X" referred to in the affidavit  
of Value and Relationship of Ume Nakata of the  
City of Vancouver.

Sworn to at Vancouver on the 12th day of April, A.D. 1910.

H.W.C. Boak,  
~~A Notary Public in and for the Province of British  
Columbia~~

A Commissioner in and for the Province of British  
Columbia.

I hereby certify that the within instrument is  
a true and correct copy of the instrument of  
which it purports to be a copy.  
Dated at Vancouver, this 19th  
day of September A.D. 1945.

"A.L. Rodway"  
Dep. District Registrar

"S E A L"

C O P Y

IN THE SUPREME COURT OF BRITISH COLUMBIA

// // //

In Probate

TO UME NAKATA, of the City of Vancouver,  
in the Province of British Columbia, Widow

TAKEZO NAKATA, late of the City of  
Vancouver, aforesaid,

deceased, Intestate

WHEREAS the said TAKEZO NAKATA, did, on or  
about the twenty third day of June, A.D. 1907, depart this life,  
intestate, You are, therefore, fully empowered and authorised,  
by these presents, to administer the estate and effects of the  
said deceased; and to demand and recover whatever debts may  
belong to his estate, and pay whatever debts the said deceased  
did owe, so far as such estate and effects shall extend, You  
having been already sworn well and faithfully to administer the  
same; and to exhibit a true and perfect inventory of all the  
estate and effects, into this Court; and to file a true account  
of your administratorship whenever required by law so to do;  
and You are, therefore, by these presents, constituted Administrator  
of all the estate and effects of the said deceased.

I hereby certify that the within  
instrument is a true and correct  
copy of the instrument of which  
it purports to be a copy.

Dated at Vancouver this 18th  
day of September 1945.

"A.L. Rodway"  
Dep. District Registrar

Extracted by Messrs, Tupper & Griffin

GIVEN under the Seal of the said  
Supreme Court of British Columbia,  
this twenty second day of April,  
A. D. 1910

J.C. Dockerill  
Deputy District Registrar of  
Supreme Court.

"S E A L"

BRITISH COLUMBIA

LAW STAMP

Estate sworn under - \$2000.--

Succession Duty - \$ NIL

Probate Duty - \$ NIL

42767

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

IN THE MATTER OF THE "ADMINISTRATION ACT"

- AND -

IN THE MATTER OF TAKEZO NAKATA, DECEASED

STAMP

STAMP

BEFORE THE HONOURABLE )

FRIDAY, THE 12th DAY OF

MR. JUSTICE HARPER )

JULY, A.D. 1946.

UPON the application of the administratrix, Mr. C.C. Locke appearing on her behalf and no one appearing on behalf of Haru Endo or on her behalf, though it appears from the affidavit of service filed herein that she had been duly served with the Originating Summons herein, AND UPON READING the affidavit of Ume Nakata sworn the 29th day of May, A.D. 1946, and the affidavit of Esther Rosaline Key sworn the 11th day of July, A.D. 1946, and the order of the Honourable Mr. Justice Macfarlane made the 14th day of May, A.D. 1946, AND UPON HEARING Counsel aforesaid;

IT IS ORDERED that Lots 7 and 8, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590, be vested in Ume Nakata as administratrix of the Estate of Takezo Nakata, deceased, with power to convey the said property to the Honourable the Secretary of State of Canada, acting in his capacity as Custodian under the Revised Regulations respecting Trading With the Enemy (1943);

AND IT IS FURTHER ORDERED that the said Ume Nakata do make the said conveyance.

"A.M. Harper"  
J

ENTERED  
Aug. 1-1946  
Order Book, Vol229Fol225  
Per

VANCOUVER  
AUG 1-1946  
RECORDED

Special Advertisement  
1668 West 1st Avenue, Vancouver  
Lots 7 & 8, Blk. 219, D. L. 526  
Files Nos. 12172 & 13246

Control of the above described property is by me hereby acknowledged and  
I agree that all adjustments and incidents in connection with the sale to  
me of this property have been settled.

receipt is acknowledge by me of Certificate of Title No. 157131-L, covering  
the above described property in my name.

*San Angel*

*Vancouver*  
Dated at *Oct 8* *Alb* B. C., this *8* day of *Oct* 1946.

Signed

*San Angel*

Sign and return to the Custodian

Evacuee File No. 13246

Advertisement appearing in Vancouver  
Newspapers March 23rd, 24th and 25th

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 commercial, residential and unimproved properties situate in the City of VANCOUVER:

Lot 15, Block 15, D.L. 185, Group 1, New Westminster District, Plan 92, being a Vacant Lot, 66x151, on the North Side of Pender Street West between Thurlow and Hule Streets.

Subdivisions 1 and 2 Lot 2 of Block 15, D.L. 185, Group 1, New Westminster District, Plan 92, being Vacant Lots at the Southeast Corner of East Boulevard and 48th Avenue.

Lot "B" of Block 25 to 28, of Blocks 3 to 7, D.L. 657, Group 1, New Westminster District, Plan 3947, being a Vacant Lot in the 7300 Block on Fraser Avenue.

Lot 12, Block 3, Subdivision "A", D.L. 182, Group 1, New Westminster District, Plan 178, known as 1224-1226-1228 Powell Street, being a 8-room frame dwelling and two-storey frame warehouse.

Lot 4, Block 28, D.L. 184, Group 1, New Westminster District, Plan 178, known as 1824 Triumph Street, being a 2-storey, 12-room frame school building.

Lot 18, Block 249, D.L. 528, Group 1, New Westminster District, Plans 350 and 350A, known as 1824 West Fourth Avenue, being a 2-storey frame building with store and 2 rooms on the ground floor and 3 rooms above.

Lot 8 of Block 101, D.L. 501, Group 1, New Westminster District, Plan 1822, known as 690 Klagway, being a frame store building.

Lots 7 and 8, Block 215, D.L. 528, Group 1, New Westminster District, Plan 590, known as 1824 West First Avenue, being a 5-room frame dwelling.

North Half of the North Half of Lots 28 and 24, Block 21, D.L. 200A, Group 1, New Westminster District, Plan 187, known as 3228 Columbia Street, being a 7-room frame dwelling with garage.

West Half of Lot 16, Block 21, D.L. 200A, Group 1, New Westminster District, Plan 187, known as 122 West Fifth Avenue, being a 9-room frame dwelling and garage.

Lot 5, Block 13, District Lot 302, Group 1, New Westminster District, Plan 5922, known as 312-314-316 West 5th Avenue (To be sold en bloc), 302 West 5th Avenue, being a six-room frame dwelling; 304 West 5th Avenue being a two-storey frame building with eight three-room cabins and one two-room cabin; 306 West 5th Avenue being a six-room frame house.

Lot 1, Subdivision of Block 65, D.L. 2027, Group 1, New Westminster District, being unimproved land in the 2200 Block West 51st Avenue.

Subdivisions 1, 5 and 7 of Lot 2 in the East Half of Block 26, D.L. 381, Group 1, New Westminster District, being Vacant Lots in the 1100 Block East 26th Avenue.

Lot 12, Block 1, North East Quarter of D.L. 335, Group 1, Map 5484, New Westminster District, being a Vacant Lot in the 2800 Block on East 45th Avenue.

Lot 5 of the Resubdivision of Blocks 1, 2 and 3, North East Quarter of D.L. 335, Group 1, Map 5484, New Westminster District, being a Vacant Lot in the 7000 Block Boundary Road.

Lot 13 (except the E. 33 feet) and Lot 14 (except the W. 33 feet), Block 22, D.L. 200A, Group 1, New Westminster District, Plan 187, known as 49 West 5th Avenue, being a 5-room frame dwelling.

Lots 19 and 20, Block 3, D.L. 657, Group 1, Map 1152, New Westminster District, being Vacant Lots in the 5100 Block Main Street.

Lot 23, Block 4, D.L. 738, Group 1, Plan 2884, New Westminster District, being a Vacant Lot in the 6800 Block Victoria Drive.

Lot 11, Subdivision "C", Block 154, D.L. 248A, Group 1, Plans 2142 and 1771, being a Vacant Lot in the 1500 Block East 5th Avenue.

**AND**

Lot 11, Block 23, D.L. 373, Group 1, Map 1063, New Westminster District, being a Vacant Lot on Fourth Street, between Moody and Quenabury Avenues, in North Vancouver.

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, 808 Royal Bank Building, 875 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 whatsoever 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 to unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time on the Twentieth Day of April, 1944. Further particulars may be obtained during office hours any day up to Noon on the nineteenth day of April, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 23rd day of March, 1944.

**THE CUSTODIAN**

808 Royal Bank Building,  
875 West Hastings Street,  
Vancouver, B.C.

*Not sent  
Mrs. Ume Nakata  
in Japan*

STATEMENT RE SALE OF:

Catalogue No Spec. Ad. March 23/44

Street Address: 1668 West 1st Avenue,  
Vancouver, B. C.

Legal Description: Lots 7 & 8, Block 219, District Lot 526.

Name: Estate of Takezo NAKATA  
Ume NAKATA, Reg. No. 05505  
File No: 13246 and 12172

Date of Sale and Adjustments ..... July 1st, 1946, .....

|                                       |          |           |
|---------------------------------------|----------|-----------|
| Sale Price                            |          | \$ 800.00 |
| Real Estate Agents Commission         | \$ 40.00 |           |
| Charge for Valuation                  | 5.00     |           |
| Charge for Advertising                | 9.87     |           |
| Land Registry Office Transmission Fee | 6.50     |           |
| Encumbrances:                         |          |           |
| <del>Equity Vendor</del>              |          |           |
| <del>Mortgage</del>                   |          |           |
| <del>Arrears of Taxes</del>           |          |           |
| <del>Other Charges</del>              |          |           |
| Adjustments:                          |          |           |
| <del>Other Charges</del>              |          |           |
| Taxes                                 |          | 35.23     |
| <del>Other</del>                      |          |           |
|                                       | 61.37    | \$ 835.23 |
| Net Proceeds credited to your account |          | \$ 773.86 |

Date: ..... February 19, 1947. ....

Compiled by: ..... "B. Good" .....

Estate of Takezo MAKATA  
Uma MAKATA

File No. 13246 & 12172  
Reg. No. Dec'd & 05505

| Date   | Particulars   | Debit                   | Credit          | Balance |
|--|---|-------------------------|-----------------|---------|
| 1942 October 9                                       | Land Registry Office - Certificate of Encumbrance   | \$ 2.00                 |                 |         |
| 1943 March 1<br>December 15                          | Fire Insurance premium<br>Rents collected<br>Agent's commission<br>Water rates  | 10.40<br>16.00<br>20.00 | 60.00           |         |
| 1944 June 20<br>December 15                          | Land Registry Office - Certificate of Encumbrance<br>Rents collected<br>Agent's commission                                | 1.00<br>12.00           | 60.00           |         |
| 1945 June 14<br>July 16<br>August 11<br>September 20 | Rents collected<br>Agent's commission<br>Payment of fire loss<br>Taxes 1942-45<br>Certified Copy letter of Administration | 6.00<br>245.53<br>2.60  | 30.00<br>400.00 |         |
| 1946 February 25<br>June 30<br>July 1                | Fee re translation of Marriage Certificate<br>Taxes 1946<br>Credit re Sale of Property<br>Legal fees paid                 | 3.00<br>71.05<br>40.00  | 773.86          |         |
|  |   | \$ 429.58               | \$1,323.86      |         |

CR \$ 894.28

Accounting Department  
February 10th, 1947