

13760

INFORMATION FROM R.C.M.P.

Revised Oct 14, 1944

Date Dec 17/1942

Full Name Iwakichi MAEDE (Deceased)
(Surname in Block Letters)

Registration No. N/R-RCMP Male - Female ☒ (check) Age

Former Address Sampford, BC.

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

Present Address Died 10 years ago - (See letter from Hirooka Heijiro)
Died at Sampford Mar 14, 1933

Married - Single apparently common-law Name of Wife Aeko Saito
(check) Name of Husband

Name of Mother Name of Father

Names of Children under 16 Guzura Feb 16/32
Guzura (M). (See Apr 22/43)

Our File No. No. 13760 Registered with Custodian No.
(yes or no)

Requested By McNeil

Additional Information See additional RCMP. sheets on this file

* Have you no idea of former address?

INFORMATION FROM R.C.M.P.

DATE

October 11, 1944

Our File No. 13760

Full Name Yuzuru MAEDA
(Surname in Block Letters)

Registration No. 2472

✓
Male - Female
(Check)

Age Born Feb 16/32

at Port Alberni, B.C.

Former Address Samfield or Port Alberni

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

Present Address unknown

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother Sueko Saito

Name of Father

Iwakichi Maeda
died at Samfield Ranch N.C.
1933

Names of Children under 16 _____

(See letter Vital Statistics Division
Apr 22, 1943) in file 13760

Requested by _____

Registered with Custodian (Yes or No)

Additional Information _____

INFORMATION FROM R.C.M.P.

Date Oct 14/34

Our File No. 13760

Full Name Shiro Saito
(Surname in Block Letters)

Registration No. 245 Male - Female ☒
(check) Age _____

Former Address Sampels or Port Alberni

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

Present Address unknown

Married - Single (check) Name of Wife _____

Name of Mother _____ (apparently common law) Name of Husband Jwakichi Kaede
Name of Father Died at Sampels March 14, 1933.

Names of Children under 16
Yuzuru Kaede Born at Port Alberni Feb 16/32

Requested by _____ Registered with Custodian _____
(Yes or No)

Additional Information _____

REAL PROPERTY SUMMARY

Catalogue No. 504.

File No. 1556
" " 13760

Heijiro HIRAOKA
Iwakichi MAEDE

Reg. No. 12073
" " (Dec'd.)

Address: Grappler Creek, Bamfield, B. C.

Legal Description: An undivided two-thirds interest in Lots 10, 11, 12 and 13 of Section 20, Township 1, Barclay District, Plan 3770.

Classification: 5-room Dwelling and Chicken House (belonging to HIRAOKA only).

Registered in the names of: HEIJIRO HIRAOKA and IWAKICHI MAEDE.

State of Title: Clear.

Title (No. 79214-I) received from Heijiro HIRAOKA on:

Sold to: MRS. DOROTHY JEAN EAGER for \$1100.00 Cash (including balance of one-third interest under Certificate of Title No. 116510-I).

As at: September 22nd, 1944.

merging 1/3 & 2/3 titles into one
Title (No. 158116-I) delivered to Haldane & Campbell, Barristers and Solicitors, on: February 27th, 1946.

Net proceeds (\$1,138.55) released to credit of Fujitaka TAKEUCHI, Heijiro HIRAOKA and Iwakichi MAEDE, Dec'd. (Joint Account 1424, 1556 & 13760) on: February 14th, 1946.

Completed sales statement mailed to each party on: October 15th, 1946.

Chattels: Some included (see Memo of Oct. 3/46).

Insurance: Transferred to Purchaser (Feb. 28/46).

Administration: This property consists of 4 lots situated near the head of Grappler Creek, a short distance, by water, from the Cable Station at Bamfield. Much the best building on the property was erected by Heijiro HIRAOKA (File 1556). This dwelling was rented from time to time, first @ \$15.00 and latterly @ \$10.00 per month. The other dwelling, poorly built and in very poor condition, belonged to Fujitaka TAKEUCHI, File 1424, (the registered owner of "an undivided one-third interest" in above property under Certificate of Title No. 116510-I). It was rented, from Mar. 1/44, @ \$5.00 per month, the tenant, who eventually became the purchaser, undertaking to make the building habitable. The remains of another building, situated on the hill back from the water, was, when inspected in July, 1944, in the last stage of deterioration, ready to collapse. Iwakichi MAEDE was said to have committed suicide, by hanging himself there.

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

16th October, 1946.

[Signature]

LIABILITIES SUMMARY

File 13760.

Iwakichi WAKEM, Deceased.

Reg. No. ---

THERE ARE NO CLAIMS RECORDED IN THIS FILE APART FROM THOSE
CONNECTED WITH THE ADMINISTRATION OF THE ESTATE, WHICH WILL BE
PAID BY THE OFFICIAL ADMINISTRATOR (SEE LETTER OF 15TH and 16TH
DECEMBER, 1945).

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

16th October, 1946.

McGee

MR/P.

✓

PERSONAL PROPERTY SUMMARY

File 13760.

Iwakichi MAEDE, Deceased.

Reg. No. N/R.

Iwakichi MAEDE died at Bamfield, B. C. on March 14th, 1933 (see Division of Vital Statistics letter of Apr. 22/43), leaving his common-law wife, Sueko SAITOO, and son, Yuzura (born at Port Alberni Feb. 16/32), neither of whom can be traced and are consequently assumed to have returned to Japan.

Real Property: See Real Property Summary, dated 16th October, 1946, for particulars of one-third interest in Cat. 504, sold (Sept. 22/44) for \$1100.00.

Liabilities: None.

Personal Property: None.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: None.

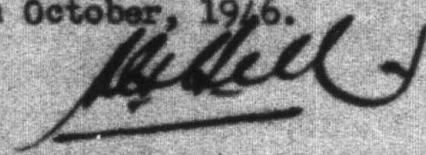
Funds: There is a credit balance of \$341.01 in this account at the present time, which is being turned over to the Official Administrator (W. A. Ackland) at Port Alberni for completion of administration of this Estate.

These funds were derived from sale of Real Property, in which the estate had a one-third interest. There is no evidence of any other assets on file.

There is no other personal property interest in this file.

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

16th October, 1946.



RGB/P.

(COPY)

Alberni Assessment District

Barclay Land District.

Banfield, B. C.

Catalogue No. 504.

Lots 10 - 13, D.L. 20.

2 Dwellings.

1 dwelling of 4 rooms, needs repairs
Value - \$300.00.

1 dwelling of 2 rooms and lean-to kitchen
Shiplap partitions. Roof leaks.
Value - \$200.00.

"H. G. Winter"

Original on R.P. section of File 1424.

13760.

January 26, 1943.

Mr. Heihiro HIRAKA,
Registration No. 12073,
Sandon, B.C.

Dear Sir:

Re: Iwakichi MAEDE.

As your property at Bamfield is registered in the name of yourself and Iwakichi MAEDE, we should be glad if you would very kindly inform us of the present address of Mr. I. Maede. Is he still residing in Canada? We wrote to you on December 22nd requesting you to send us Mr. Maede's address, but so far we have had no reply to our letter.

Please accept our thanks in advance for your attention to this matter.

Yours truly,

D. M. Chope.
Administration Department.

DMC

Sendon B.L.

Feb. 15, 1943.

EVACUATION SECTION	
Rec'd	FEB 18 1943
File No.	
Ans.	D. W. P.
Referred	Chase

Department of the Secretary of State
Office of the Custodian
Vancouver B.C.

1556- Jan Macp.

Dear Sir: Re property of Inakuchi Maeda (File No. 13760)
In reply to your letter (file number 1556) of
December 22, I have stated that Mr. Maeda had deceased
ten years ago. Please refer to (file No. 1556) for I have
already answered your letter.

Yours truly,
Heijiro Haraoka.
(Reg. No. 12073)

13760
1556

April 19, 1943.

A.C. Campbell, Esq.,
Assessor of Probate & Succession Duties,
Parliament Buildings,
Victoria, B.C.

Dear Sir:

Re: Iwakichi NAKI

We are given to understand that the above
named Japanese died on the west Coast of Vancouver
Island some 10 years ago.

We are trying to trace his heirs as he has
some property registered in his name. Will you please
be good enough to let us know whether this man had a
will and if it was probated and to whom should we apply
for further information.

Thank you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

13760

1556

April 19, 1943.

The Registrar,
Births, Deaths & Marriages,
Parliament Buildings,
Victoria, B.C.

Dear Sir:

Re: Iwakichi MAEDA

With reference to the above named Japanese we are informed that he died on the west Coast either at Alberni or Barkley some 10 years ago, and that about 1932 there was a son born to him in Port Alberni.

We cannot trace whether this man died intestate or not. We are trying to find his heirs as there is a piece of property registered in his name in the Bamfield District.

We are informed that you might be able to give us some information as to when he died and also with reference to the birth of the child. Any other information you have on hand that would assist us in tracing the heirs of this man's estate will be very much appreciated.

Thank you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

ADDRESS OFFICIAL COMMUNICATIONS TO
DIRECTOR
DIVISION OF VITAL STATISTICS
PARLIAMENT BUILDINGS
VICTORIA, B.C.



PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS

IN YOUR REPLY REFER TO
FILE NO. 157-43

EVACUATION SECTION	
Rec'd	APR 24 1943
File No.	13760 + 1556
Ans.	
Referred	Cramer

April 22, 1943

1556-Young

Dept. of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Sir:

Re Your File 13760
1556

In reply to your inquiry of the 19th instant I may inform you that the death of IWAKICHI MAEDE is duly registered as having occurred at Banfield on March 14th, 1933.

The birth of YUZURA MAEDE, son of the above named and Sueko Saitoo is also duly registered as having occurred at Port Alberni on February 16th, 1932. If you require certified copies of these two births for departmental use only we will be pleased to forward same upon receipt of your reply.

Yours truly,

DIVISION OF VITAL STATISTICS.


Director.

CS/FM

2286
13760
1556
1424

May 8, 1943.

Mr. Shizuo MAEDE,
Registration No. 12147,
c/o Sheredin Nurseries,
Clarkson, Ontario.

Dear Sir:

Re: Iwakichi MAEDE

We have been trying to find the whereabouts
of Sueko SAITOO, the wife of the above named Japanese.

Will you please let us know if you know her
address as it is very important that we contact her.

Thank you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

Files 1424, 1596 & 1598

To: Mr. F. C. Davis.

FROM: Mr. R. C. Hall.

April 11th, 1944.

Re: Sublease No. 304.

Certificate of Title 13630-2, Fujitaka TAKEMCHI (File 1424):
An undivided 1/3 interest in Lots 10, 11, 12 and 13,
of Section 20, Township 1, Baraboo District, Plan 3770.

Certificate of Title 7924-2, Hajiro HIRAKA (File 1596) and
Iwakichi HIRAKA (Decedent, File 1596):
An undivided two-thirds interest in Lots 10, 11, 12 and
13, of Section 20, Township 1, Baraboo District, Plan
3770.

According to our records, Fujitaka TAKEMCHI (File
1424) owns a 4-room bungalow, built on piling, and Hajiro HIRAKA
(File 1596) owns a 3-room house and chicken-house, on the above
jointly owned land. The only revenue (\$15.00 per month) is from
Hajiro HIRAKA's house.

RM/7.

1424
1576
15760

Bill

29th June, 1944.

Neil H. Holand Esq.,
Banfield, E.C.

Dear Sirs

Re: Catalogue No. 504
Banfield, E.C.

With reference to your letter of April 6th in which you enclosed cheque for £75.00 and offer to purchase the above property for the sum of £750.00.

In view of the fact that you submitted a further offer to us in your letter of June 12th, we are returning herein your first deposit cheque for £75.00.

It is not our intention to sell lot 10 separately from the other lots as you suggest in your letter of June 12th as it seems desirable to dispose of lots 10-13 as a unit.

We acknowledge receipt of your cheque for £110.00 and offer to purchase the above property for the sum of £1,100.00.

Before we can advise whether your offer can be considered it is necessary for us to secure an independent valuation on this property. We will endeavour to secure this as soon as possible and will then communicate with you further.

Yours truly,

F. G. Shears,
Director.

FGS/PHE

1474
1596
1760

August 21st, 1944

Mrs. Dorothy Rager,
2589 Barker Avenue,
Victoria, B.C.

Real Catalogue No. 504 - Banfield, B.C.

Dear Madam

Further to our letter of June 27th, we have now received an independent valuation on this property and are prepared to give further consideration to tenders which we received. For your information, we have received a higher offer to purchase this property, but in view of the fact that you are the present tenant, and we understand have made improvements to this property during your tenancy, in accordance with our policy, if you are prepared to increase your offer to \$1100.00, we would be prepared to recommend such a tender for favorable consideration.

We are retaining your deposit cheque for \$100.00 and should the above suggestion be acceptable, please forward to us a certified cheque for the balance of the purchase price, namely \$1000.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of taxes, etc. will then be prepared, including registration fees, and forwarded to you.

Due to the fact that we have other offers on hand, would you please give immediate attention and reply to this letter.

Yours truly,

F. G. Shears,
Director.

FOS/120

1424
1556
13760

August 21st, 1944

Mr. A. G. McCulloch,
Barrister & Solicitor,
Port Alberni, B.C.

Re: Catalogue No. 504
Benfield, B.C.

Dear Sir:

Further to your letter of June 9th, in which you submit an offer to purchase part of the property covered by our catalogue no. 504, on behalf of your client, Mr. Thomas L. Light, for the sum of \$900.00, and enclosing a deposit cheque for \$90.00.

This is to advise you that we are not able to accept this offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears,
Director.

FGS/MHG
encl.
Reg'd mail

1424
1996
19760

RECEIVED

6th September, 1944.

W. H. McLeod Esq.,
Banfield, B.C.

Dear Sir:

Re: Catalogue No. 504
Banfield, B.C.

Regret that so much time has elapsed since the receipt of your offer dated June 12th for the purchase of the above property for \$1,100.00.

We now find that we are not in a position to give favourable consideration to your offer, our Advisory Committee having recommended the acceptance of an offer received from the present tenant. We are therefore returning your deposit cheque herein.

Yours truly,

F. G. Shears,
Director.

FOS/PHE

encl.

13760, 1556, 1424

November 30, 1944.

W. A. Ashland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Lots 10, 11, 12, & 13, Sec. 20,
Tp. 1, Map 3770,
Grappler Creek, Banfield, B.C.
Catalogue No. 504.

The above described property is owned by three
Japanese persons in the following manner:

- 1/3 undivided interest (C.T. 51780) in the name of
Fujitaka Takeuchi.
- 2/3 undivided interest (C.T. 50868) in the names of
Reiji Hiraoka and Iwakichi Maeda.

The interests of Takeuchi and Hiraoka are vested
in the Custodian but we are advised by the Vital Statistics
Division, Victoria, that Iwakichi Maeda died at Banfield on the
14th day of March 1933. A copy of a letter dated April 22, 1943
in this connection is enclosed.

The Probate and Succession Duty Branch stated on
May 5, 1943 that they have no record of the estate and so it would
appear that Maeda's interest in this property has not been administered.

These four lots have two houses built upon them
as reported by W. Harry Boothroyd, Provincial Collector on June 10,
1942, namely, Lot 10 - a 4 room bungalow, and Lot 12 - a 7 room house.
As is quite usual according to Japanese custom, even though the land
is jointly owned, the buildings are claimed by individuals and in this
case the 4 room bungalow on Lot 10 is claimed by Takeuchi, and the 7
room house on Lot 12 is claimed by Hiraoka. Since the latter house was
built subsequent to Maeda's death it is apparent that he did not
participate in it. The lots are assessed at \$400.00 and the buildings
at \$2000.00. An independent appraisal however, sets the value of this
entire property at \$500.00.

W. A. Ackland, Esq.,

November 30, 1944.

In line with the policy of liquidation of Japanese interests within the protected area, the Custodian offered this property for sale by public tender as Catalogue No. 504 some months ago. Tenders closed on June 15, 1944. A bid of \$1100.00 was received and approved by the Advisory Committee, but it will be necessary to clear title of the interest of the deceased owner before sale can be completed. We would therefore request that you make application for administration of this estate and if you consider the suggested sale desirable, that you join with the Custodian in conveying the 1/3 interest held by Iwakichi Maeda. If we accept the claims of Takeuchi and Hirakawa to exclusive ownership of the houses, Maeda's estate will consist of a 1/3 interest in the land itself. If the assessment proportions are used in distributing the purchase price above mentioned, Maeda's share would be about \$61.00.

As far as the Custodian's files are concerned there are no other assets and no debts relative to Iwakichi Maeda's estate. As far as the police records are concerned, there is nothing on file regarding either Susako Saite nor Yumuro Maeda. The Custodian presumes in such cases that these persons have returned to Japan and monies owing to them are treated as Enemy funds and are accepted by our Enemy Department and held by them pending future settlements.

We would appreciate very much your early consideration of this matter as the purchaser, while at the present time tenant of one of the houses, naturally desires to have the transaction completed as soon as possible.

Yours truly,

A. G. McArthur,
Administration Department.AGM:AS
encl.

13760

W. J. Eager
McArthur

November 30, 1944.

Mrs. D. J. Eager,
2589 Bowker Avenue,
Victoria, B.C.

Dear Madam:

No: Catalogue No. 504
Grappler Creek, Bamfield, B.C.
10-13/20/Tp. 1/3770

With further reference to the above property, as there is an estate involved in this property it will take a little time before conveyance can be forwarded to Ottawa. However, for your information, adjustments will be calculated as of September 22nd.

Yours truly,

George Peters,
Administration Department.

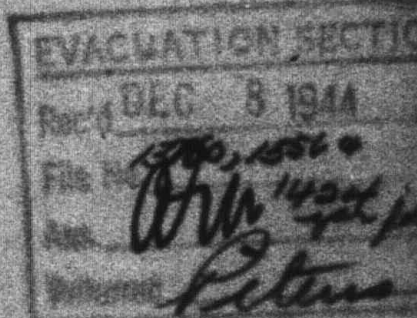
GP:EB

W. A. ACKLAND
OFFICIAL ADMINISTRATOR

PORT ALBERNI, B. C.

December 6, 1944.

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



Dear Sir: Re: Your file 13760, 1556, 1424.

This letter is in connection with yours of November 30th last re Lots 10, 11, 12, and 13, Section 20, T.P. 1, Map 3770, Grappler Creek, Bamfield, B.C., Catalogue No. 504 and the interests of Takeuchi, Hiroaka and Iwakichi Maede, deceased.

If I am to take over the administration of the estate of Maede I would, of course, be bound by the law as it now stands and that is, that all buildings constructed on lands are part of the hereditaments and therefore as Maede held a 1/3 interest in the property his estate would be entitled to 1/3 interest of the whole including the buildings and I cannot see that I could be bound by any Japanese custom such as suggested in the 4th paragraph of your letter and that is that even though the land is owned jointly the buildings are now claimed by the two surviving owners.

Once I am appointed as administrator of this estate I become a Court Official responsible to the Court to see that the estate is properly administered and in this case I can see no alternative but for the estate to claim a 1/3 interest in the whole and as this is being disposed of for \$1100.00 I would consider that 1/3 of this sum would be, of course, due to the estate. Out of this amount the costs of administration would have to be taken, the balance turned to the Treasury Department and then vouchered by me to yourself as Custodian of the estate fund. 7

I do not think I should be asked to assume the responsibility of administering the estate at a value of \$61.00 when it would appear that the estate has a value of approximately \$366.00, unless absolute proof is shown to me that it was the intention of all three parties that all buildings erected on the land should be absolutely free from any interests of the deceased. When the above points are settled I will be only too pleased to expedite the matter in every way possible in order that the purchaser may receive title to the land.

Yours truly,

W. A. Ackland
Official Administrator.

13760, 1556, 1424

December 11, 1944.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Iwakichi MAEDE, Deceased, and
Lots 10,11,12,13, Sec. 20, Tp.1,
Map 3770, Grappler Creek, Bamfield, B.C.
Catalogue No. 504.

Your letter of December 6th has been received.
It will be quite in order for you to proceed as you have suggested
and this office will afford every assistance possible. The
Custodian's vesting of Maede's interest is being withdrawn in order
to allow filing of Letters of Administration by you.

The property is being purchased in the name of
Dorothy Jean Eager, Widow, of 2589 Bowker Avenue, Victoria, B.C.,
British Subject, and when conveyance covering Maede's $\frac{1}{3}$ interest
has been executed we will be glad to receive same and arrange for
registration together with the conveyances covering the other $\frac{2}{3}$
interest. After making the necessary adjustments with the purchaser
 $\frac{1}{3}$ of the net proceeds will be transmitted to be administered by
you as outlined. The cheque from the Treasury Department covering
the balance of the Estate may be made payable to The Custodian of
Enemy Property.

Thanking you for your attention to this matter,
we remain,

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

File 13760, 1556, 1424

December 11, 1944.

MEMORANDUM.

To: Mr. Ian Macpherson.

From: A.G. McArthur.

Re: Iwakichi WADE, Deceased, and
Lots 10, 11, 12, 13, Sec. 20, T.1,
Map 3770, Grappler Creek, Banfield, B.C.
Catalogue No. 504.

It does not appear that Wade's name has been specifically mentioned in the Custodian's vesting of the property above mentioned, but application for Administration is being made by Mr. W. A. Ackland, Official Administrator, at our request and we wish to make it possible for him to file Letters of Administration. If it is necessary to formally divest in order that this may be done, kindly arrange to do so.



AGM:AS

Files: 1556,
1424 & 13760.

December 15th, 1944.

MEMORANDUM

TO: MRS. MACARTHUR

FROM: MR. MACPHERSON

RE: Catalogue Number 504.
Grappier Creek, Banfield, B.C.
Lots 10-13/20/1/3770.
Heijiro HIRAKA, Iwakichi MAEDA,
and Fujitaka TAKEUCHI.

Attached hereto are Vacating and Vesting Certificates in connection with the sale of the above described property to Mrs. Eager. I suggest that these Certificates be sent to Mr. Ackland who should be instructed to file the Vacating Certificate, the Letters of Administration and the Vesting Certificate, concurrently, and in the order indicated.

Mr. Ackland will then be able to give you a Deed conveying to Mrs. Eager and we will be able to convey, by transmission, the interests of Hiraka and Takeuchi. In this way there will be no lapse of time to permit the possible filing of any charge against Hiraka's interest.

IM:AM
attach.

Files 1596, 13760, 1424

December 22, 1944.

~~MEMORANDUM~~

To: Mr. Bell.

From: A. G. Weirther.

Since the Official Administrator intends to claim 1/3 of this property as the Estate of Isakichi Nade we should be in a position to account to him for 1/3 of the net proceeds which have accumulated since we took the property under administration. Any revenues paid out to the two joint owners will have to be taken into consideration when determining the amount which we should have on hand to turn over to the Administrator as part of the estate. Would you please be good enough to give us a memorandum in this connection in order that Mr. Isakichi may be advised when we send him the certificates which have been prepared by Mr. Nagahara.

AGW:12

Files 1424, 1556, 15760

December 21, 1944.

~~RECEIVED~~

To: The Accounting Department.

From: A. G. Heirther.

Re: Fujitaka TAKEMOTO,
Naifiro KIMURA, and
Iwahichi NAKA, and
Lots 12-13, Sec. 10, Twp. 1,
Map 3773.
Catalogue No. 514

Could you kindly prepare a statement of
amount relative to the above property in which Iwahichi Naka,
Deceased, holds a 1/3 interest. I understand that a joint
account is now carried under Number 1424, but we will require
to have the items in detail which are to be found in account
No. 1556.

AGH:AS

1556, 13760, 1424

December 27, 1944.

W. A. Eckland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Heijiro HIRAKA, File 1556,
Isakichi KADE, File 13760,
Fujitaka TAKEUCHI, File 1424, and
Lots 10-13, Sec. 20, Tp. 1, Rsp. 3770,
Granular Creek, Barfield, B.C.

Further to our letter of December 11, we enclose herewith vacating certificate with letter to the Registrar attached, and vesting certificate relating to the above described property. We would advise you to file the vacating certificate followed by your Letters of Administration and the certificate vesting the interest of HIRAKA in the order named and at the same time. You will then be able to give a deed conveying the interest of the estate of Isakichi Kade to Mrs. Eager, and the Custodian will be able to convey by transmission and deed the interest of HIRAKA and Takeuchi. We are particularly anxious that no interval of time will elapse between the vacating and re-vesting of HIRAKA's interest, and will appreciate receiving a letter from you confirming that these filings have been completed.

When we are in receipt of the deed covering Kade's interest we will be pleased to forward you the proceeds of sale as outlined in our previous correspondence.

In view of your wish to disregard the claims of HIRAKA and Takeuchi to separate ownership of the two houses built upon this land, we now enclose a statement covering the receipts and disbursements relating to this property during the Custodian's administration. This statement shows the balance at credit in this office at this date to be \$109.47. You will note that the revenues have been almost all absorbed by maintenance charges and that 1/3 of the net proceeds amounts to \$36.49. This sum is being earmarked for the time being for the estate of Isakichi Kade, Deceased, but will

7-7300

Zusammenfassung des Inhalts

• ATTORNEY GENERAL

be subject to the share of adjustment and restoration charges.
We will be pleased to receive your instructions as to the disposition of the balance when the transaction is completed.

STATEMENT OF ACCOUNT

Files 1424, 1556 & 1760.

(Cat. No. 504)

Fujitaka TAKEUCHI
Heijiro HIRAKA
Isakichi WATSE

Reg. No. 12128
" " 12073
" " David

1942

Sept.	16	Insurance premium	\$ 24.25	
Oct.	26	Mrs. Elliston, rent to Sept. 15		\$ 15.00
		" " " " Oct. 15		\$ 15.00
		Cleaning house	\$ 2.50	
Nov.	27	Mrs. Elliston, rent to Nov. 15		\$ 15.00

1943

Jan.	5	Mrs. Elliston, rent to Dec. 15		\$ 15.00
Jan.	30	Mrs. Elliston, rent to Jan. 15		\$ 15.00
March	17	Mrs. Elliston, rent to Feb. 15		\$ 15.00
		Part cost of bath	\$ 15.00	
April	7	Mrs. Elliston, rent to March 15		\$ 15.00
		Balance of cost of bath--\$20.00	\$ 5.00	
May	15	Mrs. Elliston, rent to April 15		\$ 15.00
		Cost of Repairs	\$ 1.00	
June	8	Mrs. Elliston, rent to May 15		\$ 15.00
June	12	1942/1943 taxes on Cat. #504	\$ 47.91	
July	24	Mrs. Elliston, rent to June 15		\$ 15.00
		Cost of Paint	\$ 6.55	
Sept.	8	Mrs. Elliston, rent to July 15		\$ 15.00
Oct.	14	Mrs. Elliston, rent to August 15		\$ 15.00
Dec.	29	Sgt. Bessler, rent Nov. 19/Jan. 19 @ \$10.00		\$ 20.00

1944

Feb.	11	Sgt. Bessler, rent to Feb. 19		\$ 10.00
		Repairs	\$ 5.00	

STATEMENT OF ACCOUNT...Page 2.

Files 1424, 1456 & 13760.

1944

March	14	Sgt. Bessler, rent to March 19 Repairs	\$.50	\$ 10.00
May	9	Sgt. Bessler, rent to April 19		\$ 10.00
June	3	Sgt. Bessler, rent to May 19		\$ 10.00
July	26	Sgt. Bessler, rent to June 19		\$ 10.00
August	9	Victoria--Certificate of Encumbrance	\$ 1.00	
August	11	Sgt. Bessler, rent to July 19		\$ 10.00
Sept.	16	H. G. Winter, valuation fee Cat. #504	\$ 7.50	
Sept.	25	Sgt. Bessler, rent to August 19		\$ 10.00
Oct.	13	1944 taxes on Cat. #504	\$ 38.94	
Oct.	26	L.D. telephone calls re Cat. 504	\$ 1.38	
Nov.	17	Advertising, Cat. #504	\$ 4.00	
Today		Balance at your credit	<u>\$109.47</u>	
			<u>\$270.00</u>	<u>\$270.00</u>

E. & O. E.
30th DECEMBER, 1944.

GORDON McL. CAMPBELL

BARRISTER-AT-LAW
SOLICITOR OF THE SUPREME COURT
NOTARY PUBLIC

SOLICITOR FOR:
City of Port Alberni
Canadian Bank of Commerce
Canadian Legion

105 2nd Avenue North
PORT ALBERNI, B.C.

January 5, 1946.

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sir: Re: Iwakichi Maede, file No. 13760

Mr. Ackland, official administrator, has handed
to me your letter of December 27th enclosing vesting
order.

I am making application to the Court at the begin-
ning of the week for administration and will immediately
file letters in the Land Registry together with the
documents enclosed in your letter.

Yours truly,

Gordon M. Campbell
GORDON M. CAMPBELL.

GMC:GEL

EVACUATION SECTION	
Rec'd	JAN 8 1946
File No.	13760
Att.	<i>Marshall</i>

1424-1556
A 13760.

April 6th, 1945.

W. A. Auckland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Fujitaka TAKEUCHI - Reg. No. 12128.
Heijiro HIRAKA -- Reg. No. 12073.
Iwakichi HASE -- Deceased.
(Lots 10-13 of Sec. 20, Tp. 1, Barclay
District, Plan 3770--Grappier Creek,
Bonfield, B.C.)

We wrote you last on this subject on the 27/12/1944 and
your last letter appears to be that dated the 6/12/1944.

We are desirous of completing the sale of this property and
it would be appreciated if you would let us know if you are yet in a
position to join with the Custodian in conveying title to the purchaser
(Mrs. Dorothy Jean Eager, Widow, 2589 Beaker Avenue, Victoria).

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

13760

January 16, 1945.

Gordon McL. Campbell, Esq.,
105 - 2nd Ave., North,
Port Alberni, B.C.

Dear Sir:

Re: Iwakichi MAEDE, Deceased, File 13760;

We have to acknowledge with thanks your letter of January 5th relative to the above, and will be pleased to hear from you further in due course. In the meantime we have directed a letter to Heijiro Hiraoka, Reg. No. 12073, Rosebury, B.C. who stated in his declaration to the Custodian that he held the title covering the 2/3 interest jointly owned by himself and Maede, asking him to forward same to this office. Upon receipt of this certificate of title, it will be sent to the Land Registry Office with our documents of transfer.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

W. A. ACKLAND

OFFICIAL ADMINISTRATOR

PORT ALBERNI, B. C.

April 30th, 1945.

COPY

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sir:

Re: Your File 1424; 1556 & 13760 - I. Maeda et al.

I am able to advise that Letters of Administration under date of April 17th, 1945, have been delivered to me in connection with the above estate. I expect in a day or so to receive a certified copy of same, together with Inventory, which I will forward to your office as soon as received.

The solicitor for the estate is proceeding to make application to register and when completed I will forward you a deed covering Maeda's interest. In the meanwhile, it would be advisable for you to retain the \$36.49, being Maeda's 1/3rd interest in \$109.47, pending adjustment of registration charges, etc.

Yours truly,

"W. A. Ackland"

Official Administrator.

COPY

1424, 1556, 13760

April 9th 1945

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Re:- Fujitaka Takeuchi - Reg. No 12128
Heijiro Hiraoka - Reg. No. 12073
Iwakichi Maeda - Deceased
(Lots 10-13 of Sec. 20, Tp. 1,
Barclay District Plan 3770,
Grappler Creek, Bamfield, B. C.)

Dear Sirs,

In reply to your letter of April 6th, the
Solicitor for the above estate advises that he has
made application to the Court for Letters of Adminis-
tration, in connection with the above estate, and
hopes to receive them almost immediately.

I will advise you just as soon as these
Letters are received, and will be glad to join with
the Custodian in conveying the Title to the purchaser:-
(Mrs. Dorothy Jean Eager, Widow, 2589 Bowker Avenue,
Victoria.)

Yours truly,

"W.A. Ackland"

Official Administrator.

13760

1224, 1556
& 13760.

April 23rd, 1945.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Fujitaka TAKEUCHI - Reg. No. 12128,
Reijiro HIRAKA - Reg. No. 12073,
Iwakichi WADA - Deceased,
(Lots 10-13 of Sec. 20, Tp. 1, Barclay
District, Plan 3770 - Grappler Creek,
Sanfield, B. C.)

We have to acknowledge receipt of your letter of the
9th instant from which we note that it was expected that Letters of
Administration would be issued almost immediately.

As advised you in our letter of the 6th instant, we
are anxious to complete the sale of this property and shall be glad
to know what further progress, if any, has been made.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

W. A. ACKLAND

Official Administrator

PORT ALBERNI, B. C.

April 30th. 1945.

EVACUATION SECTION
Rec'd MAY 3 1945 <i>Mr. Mac</i>
<i>1424, 1556, 13760</i>
<i>Wing</i>
<i>Beall</i>

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:

Re; Your File 1424; 1556 & 13760. I. Maede et al.

I am able to advise that Letters of Administration under date of April 17th. 1945 have been delivered to me in connection with the above estate. I expect in a day or so to receive a certified copy of same, together with Inventory, which I will forward to your office as soon as received.

The solicitor for the estate is proceeding to make application to register and when completed I will forward you a deed covering Maede's interest. In the meanwhile, it would be advisable for you to retain the \$36.49, being Maede's 1/3rd interest in \$109.47, pending adjustment of registration charges & c.

Yours truly,

W. A. Ackland

Official Administrator.

1424/1556/13760

May 11th, 1945.

Messrs. Haldane & Campbell,
Barristers & Solicitors,
302 Pemberton Building,
Victoria, B.C.

Dear Sirs:-

Re:- Catalogue No. 504,
Grappler Creek, Bamfield, B.C.
Lots 10-13, Sec. 20, Tn. 1, Rm. 3779

We are in receipt of your letter of May 10th.

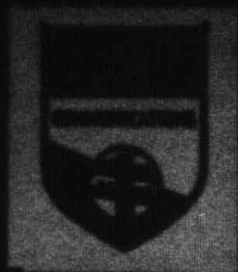
We are very glad to state that the deeds for the above property have now been prepared and have been forwarded to Ottawa for signature. We regret the unavoidable delay, but as this property involved a deceased Japanese, Letters of Administration had to be completed.

We expect the signed deeds to be in our hands in approximately ten days time, and you will be immediately notified when the deeds are registered for your client.

Yours truly,

George Peters,
Administration Department.

GP/DD.



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

20BIN 20 COLLECT

PORT ALBERNI BC MAY 14- 443PM

IAN MCPHERSON
506 ROYAL BANK BLDG
VANCOUVER BC

1124

PHONED

RE IWAKICHI MAEDE ESTATE SOLICITOR ADVISES VACATING AND VESTING
CERTIFICATES ALREADY FILED WITH LAND REGISTRY OFFICE AWAITING
YOUR LETTER

W A ACKLAND

450PM

TELEPHONED
TO 555 BY 10:14
DELIVERED
TO BE MAILED

1556, 13760, 1424

May 14th 1945.

W.J. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Heijiro HIRAKA, File 1556,
Iwanichi HASE, File 13760,
Fujitaka TAKUCHI, File 1424, and
Lots 10-13, Sec. 20, Tp. 1, Map 3770,
Gravelly Creek, Bamfield, B. C.

Referring to ours of the 27th December last in which we suggested that previous to filing Letters of Administration to Iwanichi HASE Estate you should file the Certificate vacating the Vesting of the interest of Heijiro HIRAKA and subsequently to the filing of Letters of Administration file another Vesting of HIRAKA'S interest. As this course of procedure will complicate transfer of the interest of HIRAKA, we request that you disregard these suggestions and that you do not file either the Vacating Certificate or the new Vesting Certificate.

As you are dealing with the interest only of the HASE Estate which interest has not been Vested, you will be able to file the Transmission of the Estate interest to Mrs. EAGER without objection from the Registrar. While the Vesting of the HIRAKA interest will remain a charge on the Title it is not a charge against the HASE interest.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:HL

1556, 13670, 1424

May 14th 1945

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10 - 13, Sec. 20, Tr. 1,
Map 3770.

The Estate of I. MAIER, Deceased is one of
Three (3) Japanese owning the above described
property.

Mr. W.A. Ackland, Official Administrator,
Port Alberni has applied for Letters of Administration
for this Estate and at his request we sent him a
Certificate Vacating an interest of Heijiro NIRAOKA
and a Vesting Certificate to be filed with you after
the filing of Letters of Administration.

We understand that application to file these
letters has not been made but possibly they have
reached you by this time. We do not wish to vacate
or re-vest the NIRAOKA interest and we would be
pleased to have you withhold the vacating and vesting
Certificates for us when they reach you. We have
written Mr. Ackland accordingly.

As Mr. Ackland is dealing solely with the
interest of the Estate of Mr. MAIER, which interest has
not been vested, the existence of the present charge
should not, as we see it, prevent the filing of Letters
of Administration and conveyance which Mr. Ackland will
submit to you. If these have been presented and already
acted upon by you will you so advise.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

1556, 1424, 13760.

May 15th 1945

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10 - 13, Sec. 10, Twp. 1,
Rm. 3772.

We wrote you yesterday requesting that the filing of the Vesting Certificate and a new Vesting Certificate of the interest of Hei,iro NIPAKA be deferred. We have been today advised by Mr. Ackland, Official Administrator, that these Certificates have already been filed and our request of yesterday may be disregarded.

Will you kindly advise us of the date of filing of the new Vesting together with the charge number given to the Vesting. Also please send a new Certificate of the third (2/3) interest remaining in the name of Hei,iro NIPAKA.

Yours truly,

Ian Macpherson,
Title Examiner.

I.M.M.

1556, 13760, 1424

May 25th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10-13, Sec. 20, Tp. 1,
Map 3770.

In connection with a proposed transfer of title to above noted property there has been a regrettable misunderstanding and some confusion which it is desirable to clarify.

Title to the above described land number 79214-1 is in the name of Heihiro HIRACKA and Iwakichi HAHNE subject to the charge - Vested in the Custodian of Enemy Property "as to the interest of Heihiro HIRACKA in an undivided two-thirds interest, together with the interest of any other person of the Japanese race therein." See D.F. 50866 filed 19th April, 1943.

The Estate of Iwakichi HAHNE, deceased, is being administered by Mr. W.A. Ackland, Official Administrator at Port Alberni, and we understood that he had forwarded to you a deed of this property from himself to Mrs. EAGER. At his request we supplied him with a Certificate vacating the vesting above to permit him to register the deed and also a Vesting Certificate to be filed subsequent to the registration of the deed. We discovered that it would be inadvisable to vacate the HIRACKA interest and so advised Mr. Ackland on the 14th instant, and on the same day, assuming that application for registration for the deed had reached your office, we wrote to you suggesting in the final paragraph of our letter that the deed might be registerable without vacating the vesting of number 50866. We have been advised that only interests of specifically named Japanese can be vested, and, if you concur in this, Mr. HAHNE'S interest has not been vested, and therefore the deed submitted can be registered without vacating the

(over)

vesting filed. This suggestion of the 14th was on the understanding that no action had been taken by you up to that date.

The following morning we received a telegram from Mr. Lockland advising us that Mr. Campbell, collector, had already filed the vesting and vesting certificates, and we wrote you on the 15th. It now appears that the telegram prematurely supposed the filings had been made.

We have no knowledge what action, if any, you have taken. Our object is to permit Mr. Lockland to register the deed, at the same time retaining the vesting of the HIRAKA interest. To us the preferable course would be that you should regard the vesting filed as not properly vesting the interest of the HIRAKA Estate. The other alternative would be that you file the vesting Certificate and, after registration of the deed, file the vesting Certificate accompanying it.

We should be glad to have your decision and advise as to what action you have taken, and, if any affecting the title, that you send us a new Certificate of Ownership.

Yours truly,

Sam Macpherson,
Title Examiner.

IM:ML

1956, 1424, 13760.

May 22nd, 1945

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10-13, Sec. 10, Twp. 1,
Map 3770.

As we have a sale of the above described property pending we shall be pleased to have from you a Certificate of Encumbrance requested in our letter of May 15th. This Certificate should show the Vesting by the Custodian filed by Mr. Ackland and for our purpose we require to know the date of this filing.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AL

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

May 22nd. 1945

EVACUATION SECTION	
Rec'd	MAY 25 1945
File No.	
Ans.	<i>LW</i>
Referred	<i>Law Mac</i>

out to you.

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:

Re: Iwakichi Maede, File 13760.

Acknowledging receipt of your telegram and letter of May 14th, with reference to the above estate and the filing of Vacating and Vesting Certificates.

I enclose a copy of a letter to the Registrar of Titles sent by Mr. Campbell the solicitor for the estate. Upon receipt of this reply, I will be glad to communicate again with your office.

Yours truly,

W. A. Ackland

Official Administrator.

C O P Y.

May 15th.1945.

Registrar of Titles,
Land Registry Office,
Victoria.B.C.

Dear Sir:

Re: Lots 10,11,12,13, Section 20,
Township 1.Barclay District,
Plan 3770.

In reference to my letter to you of May 3rd in connection with the above I enclose herewith copy of a letter which has been received from the Custodian of Enemy Property.

If this matter can be adjusted in your office pursuant to his letter would you please advise me as it is, of course, the intention only of registering the Official Administrator, Mr. Ackland, to the 1/3 rd. interest of Maede's Estate.

Yours truly,

Gordon M. Campbell.

GMC: GEL.
encl;

1424, 1556, 13760

May 29th 1945

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: An undivided one-third (1/3) int.
in Lots 10, 11, 12 & 13, Sec. 20,
Twp. 1, Barclay District, Plan 3770.

We thank you for yours of the 26th instant
suggesting amendment to the Vesting Certificate
covering the interest of Heijiro HIRAKA and en-
close certificate correspondingly amended.

Upon registration of the deed to Mrs. EAGER
deposited by Mr. Ackland and filing of this Certi-
ficate, we shall be pleased to have a new Certi-
ficate of Encumbrance.

Yours truly,

Ian Macpherson,
Title Examiner.

IS:AL
Encl.

1424, 1596, 13760
C. S. No. 544

June 19th, 1945.

meph

Messrs. Ker & Ker Limited,
Agents,
London Guarantee & Accident Co., Ltd.,
475 Horse Street,
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 772794 for \$1200.00

We are in receipt of your letter of the 7th instant enclosing above policy on dwelling at Grappler Creek, Banfield, together with your account for premium (\$24.25) to 25/6/1945.

We enclose our cheque in your favour for \$24.25 in settlement of your account, which we return to be receipted.

Yours truly,

R. G. Bell,
Administration Department

RGB/G'S
Encl.

1424, 1556, 13760.

July 3rd 1945

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sirs,

Re: An undivided one-third (1/3) int.
in Lots 10, 11, 12 & 13, Sec. 20,
Twp. 1, Barclay District, Plan 3770.

Referring to ours of May 29th, will you please
advise if the Deed covering this property from W.A.
Ackland, Official Administrator at Port Alberni to
Dorothy Jean Bager and the new Vesting Certificate
covering this property have been registered. That
the matter is urgent, can you reply by return mail?

If both Deed and Vesting have been registered,
we will be pleased to have a Certificate of Encumbrance.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

EVACUATION SECTION	
Rec'd	JUL 6 1945
File No.	1424, 1556, 13760
Ans.	
Referred	McPherson
1556 - sent to Macpherson	
1424 - sent to Crane	
13760 - sent to you	

July 6, 1945.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Attention of Title Examiner.

re: Your file 1424, 1556 and 13760.
An undivided 1/3 interest in Lots 10, 11, 12,
and 13, Plan 3770.

Dear Sir:

In reply to your letter of July 3 re the above,
I am waiting for Mr. Campbell of Port Alberni to
forward the Certificate of Title and registration
fees before I am in a position to register his ap-
plication. Of course the issuance of your Certifi-
cate of Encumbrance must await this registration.

I regret the delay that has taken place in
this matter, but when everything is in order, I
shall see that the matter is immediately brought
to conclusion.

Yours truly,

H.J. Crane,
Registrar.

per *HJC*

HRG/FC

1424, 1556
13760

REGISTERED MAIL

July 7th 1945.

Mr. Heihiro HIRAKA,
Reg. No. 12073,
Rosebury, B. C.

Dear Sir:

Re: Lots 10-13 of Sec. 20, Twp. 1,
Barclay District, Plan 3770.

We wrote you on January 4th, April 3rd and April 19th 1945 requesting you to send to us the Certificate of Title in your possession covering the above described parcel of land. You replied to these letters on the 3rd of May promising to send this Certificate of Title soon. We have not yet received it and this is to notify you that we require you to send this Certificate without delay.

As our authority for making these demands upon you, we quote Section 56 of the Revised Regulations Respecting Trading With The Enemy 1943:

(1) Any person who refuses or fails to make or require the making, as the case may be, of any payment, or to furnish the prescribed particulars as required by these Regulations, shall be guilty of an offence under these Regulations.

(2) Any person who refuses or fails to furnish information and particulars within the time mentioned in these Regulations, or fails to deliver to the Custodian the documents or other evidence of title pursuant to the Custodian's written request as provided by these Regulations, shall be guilty of an offence under these Regulations.

Yours truly,

Ian Macpherson,
Title Examiner.

LM:AL

1556 & 15760.

July 23rd, 1945.

REGISTERED MAIL

Mr. Heijiro HIRAKA,
Registration No. 12073,
Roseberry, B. C.

Dear Sir:

Re: Lots 10-13 of Sec. 20, Twp. 1, Barclay Dist., Plan 3770.

We have not yet received a reply from you to our letter of July 7th. This parcel of land has been sold and the purchaser is anxious to acquire his Title to it, and to complete this transaction it is necessary to deposit with the Land Registrar the Certificate of Title which you informed us was in your possession. Under the Revised Regulations Respecting Trading with the Enemy (1943), we can, of course, make application to the Registrar, under the provisions of the Land Registry Act, for a new title. As this would involve considerable expense, which we should have to charge to your account, we do not desire to take this course, if a Certificate can be procured in a less expensive manner.

Your delay in replying suggests to us that you may not have been able to find this Certificate as it may have been lost when moving from Banfield. Assuming that such may be the case, I am enclosing a form of declaration to that effect with which form duly signed by you before a Notary Public we may be able to with little trouble, obtain from the Registrar a title in the name of the party purchasing this property. The declaration is made out in triplicate and two copies duly signed by yourself and the Notary should be returned to this office, the third being retained by you.

Will you please give this matter your prompt attention and return the documents with the least possible delay.

Yours truly,

Ian Macpherson
Title Examiner.

IM:JS
Encls.

~~1424, 1556, 1576~~

August 6th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Undivided 1/3 interest in Lots 10-13,
Sec. 20, Twp. 1, R. 3770.

Referring to yours of July 6th last. We have reason to believe that the Certificate of Title in question in the name of Heijiro HIRAKA & Iwachi MAEDA, number 79214-1, is in the possession of Mr. HIRAKA, presently residing at Lawson's Ranch, Grand Forks, B. C.

On Jan. 4, April 3rd, April 19th July 3rd and July 23rd we requested him to forward this Certificate of Title to this office. He has neglected to do so, and apparently does not intend to produce this Certificate.

Under Sec. 130 of the Land Registration Act, if this explanation is satisfactory to you, we believe you are empowered to register the Deed sent you by Mr. Gordon M. Campbell, conveying the land from the Official Administrator to Mrs. EAGER and to issue a new Title.

Under Sec. 23 of the Revised Regulations Respecting Trading With The Enemy (1943) the Custodian may issue a Certificate of Vesting of the interest of the heir to the MAEDA Estate and then transmit this interest to the Custodian and convey Title to Mrs. EAGER. This method of acquiring Title will cause considerable delay and we would prefer, if you are agreeable, to have the Certificate now in possession of Mr. HIRAKA cancelled and a new one issued to Mrs. EAGER as in the paragraph above.

In respect to the registration fee, we assumed that this had been paid to you when the Deed from the Official

- over -

Administrator to Mrs. EAGER was presented for registration.
He have written Mr. Campbell to-day to route to you the
amount of the registration fee. When you are in receipt of
this fee we trust that you will be able to register the Dead
to Mrs. EAGER, or if there is any obstacle then in the way,
will you kindly advise me.

Yours truly,

Jan. Thompson,
Little Examiner.

1911

1424, 1556, 15760

August 6th 1945.

Mr. Gordon E. Campbell,
Solicitor,
105 Second Ave., North,
Port Alberni, B. C.

Dear Sir:

Re: Estate Iwakichi HAHNE, Lots 10-13, Sec.
20, Twp. 1, Rge. 3700.

I enclose copy of a letter received at this office from the Land Registrar, Mr. Crane, by which you will note that he requests the existing Certificate of Title to be deposited with him and also the amount of the Registration fee for conveyance from the Official Administrator to Mrs. HAHNE.

In respect to the Certificate of Title, we have written Mr. HAHNE several times. He has admitted that he had in his possession this Certificate but has neglected to send it to us. We therefore have decided to make application to the Registrar for a new Certificate of Title.

If you did not send in the Registration fee along with the Deed from Mr. Ackland, will you kindly send this fee to the Registrar without delay and advise us when you have done so. If you have already sent this fee please also advise us. I am enclosing a copy of this letter to Mr. Ackland and a copy to the Registrar at Victoria.

Yours truly,

Ian MacGibbon,
Title Examiner.

IM:ML
Encl.

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

August 8th, 1945

IN YOUR REPLY
PLEASE REFER TO **A.S.**

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 8 1945
File No.	1424, 1556, 13760
Ans.	
Referred	McPherson

ans to you

Dear Sirs:

- Your files 1424, 1556, 13760
- Re Undivided 1/3 interest in Lots 10 - 13
Barclay District, Plan 3770 and the estate
of Iwakichi Maede deceased -

Your letter of August 6th has been
received.

Under the circumstances I am prepared to deal with the non-production of Certificate of Title 79214-I under ss. 133 and 134 "Land Registry Act". This will require a letter from Mr. Campbell, as solicitor for the applicant stating with reasons that it is believed that the Certificate is in possession of Hiraoka and that he has refused or neglected to produce it. The transmission application will then be accepted and a notice under s. 134 will be given for service upon the holder of the Certificate. Subject to the provisions of s. 134 registration will then be completed and application to register the conveyance to Mrs. Eager will then be acceptable. Incidentally the only application before me is the one to register the transmission to the Official Administrator. The conveyance to Eager has not been presented.

It has never been made entirely clear whether Mrs. Eager is buying the share of the Maede estate or the full shares of the three Japanese. In the latter event it would seem that a vesting of the Maede interest and a Custodian's conveyance of all three shares would be preferable and, from the purchaser's point of view, at least no slower than any other method.

Mr. Campbell.

A copy of this letter is being sent to

Yours truly,

H.J. Crane
Registrar

per

AS/LS

*Copy made for
Mrs. McPherson
8/11/45
P.P.*

C O P Y

LAND REGISTRY OFFICE
VICTORIA

August 8th, 1945 In

Gordon McL. Campbell, Esq.,
Port Alberni, B.C.

Dear Sir:

Re: Estate of Iwakichi Maede deceased
and Lots 10-13, Barclay District,
Plan 3770-

Please refer to your letter of May 3rd and
my reply of June 29th.

The Vancouver office of the Japanese Evacuation
Section has written me pointing out that Certificate of
Title 79214-I is apparently in the possession of Heigiro
Hiraoka who has neglected to reply to repeated requests
for the production of the Certificate to enable registration
of the transmission of the Maede estate.

The Section has suggested a course of action to
overcome the lack of the Certificate. A copy of my reply
is enclosed for your information.

Assuming that you wish to proceed in accordance
with my letter to the Section, I am returning herewith the
enclosures submitted with your letter of May 3rd: to wit,
Form "A" in duplicate, certified copy of Letters of Ad-
ministration, certified copy of Inventory "X".

These may be re-submitted when you are ready to
request action under ss. 133 and 134 "Land Registry Act."
Fees will be \$4.75 including 50 cents for the notice.

Yours truly,

H.J. Crane
Registrar.

AS/LS

per: A.S.

1424, 1556, 13760

August 9th 1945.

Mr. Gordon M. Campbell,
Solicitor,
105 2nd Ave., E.,
Port Alberni, B. C.

Dear Sir:

Re: Lots 13 - 17, Barclay District, Plan 3770.

We find it necessary to adopt another method to procure conveyance of Title to the above described property to Mrs. EAGER, and the method heretofore proposed should be abandoned.

I have to-day written Mr. McKinnon to forward to the Land Registrar at Victoria for filing, his Letters of Administration of the Isakichi HAYDE Estate. When we are advised that the Letters have been filed, we will file with the Registrar a special Vesting of the interests of the HAYDE Estate and will then transmit all three interests involved to the Custodian and convey from the Custodian to Mrs. EAGER. This method of handling the matter is taken as it will avoid the necessity of producing the Certificate of Title. Registration of the Deed from the Official Administrator to Mrs. EAGER will then be unnecessary. If you see any obstacle to this course being pursued, will you kindly advise at once.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

1424, 1596, 15760

August 9th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Estate of Iwakichi MAEDE, Undivided
1/3 interest, Lots 10-13, Barclay
District Plan 3720.

I am in receipt of yours of the 8th instant and wish to thank you for the suggestion made in the final paragraph thereof. Mrs. Eager is buying all interests in this property, the interests being those of Iwakichi MAEDE, Seihiro HIRAKA and Fujitaka TAKEUCHI.

I am to-day writing Mr. Ackland, Official Administrator at Port Alberni and Mr. Gordon W. Campbell of Port Alberni requesting Mr. Ackland to file with you Letters of Administration of the MAEDE Estate if he has not already done so. When the Letters of Administration have been filed we will send to you for filing a special Vesting of the interests involved in the MAEDE Estate and will later submit to you for Registration a Transmission of the three interests to the Custodian. The interests of HIRAKA and TAKEUCHI have already been vested. Along with the Transmission we will send for registration a Deed from the Custodian conveying all interest in the property to Mrs. EAGER.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

1424, 1556, 13760

August 9th 1945.

Mr. W. A. Ackland,
Official Administrator,
Fort Alberni, B. C.

Dear Sir:

Re: Estate of Iwamichi SAITO, Undivided
1/3 interest, Lots 10-13, Barclay
District Plan 5770.

We find that a new method to convey this interest
to Mrs. SAITO must be adopted and it is proposed that
you send to the Land Registrar at Victoria your Letters
of Administration for filing and will be pleased if you
will instruct the Registrar when these letters are filed
and send us a Certified copy thereof.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO AS

EVACUATION SECTION	
Rec'd	AUG 13 1945
File No.	<i>Im</i>
App.	<i>Thompson</i>

August 10th, 1945.

The Custodian,
Japanese Evacuation Section
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir: Your files 1424, 1556 & 13760

Re Estate of Iwakichi Maede and 1/3
interest in Lots 10-13, Barclay District,
Plan 3770.

Your letter of August 9th has been received.

All the transmission material submitted by Mr. Campbell was returned to him on August 8th. This included the Letters of Administration which he will no doubt now return. In the meantime, you might as well submit a vesting certificate of the interest of Maede and it will be held until the Letters are received. Following that, I will send you one certificate of encumbrance collectively covering the two interests in 79214-I. Incidentally, when you apply for registration in the Custodian, one application is sufficient.

The corrective vacating and re-vesting of Hiroaka's interest had been deferred until everything was ready. They have now been filed under D.F.'s 53716 and 53717, respectively. Duplicate of the latter is enclosed.

Yours truly,

H.J. Crane
Registrar

per *A.S.*

AS/AD

GORDON McL. CAMPBELL

BARRISTER-AT-LAW
SOLICITOR OF THE SUPREME COURT
NOTARY PUBLIC

SOLICITOR FOR:
City of Port Alberni
Canadian Bank of Commerce
Canadian Legion

EVACUATION SECTION	
Rec'd	AUG 16 1945
File No.	12760
105 2nd Avenue West PORT ALBERNI, B.C.	

out by you

August 13, 1945.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir: Re: Estate of Iwakichi Maede deceased
and Lots 10-13, Barclay District,
Plan 3370.

I have to acknowledge your letter of August 9th re the estate of Maede.

The Letters of Administration and certified copy of Inventory X were filed with the Registrar in May but they have now been returned to me pending the settlement of this matter. I am enclosing herewith the said Letters and said copy of Inventory X together with Application.

I judge from your letter of the 9th you intend to proceed with the registration yourself and also the matter of carrying out the suggestions as made by the Registrar pertaining to Section 133 and 134 of the Land Registry Act.

I enclose herewith copy of the letter from the Registrar.

Yours truly,

Gordon M. Campbell
GORDON M. CAMPBELL.

GMC:GEL
encl;

1556, 13760

August 17th 1945.

Mr. Gordon M. Campbell,
Barrister,
Port Alberni, B. C.

Dear Sir:

Re: Estate Iwakichi MAEDA.

I am in receipt of yours of 13th instant enclosing Letters of Administration and Certified copy of Inventory "X" in the matter of the above Estate. These I am forwarding to the Registrar at Victoria with Application to Register.

When I have been informed that the Title to this interest has been transferred to the Official Administrator, Mr. Ackland, I will then be in a position to ask you to procure a Deed from the Official Administrator to Mrs. EAGER.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

1556, 13760

August 17th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Undiv. 1/3 int. Lots 10-13, Sec. 20,
Twp. 1, Barclay District, Plan 3770,
Estate of Iwakichi Maede.

Referring to your letters of August 8th and August 10th, 1945.

I am enclosing herewith Certified copies of Letters of Administration and Inventory "X" in the matter of the Estate of Iwakichi MAEDE and application to Transmit the interest in the Estate to the Official Administrator at Port Alberni, Mr. B.A. Ackland. Later we will submit to you for registration a Deed from the Official Administrator to Mrs. Dorothy Jean EAGER of Victoria. When transmission to the Official Administrator has been completed kindly advise us and send us a Certificate of Encumbrance at your convenience.

I note in the final paragraph of yours of the 8th that you wish to be informed if all interests in this property are to be conveyed to Mrs. EAGER. This is the intention, and a Transmission to the Custodian of the interests of Heijiro HIRAKA and of Fujitaka TAKEUCHI will be submitted to you along with the Deed conveying their interests to Mrs. EAGER. The suggestion made by you that the MAEDE interest might be Vested and all three interests conveyed by the Custodian would be in ordinary circumstances preferable but in this case is impracticable.

In respect to the outstanding Certificate of Title which should be returned to you for cancellation, I am enclosing a Notarial Declaration and suggest that you proceed under Section 134 of the Land Registry Act.

- over -

I also enclose the Custodian's cheque in the amount
of \$4.75 covering Registration fee of the enclosed instru-
ments and of notice under the Land Registry Act.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
RoeL.

1424, 1596, 13760

August 24th 1945.

MEMORANDUM

To: Mr. Shure,

From: Leo Neuberger.

Re: Lots 12-13, Sec. 23, Twp. 1,
Sanjour District, Map 3770.

A one-third ($1/3$) interest in this property is in the name of FUJITSUKA TAKUOCHI and a two-thirds ($2/3$) interest in HELFEND HIRAKA and I-SUICHI SAHNE, Deceased.

We have filed an application to Transmit the one-third interest of SAHNE to F.A. Ackland, Official Administrator at Fort Alibon who will convey the SAHNE one-third interest direct to the purchaser, Mrs. Dorothy Jean HARR.

Attached are Transmissions of the HIRAKA interest and of the TAKUOCHI interest to the Custodian and a Deed covering these two interests to Mrs. HARR. Will you please forward these documents for execution.

The Certificate of Title of the two-thirds interest in the names of HIRAKA and SAHNE is believed to be in the possession of HIRAKA. We have requested him to send this Certificate to us five times since January 4th and as he has not produced this Title, the Registrar has agreed to cancel it under Section 134, Land Registration Act when we submit the Transmission.

Edell
Atch.

1556, 15760

August 31st, 1945.

Mr. L.A. Hanna,
Port Alberni, B. C.

Dear Sir:

Est Lots 10 - 13, Sec. 20, Twp. 1,
Barcelay District, Plan 3770.

I am informed by the Registrar at Victoria that Title to an interest in the above described property is in the name of Heihiro HIRAKAWA and that Certificate of Title number 79214-I was mailed to you on October 31st, 1939.

If this title is still in your possession, will you kindly send it to this office, and if not in your possession, will you please advise to whom the Title was delivered.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:HL

1424, 1556, 13760

September 4th, 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sirs:

Re: Lots 10 to 13, Sec. 20, Twp. 1,
Barcelan District, Plan 3770.

I am returning to you herewith:

1. An amended Statutory Declaration re Certificate
of Title No. 73214-1.

2. Application (Form A) to transmit Title of an
undivided one-third interest to above described parcel of Land
to William A. Ackland as Official Administrator of the Estate
of Isakichi MAHE, Deceased.

3. Certified copy of Letters of Administration of
Estate of Isakichi MAHE, deceased, issued 17th April, 1945, to
William Adolphus Ackland.

4. Certified copy of Inventory "I" of Estate of
Isakichi MAHE, deceased.

5. Custodian's cheque for \$4.75 in payment of Reg-
istration Fees.

When the MAHE interest has been transmitted will you
kindly advise, and send a Certificate of Encumbrance at your
convenience.

It is proposed, in accord with your suggestion of
August 8th last, to proceed to transfer Title in this case
under Sections 133 and 134 of the Land Registry Act, which
proposal is satisfactory to this office. I say call to your

(over)

attention, in support of such action, Section 2, sub-
section 2, of the Revised Regulations Respecting Trading
With the Enemy (1943).

Yours truly,

Ken Stephenson,
Title Examiner.

TH:R
RCL

1424, 1556, 13760

September 14th, 1945.

Mr. H.L. Brown,
Department of Labour,
Japanese Division,
360 Homer St.,
Vancouver, B. C.

Dear Sir:

Re: Heijiro HIRAKA and Lots
10 - 13, Sec. 20, Twp. 1,
Barcelon District, Plan 3720.

Mr. HIRAKA resides at Vancouver, B. C., and we have requested him many times to forward to this office Certificate of Title number 72214-1 covering the above described parcel of land, which Certificate he admits to be in his possession. He has neglected to send this Certificate to us, and as the property is being sold it is necessary to proceed under Section 114 of the Land Registry Act, which Section provides that the Registrar may transfer Title upon notice being served personally on the Registered owner if the Certificate is not available.

We are enclosing the required notice from the Registrar of the Land District in which this property is situated, and would be pleased if you can arrange to have this notice served personally upon Mr. Heijiro HIRAKA and to have the party serving the same make the enclosed Notarial Declaration, filling in the three blanks and signing the Declaration before a Notary Public. The Declaration with attached "Exhibit A" be initialed by the party serving the notice should be returned to this office. We shall be greatly obliged if you can arrange to do this.

- OVER -

Should Mr. NICHOLS see fit to deliver this file,
number 79317-1 to your agent, it will expedite the
closing of the sale very considerably and your agent
may give a receipt for the certificate after receiving
the notice.

Yours truly,

Leo Houghton,
Title Examiner.

THIR
THIR

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA
—
LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO **A.S.**

September 12th, 1945

Ian McPherson Esq.,
c/o The Custodian,
506 Rogers Building,
Vancouver, B.C.

Dear Sir:

- Re Application 154854-I
Estate of Iwakichi Maeda -

Enclosed please find a notice,
in duplicate, under s.134, Land Registry Act
to be served in accordance with the section.

Service should be personal and
be proved by affidavit, attaching thereto the
duplicate notice as an exhibit.

Yours truly,

H.J. Crane
Registrar

per 

AS/LB

2221

LAND REGISTRY ACT
FORM I
(SECTION 134)

Land Registry Office,
Victoria, B. C.
September 12, 1945

TO: HEIJIRO HIRAKA

I HEREBY GIVE YOU NOTICE that, unless you show a good and valid objection thereto in writing, I shall at the expiration of twenty-one days from the service hereof proceed to the registration of the title of WILLIAM ADOLPHUS ACKLAND, Official Administrator, Administrator of the estate of Iwakichi Maede in respect to an undivided $1/3$ interest in and to those pieces of lands known as Lots 10, 11, 12 and 13, of Section 20, Township 1, Barclay District, Plan 3770 notwithstanding the non-production of a certain instrument, to wit; Certificate of Indefeasible Title No. 79214-I in the names of Heihiro Hiraoka and Iwakichi Maede covering and undivided $2/3$ interest in said lands.

"H.J. Crane"

Registrar

per "A.S."

1424, 1596, 15760 *mph*

September 13th, 1945.

Messrs. Faldens & Campbell
Barrister,
302 Macborton Bldg.,
Victoria, B. C.

Dear Sirs

Re: Lots 10-13, Sec. 20, Twp.
1. Sec 3720, Barclay District.

We have yours of September 10th, and much regret that this matter has not been completed. The title to the property has occasioned us a great deal of trouble but we think that we shall be able to deliver to your client a Deed within a very short time.

The final delay is caused by a refusal by the holder of the Title to send it to us for cancellation and we have been obliged to proceed under the applicable section of the Land Registry Act. We hope to be able to advise you of completion of transfer in about a week's time.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

13760, 1556.

October 3rd, 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sirs

Re: $\frac{1}{3}$ undivided interest in Lots
10 - 13, Sec. 20, Twp. 1, Map
3770, Barclay District.

An application was made on September 8th last
to transmit the interest of Isakichi MAHE, Deceased,
to William A. Ackland, Official Administrator at
Port Alberni, B. C.

If this transmission has been effected, will
you kindly send me a Certificate of Encumbrance showing
Mr. Ackland as Administrator.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:NL

1556, 13760

October 4th, 1945.

Mr. H.L. Brown,
Office Manager,
Department of Labour,
Japanese Division,
360 Homer St.,
Vancouver, B. C.

Dear Sir:

Re: Heijiro HIRAKA, Reg. No. 12073.
Undiv. 2/3 interest in Lots 10 -
13, Sec. 20, Twp. 1, Barclay
District. Plan 3720.

We beg to acknowledge receipt of yours of the
3rd instant with copy of letter of October 2nd from Walter
Hartley, your supervisor at Tashco, B. C.

Mr. Hartley's reference to the sale of fishing
gear owned by Mr. HIRAKA at Danfield and as to disposal
of his effects is being referred to the Department of
this office having control in these matters.

This department is concerned solely with the
ownership of the land above described and buildings thereon
and we have written Mr. HIRAKA five (5) times since
January 4th last requesting him to send to us the Certificate
of Title to this land which he admitted to be in his pos-
session. We also wrote him on May 10th of which we enclose
a copy, the letter being addressed to Rosebury, B. C., and
as the letter was not returned to us by the Post Office,
we have assumed that he received the same. Consequently
the statement that he had not been notified of the sale
of his land is incorrect.

We requested this Certificate of Title, which
he holds, in view of a probable sale of the land and if
it had been sent to us the present complications would
have been avoided.

- over -

Encl.
10-11

Two Hesperians,
Little Bismarck.

Yours truly,

All other states and statements made by Mr. HINAKA have nothing whatever to do in this connection. All that is to be done is to serve Mr. HINAKA with the notice, complete the declaration and return a completed copy to us.

As the situation now exists, we require that the certificate of title number 79214-1 be forwarded to this office without any further delay. If Mr. HINAKA refuses to give the certificate to your agent for forwarding, Mr. Hartley should hand to Mr. HINAKA the notice signed by H.J. Crane, Registrar, dated September 12th, 1945. Mr. Hartley should then go before a Notary Public and complete the declaration before the Notary filling in the two blanks in the declaration and signing it. The Notary will sign the declaration and Mr. Hartley should return the completed declaration to us in your care.

.1424, 1556, 13760

November 8th, 1945.

Haldane & Campbell,
Barristers,
302 Pemberton Building,
Victoria, B. C.

Dear Sirs:

Re: Lots 10 - 13, Sec. 20, Twp. 1,
Map 3770, Barclay District.

We have yours of November 7th and regret the delay in this transaction. This is due to the fact that we were obliged to serve notice under the Registry Act on the holder of the title involved who had refused to produce the same and who resides at a place difficult to access. The Twenty-one (21) days required under the statute expire to-morrow and we hope to procure Title under Section 143 of the Act without further delay. We shall then be able to complete this matter.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

Haldane & Campbell

Baristers-at-Law

Solicitors

Notaries Public

W. H. H. HALDANE
J. D. D. CAMPBELL, B.A., CANTAB.

302-3 Pemberton Building

Victoria, B.C.

TELEPHONE GARDEN 8743

EVACUATION SECTION	
NOV 8	1945

Macpherson

November 7, 1945

Your ref. 1424, 1556, 13760

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

Dear Sirs: Re Lots 10-13, Sec. 20, Twp. 1, Map 3770, Barclay District

We duly received your letter of September 13, written by your Mr. Macpherson, and are somewhat surprised that we have not yet received the deed, as in that letter Mr. Macpherson said that he hoped to advise us of completion in about a week. Our client is naturally anxious to have her title completed, and we would appreciate very much your giving the matter your early attention.

Yours truly,

HALDANE & CAMPBELL

per: *[Signature]*

WHMH:FMN

1424, 1556, 13760

December 5th, 1945.

REGISTERED MAIL

P.A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of Iwakichi MAHE,
Lots 10 - 13, Sec. 20, Twp. 1,
Barcelay District, Plan 3770

We have to-day received from the Registrar at Victoria and enclose herewith Certificate of Title number 154854-I in your name as administrator of the Estate of Iwakichi MAHE, deceased, covering an undivided $\frac{1}{3}$ interest in Lots 10 - 13, Sec. 20, Twp. 1, Barcelay District, Plan 3770. We hold an executed deed in favour of Dorothy Jean Eager of the remaining $\frac{2}{3}$ interest.

You are now in a position to execute a registerable deed from yourself as administrator to Dorothy Jean Eager, widow, 2589 Parker Ave., Victoria, B. C., and if you will kindly do so and return to us the Certificate of Title, we will register and merge the two deeds so that one title can issue to Mrs. Eager covering all interests in the property.

The consideration being paid by Mrs. Eager for all interests in this property is \$1100.00 and upon registration of the deed from you to Mrs. Eager, we will send you the Custodian's cheque in the amount of \$366.66 as suggested by you in your letter of December 6th, 1944. After deducting from that amount the costs of Administration, we should be pleased to have you send us a cheque in the amount of the balance remaining.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

Encl. (1)

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

December 11th. 1945.

Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd.	DEC 14 1945
File No.	1424/1554 1376
Ans.	
Referre	<i>Mark Phelan</i>

all fees sent to you

Dear Sir:

Re: Estate of Iwakichi MAEDE, Ref: 1424, 1556 & 13760.

Referring to your letter of December 5th re the above estate, I enclose by registered mail, Certificate of Title No. 154854-I, together with Conveyance from myself as Administrator to Dorothy Jean Eager.

I note that you will be forwarding the Custodian's cheque for \$366.66 and if any balance is available from the one-third interest of \$109.47 being balance at credit of the joint estates, as per your letter and statement of December 27th. 1944, I presume this will be included.

I am also enclosing Mr. G. M. Campbell's legal accounts for \$62.76 and \$5.00 for your approval and I presume that my fees in the sum of \$10.00 as agreed, will be in order as a charge against the estate.

On receipt of your cheque, these funds will be remitted to the Treasury in the usual manner and the balance vouchered for payment to the Custodian after the debts have been paid.

Yours truly,

W. A. Ackland

Official Administrator.

13760

December 15th, 1945.

Mr. W.A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate Iwakichi Maeda.

We are in receipt of yours of December 11th, enclosing Deed from yourself to Dorothy Jean Hager of an undivided $1/3$ interest in Lots 10 - 13, Section 20, Township 1, Barclay District, Plan 3770 and Certificate of Title to this interest in your name, also Mr. Campbell's account in the amount of \$67.76.

I am returning the Deed to you for amendment. The consideration named therein should be \$366.66. This sum will be remitted to you by the Custodian when the Deed is registered. From the amount so remitted to you you will be able to liquidate the charges against the Estate, including Mr. Campbell's bill.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

December 18th. 1945.

EVACUATION SECTION

Rec'd DEC 20 1945

File No.

Ans.

Referred

The Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sirs:

Re: Estate of Iwakichi MAEDE. File 13760.

Replying to yours of December 15th, I return herewith the Deed duly amended as requested. As indicated in your letter, upon receipt of your cheque for \$366.66, I will attend to the winding-up of this estate, remitting to your office the proceeds after payment of the debts.

Yours truly,

W. A. Ackland.
Official Administrator.

MEMORANDUM

For The File,

From: Ian Macpherson.

Re: Iwakichi MAEDA (deceased)
 Heijiro Hiracka, Reg. No. 12073
Fujitaka Takauchi, Reg. No. 13128

Lands- Lots 10, 11, 12 and 13, of Section 20, Twp. 1, Barley District, Plan 3770.

An undivided two-thirds interest in the names of Heijiro HIRACKA and Iwakichi MAEDA. Indefeasible Title No. 79214-I. No encumbrance.

An undivided one-third interest in the name of Fujitaka TAKEUCHI, Indefeasible Title No. 116510-I. No encumbrance.

The Maeda Estate

Iwakichi Maeda died on the 14th of March 1933, leaving a son, Yuzuru, born 16th February 1932, by Susko Saitoo. No information as to the present whereabouts of either Susko Saitoo or the son Yuzuru could be attained.

On application of Gordon Sol. Campbell, barrister, of Port Alberni, Mr. W.A. Ackland, Official Administrator, Port Alberni, was issued Letters of Administration of the Maeda Estate. To permit this the vesting of the Hiracka interest, 19th April 1943, was vacated and subsequent to the filing of the Letters of Administration, the interest of Hiracka was re-vested by filing 55717 on 10th August 1945.

On our application to transmit the interest of Iwakichi Maeda, deceased, the Registrar issued Certificate of Title No. 154894-I in the name of William Adolphus Ackland, as administrator of the estate of Iwakichi Maeda, deceased.

In his capacity as administrator, Mr. Ackland executed and forwarded to the Custodian a deed of this interest in favor of Dorothy Jean Eager, of Victoria. This deed was merged and filed concurrently with Transmission of the two remaining interests of Hiracka and Takauchi, and, C. of T. covering all interests was issued as No. 135116-I in the name of Dorothy Jean Eager.

In connection with the above procedure it transpired that the C. of T. in the names of Maeda and Hiracka was in the possession of Hiracka, and as Hiracka refused it, a notice dated 12th September 1945 by the Registrar, under Section 134 of the Land Registry Act, was served on Hiracka. On the expiration of the Statutory, 21 days, no objection having been entered, the Registrar proceeded to issue title in the name of the Official Administrator.

The Hiracka and Takauchi Interests-

These having been vested by filings 55717, 10th August 1945, and 51780, 15th January 1944, respectively, were transmitted to the Custodian and docketed

(over)

The conveyance of title to the parcel of land above described being
not complete, the proceeds of the sale may now be distributed, less the debts
to the Custodian, one-third being due to the Official Administrator, one-third
to Justice Hiram and one-third to Justice Takemori. The Official Administrator
will refund to the Custodian any excess of the amount realized to him over the
liabilities and costs filed with him.

to Dorothy Jean Eager, as above indicated.

13760

February 4th, 1946.

Mr. W.A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of Isakichi MAEDE, Deceased.

We are now in receipt from the Registrar, Land Registry Office, Victoria, Certificate of Title 158116-I covering Lots 10 - 13, Sec. 20, Twp. 1, Barclay District, Plan 3770 in the name of Dorothy Jean EAGER.

I am returning enclosed statement of Gordon M. Campbell's account in connection with this Estate, retaining one copy for our file. The matter is now in the hands of our Administration Department and in the course of a few days, you may expect a cheque from the Custodian in payment of the late Mr. MAEDE'S interest, less whatever charges there may be on our books. When you have settled the liabilities of the Estate, we should be pleased to have a cheque from you for any amount remaining.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl. (1)

Catalogue No. 504
Files Nos. 1424, 1556 & 13760
Grappier Creek, Banfield, B.C.
10-13/20/1/3770

February 14, 1946.

DOROTHY JEAN EAGER
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADMINISTRATION

(As at September 22, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
Registration fees on deed - \$1100.00	9.20	
Insurance premium \$24.25 (Ex. 25/6/45) - 276/1075 of \$24.25	6.11	
Insurance premium \$24.25 (Ex. 25/6/48) - Full premium	24.25	
Purchaser's proportion of 1944 taxes paid - 101/365 x \$38.45	10.64	
1945 taxes paid in full	20.45	
Balance owing by purchaser		70.65
	<u>\$1,170.65</u>	<u>\$1,170.65</u>

BALANCE OWING BY PURCHASER

\$70.65

File No. 1424, 1596 & 15763

~~REDACTED~~ -- ~~ADMINISTRATIVE~~

February 14, 1946

Please release funds derived through sale of Catalogue No. 921 - Grappler Creek, Sanfield, E. C. - to the joint account of Fujitaka YAMAGUCHI, Reg. No. 12128, File No. 1424, Hajiro JISAKA, Reg. No. 12073, File No. 1596 and Iwakiichi SAHNE, Deceased, File No. 15763, and hold until allotment of funds is settled.

GP:12

Gross sales proceeds \$1,100.00

~~REDACTED~~

Kindly re-check the above immediately and make sure these funds are released to the proper person.

Files Nos. 1424, 1596 & 15760

MEMORANDUM -- MR. BEL

February 27, 1946.

Re: Catalogue No. 504
Grappier Creek, Banfield
10-11/20/3/372

Please attend to release and consent of insurance covering the above property and have the insurance company mail the assigned policy direct to Messrs. Haldane & Campbell, Barristers & Solicitors, 302-3 Pemberton Building, Victoria, B. C., who are acting on behalf of the purchaser.

GP:ED

1424, 1557 & 13760

REGISTERED A/R

February 27, 1946.

Messrs. Haldane & Campbell,
Barristers & Solicitors,
302-3 Pemberton Building,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 504
Grappler Creek, Banfield
10-13/20/1/3779

This will acknowledge receipt of your letter of February 23rd in which you enclosed Mrs. D. J. Eager's cheque for \$70.65, representing closing adjustments on sale to her of the above described property. Our official receipt is enclosed herewith.

As requested by you, we are also enclosing Certificate of Title No. 158116-1, in the name of Dorothy Jean Eager, and the 1946 tax statement covering this property.

With reference to the London Guarantee & Accident Co., Policy No. 572594, this will be forwarded direct to you by the insurance agent.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3 - Certificate of Title
Official Receipt
Tax Statement

cc to Mrs. Dorothy Jean Eager

1424, 1556 & 13760.
Cat. No. 504.

February 28th, 1946.

Messrs. Kar & Kar Limited,
Agents,
London Guarantee & Accident Co. Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 572594 for \$1200.00. exp. June 25/48.

The property covered by the above policy having been sold, as of September 22nd, 1944, we enclose usual Transfer and Consent endorsement which we would be obliged if you would complete and attach to the enclosed policy.

When this has been done we would ask you to kindly forward the policy direct to:

Messrs. Haldane & Campbell,
Barristers and Solicitors,
302-3 Pemberton Building,
Victoria, B. C.

who are acting for the purchaser.

Yours very truly,

R. G. Ball,
Administration Department.

RGB/P.
Encl.

1424, 1556, 15760.

September 5th, 1946.

Mr. W.A. Ackland,
Official Administrator,
Fort Alberni, B.C.

Dear Sir:

Re: Estate of Isakichi WADE, Undivided
1/3 interest, Lots 10-13, Barclay
District, Plan 3770.

We request you refer to our letter of
August 9th, 1945 in which we asked that a Certified
copy of Letters of Administration granted you be
sent us. When we have obtained this Certified copy,
we shall be in a position then to forward you the
funds held by the Custodian and due to the Wade
Estate.

Yours truly,

Ian Macpherson,
Title Examiner.

*Received
Sept 11/46
Ian Macpherson*

SCP 7/45.

In the SUPREME Court OF BRITISH COLUMBIA.

In the matter of IWAKICHI MAEDE.

and

deceased,
THE SEAL OF THE
SUPREME COURT OF
BRITISH COLUMBIA

BC
LAW STAMPS.
\$2.00

In the matter of the "Administration Act."

DATED THE 17th DAY OF APRIL A.D. 1945

UPON reading the affidavits of William Adolphus Ackland and the Petition herein and upon hearing Gordon M. Campbell of Counsel of the Petition

it is ordered,

that William Adolphus Ackland

Official Administrator for ^{that} ~~the~~ part

of the County of Nanaimo, contained within that part shall be Administrator of all and singular of the Alberni Nanaimo Electoral District lying north of Cameron Lake.

the estate of IWAKICHI MAEDE.

deceased,*

STAMP OF THE
Supreme Court of
British Columbia.
Apr 17, 1945.
ALBERNI REGISTRY.

and that notice of this Order be published.

Signed "J.H. BYRNE".
District Registrar.
Supreme Court.

CERTIFIED A TRUE COPY

J.H. Byrne

H. BYRNE, District Registrar.



This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

7-741-3642

File No. 1424, 1556 & 13760

September 14th, 1946

MEMORANDUM

TO: MR. BELL

FROM: MR. GOOD

Re: Joint Account
1424/12128 TAKEUCHI, Fujitaka
1556/12073 HIRAKA, Heijiro
13760/Dec'd MAEDA, Isakichi

A few days before I went up country on the 26th of August I discussed with you the pencil memo on the ledger sheet for the above joint account reading:

"10/2/45 Real Property sale includes some chattels, i.e.

\$52.00	File 1424	P. TAKEUCHI
98.00	File 1556	H. HIRAKA
<u>19.00</u>	Int. 497	Yoshio MARIINA

Total \$169.00 to be transferred when proceeds available."

As the account was credited with proceeds of sale of Cat. No. 504 on the 16th of February, 1946 and at present shows a credit balance of \$1,213.10 will you please make your transfers immediately if the ledger note is in order.

B3:BR



Files 1424, 1356, 13760 & Int. 497

To: Miss Charlotte Girard.

FROM: Mr. R. G. Bell.

October 3rd, 1944.

Re: Jeanette's personal belongings

Indicated:

Please transfer the items listed to the individual accounts

File 1424
Estimate JANUARY 1944

Kitchen chairs (2)	\$ 1.00
Table	\$ 1.00
Bed Spring	\$15.00
Sewing Machine	\$15.00
	<u>\$32.00</u>

File 1356
Estimate JANUARY 1944

Barometer	\$ 2.00
Kitchen utensils	\$ 2.00
Box (7)	\$ 2.00
Drum (2)	\$ 2.00
Bed & Springs (2)	\$30.00
Kitchen Range	\$ 5.00
Sewing Machine	\$15.00
Oil Stove	\$ 5.00
Gas Lamp	\$ 2.00
Kitchen Chairs (9)	\$ 3.90
Camp Bed (2)	\$ 6.00
Marble Table	\$ 5.00
Round Table	\$ 1.00
Kitchen combination cabinet & table	\$10.00
Writing Desk	\$ 1.00
Small tables (2)	\$ 2.00
	<u>\$96.00</u>

Int. 497
Estimate JANUARY 1944

Bed & Spring	\$15.00
Congoleum	\$ 4.00
	<u>\$19.00</u>

and charge the total (\$169.00) to the Joint Account 1424, 1356 & 13760, to which these proceeds were credited from sale of Real Property (Cat. 904), as per Mr. Green's Memorandum, dated November 20th, 1944, on File 1424.

Transferred 11/10/46.
C.G.

*Note: Original appraisal
attached to A. J. B.'s
Memo of Nov. 20/44,
on File 1424.*

1424, 1556 & 15760.
Cat. No. 504.

October 15th, 1946.

Mr. Fujitaka TAKEUCHI,
Registration No. 12128,
R. R. No. 1,
Grand Forks, D. C.

Mr. Heijiro HIRAKA,
Registration No. 12073,
Tadino, D. C.

Mr. W. A. Ackland,
Administrator of the Estate of
Iwakichi HAHNE, Deceased,
Port Alberni, B. C.

Dear Sirs:

Re: Lots 10, 11, 12 and 13 of Section 20, Township 1, Barclay
District. Plan 770.

Final adjustments in connection with the sale of the above property having been made, we enclose a complete statement of the transaction showing the net amount (\$1,136.55) passed to the credit of the Joint Account in which the property was carried.

We also enclose our Accounting Department's statement of the Joint Account, including the above entry and showing a credit balance of \$1,213.10, which has been treated as follows.

The above property having been advertised for sale, under our Catalogue No. 504, as Land, 2 Dwellings, and Furniture on the premises, it became necessary to have the Chattels included in the sale appraised by an independent appraiser. This was done on July 18th, 1944, by William Burnip, Auctioneer of Port Alberni, with the following results:

\$ 98.00	value of Chattels belonging to Heijiro HIRAKA, File 1556
\$ 52.00	value of Chattels belonging to Fujitaka TAKEUCHI, File 1424
<u>\$ 19.00</u>	value of Chattels belonging to Yoshio HANUWA, File 1/497
\$169.00	transferred to individual Personal Accounts concerned.

The above transfers reduced the balance of the Joint Account from \$1,213.10 to \$1,044.10, and this balance has now been transferred as follows, and the Joint Account closed:

(Over)

ENCLOSURE
10/15/60

H. G. Bell,
Office of the Custodian.

Yours truly,

\$348.03	transferred to account of Pajama Trench
\$348.03	transferred to account of Hjalmar Himmik
\$348.07	transferred to account of Estate of Leighton Haver, dec'd.

Files 1424, 1556 & 15760.

Page 2.

October 15th, 1960.

Fujitaka TAKENUCHI
Heijiro HIYAKA
Yukioki MATSU

File No. 1424, 1596 & 15760
 Rec. No. 12128, 12073, Dec'd.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 16	Fire Insurance premium	\$ 24.25		
November 27	Rents collected Cleaning house	2.50	45.00	
1943 June 12	Taxes	49.41		
July 26	Land Registry Office - Certificate of Encumbrance	1.00		
December 29	Rents collected Repairs	12.55	140.00	
1944 September 22	Rents collected Repairs Taxes Telephone calls Fire Insurance premium Taxes	5.50 38.94 1.38 24.25 20.67	70.00	
	Credit re Sale of Property		1,138.55	
		\$ 180.45	\$1,393.55	

CR \$ 1,213.10

STATEMENT RE SALE OF:

Catalogue No: 904.

Street Address: Bonfield, B. C.

Legal Description: 10-13/20/1/3770.

Name: TAKEUCHI, Fujitaka, #12128
HIRAKAWA, Baijiro, #12973
File No: HAKES, Isakichi, Deceased.
14241, 1556 & 15760.

Date of Sale and Adjustments September 22nd, 1944.

Sale Price

\$ 1100.00

~~Real Estate Agents Commission~~

0

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

11.60

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance

(6.11

Taxes

(24.25

Water

(10.64

(20.45

22.90

\$ 1161.45

Joint

Net Proceeds credited to your account

\$1138.55

Date:..... October 4th, 1946.

Compiled by:..... Mr. Geo. Peters.

ANALYSIS OF JOINT ACCOUNT 1424, 1556 & 13760
(FUJITAKA TAKEUCHI, HEIJIRO HIRAKA & IWAKICHI HARDE, DEC'D.)
FOR INFORMATION OF OFFICIAL ADMINISTRATOR

Sept.	16/42	Insurance, H. Hiraoka house	\$ 24.25	
Nov.	27/42	Rent, H. Hiraoka house, 3 mos. @ \$15.00		\$ 45.00
Nov.	27/42	Cleaning H. Hiraoka house	\$ 2.50	
June	12/43	Taxes (1942/43), Cat. 504	\$ 47.91	
July	26/43	Certificate of Encumbrance	\$ 1.00	
Dec.	29/43	Rent, H. Hiraoka house, 9 mos. @ \$15.00		\$135.00
Dec.	29/43	Rent, H. Hiraoka house, 2 mos. @ \$10.00		\$ 20.00
Dec.	29/43	Bath, H. Hiraoka house	\$ 20.00	
Dec.	29/43	Repairs, H. Hiraoka house	\$ 1.00	
Dec.	29/43	Paint, H. Hiraoka house	\$ 6.55	
Sept.	22/44	Rent, H. Hiraoka house, 7 mos. @ \$10.00		\$ 70.00
Sept.	22/44	Repairs, H. Hiraoka house	\$ 5.50	
Sept.	22/44	Valuation fee, Cat. 504	\$ 7.50	
Oct.	23/44	Taxes (1944)	\$ 38.94	
Oct.	26/44	Long Distance telephone call	\$ 1.38	
Nov.	17/44	Advertising, Cat. 504	\$ 4.00	
Dec.	30/44	Balance, as per letter of Dec. 27th, to Official Administrator	\$109.47	
Dec.	30/44	Balance brought forward		\$109.47
June	22/45	Insurance, H. Hiraoka	\$ 24.25	
Sept.	28/45	Taxes (1945), Cat. 504	\$ 20.67	
Oct.	4/46	Net proceeds from sale of Cat. 504, as per statement, including Chattels (\$169.00) on premises		\$1138.55
Oct.	7/46	Transfer to Fujitaka TAKEUCHI (File 1424), proceeds from Chattels sale	\$ 52.00	
Oct.	7/46	Transfer to Heihiro HIRAKA (File 1556), proceeds from Chattels sale	\$ 98.00	
Oct.	7/46	Transfer to Yoshio HARUNA (Int. 497), proceeds from Chattels sale	\$ 19.00	
Oct.	7/46	Transfer to Fujitaka TAKEUCHI (File 1424), one-third interest in property Joint Acct.	\$348.03	
Oct.	7/46	Transfer to Heihiro HIRAKA (File 1556), one-third interest in property Joint Acct.	\$348.03	
Oct.	7/46	Transfer to account of Iwakichi HARDE estate (File 13760), one-third interest in property Joint Account	\$348.04	

L. & P. E.
5th NOVEMBER 1946.

PL 156 & 13760.

November 5th, 1946.

RECEIVED
Page 2

NOTES: This statement is not in balance because: (A) Entry of Oct. 4/46 (\$1,338.55) includes \$1.50 taxes on Oct. 500, which is being debited to Hattaro HIRAKAWA's account (as registered owner), the account of Fujitaka TAKEMUCHI (PL 156 & 13760) and Ienchi HAKIDA (PL 13760), each being credited with .50¢; (B) Disbursements for valuation fee (\$7.90) on Sept. 22/46, and advertising (\$4.00) on Nov. 17/46, and therefore included in balance of \$109.47 reported on Dec. 27/46, is also included in net proceeds (\$1,338.55) transferred to credit of joint account on Oct. 4/46.

It should also be noted that the total amount of revenue earned by this property (Net \$270.00 less disbursements \$84.05 = \$185.95) came from Hattaro HIRAKAWA's house. Fujitaka TAKEMUCHI'S House was built for habitation, and Ienchi HAKIDA'S house" no more than a detail on the verge of collapse.

MEMORANDUM

File 13760.

TO: Mrs. A. G. McArthur.

FROM: Mr. R. G. Bell.

November 8th, 1945.

Re: Estate of Iwakichi WADE, Deceased.

An analysis of the Joint Account, in which the above Estate has a one-third interest, is attached for the information of the Official Administrator.

On the basis of an equal division of three one-third shares the figure available for remittance to Mr. W. A. Ackland, Official Administrator, is \$341.51; made up as follows:

One-third of Joint Account balance transferred to this account		\$348.04
Transfer to File 1356 of one-third of \$1.50 overcharged Joint Account		\$.50
Cost of telegram to Official Administrator May 14/45	\$ 1.28	
Certified copy of Letters of Administration	\$ 4.75	
Notarial Fee	\$ 1.00	
Balance on hand	<u>\$341.51</u>	
	<u>\$348.54</u>	<u>\$348.54</u>

REB/P.
Attach.

File No. 13760

Estate of Isakichi MAEDA, Deceased

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 June 19	Telegram to Port Alberni & reply	\$ 1.28		
August 18	Registration fees - certified copies letters of administration & inventory	4.75		
August 23	Notary fees - application official administration and Statutory declaration	1.00		
1945 October 11	Transfer of funds from joint account (from sale of lots 10, 11, 12 & 13, Sec. 20, Twp. 1, Barclay District, Plan 3770)		348.54	
		\$ 7.03	\$ 348.54	

GR \$ 341.51

Accounting Department
August 5th, 1947

13760

August 5, 1947.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of Iwakichi MAEDE, Deceased.

On October 15, 1946, we wrote to you giving full particulars of the sale of real property in which the above deceased Japanese had an undivided one-third interest, and showing the division of the proceeds from the sale. We are now enclosing Custodian cheque in the sum of \$341.51, being the balance of funds to the credit of the estate account in this office as shown on the attached statement.

We would, in due course, appreciate receiving the usual statement of receipts and disbursements, together with information regarding the heirs and the share each is to receive.

If benefits become payable to Sueko Saito or Yuzura Saito, who are now presumed to be in Japan, the Custodian will be pleased to receive these funds for the credit of Enemy accounts in their names in this office.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC
Enc. cheque \$341.51
statement

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

September 3rd.1947.

Office of the Custodian,
Japanese Evacuation,
Vancouver.B.C.

EVACUATION SECTION	
Rec'd	SEP 4 1947
File No.	13760
Ans.	✓
Starred	

Dear Sirs:

Re: Estate of Iwakichi MAEDE, deceased. File No13760.

I beg to advise that I have vouchered for payment by the Treasury at Victoria.B.C., for the sum of \$259.25 to be paid to your department for the credit of the heirs of the above estate as per statement below:

RECEIPTS:

Aug.15. 1947. Balance at credit of estate from
Office of the Custodian.Vancouver.B.C. \$341.51

DISBURSEMENTS:

Aug 31.1947.	Official Administrator's fee.	10.00
"	" paid for C.C.	
"	of Letters of Administration & postages.	1.50
"	G.M.Campbell. Solicitor's Bill of costs Taxed.	65.76
"	" Drawing Conveyance to Mrs. Dorothy Eager.	5.00
Surplusage of estate payable as follows:		
Mrs.Sueko Saito.	Widow.	$\frac{1}{2}$ share. 129.63
Yuzura Saito	Son.	$\frac{1}{2}$ share. 129.62
		<u>259.25</u>

\$ 341.51

From the records, it is noted that Yuzura Saito, the son of the deceased was born on February 16th.1932 and will therefore not be of legal age until February 16th,1953.

Yours very truly,

W.A. Ackland Official Administrator.

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

April 15th. 1948.

EVACUATION SECTION

Rec'd APR 19 1948

File No.

Ans.

Referred

Office of the Custodian,
Japanese Evacuation Section,
Foyal Bank Bldg,
Vancouver, B.C.

Ref: File No. 13760.

Dear Sirs:

Re: Estate of Iwakichi Maede, Deceased.

I beg to advise that I have vouchered through the Treasury Department at Victoria, B.C., for the payment to your office of the sum of Five dollars (\$5.00) for credit of the above estate.

This sum represents refund of an error in the solicitor's Bill of Costs discovered by my Auditors last month.

Yours very truly,

W. A. Ackland

Official Administrator.

13760

May 4, 1948.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

RE: ESTATE OF IWAKICHI MAEDE, Deceased.

We have now received Province of British Columbia
cheque in the sum of \$5.00 for the credit of the above Estate.
Will you please advise if this sum is to be divided equally
between the widow, Mrs. Sueko Saito and the son, Yuzura Saito.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC

W. A. ACKLAND
Official Administrator

PORT ALBERNI, B. C.

May 6th. 1948.

Office of the Custodian,
Japanese Evacuation Section,
Vancouver. B.C.

EVACUATION SECTION	
Rec'd	MAY 7 1948
File No.	13760
Ans.	
Referred	<i>Ma Wether</i>

File No. 13760.

Dear Sirs:

Re: Estate of Iwakichi MAEDE, Deceased.

Replying to your letter of May 4th regarding the above estate, it will be in order for you to divide this sum of Five Dollars equally between the widow, Mrs. Sueko Saito and the son, Yuzura Saito.

Regrets for omitting to give you these instructions.

Yours very truly,

W. A. Ackland

Official Administrator.