

13920

INFORMATION FROM R.C.M.P.

Date _____

Our File No. 13920

Full Name KURAMURA, Sana^ojo (Deceased)
(Surname in Block Letters)

Registration No. W

Male - Female
(check)

Age _____

Former Address

Headquarters, S.C.

Date Evacuated _____

Naturalized - Canadian-Born - National
(check)

Present Address

Lives at the above address.
Feb 7, 1939.

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Father _____

Name of Mother _____

Names of Children under 16 _____

Requested by

Miss Choje

Registered with Custodian

No.
(Yes or No)

Additional Information _____

37

INTERIM REAL PROPERTY SUMMARY

Catalogue No. 531

FILE Nos. 5446
13920

JAPANESE NAMES: Morikichi TAKATA, Reg. No. 06497
Sanojo KURAMURA, Reg. (Not Registered)

LEGAL DESCRIPTION: Lot 14, Block 29, Comox Bistrict, Plan 2281.

ENCUMBRANCE: Reservation of minerals, etc., in favour of the E. & N. Rly. Co.
No unregistered encumbrance indicated on file.

VESTING: Of interest of Morikichi TAKATA 51901 filed 22/2 /4, of interest
of Sanojo KURAMURA, 51980, filed 15/3/4.

ASSESSED VALUE: 1943 - Land \$480.00, Improvements \$150.00 - Total \$630.00,
Taxes \$17.60 plus delinquent taxes of 1941 and 1942 total
taxes \$52.84.

CLASSIFICATION: Property consists of 66½ acres with 7 acres cleared and a house.
H. M. Hafford, in making his valuation, gives the area as 66.2
acres, of which 5 acres were partially cleared. Sandy soil and
insufficient water. *There is a cabin 12 x 24 shingled walls on pos
for foundation, rough verandah on front, lean-to at rear, patched
boards. A wood shed made from split shakes, and a shed 12 x 12
of rough boards. A root house 15 x 15, shag top and another
building used as a barn 12 x 28.

ADMINISTRATION: Land was rented by Mr. TAKATA on 14/4/2 for a period of one year
for \$15.00 to W. Anderson. Mr. Matt Brown, as the Custodian
Agent, collected this rent from 14/4/3 to 13/4/6, 3 years and
the joint account is credited with \$45.00. The rental covering
the period 14/4/2 to 13/4/3 was paid to Mr. TAKATA (Matt Brown's
letter 11/12/2) The Custodian's rental agent, Mr. Brown, was
instructed on 17/4/6 not to rent the land as offers to purchase
were being considered. Mr. TAKATA requested the Custodian on
18/10/3 to rent the property. No sum as rental indicated by him.

*Advertised for
Sale by tender
in additional
Catalogue No. 531*

CLEARING TITLE: With the prospect of a sale of the property Mr. A.G. Freeze, e,
official administrator at Nanaimo, was requested to apply for
letters of administration of the Estate of Sanojo KURAMURA,
who died at Comox, B.C. on 7/2/39. Letters were granted on
21/5/7, and with a view to conveyance of KURAMURA'S interest
to the purchaser Mr. Freeze, through his solicitor, applied to
the Land Registrar at Victoria, for transmission of the title
to himself. Mr. Freeze was unable to submit with his application
the old Certificate of Title, No. 16961-N and his application
was rejected by the Registrar. Production of this certificate
was requested of Mr. TAKATA by this office on 17/4/6, he having
declared it to be in his possession. His reply of 26th April
acknowledged receipt of the request, but contented himself by
saying "I have no desire to place the said property for sale at
present, but I will consider it for \$1500.00 net receipt."

File Nos. 5446
13920

He was again requested on 10/6/7 to send in the Certificate, to which request there is no reply on file. In the circumstances a special vesting Certificate was prepared, to vest without the certificate of title being produced, the vesting being of "the interest of any unknown person or persons of the Japanese race". Mr. TAKATA having informed us, 4/4/45, that "KURAMURA did not leave a written will but before he died he said he will leave his half interest to me in payment for what I did for him when he was an invalid." No document giving effect to this alleged intention is on file or known. The claim may be left to Mr. Freeze to deal with.

VALUATION:

In a letter to Mr. Freeze, 24/4/6 (file 13920), it is stated that R. U. Hurford, of Courtney, appraised the property at \$778.00. A copy of this appraisal on this file gives the value of the land, 66.2 acres as \$403.00 and the buildings \$375.00.

The only indications of value on file are:-

The assessment notice does not show area of land, nor area cleared, the whole parcel valued at \$480.00. The buildings are assessed at \$150.00 for taxation, which value may be around 50% of estimated value and if so, the value of the buildings would be \$300.00 and total value \$780.00.

Mr. Hurford's appraised report gives 5 acres partially cleared at \$50.00 per acre and 61.2 acres logged land with no marketable lumber at 2.50 per acre, a total of 66.2 acres valued at \$403.00. The buildings he estimates at \$375.00 - total \$778.00.

In his inspection report of 4/11/2 Mr. Matt Brown gives the total area of the land as 66½ acres, of which 7 acres was cleared and a total value of \$2500.00.

Mr. TAKATA in his letter of 25/4/6 states "I will consider \$1500.00 net."

OFFERS:

Comox Valley Lands made an offer of \$650.00 on 26/3/6, which offer was ~~rejected~~ on 28/3/6.

The Comox Valley Lands offered on behalf of a client, on 11/4/6, \$778.00 on terms. This offer was withdrawn on 25/4/6.

An offer of \$778.00 cash was received from Comox Valley Lands on 24/2/7 on behalf of A.W. Anderson.

APPROVAL:

The offer of A.W. Anderson of \$778.00 was submitted to A.G. Freeze and approved by him, 25/4/6 (Memo on file #5446, dated 27/4/6) Also approved by the Advisory Committee on Rural Properties 15/4/6 (letter to Mr. Freeze 24/4/6)

INTERIM REAL PROPERTY SUMMARY - PAGE #3

File Nos. 5446
13920

SOLD: To Arne Walter Anderson for \$778.00 and payment in full received 26/2/7 and placed in suspense account.

CONVEYANCE: At this date no documents conveying either half interest have been executed.

FUNDS: At this date the joint account - 5446 and 13920 has been credited with rents \$45.00 and debited with commission on rents and travel expenses \$5.00, taxes \$95.25, insurance \$17.50, appraisal \$5.00, Certificate of Encumbrance \$1.00, Advertising \$4.00 - total debit \$127.75, net debit balance \$82.75.

TITLE: C.T. 16961-N in possession of Morikichi TAKATA.

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

IM/KW


Ian McPherson. 2-2-1948

(Master File is 5446)

REAL PROPERTY SUMMARY

Cat. No. 531.

File No. 5446
13920

Morikichi TAKATA
Sanojo KURAMURA

Reg. No. 06497
Deceased.

Address: Headquarters, B. C.

Legal Description: Lot 14 in Block 29, Comox District, Plan 2281.

Classification: 3-room Bungalow and Outhouses.

Registered in the names of: MORIKIRKI TAKATA and SANOJO KURAMURA.

State of Title (No. 16961-N): Only registered charge (75834-G) = Reservations of minerals, etc. in favour of Esquimalt and Nanaimo Railway Company.

^{noted}
Title received from Evacuee: Applied for to holder, Morikichi TAKATA, Apr. 17/46, who replied Apr. 26/46: "Received your letter of the 17th, requesting me to forward you the Certificate of Title of the above property. I have no desire to place the said property for sale at present, but I will consider it for \$1500.00 net receipt."

Sold to: ARNE WALTER ANDERSON for \$778.00 (Cash).

As at: March 3rd, 1947.

*Completion of sale awaiting administration
of Estate of Sanojo Kuramura, dec'd
June 6/47*

(Master File is 5446).

REAL PROPERTY SUMMARY

Cat. No. 531.

File No. 5446
13920

Morikichi TAKATA
Sanojo KURAMURA

Reg. No. 06497.
Deceased.

Address: Headquarters, B. C.

Legal Description: Lot 14 in Block 29, Comox District, Plan 2281.

Classification: 3-room Bungalow and Outhouses.

Registered in the names of: MORIKIKI TAKATA and SANOJO KURAMURA.

State of Title (No. 16961-N): Only registered charge (75834-G) = Reservations of minerals, etc. in favour of Esquimalt and Nanaimo Railway Company. (Notes Requested, Apr. 17/46, to forward C/Title, Morikichi TAKATA replied, Apr. 26/46: "Received your letter of the 17th, requesting me to forward you the Certificate of Title of the above property. I have no desire to place the said property for sale at present, but I will consider it for \$1500.00 net receipt.")

Sold to: ANNE WALTER ANDERSON for \$778.00 (Cash).

As at: March 3rd, 1947.

Title (No. 48361-N) delivered to new Registered Owner on: August 6th, 1948.

Net proceeds (\$741.05) released to credit of Joint Account 5446/13920 (Morikichi TAKATA & Sanojo KURAMURA, dec'd.) as of: March 3rd, 1947.

Completed sales statement sent to Morikichi TAKATA on: August 30th, 1948.

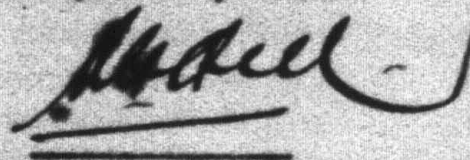
Insurance: Taken over by Purchaser.

Chattels: Not involved.

Administration: This property consisted of 66.2 acres of logged-off land, only 5 acres of which was cleared. There was no marketable timber on the balance. The small dwelling (12' x 24') was of 3-rooms only. The whole property was rented by owner @ \$15.00 per annum and used by lessor, a neighbour, as pasture land.

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

1st September, 1948.



RGR/P.

INSURANCE SUMMARY

Files: 5446
13920

Morikichi TAKATA
and
Sanojo KURAMURA

Lot 14, Block 29, Comox District, Plan 2281.

The dwelling on this land carried insurance of \$200.00 placed by the owner with the Travellers Fire Insurance Co. The agents of this company, Robert S. Day and Son Ltd., cancelled this policy, notice being given the Custodian on 29/4/2, and \$1.00 refund on premium made.

On expiry of notice Mr. Matt Brown, the Custodian's agent, on instructions dated 26/5/2, insured the dwelling with the Michigan Fire and Marine Insurance Co., in the sum of \$200.00, policy 16586, for one year expiring 21/7/3, premium \$3.50. This insurance was renewed annually and expires 21/7/48.

Jan Macpherson

13920 & 5446
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 24, 1946

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Re: Estate of Sanojo KURAMURA, Dec'd

Dear Sir:

We are in receipt of advice that the above named Japanese, who, prior to his decease, resided at Headquarters, B. C., died on February 7, 1939, and we are writing to request that you kindly undertake the administration of his Estate.

The only asset of the deceased, of which we have knowledge, is a one-half interest in Lot 14 in Block 29, Comox District, Plan 2281, being a farm of 66.2 (more or less) acres, at Headquarters, B. C., on which is situate a small dwelling and barn. This property is rented to the owner of adjacent land at a nominal charge of \$15.00 per annum. The assessed value of the above-mentioned asset is as follows: Land - \$480.00; Improvements - \$150.00; Total - \$630.00.

The Custodian has widely advertised this property for sale by means of a Catalogue published by this Office in the spring of 1944. Only recently, however, have we received an offer to purchase, which is in line with the independent appraisal of Mr. R. U. Hurford of Courtenay, B. C. Both the valuation of Mr. Hurford and the offer to purchase, received through Comox Valley Lands, also of Courtenay, are for the same amount, viz., \$778.00.

At a meeting of the Advisory Committee on Rural Properties, of which His Honor Judge David Whiteside is Chairman, held on April 15, 1946, the above offer of \$778.00 was approved, but before we forward relative documents to Ottawa for the signature of the Secretary of State, we feel that you should be conversant with particulars of the transaction and add your approval to this sale.

13920 & 5446

A. G. Freeze, Esq.,

-2-

April 24, 1946

For your information, we are enclosing herewith copy of our Catalogue, in which the above property is included under No. 531, together with copy of the above-mentioned offer and valuation report.

When and if the proposed transaction is completed, we will forward to you one-half of the net proceeds received from said sale, together with a statement of the account of the deceased as it appears on our books, and a complete statement regarding this sale.

As far as we are aware, there are no unregistered charges against the above noted property, and the only registered charge is as follows: "No. 75834-G Reservations of minerals etc., in favour of the Esquimalt & Nanaimo Railway Company".

The only claim against the deceased, known to us, is one for an undetermined amount for taxes etc., mentioned in the attached letter, dated April 11, 1946, received from Morikichi Takata, who is also the registered owner of the other one-half interest in this property. This letter from Mr. Takata contains the only information which we have concerning whether or not the deceased left a Will or any relatives surviving him. In view of the fact that no person by the name of Kuramura registered with the Royal Canadian Mounted Police at the time of evacuation, we believe it is safe to presume that the decedent had no relatives living in Canada.

For the reason that we have had considerable difficulty in liquidating the above asset, we are anxious to be in a position to accept the offer forwarded by Comox Valley Lands as quickly as possible, and we would appreciate hearing from you by return mail, approving, if you see fit, the offer mentioned herein.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

13920, 5446

March 4, 1947.

A.G. Freeze, Esq.,
Official Administrator,
Cumberland, B.C.

Dear Sir:

Re: Estate of Sanojo KURAMURA, Deceased, and
Lot 14, Blk. 29, Plan 2281, registered in
the names of Morikichi (Morikichi) TAKATA,
and Sanojo KURAMURA. Certificate of Title
No. 16961-N.

As advised in our letter of February 13th last another purchaser has been found who is willing to pay the price approved by you in your letter of April 25, 1946. The full amount of the purchase price has now been received and we will be pleased if you will proceed with administration of this estate.

It will be in order for you to file your Letters of Administration against this property and we would ask you to please advise us when this is done and send us a certified copy for our file. We will then require you to join with the Secretary of State in the conveyance to the purchaser and after the registration of the documents, the net share belonging to the deceased will be sent to you. The conveyance will be prepared on the usual form used by this Department.

Please refer to our letter of April 24, 1946 and further to the information given we may say that there will be approximately \$300 payable to this estate from sale of this property after taxes, agent's commission, valuation fee and other incidental expenses have been paid.

Morikichi Takata, the tenant in common with the deceased, claimed in a letter dated April 11, 1945, that Kuramura gave his interest in this property to him before his death. In the event of Takata claiming against the estate and your wish to give consideration to it, we attach a copy of his letter for your information.

Incidentally, taxes including 1942 are being taken care of from this office from rents and the purchase price.

A.G. Freeze, Esq.,

2.

March 4, 1947.

We enclose for your information Certificate of Encumbrance dated March 15, 1944, and would ask you to kindly return this as soon as it has served your purpose.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

encl. Copy of letter from Takata, dated April 11, 1945.
Original Certificate of Encumbrance dated March 15, 1944.

13920, 5446

June 10, 1947.

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: Estate of Sanojo KURAMURA, Deceased.
Our file No. 13920.

We have your letter of June 7, stating that Certificate of Title No. 16961-N was mailed on October 6, 1933, to W. B. Inglis, Courtenay, B. C.

The declaration of Morikichi Takata, joint owner of this property, stated that in May, 1942, this Certificate was in his, Takata's, possession. We are writing today, for the second time, to obtain this title from this man and will advise you at once if we are successful. Mr. Takata, according to the last report from the Department of Labour, is at present c/o Spruce Falls Power & Paper Company, Kapuskasing, Ontario, and it might be helpful if you would write to him demanding production of the Certificate. Our letter to him enclosed a stamped envelope addressed to the Custodian's Office, and it is hoped that he will return this document to us to be forwarded to you.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Files 5446 & 13920.

January 26th, 1948.

MEMORANDUM

TO: Mr. F. G. Shears

FROM: Mr. Ian Macpherson.

Re: Lot 14, Blk. 29, Comox Dist., Plan 2281.

The registered owners are Morikichi TAKATA and Sanoje KURAMURA, tenants in common. TAKATA'S interest was vested 22-3-4, filing 51901, and KURAMURA'S 15-3-4, each being the ordinary vesting form. The Certificate of Title is in TAKATA'S possession. It has since been discovered that KURAMURA died on 7-2-39, and therefore the vesting filed as to his interest is invalid.

Mr. A.G. Freeze, Official Administrator, at Nanaimo, was requested on 1-5-6 by the Custodian to apply for letters of administration of KURAMURA'S estate, and letters were granted to him on 21-5-7.

Through the Comox Valley Lands an offer to purchase was received from Arne Walter Anderson at a price of \$778.00, on 13-2-7, and upon receiving approval of Mr. Freeze, the purchase price was paid in full and is in possession of the Custodian.

Mr. Freeze applied to the Land Registrar at Victoria to have title to the half interest transmitted to his name. The application was rejected, as the Certificate of Title was not submitted. Mr. TAKATA has been asked several times to produce this certificate and on 26-4-6 acknowledged receipt of our request but did not send it, declaring his unwillingness to sell. A similar request was made 10-6-7, with no response.

Consequently Mr. Freeze will not be able to convey title and it will be necessary to file a Special Vesting Order and proceed by transmission to the Custodian. The circumstances are unusual as KURAMURA left no natural heirs, also there is the possibility that he disposed of his interest. Mr. TAKATA claims that he did so to him by verbal agreement, but this claim may be disregarded. The Special Vesting will have to be of "any unknown Japanese interest." Such a vesting would be accepted by the Registrar in Vancouver but refused in New Westminster, and the attitude of the Registrar in Victoria is not known.

Such a Special Vesting is attached, and ^{is being} ~~it may be~~ submitted to the Registrar at Victoria for his comment before being sent to Ottawa with a transmission and deed for execution. One-half of the net proceeds of sale would be remitted to the Official Administrator to the credit of the estate.

Ian Macpherson

IM:JS

Atch.

5446
13920

February 14, 1948.

Mr. Norikichi Takata,
Registration No. O.C. 497,
Camp 32,
Spruce Falls Pulp & Paper Co.,
Kapuskasing, Ontario.

Re Lot 14, Block 29, Comox District, Plan 2281.

We advised you on 10th May, 1947, that the above described property was in course of sale. Title to the property stands in your name and that of Senajo KURAMURA, and you informed us that Mr. KURAMURA died on February 7, 1939, and that he had promised to leave his half interest to you. You also stated that he left no heir.

We are not questioning your statements in this regard but would point out to you that no payment out of the proceeds of this sale can be made to you until you either send us the certificate of title in your possession, or confirmation of your claim from the heirs of Mr. KURAMURA. You state that he left no heir, which we take to mean that he had no children. But in that case his parents, or his brothers or sisters would be his heirs by law. If possible will you please inform us of their names and addresses. It will be necessary that you clear up this matter, and we suggest that we may be able to assist you now, if you can give us the names we ask for.

Yours truly,

Ian McPherson,
Office of the Custodian.

IMc/ch

c/o Spruce Falls P. & P. Co.,
Kapuskasing, Ont.
March 15/48.

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

Dear Sir:

7 In answer to the letter dated February 14th, you questioned me on the matter of Mr. Sanjo Kuramura's heirs to his one quarter share of the property. By lawful rights his heirs would be his parents, brothers or sisters, seeing he did not have a wife or any children. But Mr. Kuramura being a bachelor with no relations whatsoever in Canada names cannot be given.

He did not leave a written deed but I have paid all tax bills from before his death yearly. As a proof that I have been, I am enclosing one of my Tax Bills written per H. Takata.

I hope with the assistance of this information matters will be cleared up.

Yours truly,

(signed) "Morikiohi Takata"

File No. 5446
13920

5446
13920

March 22, 1948.

Mr. Morikichi TAKATA,
Registration No. 06497,
Camp 32,
Spruce Falls Pulp & Paper Co.,
KAPUSKATING, Ontario.

Dear Sir:

Re Lot 14, Block 29, Comox District, Plan 2281

We have your letter dated 15th March 1948 in connection with your interest in above land. Certificate of Title No. 16961-W showing the owners as Morikichi TAKATA and Sanojo KURAMURA was issued by the Land Registry Office at Victoria, and in your declaration of property made to the Custodian on 22nd April 1942, you stated that this Certificate of Title was in your possession.

We have been trying to assist you in clearing up your title to this property and have again and again requested you to send to this office this Certificate of Title. You have received our letters but have not sent this Certificate nor have you told us why you have not sent it. Our first request to you was in our letter dated 17th April 1946, and if you had then sent it this matter would probably have been cleared up long ago. It may be that you have sent it to Mr. A. G. Freeze, official administrator of the estate of Sanojo KURAMURA, at Cumberland, B.C.

We again ask you to send to this office this Certificate of Title 16961-W without delay, in enclosed addressed envelope, or let us know why you have not done so.

Yours truly,

Isa MacPherson
Office of the Custodian.

Mac/CH
Enc.

5446
13920

August 6, 1948.

REGISTERED MAIL

Mr. Arne Walter Anderson,
Headquarters, B. C.

Dear Sir:

Rsg Lot 14, Block 29, Conon Dist.,
Plan 2281

We acknowledge with thanks, receipt today of \$7.66, registration fee, and enclose our official receipt for same, with Certificate of Title No. 48361-B, covering above described land, in your name, free of encumbrance.

We much regret the delay in procuring this title owing to the involved interest of the late Mr. Kurumara, and hope you will find your investment satisfactory in every way.

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH
Encls.

5446 & 13920.
Cat. No. 531.

August 26th, 1948.

Registered Mail.

Comox Valley Lands,
P. O. Box 7,
Courtenay, B. C.

Dear Sirs:

Re: Lot 14 in Block 29, Comox District,
Plan 2281.

Sale of the above property was completed with delivery of Certificate of Title No. 48361-M to the purchaser, Mr. A. W. Anderson, on the 6th instant, and we now enclose our cheque in your favour for \$38.90, representing your commission.

We enclose stamped addressed envelope and would be obliged if you would let us have your acknowledgment of this remittance for our records.

Yours very truly,

R. G. Bell,
Office of the Custodian.

RGR/P.
Encl. 2.

STATEMENT RE SALE OF:

Catalogue No: 531

Street Address: Headquarters, B. C.

Legal Description: Lot 14, Blk 29, Map 2281, Comox

TAKATA, Morikichi

Name: KURAMURA, Sanao

File No: 5445 & 13920

Reg. No: 06497 & Dec'd

Date of Sale and Adjustments 3rd March, 1948

Sale Price

\$ 778.00

Real Estate Agents Commission

\$ 38.90

Charge for Valuation

7.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance

4.97

Taxes

10.48

Water

\$ 52.40 \$ 793.45

Net Proceeds credited to your account

\$ 741.05

Date: August 26th, 1948

Compiled by: Accounting Department

File No. 5446 & D920
Reg No. 06297 & Der's Co.

MORIKIHI TAKATA
SANJO KUSAKURA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	May 15	Refund insurance premium		\$ 1.00	
	December 22	"		3.50	
1943	January 9	Insurance premium (fire)	3.50		
	August 2	"	3.50		
	October 13	M. Takata remittance		2.50	
1944	May 15	Rents collected		20.00	
	July 28	Agent's commission	2.00		
	August 9	Fire insurance premium	3.50		
		Land Registry Office - Certificate of Encumbrance	1.00		
1945	April 26	Rents collected		15.00	
	July 26	Agent's commission	1.00		
		Fire insurance premium	3.50		
1947	February 17	Taxes - 1942 - 1947	109.39		
	March 3	Fire insurance premium	7.00		
		Credit re Sale of Property		741.05	
			<u>\$ 134.39</u>	<u>\$ 793.05</u>	

CR \$ 658.66

Accounting Department
August 26th, 1948

November 5, 1948.

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: ESTATE OF SANOJO KURAMURA, DECEASED,
and Lot 14, Block 29, Comox District,
Plan 2281.

In reply to your enquiry of October 20, we wish to inform you that our file relating to the interests of the two registered owners has been sent to Toronto for the hearing of the claim of Morikichi Takata. We understand that this claim will be heard on November 25 and as soon as the file is returned to this office we will report and forward the amount considered due to the Estate.

Takata claims that he paid all the taxes for the years 1938, 1939, 1940 and 1941. Would you please, in the meantime, give your approval to the deduction of the Estate's share of the taxes for these years. Taxes from 1942 to the date of sale were paid from the proceeds.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

XXX-FILE 13920

YOUR FILE

ADDRESS YOUR REPLY

TO Official Administrator



Cumberland, B. C.,
November 24th, 1948.

EVACUATION SECTION	
Rec'd	NOV 26 1948
File No.	13920
Ans.	
Referred	McArthur

Mr. A. G. McArthur,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

RE:- Estate of Sanojo Kuramura,
deceased.

Dear Sir:-

Replying to your letter of November 5th.
I have no objection to the deduction of the estate
share of the taxes for the years 1938, 1939, 1940 and
1941 on the property in this estate, the taxes Moriki-
chi Takata claims to have paid, providing adequate evi-
dence of payment of these taxes by Mr. Takata is pro-
duced to you.

Yours faithfully,

A. G. Freeze,
Official Administrator.

AGF/sk

5446, 13920

November 26, 1948.

Mr. Morikichi Takata,
Camp 32,
Spruce Falls Pulp and Paper Company,
Kapuskasing, Ontario.

Dear Sir:

Re: Lot 14, Block 29, Comox District, Plan 2281.

We attach copies of our letter to Mr. A. G. Freeze, Official Administrator, dated November 5, 1948, relating to your claim for taxes, and his reply.

Our file indicates that you presented a tax receipt covering the year 1938 but we do not appear to have on hand your receipts for the years 1939, 1940 and 1941. If you have these or can obtain a letter from the Provincial Collector of Taxes for the Comox Assessment District indicating that these taxes were paid by you, would you please produce them for the benefit of the Official Administrator in order that you may have the benefit of these payments.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

13920, 5446

January 8, 1949.

REGISTERED MAIL

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: ESTATE OF SANDJO KURAMURA, DECEASED

Further to our letter of November 26, we have now received from Norikichi Takata Tax Statements with receipts attached, covering the years 1939, 1941, 1942 and 1943, which apparently include arrears.

From these it appears that the following payments were made by Takata:

1937	-	\$12.90
1938	-	15.67
1939	-	15.65
1940	-	18.95
1941	-	17.63
TOTAL		\$ 80.80

From 1942 the taxes were paid from the joint account in the Custodian's office, the amounts being as follows:

1942	-	\$22.98
1943	-	20.50
1944	-	19.71
1945	-	16.28
1946	-	15.78
1947	-	14.14
TOTAL		\$109.99

We enclose for your perusal, the statements and receipts and request that you let us know how much Takata should receive from the proceeds of sale to reimburse him for taxes advanced by him.

A. G. Greene, Esq.

January 8, 1949.

The correspondence indicates the possibility that Takata's share is more than one-half but as far as the Custodian is concerned it is our intention to turn over to you for administration one-half of the net proceeds from sale after the adjustment recommended by you has been made. You will then, at your discretion, recognize Takata's claim to the additional portion if you see fit.

Yours very truly,

AGM/AC

ENC. Tax statements & receipts

A. G. McArthur
Office of the Custodian

OUR FILE

YOUR FILE

ADDRESS YOUR REPLY

TO Official Administrator



Cumberland, B. C.,
January 15th, 1949.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 17 1949
File No.	13920
Ans.	<i>AGF</i>
Referred	<i>Mr. Arthur</i>

RE:- Estate of Sanojo Kuramura, deceased

Dear Sir:-

I beg to acknowledge receipt of your letter of January 8th in connection with the taxes said to have been paid by Morikichi Takata on the property held jointly with the above named deceased covering the 1937 to 1941, totalling \$80.80 and the taxes paid from the joint account in the Custodian's office for the years 1942 to 1947 inclusive totalling \$109.39. I note that all taxes paid by Takata were paid subsequent to the date of death of the deceased, nevertheless my records show that the property is jointly owned and assessed and that Mr. Takata is entitled to pay half of the taxes, and I would therefore recommend that Mr. Takata should receive a refund - half of all taxes paid by him (totalling \$80.80) from the proceeds of the sale of the property. The taxes paid by your office will adjust themselves between the two parties on the division of the funds held by you after the refund has been made to Mr. Takata of \$40.40 and if Mr. Takata can produce convincing evidence to me that he has a larger interest in the property than the half interest originally claimed, the matter of a further adjustment will be taken under careful consideration.

Assessment notices and receipts are returned herewith for your files.

Yours faithfully,

A. G. Freeze,
Official Administrator

40.40
25.71
14.69

AGF/sk
Encl.

5446, 13920

February 4, 1949.

Mr. Morikichi Takata,
Crov Creek,
Opasatika, Ontario.

Dear Sir:

On August 30 last we sent you two statements of account, one of your personal account, showing a credit balance of \$6.75 derived from sale of chattels, and the other of your joint account with Sanojo Kuremura, deceased, showing a joint credit of \$658.66, being proceeds from rentals and sale of the real property at Comox.

Since that time we have transferred one-half of the credit in the joint account, namely \$329.33, to your personal account. In addition, your claim for refund of taxes has been approved by Mr. Freeze, the Official Administrator, and \$40.40 has been transferred from Kuremura's share of the proceeds for your credit, together with \$1.25, being one-half of the advance of \$2.50 made by you to pay the fire insurance premium in 1943. Your present credit, therefore, amounts to \$377.73, Mr. Kuremura's share being \$329.33 less the \$41.65 transferred to you, or \$287.68.

Mr. Kuremura's share has been forwarded to Mr. A. G. Freeze, the Official Administrator at Cumberland, B. C., and any further claim which you may have against this Estate may be referred direct to him. For your information we enclose a copy of our letter to Mr. Freeze dated January 8, 1949, and a copy of his reply.

It is our wish to close your account in this office and we would ask you to answer our letter of January 12 as soon as possible in order that we may remit the amount due you.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. copies.

13920

February 4, 1949.

REGISTERED MAIL

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: ESTATE OF SANOJO KURAMURA, DECEASED

We acknowledge with thanks your letter of January 15, and in accordance with your instructions are transferring the sum of \$40.40 from the Estate account to the account of Morikichi Takata, being refund of taxes advanced by him on behalf of the Estate. The Joint Account shows the sum of \$2.50 to have been advanced by Takata in October 1943, being balance of fire insurance premium payable at that date and we are, therefore, with your permission, adjusting this also and debiting the Estate account with the sum of \$1.25.

The net amount remaining for the credit of the Estate is \$287.68, for which we enclose Custodian cheque drawn in your favour as Administrator. Regarding distribution of net proceeds, you may be aware that Takata filed a claim with the Japanese Property Claims Commission in Toronto in which he valued the real property at \$2000.00. Mr. Hurford's valuation of \$778.00, approved by you, was submitted by counsel for the Government as an exhibit but the actual Government defence will not be put in until the case comes up in its turn in Vancouver sometime this Spring.

In his sworn evidence before the Commissioner, Takata stated that while he told the Custodian that Kuramura had no next-of-kin, Kuramura had actually been married in Japan. Takata did not state whether there were also children nor whether there were other heirs if no immediate next-of-kin survive. He did, however, state that there are no known heirs in Canada. It would appear that Takata is trying to obtain all the property for himself and will, no doubt, be applying to you direct for the net proceeds of Kuramura's Estate, but unless you are prepared to accept this man's story and are convinced that there are no heirs in Japan, the net proceeds from Kuramura's Estate are to be paid over to the Custodian for the Enemy account.

For your assistance we enclose a copy of the transcript of evidence taken at the hearing in Toronto and would ask you to return this as soon as possible by Registered Mail, directed for the special attention of the undersigned.

A. G. Freeze, Esq.

February 4, 1949.

We might point out that we understand that the property was purchased by Takata and Kuramura through W. D. Inglis, Courtney, B. C., in 1931 for \$750.00, but it is not known when title issued.

We are writing to Mr. Takata, enclosing a copy of our letter to you dated January 8, together with a copy of your reply dated January 15, 1949.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AG
Enc. cheque \$287.68
transcript

OUR FILE

YOUR FILE 13920

ADDRESS YOUR REPLY

TO Official Administrator



REGISTERED

Cumberland, B. C.,
February 11th, 1949.

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

EVACUATION SECTION	
Rec'd	FEB 14 1949
File No.	13920
Ans.	<i>[Signature]</i>
Referred	<i>McArthur</i>

RE:- Estate of Sanojo Kuramura, dec'd

Dear Sir:-

I beg to thank you for your letter of February 4th enclosing your cheque for \$287.68 being the net amount remaining on your books for the credit of the above estate for which official receipt is enclosed herewith.

For audit purposes I would be pleased if you would furnish me with a complete statement of receipts and disbursements regarding the sale of the land showing how the figure \$287.68 is arrived at. As requested I am returning herewith a copy of the proceedings at the hearing of Morikichi Takata's claim which came before the Commission at Toronto on November 26th, 1948. I perused the evidence and have also taken a copy of same for my file.

Yours faithfully,

A. G. Freeze,
Official Administrator.

AGF/sk
Encl.

13920

February 15, 1949.

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: Estate of Sanojo KURAMURA, Deceased.

We have to acknowledge your letter of February 11, enclosing Official Receipt for the sum of \$287.68 and returning transcript of evidence.

As requested by you, we enclose statement of the Joint Real Property account in the names of Sanojo Kuramura and Morikichi Takata, showing the adjustments made with respect to taxes and insurance and the division of the credit. In explanation of the credit of \$741.05, we also attach a copy of the statement covering sale of the real property.

At a later date we would be pleased to receive from you all funds accruing to Enemy beneficiaries.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Encs. statements

Files 5446
13920

JOINT ACCOUNT

Horikichi TAKATA and Sanojo KURAMURA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	May 15 December 22	Refund of insurance premium Refund of insurance premium		\$ 1.00 3.50	\$
1943	January 9 August 2 October 23	Insurance premium (fire) Insurance premium (fire) Remittance from M. Takata for fire insurance premium	3.50 3.50	2.50	
1944	May 16 July 28 August 9	Rents Collected Agent's commission Fire insurance premium Land Registry Office for Certificate of Encumbrance	2.00 3.50 1.00	30.00	
1945	April 26 July 26	Rents Collected Agent's Commission Fire Insurance premium	1.00 3.50	15.00	
1947	February 17 March 3	Taxes - 1942 to 1947 Fire Insurance premium Credit re Sale of Property	109.39 7.00	741.05	658.66
1949	February 4	Transfer 50% of account to M. Takata Transfer 50% of account to Estate of Kuramura	329.33 329.33		
			\$ 793.05	\$ 793.05	NIL

**ACCOUNT OF
ESTATE OF SANOJO KURAMURA, DECEASED**

1949	February 4	Share of proceeds from sale transferred from Joint Act. Transferred to Takata 1/2 share of taxes 1937 to 1941 Transfer to Takata 1/2 share of fire insurance premium paid by him Oct. 23, 1943 Cheque to A. G. Freese, Official Administrator	329.33 40.40 1.25 287.68		
			\$ 329.33	\$ 329.33	NIL

MEMORANDUM FOR USE IN PREPARING
BRIEF ON CASE NO. 1301. File 5446

The Analysis prepared for the hearing did not mention that Kurumura's Estate is in the hands of Mr. A. G. Freese, the Official Administrator at Cumberland, D. C., and that Mr. Freese approved the sale price of the Real Property.

If this information had been given to the Court, it would have been clear to the Commissioner that Takata's claim in excess of his registered one-half interest should be determined by Mr. Freese.

The letter from A. G. Freese, dated April 25, 1946, approving sale price in the sum of \$778.00, has been removed from Kurumura's file No. 13920 and it, together with five copies, has been placed in the claim file in order that it may be filed as an exhibit if desired, also Certified copy of grant of Letters of Administration of Kurumura's Estate to A. G. Freese, dated May 21, 1947.

It is noted that the approval preceded grant of Letters. However, this was reasonable in this case as there was no object in going to the expense of clearing title unless a purchaser could be found and therefore instructions to apply were given after it was known that a sale could be made.

ACM/AC

File
746 25/49

Copy for file 13920

DEFENCE BRIEF

Morikichi TAKATA, Reg. No. 06497
File 5446
Case 1301

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) Real Property, Vancouver Island (Cat. 531; Lot 14 in Block 29, Canon District, Plan 2281 - 3-room Bungalow and Outhouses on 66.2 acres at Morville - near Courtenay) Sold for

\$2,000.00 as listed in original claim (Nov. 21/48) and amended claim (Exh. 1301-1)

\$775.00

Net amount of claim as per Exh. 1301-1 \$1,222.00

Evidence: Claimant was the registered owner of a half-interest in above real property (see Exh. 1301-2 - C/E. dated Mar. 15/44) but considers himself entitled to all, or at least half, of (deceased) co-owner's interest, the latter - who died (Feb. 7, 1939) intestate and without known next-of-kin - being credited with that intention (see letter of Apr. 11/45 - Exh. 1301-7; also Transcript pp. 2-4 & p. 9, line 22). See attached Memorandum of today's date for record of administration of Estate of Sanojo KURAMURA, which is still in the hands of Official Administrator A. G. Freese, Cumberland, at this date.

According to amended claim (Exh. 1301-1) claimant paid \$750.00 for this property in 1931 - of which said deceased co-owner is said to have contributed \$100.00 only - subsequent investment being shown as:

\$3,325.00 Land - clearing and cultivating 6 1/2 acres, ditching (2000') with shingle cover, fencing, walls, etc.

\$1,175.00 Improvements - Root House, Barn, etc.

Estimated value at date of sale is shown as \$3,200.00 (\$1500.00 Land; \$1700.00 Improvements).

Assessed value (1946) was: \$630.00 (Land \$480.00; Improvements \$150.00). Taxes for 1946 amounted to \$15.32. Appraised at \$775.00 by R. U. Burford, Courtenay, who described the Land as partially cleared to the extent of "approx. 5 acres", the balance being uncleared, logged off land with no marketable timber. He placed a value of \$403.00 on the Land, and the Buildings collectively as worth \$375.00.

Witness: R. U. Burford (Appraiser).

DEFENCE BRIEF...Page 2.

(2) Personal Property (Household and Personal Chattels
as listed in original claim and Custodian
Personal Property Claim Analysis - Exh.
1301-4) Sold for

\$ 215.00 as per amended claim (Exh. 1301-5) \$ 10.10

Net amount of Claims: \$ 204.90

Evidence: Custodian Personal Property Claim
Analysis (Exh. 1301-4) and Auction Sheet
(Exh. 1301-11) show goods valued at \$76.00
in claim to have realised only \$10.10 at
auction, and the same over-valuation would
appear to apply to the balance of personal
property claim amounting to \$139.00. Writing
with reference to these goods, Custodian Agent
for the district (Matt Brown) wrote (Nov. 4/42):
"All of which are of very little value", being
discarded on the premises as not worth the
expense of removal for sale by Auction.

Witness: Matt Brown.

\$2,215.00 Gross total.

Net amount of Claims: \$1,426.90 \$788.10

VANCOUVER, B. C.
16th MARCH, 1949.

NGB/P.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
R. V. Hurford (Appr.).	(1)	(A) DEFENCE BRIEF.
Matt Brown (Cust. Agt.).	(2)	(B) TRANSCRIPT.
		(C) EXHIBITS:
		(1) Exh. 1301-1 (Claimant's RP Summary).
		(2) Exh. 1301-2 (C/Encumbrance - Mar. 15/44).
		(3) Exh. 1301-3 (Hurford's Appraisal Cat. 531).
		(4) Exh. 1301-4 (Cust. Anal. of PP Claim).
		(5) Exh. 1301-5 (Claimant's PP Summary).
		(6) Exh. 1301-6 (Custodian "JP" Form).
		(7) Exh. 1301-7 (Letter, Apr. 11/45, from M. Takata re deceased co-owner).
		(8) Exh. 1301-8 (Letter, Mar. 15/48, from M. Takata re deceased co-owner).
		(9) Exh. 1301-9 (Assessment Notice - 1946).
		(10) Exh. 1301-10 (Real Property Summary).
		(11) Exh. 1301-11 (Auction Sheet - Feb. 21/45).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(12) Original Claim (November 21st, 1947).
		(13) Custodian Combined Analysis (August 27th, 1948).
		(14) Letter (Apr. 26/46) from M. Takata, protesting sale of Real Property.
		(15) Let. (30/8/46) to Claimant encl. Sales Statement of RP and Statement of Account.
		(16) Let. (Apr. 25/46) from Official Administrator approving of sale of Real Property.
		(17) Certified copy of Letters of Administration (Estate of Sanojo KURAMURA).
		(18) Office Memorandum re above.
		(19) Inventory of Chattels (signed December 14th, 1942).
		(20) Cust. Agent (Matt Brown) Report (Nov. 4/42) on Real and Personal Property.

MEMORANDUM

ESTATE OF SANOJO KURAMURA (DEC'D. FEB. 7/39)

Case 1301.

File 5446.

Feb. 7, 1939: Died intestate at Headquarters (near Comox), V.I. (letter of April 11th, 1945, from Morikichi TAKATA).

Feb. 24, 1945: Morikichi TAKATA (File 5446) was advised of necessity of Sanojo KURAMURA Estate being administered, and he was requested to supply needed data for that purpose.

Apr. 11, 1945: Reply to above, with data.

Apr. 11, 1946: Offer of \$778.00 for Cat. 531.

Apr. 17, 1946: Morikichi TAKATA (File 5446) advised of prospective sale of Real Property and requested to send in Certificate of Title (No. 16961-W).

Apr. 24, 1946: A. G. Fresse, Official Administrator, Cumberland, advised of receipt of offer for Cat. 531 at appraised value of \$778.00, and his approval asked for.

Apr. 25, 1946: Proposed sale approved by Official Administrator.

Apr. 25, 1946: Offer of \$778.00 withdrawn.

Apr. 26, 1946: Reply from Morikichi TAKATA objecting to sale of property for less than \$1500.00 (net).

May 1, 1946: Official Administrator advised of cancellation of offer.

Feb. 11, 1947: New offer for Cat. No. 531 @ appraised value of \$778.00.

Feb. 13, 1947: Above offer approved by Rural Advisory Committee.

Feb. 13, 1947: Official Administrator advised of new offer of \$778.00.

Mar. 4, 1947: Official Administrator requested to take out Letters of Administration.

May 21, 1947: Certified copy of Letters of Administration in favour of A. G. Fresse.

June 7, 1947: Letter from Official Administrator advising refusal of Registrar to proceed with transfer of Real Property Title without Certificate of Title.

Feb. 7, 1948: Subject of special vesting and Transmission referred to Ottawa.

Feb. 10, 1948: Ottawa's reply to above requesting usual procedure.

Apr. 24, 1948: Transmission (Morikichi TAKATA and Sanojo KURAMURA to Secretary of State of Canada); and Deed of Conveyance from Secretary of State of Canada to purchaser (Arne Walter ANDERSON) forwarded to Land Registry Office, Victoria, for registration.

June 28, 1948: Office Memorandum recording registration of Transmission (Application 48360, dated April 23rd, 1948) and Deed to Purchaser (application 48361, dated April 23rd, 1948).

(Over)

Case 1301.

File 5446.

Oct. 27, 1948: Proportionate share (\$303.62) of Joint Account transferred to Estate account of Sanojo KURAMURA.

Feb. 4, 1949: Balance at credit of Estate account (\$287.68) remitted to Official Administrator.

VANCOUVER, B. C.
16th MARCH, 1949.

MKS

ROB/P.