

14885-

INFORMATION FROM R.C.M.P.

DATE

14885

Our File No. 14885

Full Name TATEISHI, Itaru
(Surname in Block Letters)

Registration No. N/R

Male - Female
(Check)

Age

Former Address

Date Evacuated

Naturalized - Canadian-Born - National
(Check)

Present Address

Died June 10th, 1921.

Married - Single
(Check)

Name of Wife

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Requested by K. Corker

Registered with Custodian

(Yes or No)

Additional Information

14885

August 11, 1949.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Itaru Tateishi, Deceased.

On November 13, 1947, you forwarded us a statement of receipts and disbursements in the above Estate, showing a balance of \$441.69 in the Treasury. On January 20, 1949, you forwarded us a cheque for \$100.00 for the credit of Senji Eto to reimburse him for the Estate's share of the taxes paid on the property.

Would you please advise what disposition you intend to make of the balance of the funds.

Yours very truly,

for
A. G. McArthur,
Office of the Custodian.

/AC



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.
January 20th, 1949.

Your File No. 14885, 3941

EVACUATION SECTION	
Recd.	JAN 21 1949
File No.	14885
Ass.	
Returned	<i>[Signature]</i>

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

Re: Estate of Itaru Tateishi, dec'd

Dear Sir:

I herewith enclose a cheque for \$100.00
payable to your office, according to your letter
of October 4th, 1948.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS:EW
Encl.

*Cheque credited to Sanji Eto file 3941.
being estate share of taxes paid
by Eto on jointly owned property.
see letter Oct 4/48 to Streight.
A*

14885, 3941

October 4, 1948.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Itaru Tateishi, Deceased.

We wish to acknowledge your letter of October 1, advising that there is a sum of \$441.69 on hand to the credit of the above Estate.

The original claim of Senji Eto was for \$200.00, as stated in our letter of January 7, 1946, for payment of taxes on the jointly owned property in which Eto, Okabe and the deceased each had a one-third interest. Mr. Okabe agreed that some consideration was due Mr. Eto for payment of these taxes and had paid him the sum of \$100.00 as his share and Mr. Eto is looking to the Estate for reimbursement in a like amount. We would remind you that Itaru Tateishi died in 1921.

As Senji Eto returned to Japan on December 24, 1946, we would appreciate receiving any funds which may become payable to him in settlement of this claim.

Yours very truly,

AGM/AG

A. G. McArthur,
Office of the Custodian.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

October 1st, 1948.

EVACUATION SECTION	
Rec'd.	OCT 2 1948
File No.	14885
Ans.	
Referred	Mr. Arthur

Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Re: Estate of Itaro Tateishi

Dear Sir:

There is on hand the sum of \$441.69. In your letter of August 5th, 1947, you mentioned a claim of Senji Ato. Kindly advise if Eto has ever received any monies from the owner of the property. This Estate only had a one third interest.

Yours very truly,


OFFICIAL ADMINISTRATOR

JMS:EM

14885

Nov. 18,
~~October~~ 3, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sirs

Re: Estate of Itaro TATEISHI, Deceased.

We have to acknowledge your letter of November 13,
enclosing Statement of Receipts and Disbursements in the above
estate, for which we thank you.

The only claim against this estate of which we are aware
is that of Senji Eto in the sum of \$100.00, which we reported to
you on January 7, 1946, and brought to your attention again in our
letter of August 5, 1947. We have not, as yet, been advised
whether this claim will be considered.

We have no information regarding the beneficiaries in this
estate.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

November 12, 1947

Statement re: Estate of ITARU TATEISHI.

	Dr.	Gr.
from May 1945 to Nov. 1947		
By Cash Custodian		472.77
To " Appraisal fee	15.00	
" " Expenses this office	16.08	
To Balance in Treasury	441.69	
	<u>472.77</u>	<u>472.77</u>

1947

Nov. 12	By Balance in Treasury	441.69
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E.&O.E.
This is my statement,
J.M. Streight,
Official Administrator.

MEMORANDUM

To: Mrs. Cleaver
From: Mr. Macpherson

Re: Itaru TATEISHI - File No. 14885

The interest of the Estate of Itaru Tateishi was conveyed to the purchaser of the property by the Official Administrator of the Estate, not by the Custodian, and the funds remitted to the Official Administrator May 3, 1945, to the credit of the beneficiaries. The vesting filed as No. 26113 does not enter into the conveyance.

IM:ic

DATED: August 4th, 1947.

3941, 5000, 14885

September 21st, 1945.

Mr. Senji ETO,
c/o J.L. Behew,
Felling, Alta.

Dear Sir:

Re: Pt. 16.012 acres more or less of
N.E. 1/4, Sec. 21, Twp. 13, as col-
ored Red on Sketch No. 6391, parcel
17 colored Green on Map 5768, Mun-
icipality of Matsui, D.N.B.

We have not received from you a reply to
our letter of August 4th last with enclosure to
be signed by you if correct. As you may have mis-
laid this letter, I am enclosing a copy of the
enclosure which we would be glad if you will sign
and return to us promptly in order that the pro-
ceeds of the sale of this land may be distributed
as the various interests may appear.

If however you claim for a greater than
a one-third (1/3) interest, kindly correct the
enclosure accordingly and return to us with your
signature attached.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL
Encl.

3941, 5000, 14885

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

Dear Sirs:

This will acknowledge that I have a 1/3 interest only in the net proceeds of the sale of the above described parcel of land made by the Custodian, and also that I admit my responsibility for all taxes charged against the land from the date of purchase by myself, Mr. OKABE and Miss TATEISHI up to the time of the sale made by the Custodian.

This will be your authority for apportioning the net proceeds of the sale made by the Custodian.

DATED this day of September, 1945.

Japanese Sign Here.

COPY

File #885

c/o A. Houde,
St. Eustache, Man.,
May 31/45.

Mr. R. D. Richardson,
Farm Department.

Dear Sir:

Received your letter on May 27 about the
farm property at Aldergrove, B. C.

We bought this property about thirty years
ago. Three of us paid the cash, same equal amount. Mr.
Takazo WATANABE was the witness. Mr. WATANABE made a
law that time people who is going to make this land
should pay the tax.

We are renting this land free to Mr. ETO. He
is making berries and fruits for long time and he's pay-
ing the tax.

If the land is sold the interests should be
divided into three of us the same equal amount.

Trusting that you would understand this,

Yours truly,

"T. Okabe"

Original on File No. 5000.

3941,5000,14685

May 26th 1945

Mr. Senji ETO,
c/o J.L. Meher,
Welling, Alta.,

Dear Sir:

Res Pt. 16.012 acres more or less of
N.E. 1/4, Sec. 21, Twp. 13, as col-
ored Red on Sketch No. 6391, parcel
17 colored Green on Map 5768, Mun-
icipality of Matsqui, B.C.

As you have been advised the above noted property has been sold for \$1500.00. We shall be unable to pay any part of this purchase price to you or to Mr. OKANE until we have been satisfied as to the interest of each of you in this land. While you claim, according to your letter of October 18, 1943, that you purchased Mr. OKANE'S interest, Mr. OKANE has informed us by a letter dated April 23rd, 1945, that he expects payment of one third $\frac{1}{3}$ of the sale price. We would suggest that you clear this matter up as to ownership by writing Mr. OKANE whose present address is c/o A. ROUSE, St. Eustache, Manitoba, and come to an agreement with him as to your respective interests and to whom should be paid the \$500.00 representing the one third ($\frac{1}{3}$) interest of which he is the registered owner. In view of the fact that he is the registered owner of this one third ($\frac{1}{3}$) interest we cannot recognise your claim of having purchased it until such satisfactory evidence has been submitted to us.

We note in your letter of May 16th that you have paid the taxes on this land for some 20 years. This claim will be considered when we have received a reply from you to our letter of May 23rd.

Your reference to books and magazines has been referred to the attention of the proper department.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

5000
3941
14855

May 23rd, 1945.

Mr. Terukichi OKANE,
Registration No. 14357,
c/o A. Hilde,
St. Bustache, MANITOBA.

Dear Sir:

According to your declaration made April 17th, 1942, you are the owner of a one-third interest in a farm property at Aldergrove, B. C., owned jointly by yourself, Senji ETO and the late Itaru TATEISHI.

Your declaration states that Mr. ETO occupies the land but does not pay you any rent for it. We, therefore, ask that you kindly advise us under what arrangements, if any, Mr. ETO was allowed to operate this property.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

14885

May 3rd, 1945.

J. M. Streight, Esq.,
Official Administrator,
Westminster Trust Building,
New Westminster, B. C.

Dear Sir:

Re: Estate of Itaru TATEISHI
Part 16.012 acres m/l of
the NE $\frac{1}{4}$ of Sec. 21, Twp. 13,
Sk. 6391, Munic. of Matsqui.

We enclose herewith Custodian cheque in the amount of \$472.77 which represents a one-third share of funds standing to the joint credit of Senji ETO, Terukiehi OKABE and the Estate of Itaru TATEISHI, as per statement of account herewith.

We also enclose for your information a statement covering details of the sale of the real property.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc. (3)

COPY

STATEMENT RE SALE OF:

Catalogue No: ADV. Aug. 4/44

Street Address: Aldergrove, B. C.

Legal Description: Pt. 16.012 ac. m/1 NE $\frac{1}{4}$ 21/13/6391/17/4768.

ETO, Senji
Name: OKABE, Torukichi
Estate of TATEISHI, Itaru
File No: 3941 - 5000 - 14885

Date of Sale and Adjustments Jan., 31/45.....

Sale Price

\$ 1500.00

~~XXXXXXXXXXXXXXXXXXXX~~

Charge for Valuation

15.00

Charge for Advertising

18.80

Land Registry Office Transmission Fee

2.50

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXX~~

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

Adjustments:

Fire Insurance

4.00

Taxes

2.53

~~XXXX~~

38.83

\$ 1504.00

Net Proceeds credited to your account
as of January 31st, 1945.

1465.17

Date: April 18th, 1945.....

Compiled by: Mr. George Peters....

Note: Remit 1/3 of net proceeds to J. M. Streight, Official Administrator. Estate of Itaru TATEISHI



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	FEB 2 1945
File No.	
Ans'd	
Refer'd	Miss Joy

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

February 1st 1945.

Custodian's Office,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Att: K.W. Wright

Re: Estate of ITARU TATEISHI deceased
your file 14885,5000, 3941 Evacuee

Dear Sirs:

I enclose herewith Deed duly
completed by me covering an undivided one-third
interest in the property of the above-named to
John Verreult.

Yours very truly,

J. M. Streight u-
(OFFICIAL ADMINISTRATOR

JMS*WP
encl.

14885/5000/3941

January 31st, 1945.

Mr. John Verreault,
c/o Silva Store,
R.R.#1,
New Westminster, B.C.

Dear Sir:-

Re:- Advertised Aug. 1/44
Aldergrove, B.C.
Pt. 15.012 sec. 2/1, NE 1/4 Sec. 21, Tp. 13,
R. 7391 & Parcel 17, Map 4768,
Map. of Matsui

We acknowledge receipt of your letter of January 23rd in which you increased your offer for the above property to \$1,500.00. We have now received a total of \$1,500.00, being the full amount of the purchase price for the above property.

We wish to advise you that we are prepared to recommend the acceptance of this offer.

Kindly advise the full name, address and occupation of the person in whose name the property is to be registered, and also state whether the proposed registered owner is a British subject, using the attached form.

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 adjustment of taxes etc., will be prepared, including registration fees and forwarded to you.

Yours truly,

F.G. Shores,
Director.

[Handwritten signature]
F.G.

File No. 14885, 5000, 3941 (Evao)

January 30th, 1945

RANDUM

TO: MR. G. PETERS

FROM: MR. K. V. WRIGHT

RE: Estate of Iara TATHISHI and
Part 16.012 acres more or less of the NE $\frac{1}{4}$
Section 21, Township 13, Sketch 6391, Muni-
cipality of Matsqui

Mr. Straight, Official Administrator, has advised by telephone that he approves the sale of the property above described to John Verreault. He will send us Deed for the one-third interest in the Estate and this will be made out in favour of the purchaser. When the transaction is closed, we are to remit one-third of the net proceeds.

It is therefore in order for you to inform the purchaser that sale to him is being recommended and the Deeds will go forward to Ottawa without delay.

I attach File No. 14885 and would be obliged if you would put this forward to the Titles Department for preparation of the documents relating to the undivided two-thirds interest.

K. V. WRIGHT

KVW/JF
Attach.

509 Royal Bank Building,
Vancouver, B. C.
January 26th, 1945

14885, 5000, 3941
Evacuee Section

J. H. Straight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Itaru TATEISHI,
Part 16.012 acres more or less of the NE $\frac{1}{4}$
Section 21, Township 13, Sketch 6391, Muni-
cality of Matsui

Dear Sir:

You will recall that Mr. Shears and the writer called upon you on the 18th instant and advised that an offer had been received from Mr. Verreault, wherein he agreed to pay \$1,300.00 for the above described property.

You wrote us under date of the 15th instant to the effect that the Abbotsford Realty Company valued the property at \$1,500.00, and had submitted an offer for this amount subject to a commission of 5%. We agreed that under the circumstances it would be advisable to inform both parties that there was another prospective purchaser and that both should be given an opportunity to revise their bids. Letters were accordingly forwarded and we received a communication from the Abbotsford Brokerage & Realty Company, under date of the 23rd instant, as follows:

"In reply to yours of the 19th inst. wish to advise that the best offer my client is willing to make is \$1475.00 net".

We also received a letter from Mr. John Verreault, under date of the 23rd instant, as follows:

"I received your letter of the 19th instant, stating that this property has been valued at \$1,500.00. I am prepared to increase my offer to \$1,500.00, and enclose cheque for \$200.00. You have already received \$1,300.00 from me.

Please let me hear from you as soon as possible".

We have informed the Abbotsford Brokerage Company that their offer could not be recommended and we have informed Mr. Verreault that his offer is receiving consideration.

14285, 5000, 3941

J. H. Streight, Esq.,

-2-

January 26th, 1945

You are interested in a one-third interest recorded for the Estate of Itaru TATHIEMI and will be entitled to receive one-third of the sale price.

We are prepared to recommend acceptance of Verreult's offer to the Custodian and in the ordinary course we will submit conveyance for signature. For your guidance we send you herewith copy of form used by this office. If you agree that Verreult's offer be accepted, will you be kind enough to have your Solicitor prepare a conveyance and execute same, so that we may report your approval when the document is sent to Ottawa.

The purchaser is a farmer residing in the Municipality of Matsqui.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JY
Encl.

File No. 14885, 5000, 394 (Rev.)

January 23rd, 1945

MEMORANDUM

RE: Estate of Itara TATEHINI

Mr. Wright reported that title to an undivided $2/3$ ds interest in Part 16.012 acres more or less of the North East Quarter of Section 21, Township 13, Range 63N1, Municipality of Watapui, NVD, is registered in Terakichi CHANE and Samji LTD, and the remaining $1/3$ rd interest is registered in the Official Administrator and belongs to the Estate of Itara TATEHINI, deceased.

The property was offered for sale by public tender pursuant to advertisement dated August 1st, 1944, but the only bid received amounted to \$725.00. This bid was rejected as an independent appraisal upon the Custodian's file indicated that the property had a value of \$1300.00.

John Verrault called at the Custodian's Office on January 3rd, 1945, and made an offer in writing to purchase this property for \$1300.00, leaving his certified cheque for the full amount. The prospective purchaser stated that he had 3 sons in the armed forces, but two had been killed and he desired to acquire this land for occupancy by the son as soon as he returned from overseas. The offer had been submitted to Mr. Streight and on January 15th, 1945, he advised that the Abbotsford Brokerage & Realty Company valued this property at \$1500.00, and had submitted an offer for \$1500.00 for a purchaser who was willing to pay cash. They expected to receive a commission of 5% if the sale was effected.

Mr. Shears and Mr. Wright called upon Mr. Streight at his office in New Westminster during the morning and it was agreed that under the circumstances, letters should be sent to Mr. Verrault and to the Abbotsford Realty Company advising that they should submit revised offers in line with the last appraisal of \$1500.00. It was also agreed that the Custodian should inform both parties that there was another prospective purchaser and that both were being given an opportunity to revise their bids. The Committee approved.

KW/JV

January 16th, 1945

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

RE: Estate of Itaru TATEISHI and
Part 16.012 acres more or less of the NE $\frac{1}{4}$
Section 21, Township 13, Sketch 6391, Muni-
cipality of Matsqui

On the 6th instant a memo was sent to you as follows:

"I understand that the offer you have received from Mr. John Verreult will be presented at the next meeting of the Advisory Committee.

We informed Mr. Barnet that an offer for \$1,300.00 had been received and asked if the Director, Veterans' Land Act would revise the bid and meet the present offer. We have received the following reply:

"This is to acknowledge receipt of your letter dated the 4th instant advising us that you have received an offer of \$1,300.00 for the above noted property. We are unable to revise our bid and meet the present offer.

Thanking you for keeping this sale open to us, we are,

Yours truly,

I. T. Barnet
District Superintendent "

We have now received a communication from Mr. J. M. Streight, Official Administrator, under date of the 15th instant, as follows:

"I beg to advise you that the Abbotsford Brokerage & Realty Co., have valued the property in the above estate at \$1500.00 and they have also submitted an offer of \$1500.00 for a purchaser who will pay this sum in cash. Their commission will be 5%.

I presume you have already called for Tenders for this property.

Kindly forward your instructions".

KWW/JF


K. W. WRIGHT



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	JAN 16 1945
File No.	
Ans'd	
Refer'd	
405 WESTMINSTER TRUST BUILDING NEW WESTMINSTER, B. C.	

January 15th 1945.

Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

Att: K.W. Wright

Re: Estate of ITARU TATEISHI dec'd
your file 5000 - 3941 & 14885

Dear Sir:

I beg to advise you that the Abbotsford Brokerage & Realty Co., have valued the property in the above estate at \$1500.00 and they have also submitted an offer of \$1500.00 for a purchaser who will pay this sum in cash. Their commission will be 5%.

I presume you have already called for Tenders for this property.

Kindly forward your instructions.

Yours very truly,


OFFICIAL ADMINISTRATOR

JMS*WP

C
O
P
Y

Sept. 9th/44,
R. R. 1, Whonnock, B. C.

Dept. Secretary of State,

Dear Sirs:

Please find appraisal value of the following property: Part
16.012 acres of the N. E. $\frac{1}{4}$, Sec. 21, Tp. 13, Sk. 6391.

This land is situated in Matsqui Municipality on the Trans
Canada Highway in a good location and is a good property. There is no
water available only from a well and no Electric Power. The buildings
are very delapidated with the exception of the barn which is in fair
condition. There are about 100 fruit trees on property.

Value of land	\$1200.00
Value of buildings	100.00
Total value	<u>\$1300.00</u>

"Wm. H. Ansell"

Appraiser

Advertisement appearing in Vancouver
Newspapers on August 1st, 1944

**Department Of
The Secretary Of State Of Canada
Office Of The Custodian
REAL PROPERTY
FOR SALE BY TENDER**

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following properties.

Lots 20, 40 and 41, Western portion of District Lot 1220, Group 1, New Westminster District, Plan 2777, Vancouver Assessment District situate at Selma Park, Sechelt, containing a 1½ story store, garage, bank house and two sheds.

Part 10.012 acres more or less of the Northeast quarter of Section 21, Township 12 as shown and coloured Red on Sketch deposited as No. 6891 together with parcel 17 shown coloured Green on Map 2790, Municipality of Matsqui in the District of New Westminster being a farm property at Aldergrove.

Lot 15, Block 1, Southwest quarter of Section 46, Town of Hastings Suburban Lands, City of Vancouver, being a vacant lot in the 2900 Block East 20th Avenue.

Lot 15, Block 2, Southeast quarter of Section 46, Town of Hastings Suburban Lands, Plan 2790, City of Vancouver, being a vacant lot in the 2900 Block, Boundary Road.

Lot 20, Subdivisions "C" and "D" Block 122, District Lot 2044, Group 1, New Westminster District, Plans 1600 and 1771, known as 1820 East 17th Avenue, Vancouver, containing a 6-room dwelling.

District Lot 2885, Group 1, District of New Westminster located near Sechelt containing 156 acres more or less of logged over land.

Block "B" of part of the Northwest quarter of Section 14, Block 6 North, Range 1 West, Map 5500, Municipality of Surrey in the District of New Westminster consisting of 7.58 acres more or less containing a 3-room house, barn and out-buildings on Johnston Road, ½ mile north of North Road.

Tenders for the purchase of such interests in the above described property as are vested in the Custodian will be received subject to the following terms and conditions.

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of The Secretary of State as Custodian for ten per cent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 505 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate".
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encumbrances.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the Twenty-sixth day of August, 1944. Further particulars may be obtained during office hours any day up to noon on the Twenty-fifth day of August, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 1st day of August, 1944.

THE CUSTODIAN,
505 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

5000
3941
14885
Revenue Section

509 Royal Bank Building,
Vancouver, B. C.
June 12th, 1944

J. H. Straight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Terukichi OKANE, Senji ITO, and Hara YATSUMI (Dec'd) and
Part 16.312 acres of the North East Quarter of Section 21,
Township 13, as shown colored Red on Sketch deposited 6391

Dear Sir:

Search at the Registry Office reveals that title to an undivided two-thirds ($2/3^{\text{ds}}$) interest in the above described land is registered in Terukichi OKANE and Senji ITO, and the remaining undivided one-third ($1/3^{\text{rd}}$) interest in this land shows the registered owner to be Henry Clarkson Major, Official Administrator of the Estate of Hara Yatsumi, deceased intestate (Certified copy Order appointing Administrator filed 13634). Terukichi OKANE and Senji ITO are Evanesce and their interests in this land vest in the Custodian pursuant to Order in Council 1665 and the amendments thereto.

In keeping with the Government's policy of liquidating Japanese assets, the Custodian desires to dispose of this parcel and wishes to know if you will execute a conveyance on behalf of the estate of Hara YATSUMI, if a purchaser is found.

In accord with our usual practice, an independent appraisal could be obtained and tenders called for by public advertisement. The offers received in response to such advertisement, as well as the appraisal, would be submitted to you for consideration, and in the event of a deal being consummated, the sum to which you would be entitled, as representative of the estate, would be forwarded to you in due course.

Could you please let us hear from you in regard to this matter at your early convenience.

Yours truly,

K. H. WRIGHT
COUNSEL TO THE CUSTODIAN

KHW/JF

LOCKE, LAUR, GUILD & SHEPPARD
Barristers & Solicitors

703 Rogers Building,
Vancouver, B. C.

June 8th, 1944

Office of the Custodian,
509 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B. C.

Attention Mr. Wright

Dear Sir:

Re: Properties sold to Director under Veterans'
Land Act. Your File No. 1247-A

We note your instructions that in some fifteen parcels the title is in the name of a Japanese who has died prior to the Orders-in-Council coming into effect, and the beneficiaries either evacuees or alien enemies have not taken out Letters, probably to offer an obstacle to the Custodian. We are of the opinion that the Orders-in-Council in their present form will not assist. Reg. 12 (2) (P.C. 1665 as enacted by Sec. 4 of P.C. 2483) does not appear to us to assist in that it relates to property "belonging to any person of the Japanese race" but those words in the defining section of P.C. 2483 mean and are therefore restricted to a person of the Japanese race required to leave the protected area, and that description could not apply to a deceased owner who had died before the Orders-in Council came into effect requiring the Japanese to leave this area.

There appears, therefore, no regulation which is applicable to these registered owners and the utmost the Custodian could assert is that under P.C. 2483 there is vested in him the equitable or beneficial interest which has passed by devolution to the beneficiaries; that vesting in the Custodian does not however permit him to proceed directly against the title. The Administration of Estates Act, Chap. 2, Sec. 106 provides that real estate vests in the personal representative therefore the right of these respective beneficiaries must be against the personal representatives when appointed and similarly as the rights of these beneficiaries are vested in the Custodian the Custodian's right must be limited to a right against such personal representatives when appointed. There appears to be two methods whereby you may get title in the legal state:-

1. By having the Official Administrator apply. Under the Administration of Estates Act, Chap. 5, Sec. 47 the Official Administrator may apply in the event of (a) a person dying intestate or leaving a will with an Executor not willing and competent to take probate, or where the executor resides outside the Province, and (b) that the deceased had his fixed place of abode in the County or had no fixed place of abode in the Province but had assets within the County and the Official Administrator so applying can see that no relatives within the Province entitled to share in the estate are ready and competent to take out Letters. Under Section 48 the Official Administrator is obliged to take out Letters where all the heirs and next-of-kin in the Province renounces or requests him to do so. We assume that the beneficiaries will not permit complying with Sec. 48 but Sec. 47 would appear to apply in that the beneficiaries although being within the Province have by neglecting to take out Letters over a considerable period must have shown that they are not ready to take out such Letters. There would appear no difficulty in complying with the remainder of Sec. 47.
2. An alternative method could be set up by amending the Orders-in-Council to provide that the Custodian could enquire whether evacuees or enemies were the

beneficial owners of any property registered in the name of the deceased, and if he were of that opinion could direct that such property vest in him.

The latter method could carry the advantage of giving you control of the disposal of this property whereas there are disadvantages to relying upon the Official Administrator. In the first place there must be in every instance some doubt as to whether grant will be made to an Official Administrator; that can be defeated by any beneficiary deciding to take the grant and having taken the grant could then decline to go on the register. Further, certain Official Administrators have taken the position that both Sec. 47 and 48 must be complied with. We do not so read the Statute and the Official Administrator at New Westminster, where the majority of these properties will lie, would apply under Sec. 47 irrespective of compliance with Sec. 48.

Further the power of sale contained in the Official or other Administrator must be subject to the limitations of that office but you will appreciate that an Administrator is not a Liquidator, and we can expect each Official Administrator to act with considerable precaution and not necessarily dispose of the properties as we may direct. It is, therefore, evident that only by amending the Orders-in-Council could the control of this administration be obtained by the Custodian. If there be any reason against amending we could have the Official Administrator at New Westminster apply.

Yours truly,

LOCKE, LAKE, GUILD & SHEPPARD

Per: "F.A.S.

FAS/ED

3941
5000
14885

June 7, 1944

Mrs. Isabella McDonald,
Insurance Agent,
ALDERGROVE, B. C.

Dear Madam:-

Re: Travellers Insurance
Policy No. 19999

On May 29th I wrote asking that you inspect the buildings which were formerly covered under the above numbered policy. You have replied asking whether the assured was S. ETO. I believe that is correct but I am not quite sure as to whether the coverage on the buildings that we are now interested in having insurance placed on is the same as formerly covered under Travellers Insurance Policy No. 19999.

Property which I am interested in is described as Pt. 16.012 acres more or less of the N. E. $\frac{1}{4}$ of Sec. 21, Twp. 13, together with parcel 17 shown on Map 4768. This land belongs to Itaru TATEISHI (deceased), Senji ETO and Terukichi OKABE.

As indicated above Itaru TATEISHI died on June 10, 1921 and Henry C. Major was appointed Official Administrator and an undivided $\frac{1}{3}$ interest in the above mentioned property is registered in the name of Mr. Major.

If you will check up with the Municipal Office you no doubt will be able to get information which will direct you to the property which we are interested in checking up for insurance purposes. Mr. Senji ETO may have been living in a dwelling on this property in which he had an interest but I think more than likely that he would live on property owned by himself which was described as Pt. 21.66 acres more or less of Lot 2 of the N. W. $\frac{1}{4}$ of Sec. 21, Twp. 13, Map 3125 which would appear to be close to the property we are discussing.

We would appreciate it if you could make an inspection of the building on the property (over)

CRUX & McMASTER*Barristers and Solicitors*G. F. McMASTER
A. G. DUNCAN CRUX308 RANDALL BUILDING
535 WEST GEORGIA ST.
VANCOUVER, B. C.**ENEMY SECTION**Rec'd **MAR 18 1944**

File No. _____

Ans'd _____

Referred _____

March 16, 1944

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

Dear Sir:

Re: Itaru (Haru) Tateishi, Terukichi Okabe
and Senji Eto, -Pt. 16.012 ac. NE $\frac{1}{4}$ of
Sec. 21, Twp. 13, together with parcel
17 on Map 4768,
Municipality of Matsqui**EVACUATION SECTION**Rec'd **MAR 18 1944**

File No. _____

Ans. _____

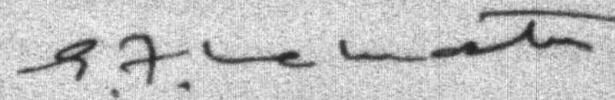
Referred 509

As indicated in our discussion with you yesterday it becomes important to know the precise date of the death of the above named Japanese to determine whether title can be given to real estate on the basis that the property vested in the Custodian ipso facto or whether such vesting will only occur after extraneous evidence has been brought in, such as upon the Official Administrator procuring letters of administration showing an intestacy and an interest in the estate in favour of a Japanese.

As soon as this information has been received from you we can continue with the necessary legal steps to put the matter in order.

Yours truly,

CRUX & McMASTER

PER: 

G. F. McMASTER

GFM/MH

Advertisement Aug. 4/44
Files Nos. 3941, 5000 & 14885
Aldergrove, B. C.
Pt. 16.012 ac.m/1 NE 21/13/7391 & Parcel 17/4768
Certificate of Title No. 184717-E

EVACUATION SECTION	
Res'd.	APR 10 1945
File No.	
Adm.	
Refered	Peter

Reg. 12836, 14537 Decedent

ETO Seiji
OKABE Benichu
TATEISHI Haru

Control of property covered by Certificate of Title No. 184717-E is by me
hereby acknowledged and I agree that all adjustments and incidents connected
with the sale to me of this property have been settled.

Receipt is also acknowledged of Guardian Assurance Company Limited, Policy
No. 7578461 which has been assigned to me.

Dated at Aldergrove B. C., this 7 day of April 1945.

Signed John J. Bennett

Return to the Custodian

February 15th, 1945

REAL PROPERTY MEMORANDUM

FILE NO: 14885, 3941, 5000

NAMES: Itaru TATEISHI (Deceased), Senji ETO and Terukichi OKABE

RE: Aldergrove, B. C.
Farm Property

CERTIFICATE OF ENCUMBRANCE:

Description of Property: An undivided two thirds interest in and to Part 16.012 acres more or less of the North East quarter of Section 21, Township 13, as shown coloured Red on Sketch deposited No. 6391 together with Parcel 17 shown colored Green on Map 4768

Encumbrances: Nil

Taxes: 1944 taxes of \$30.75 paid.

Vested: No. 25976

VALUATION BY APPRAISER: \$1,300.00

AMOUNT OF BID: \$1,500.00

APPROVED BY ADVISORY COMMITTEE: January 18th, 1945

AMOUNT RECEIVED BY CUSTODIAN: \$1,500.00. Custodian's Interest -
\$1,000.00. Official Administrator's
interest - \$500.00.

NAME OF PURCHASER: John Verreault

KW/JF
Attach.

K. V. WRIGHT

12885

(See also Files 5030 & 3941)

[illegible]

File Nos. 3941, 5000,
and 14885.
Catalogue Not Advertised.

February 14th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright

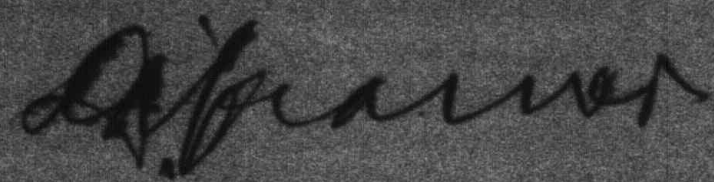
FROM: Mr. D. A. Cramer

Sanji KDO and
Terukichi OKABE
Undivided 2/3 int. in and to Part
16.012 ac. more or less of N.E. 1/4
of Sec. 21, Tp. 13 as shown coloured
Red on St. dep. No. 6391 together
with Parcel 17 shown colored Green on
Map 4768. Certificate of Vesting No.
22976.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... JOHN VERREULT.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 51715-F, is in the
possession of Sanji KDO, according to JP Form.



DAC:JS
Attach.

File Nos. 3941, 5000,
and 14885.
Catalogue No. Adv.

April 12th, 1945.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Senji ITO and
Terukichi OKANE
Municipality of Matsqui,
Part 16.012 acres more or less,
N.E. $\frac{1}{4}$, Sec. 21, Twp. 13, Sketch
6391, Parcel 17. Map 4768.

With reference to the above property which was re-
corded in the New Westminster Land Registry Office,
March 19th 1945, we attach herewith the following doc-
uments in connection therewith.

1. Copy of application number 184716-E dated March
13th 1945, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 184717-E dated March
19th 1945, registering the property in the name of
John VERREULT (Deeds).
3. Duplicate of Transmission dated March 1st 1945.
4. Duplicate of Deed dated March 1st 1945, Secretary
of State to JOHN VERREULT.
5. Certificate of Indefeasible Title number 184717-E
dated March 29th 1945, covering the above property in
the name of JOHN VERREULT.

D. A. Cramer

DAC:ML
Attach.

Special Ad. - Aug. 1/44.

Names: Terukichi OKABE
Senji ITO
Estate of Itaru TATEISHI

Reg. Nos. 14357, 12836, Deceased.

File Nos. 5000, 3941, 14885

Civic Address: Aldergrove, B. C.

Legal Description: Part 16.012 acres more or less of the North East quarter of Section 21, Township 13, as shown and colored Red on Sketch deposited as No. 6391 together with parcel 17 shown colored Green on Map 5768, Municipality of Matsqui, in the District of New Westminster.

Classification: Farm property (old orchard)

...SOLD.....

Registered in the name of: An undivided two thirds interest in the name of Senji ITO & Terukichi OKABE

An undivided one third interest in the name of Henry Clarkson Major, Official Administrator of the Estate of Itaru TATEISHI.

Clear Title

Sold to Mr. John Verreult for \$1,500.00 (cash) as of Jan. 31, 1945

Title delivered to registered owner April 13th, 1945.

Claims: Nil - See memo dated May 23rd, 1945.

Chattels: None on property.

Special Advertisement Aug. 4/44
File Nos. 3941, 5000 & 14885
Aldergrove, B. C.
Pt. 16.012 ac.a/1 NE 21/13/7391 & Parcel 17/4768

April 2, 1945.

JOHN VERMEULT
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at January 31, 1945)

	DEBIT	CREDIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
Seller's proportion of 1945 taxes - 30/365 x \$30.75		2.53
Registration fees on deed - \$1,500.00	7.50	
Insurance premium - 80% x \$5.00	4.00	
Balance owing by purchaser		8.97
	<u>\$1,511.50</u>	<u>\$1,511.50</u>

BALANCE OWING BY PURCHASER \$8.97

COPY

STATEMENT RE SALE OF:

ETO, Senji
Name OKABE, Torukichi
Estate of TATEISHI, Itaru
File No: 3941 - 5000 - 14885

Catalogue No ADV. Aug. 4/44

Street Address: Aldergrove, B. C.

Legal Description: Pt. 16.012 ac. m/1 NE 1/4 21/13/6391/17/4768.

Date of Sale and Adjustments Jan.. 31/45

Sale Price \$ 1500.00

~~XXXXXXXXXXXXXXXXXXXX~~

Charge for Valuation 15.00

Charge for Advertising 18.80

Land Registry Office Transmission Fee 2.50

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

Adjustments:

Fire Insurance 4.00

Taxes 2.53

~~XXXXXX~~

38.83 \$ 1504.00

Net Proceeds credited to your account 1465.17
as of January 31st, 1945.

Date: April 18th, 1945,

Compiled by: Mr. George Peters

Notes: Remit 1/3 of net proceeds to J. M. Streight, Official Administrator. Estate of Itaru TATEISHI

COPY

Senji ETO
Torukichi OKABE
Estate of Itaru TATEISHI

File No. 3941, 5000, & 14885.
Reg. No. 12836, 14537, Dec'd.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 23	Pacific Co-Operative Union - re lease	\$	\$ 61.12	
1944 June 16	Land Registry Office - Certificate of Encumbrance	2.00		
July 6	Fire Insurance premium	5.00		
1945 January 31	Taxes, 1944 and arrears	100.99		
	Credit re Sale of Property		<u>1465.17</u>	
		<u>\$107.99</u>	<u>\$1526.29</u>	

CR \$1418.30

REAL PROPERTY SUMMARY

Files 5000, 3941, 14885.

JAPANESE NAMES: Terukichi OKABE - - Reg. No. 14537

Senji ETO

- - Reg. No. 12836 - 3941

Henry Clarkson Major, in Trust, for Estate of ~~late~~ TATEISHI, died 10th June 1921.

CATALOGUE NO: Special Sale, advertised August 1st, 1944.

PROPERTY ADDRESS: 3422 Trans-Canada Highway, Aldergrove, B. C.

LEGAL DESCRIPTION: Part 16.012 acres of the North West quarter of Section 21, Township 13 as shown colored Red on Sketch deposited number 6391 together with parcel 17 shown colored Green on Map 4768.

TITLE: 2/3 interest in Senji ETO and Terukichi OKABE. 1/3 interest in Henry Clarkson Major.

ENCUMBRANCE: Eto and Okabe's interest vested by number 25976, 24th June 1943. Hara TATEISHI interest 26115, 7th August 1943.

ASSESSED VALUE:

1943 -

Land \$632.00

Improvements \$600.00

Total \$1232.00 Taxes \$28.65.

CLASSIFICATION:

Inspector reported June 22, 1942, all pasture land and bush, with 2 - 1 storey houses frame, absolutely useless and falling down, with a barn 30 x 40 in fair condition. At date of inspection property was occupied by J. NIKKEL.

HISTORY OF ADMINISTRATION:

This property along with a parcel in an adjoining section was leased by ETO on the 29th April 1942, to Jacob A. NIKKEL for a term of 9 months from the 1st April 1942 for \$1300.00 paid to ETO with option for 1943 at \$650.00, lessee to pay taxes. Lease included house, live-stock and farm implements on both parcels. This lease was extended by collateral Agreement to the 30th August 1943 at a rental of \$279.32. Lease and collateral Agreement were assigned to The Director The Veterans' Land Act on the 23rd July 1943, the property being on the list to be sold to The Director The Veterans' Land Act. Subsequently The Director The Veterans' Land Act refunded of the rental on this farm - \$61.12.

The Director The Veterans' Land Act made an offer of \$900.00 for this parcel of land which, upon appraisal was valued at \$1300.00 and the Director The Veterans' Land Act, not increasing their offer, the parcel was withdrawn from the list being sold to The Director The Veterans' Land Act.

SOLD:

To John Verreault for \$1500.00. Sale approved by the Advisory Committee on the 18th January 1945. The offer by Mr. Verreault was submitted to and approved by Mr. J.M. Straight, Official Administrator, in succession to Mr. Major, deceased, Mr. Straight executed a Deed of the 1/3 interest direct to the purchaser. The remaining interests of OKABE and ETO were conveyed by transmission and Deed, and the 2 Deeds covering all interests were registered on the 19th March 1945.

FINDS:

Released to the joint credit of ETO and OKABE and Estate of TATEISHI, sale price \$1500.00 plus refund of rental \$61.12, plus adjustment \$8.97, total \$1570.09; less 2 Certificates of Encumbrance \$2.00, valuation fee \$15.00, advertising \$18.80, registration fee \$10.00, insurance \$5.00, taxes \$100.99, total \$151.79. Net amount released \$1418.30.

There was considerable correspondence re apportionment of the net proceeds of which 1/3 - \$472.77 was paid to Mr. Straight on the 3rd April 1945. Mr. ETO claimed he had paid the taxes on the property for 20 years and Mr. OKABE pointed out that Mr. ETO had paid no rent during his term of occupation. Finally it was agreed that OKABE should pay to ETO \$100.00 as his proportion of the taxes less loan of \$50.00 to ETO and the accounts of the two were so adjusted. Mr. Straight was advised of the claim by OKABE for \$100.00 as TATEISHI's proportion of taxes. File does not show a record of claim. ETO and OKABE were paid \$472.77 and \$472.76 respectively on the 28th December 1945 and the joint account has been closed.

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

J. H. S. S. S.

DATED April 24th, 1946.

Encl.

File No.: 14885

May 23rd, 1945.

CLAIMS DEPARTMENT

Itaru TATEISHI - Deceased

NO CLAIMS ON FILE AT THIS DATE.

/OB

Special Ad. - Aug. 1/44.

Reg. Nos. 14357, 12836, Deceased.

Names: Terukichi OKABE
Senji ETO
Estate of Itaru TATEISHI

File Nos. 5000, 3941, 14885.

Civic Address: Aldergrove, B. C.

Legal Description: Part 16.012 acres more or less of the North East quarter of Section 21, Township 13, as shown and colored Red on Sketch deposited as No. 6391 together with parcel 17 shown colored Green on Map 5768, Municipality of Matsqui, in the District of New Westminster.

Classification: Farm property (old orchard)

...SOLD.....

Registered in the name of: An undivided two thirds interest in the name of Senji ETO & Terukichi OKABE

An undivided one third interest in the name of Henry Clarkson Major, Official Administrator of the Estate of Itaru TATEISHI.

Clear Title

Sold to Mr. John Verreult for \$1,500.00 (cash) as of Jan. 31, 1945

Title delivered to registered owner April 13th, 1945.

Claims: Nil - See memo dated May 23rd, 1945.

Chattels: None on property.

FIRE INSURANCE SUMMARY

Files 5000, 3941, 14885

Re: Teruichi OKANE
Senji ETO
Haru TATEHARA

Reg. No. 14537
" " 12836
Deceased.

The buildings on this property were insured in the Travellers' Insurance Co., policy 19999 in the amount of \$2000.00 which had expired and the insuring company refused to renew the insurance. Insurance was then taken out in the Guardian Insurance Company, policy 757846, in the amount of \$200.00 on the barn only, expiring 27th June 1947. This insurance was transferred to the purchaser on the 21st March 1945.

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

W. H. Campbell

DATED April 24th, 1946.

LM:EL

LIABILITY SUMMARY

Bara TATEISHI - File No. 14883

This file reveals no liabilities with the exception of a claim of \$100.00 made by Senji HTO file 3941 against the Estate of the above's deceased father, relative to a Real Estate transaction in which each had an undivided 1/3 interest. A similar claim was also lodged against T. OKABE, file 5000, who had the remaining 1/3 interest. OKABE settled the claim against him. The claim of \$100.00 against TATEISHI was referred to J.M. Streight Official Administrator, from whom no acknowledgement has been received.

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

W. Macpherson

IM:ic

DATED: June 19th, 1947.

PERSONAL PROPERTY SUMMARY

File No. 14885

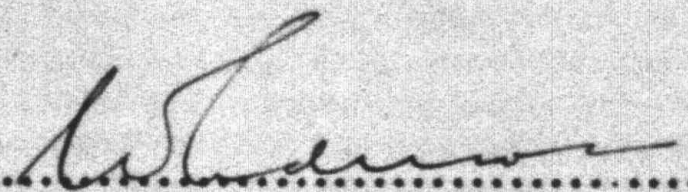
23rd June, 1947.

Re: Itaru TATEISHI, deceased.

The above Japanese died on the 10th June, 1921, and this file reveals no personal property assets whatsoever.

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

WEA:HA

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