

1536

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MUKAI: YoshimatsuHOME ADDRESS: 207 Gore Ave., Vancouver, B. C.REGISTRATION NUMBER 00859 SEX: Male AGE: 67OCCUPATION: Fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: B. A. Packers Co. Ltd.,MARRIED? WidowerNAME OF WIFE OR HUSBAND: NoADDRESS OF WIFE OR HUSBAND: NoNAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: noneAGE OF CHILDREN: no

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot. "A" of Lot 159, Queen Charlotte District as shown coloured red on Explanatory Plan No. 1817, Prince Rupert Assessment District.

Title in the owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: One Log Cabin3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$7.80 per year, paid of the year 1942.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
None

6. OCCUPANCY AND LEASES (If vacant so state)

None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title in owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN No

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Cabin, B. & A. Cannery Camp,

2. LANDLORD'S NAME AND ADDRESS: B. & A. Cannery Camp Port Essington, B.C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

Paid about \$27.00 per month for food and rent.

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS:

None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

None

8. BANK ACCOUNTS:

None

9. LIFE INSURANCE: Policy for \$2500.00 with Provident Mutual Benefit Assoc.,
Beneficiary MUKAI: Yoshiyu, Princess Ave., Vanc'r., B.C., Policy with
the Company on Granville St., Vanc'r., B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

No

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

REMARKS:

None

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 26th day of March 1942.

(Signature)

* F. Mukai

Witness

FOR DEPARTMENTAL USE

Received 1536

✓
INFORMATION FROM R.C.M.P.

Date 27-4-43

Our File No. 1536

Full Name

MUKAI - Yoshimatsu
(Surname in Block Letters)

Registration No.

00869

✓
Male - Female
(check)

Age 11-11-182

Former Address

207 Gore Ave. Vancouver B.C.

Date Evacuated

1-6-42

✓
Naturalized - Canadian-Born - National
(check)

Present Address

Slocan, B.C.
Dennis - Slocan City - 6/8/45.

✓
Married - Single
(check)

Name of Wife

Biki - dec'd

Name of Husband

Name of Mother

Iris - dec'd

Name of Father

Yonosuke - dec'd

Names of Children under 16

3 grown up children

Requested by

Amf.

Registered with Custodian

yes.
(Yes or No)

Additional Information

fisherman
Mrs. Mutsuko Skidmore - 11122, 28 Union St. Toronto

REAL PROPERTY SUMMARY

Catalogue No. 754.

File No. 1536.

Name: Yoshimatsu MUKAI. *d. Aug 6. 45*

Reg. No. 00859.

Address: Sandspit, B. C. (near Queen Charlotte City).

Legal Description: Assigned Lot "A" of Lot One Hundred and Fifty-nine (159), Queen Charlotte District, as shown coloured red on Explanatory Plan No. 1817.

Classification: Log Cabin (formerly used as Fishing Lodge).

Registered in the name of: YOSHIMATAI MUKAI.

State of Title: Clear.

Title (No. 28918-I) received from owner on: *Noted at this date.* {See "Administration" below.

Sold to: PACIFIC MILLS LIMITED for \$460.00 (Cash).

As at: September 14th, 1944.

Title (No. 32805-I) received by new Registered Owners on: January 5th, 1945.

Net proceeds (\$455.80) released to credit of Yoshimatsu MUKAI on: December 28th, 1944.

Completed sales statement to Evacuee sent on: April 2nd, 1945.

Chattels: None.

Insurance: None.

Administration: This property consists of a log-cabin fishing lodge on approximately 3.6 acres of land, situated at Sandspit, a few miles along the shore from Queen Charlotte City.

A Mr. Harry R. Beavin, a friend of the registered owner, had the free use of the property, which remained non-revenue producing during the period of Custodian administration.

When advised (Sept. 23/44) of the sale of this property the registered owner replied that in February, 1943, he had turned it over to his daughter (Mrs. Mitsuko SHIKATANI, File 8369), who held Certificate of Title (No. 28918-I in father's name). When asked (Oct. 12/44) to send in this Certificate of Title Mrs. Shikatani strongly protested (Nov. 18/44) the sale and refused to comply with our request.

(Over)

Usual complete statement of sale was mailed to Yoshimatsu MUKAI on Apr. 2nd, 1945, but was returned with request that it be mailed to Mrs. Mitsuko SHIKATANI, which was done on April 24th, 1945.

Did not reach Consulate until Aug 14. 45

Under date of Apr. 24/45 Yoshimatsu MUKAI sent in, through the Department of Labour, Japanese Division, two letters of authority, to pay:

- ① \$300.17 to W. E. Graham, Merchant, of Slocan (authenticated by Dept. of Labour Welfare Manager). See also Aug. 14/45 and Sept. 28/45.
 - ② \$146.74 to Mrs. Mitsuko SHIKATANI
- \$446.91 = Representing exact amount at credit of above property account.

This request has not been acted on, the balance in this account remaining at \$446.91.

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

5th November, 1946.

[Signature]

RGB/P.

① This represents a debt incurred by Mitsuko Shikatani's husband owing to W.E. Graham for goods supplied to Shikatani who ran the mess for old men at Slocan.

② Represents payment due by MUKAI to his daughter Mitsuko Shikatani for board & lodging while the family lives in Port Essington.

[Signature]

LIABILITIES SUMMARY

File 1536.

Yoshimatsu MUKAI, Deceased (Aug. 6/45)

Reg. No. 00859.

\$ 13.20 Saitiro WAKITA, File 12966. Extract (Dec. 24/42). No action has been taken by this office regarding this claim.

\$ 80.00 Department of Labour, Japanese Division (Sept. 13/45). Claim for recovery of funeral expenses of Yoshimatsu MUKAI, who died at Slocan on Aug. 6/45. No action has yet been taken by this office.

NOTE: Under date of Aug. 14/45 the Department of Labour, Japanese Division, sent in two letters of authority signed by Yoshimatsu MUKAI; these were dated Apr. 24/45, and authorized payment of: (1) \$300.17 to William E. Graham, Merchant, Slocan, and (2) \$446.74 to Mrs. Mitsuko SHIKATANI (his daughter), File 8369. The total of these 2 items represents the amount of the balance standing at the credit of his account as the result of the sale of Lot 734, which the father stated he had turned over to the daughter in 1943. This balance (\$446.91) remains untouched.

There are no other claims recorded in this file.

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

5th November, 1946.

RCB/P.

Heaven
Mr Brown advised that proceeds from property formerly owned by MUKAI are being remitted to his daughter as he advised of no more and that the Dept. will have to look to Mrs Shikatani to pay the father's funeral costs.
Feb 12/49 A. J. A.

PERSONAL PROPERTY SUMMARY

File 1536.

Yoshimatsu MUKAI, Deceased

Reg. No. 00859.

This 67-year old Fisherman, a Naturalized-Canadian, from Vancouver, a Widower, signed a Custodian "JP" declaration form on the 26th March, 1942. He was evacuated on the 1st June, 1942.

Yoshimatsu MUKAI died in hospital, at Slocan, on August 6th, 1945.

A Provident Mutual Benefit policy for \$2500.00 declared by evacuee remained in his possession and did not come under our control.

There is a credit balance of \$446.91 in this account at the present time. This is made up as follows:

Feb. 9/43	Land Registry Office (G/Encumbrance)	\$ 1.00	
Sept. 14/44	Taxes (1944)	\$ 7.89	
	Net credit re sale of property (Cat. 754)		\$455.80
	Balance standing at Credit	<u>\$446.91</u>	<u> </u>
		<u>\$455.80</u>	<u>\$455.80</u>

There is no other personal property interest in this file.

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

5th November, 1946.

M. B. Bell

RGB/P.

CLAIM

File No. 1536

DATE

December 14, 1942.

CREDITOR

Saijiro WAKITA

DEBTOR

Yoshimatsu MUKAI

AMOUNT OWING

\$13.20

AGENT

Mr. F. Drewe Pratt,
602 Hastings St. West,
Vancouver, B.C.

ORIGINAL FILE

12966

Dec. 24/42.

D. Egglestone

813

MUKAI, Yoshimatsu

207 Gore Avenue, Vancouver, B.C.

Fisherman.

Lot A of Lot 159, Queen Charlotte District.

One Log cabin.

No Personal property declared.

Jayes 47⁸⁰

avg 4.15^m for 1 Shore Boat.

mel. say. forger.

OUR FILE 20.

YOUR FILE

ADDRESS YOUR REPLY

TO Provincial Assessor.



1536
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 2 1942

Court House,
Prince Rupert, B.C.,
April 29th, 1942.

file
C.L. Drewry, Manager,
Department of the
Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
508 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir,

re: Ass'd Lot A, D.L. 159, Plan 1817, - Queen
Charlotte Islands.

I have for acknowledgment your letter of the
24th instant in respect to the above described parcel
and to advise that same was not assessed during 1941,
the first assessment being for the current year.

(a) Assessed Value	- Land	600
	Improvements	50

Total Assessed Value	\$	<u>650</u>
----------------------	----	------------

(b) Yoshimatai Mukai, P.O. Box 37, Port Essington, B.C.

(c) No assessment for 1941. Taxes for 1942 as follows:

	Land	6.50
Special 1/2 of 1%		1.30

Total Taxes	\$	<u>7.80</u>
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Paid by receipt #62739 on January 21st, 1942.

2.

- (d) This office knows nothing of any water charges which may be due and unpaid on this property, same not coming under our jurisdiction. This information may be obtained from the Comptroller of Water Rights, Parliament Buildings, Victoria.

In case same may be of further assistance to you, I am enclosing herewith, copy of current year's Notice of Assessment.

Yours truly,

J. G. Garrett
J. G. Garrett
DEPUTY ASSESSOR.

JGC/w.
Enc.

DEC 30 1943
Rec'd
File No. 153648
Ans.
Referred Bill

Queen Charlotte City, B. C.,
December 17, 1943.

The Custodian of Enemy Aliens,
Vancouver, B. C.

Dear Sir,

I understand that you have the handling of
Assigned Lot "A" of Lot 159, Queen Charlotte District,
said to contain 3.6 acres more or less, of which the
Certificate of Title No. 28918-I is in the name of
Yoshimatai Mukai of 207 Gore Avenue, Vancouver, B. C.

The property has no improvements but was, at
one time, cultivated.

Will you kindly let me know the lowest price
at which this property can be purchased.

Yours truly,



P. L. Northcott,
Queen Charlotte City, B. C.

GEORGE RORIE & CO.

ACCOUNTANTS AND AUDITORS

P. O. Box 1884
TELEPHONE 387

441 THIRD AVENUE
PRINCE RUPERT, B.C.

2nd February, 1945.

EV C
RECEIVED FEB 5 1945
1536
8 Feb. 19
Peter Bell

Administration Department,
Office of the Custodian,
Vancouver, B.C.

2/1536.

Dear Sirs, re: Yoshimatsu MUKAI - Your File 1536.

I have your letter of 22nd January.

As I have already explained to your office several times, this man's property is situated on the Queen Charlotte Islands which are accessible from here by boat once every ten days.

I certainly do not feel that the expense which would be involved in my making a personal investigation of the property would be justified, and I would suggest that you contact the British Columbia Police at Queen Charlotte City and see if they can do anything to help you.

Yours faithfully,

G. Rorie

Feb. 19, 1943.

The Chief of Police,
British Columbia Police Office,
Queen Charlotte City, B. C.

Dear Sir:

Re: Yoshimatsu MUKAI, Reg. #00832.

The above Evacuee owns the following property
in your district (believed mistakenly registered in the
name of Yoshimatsu MUKAI):

Assigned Lot "A", Lot 159, Queen Charlotte District,
marked Red on Explanatory Plan 1817.

There is a log cabin on the property and as it is
the policy of this office to make Japanese properties self-
supporting where possible, we desire to know whether this
cabin is suitable for living quarters and if so, whether
there is any prospect of finding a tenant.

Our Agent for your district is Mr. George L. Rorie,
Prince Rupert, but he has referred us to you for the infor-
mation desired as the expense of making a personal inspection
would not be justified.

We would appreciate any information you can supply and
would further ask you to recommend a local agent to collect
rent etc. should the property prove to be rentable.

Yours truly,

R. G. Bell.
Administration Department.

RGB/CD

Cabin at Sandspit (6/8 miles from Charlotte City)

1536

March 9, 1943.

Corpl. T. D. Brunton,
i/c B. C. Police,
Queen Charlotte District,
Queen Charlotte, City, B. C.

Dear Sir:

Re: Yoshimatsu MUKAI. Reg. #00859.

We are in receipt of your letter of the 2nd instant and thank you for the information contained therein.

If Mr. Harry R. Beavin will make an offer for the property at Sand Spit we will pass it on to the above Evacuee:

Will you please so advise Mr. Beavin and tell him that his offer, if made, should be addressed to this office.

Thanking you for your co-operation.

Yours truly,

R. G. Bell.
Administration Department.

RGB/CD

MAR 29 1943

File No. _____

Ans. _____

Referred _____

Queen Charlotte

Mar 20/43

W. Yoshimatsu Mubai
of The Custodian's Office

Dept of Secty of State

Vancouver B.C.

RECEIVED SECTION

Rec'd MAR 29 1943

File No. 536

Ans. _____

Referred Nelson

Sir,

I understand your wish
to dispose of a small piece of
property at Sandapit.

If so I will offer you
one hundred dollars (100⁰⁰) for
title.

Yours Truly
H.R. Beaven

MEMORANDUM

File No. 1536.

To: Mr. P. C. Moore.

From: Mr. G. B. Hall.

Date: Feb. 1943.

Re: Indenture 2221 - Lot No. 2222.

The above Indenture, formerly of 227 Cove Avenue, Washington, for many years contained his own "Fishing Lodge", a small log cabin, at Sand Spit, a few miles along the shore from Queen Charlotte City.

Mr. Henry B. Borden of Queen Charlotte City, has had free use of the property, apparently with owner's consent, and now makes the following offer for it:

Indenture: Certificate of Title No. 2222-4 to the use of Indenture 2221. Assigned Lot 22 of Lot 17, Queen Charlotte District, as shown and as Indenture Plan No. 2227. (Situated at Sand Spit near Queen Charlotte City).

Land improved at	\$400.00
Improvements assessed at	\$ 50.00
Taxes (1942)	\$ 7.50
Area: 1.5 acres.	
Improvements: Log Cabin, used as Fishing Lodge during season.	

Offer: (March 20/1943):

Price: \$100.00
Taxes: Annually Cash.

Mrs. J. J. Borden, Charleston Agent at Queen Charlotte City, during a recent visit, declared the cabin to be a small one, and the property consequently difficult to make revenue producing. However, taxes are low and the offer appears to fall considerably short of actual value.

WCH/p.

8770 & 1536.

April 18th, 1944.

Mrs. I. B. Jolliffe,
Queen Charlotte City,
Queen Charlotte Is., B. C.

Dear Madam:

Re: Sami (Mrs. Takematsu) KOBAYASHI - Reg. 12730.

We are in receipt of your letter of the 12th instant and note that there is no lawyer in your district and that you are unable to prepare a Deed of Conveyance.

If you will let us know in whose favour this document is to be drawn and at the same time give us your full name and that of your husband, we will prepare the required Deed in this office and forward it to Mrs. Kobayashi for signature.

Yoshimatsu MUKAI (File 1536): We have today received a telegram from Sandspit reading:

WHAT ARRANGEMENTS MUST BE MADE TO PURCHASE JAPANESE PROPERTY
ON BLOCK 159 SANDSPIT QUEEN CHARLOTTE ISLANDS REPLY BY MAIL
IMMEDIATELY H F BEAVEN

On receipt of this letter please pass on a copy of our catalogue to Mr. Beaven and point out to him that the information he asks for is contained therein. He appears to be interested in the property listed under No. 754.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mrs. Sami KOBAYASHI,
McGillivray Falls, B. C.

April, 28, 1944
1110 Pendrill St.
Vancouver, B.C.

Custodian of Enemy Property,
675 W Hastings
Vancouver, B.C.

Dear Sir:

ok
Please find enclosed cheque for \$15.50 as 10% of
my tender of \$155.00 on lot A, Sandspit, District 159,
Queen Charlotte Island land district, Cat. no. 754.

Thanking you for your attention in this matter,
I remain,

Yours truly

R. E. Pallant.

Sandspit. B.C. 754

May 10/44

The Custodian
675 West Hastings Str.
Vancouver B.C.

Dear Sir

I hereby offer my tender for lands
Cat No. 754 ^{Assd} A. Lot 159 Map 1817 Customar File 1556

Amount offered One hundred eighty dollars
(180.00)

Amount enclosed \$18.00. Express Money
Order.

Yours truly

Harry F Beaven.

Harry Francis Beaven
Sandspit. B.C.

Sandspit B.C.
May 20/44

The Custodian
675 West Hastings St.
Van. B.C.

Dear Sir.

EVACUATION SECTION	
Rec'd	MAY 25 1944
File No.	1536
Ans.	
Referred	Mrs. Lemp

On May 11 I mailed to you my
tender enclosing Money Order for \$8.00
I have not received a receipt for letter
to date. I have been slightly worried about
this letter as there was a slight mix up
in the mailing. In case it has not been
received kindly write call it to me.

The lot concerned is

Page 12

754.

Aug 1 R.

D.L. 159.

map
1817.

Antiquarian File No.
1536

Trusting this will not inconvenience you. I am
Yours truly

Hannay F. Beaver.

1536.

May 25th, 1944.

Mr. P. L. Northcott,
Queen Charlotte City,
Queen Charlotte Is., B. C.

Dear Sir:

Re: Yoshimatsu MUKAI - Reg. No. 00859.

On the 17th December you enquired about a
parcel of land at Sandspit.

This property is listed in a catalogue
recently published. This fact has been advertised and
prospective buyers invited to submit bids on or before the
15th June.

If you are still interested in this property
we would suggest that you ask Mrs. Gordon H. Jolliffe for a
copy of the catalogue in question.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mrs. G. H. Jolliffe,
Queen Charlotte City,
Queen Charlotte Is., B. C.

PACIFIC MILLS LIMITED

MANUFACTURERS OF PULP AND PAPER

MILLS AT
OCEAN FALLS, B.C.
VANCOUVER, B.C.

EXECUTIVE OFFICES

VANCOUVER
CANADA

CABLE ADDRESS
OSHUNFAL-VANCOUVER

754

May 29, 1944.

Alien Enemy Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

We hereby tender our bid of \$200.00 for Block
A of Lot 159 on Sandspit near Queen Charlotte
City. We attach herewith our certified cheque
for \$20.00 which is 10% of the above-named bid.

ok

Very truly yours,

PACIFIC MILLS LTD.

T.B. Jackson
Manager: Timber Dept.

T.B. Jackson:c
Enc.

754

✓

1536

June 27th, 1944.

Mr. Harry F. Beaven,
Sandspit,
B. C.

Dear Sir:

Re: Catalogue No. 754
Sandspit, B.C.

This will acknowledge receipt of your letter of May 10th enclosing money order for \$18.00 and offer to purchase the above property for the sum of \$180.00.

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

Yours truly,

F.G. Shears,
Director

FGS:D

1536

June 27th, 1944.

Mr. R. E. Pallant,
1110 Pendrell St.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 754
Sandsalt, B. C.

This will acknowledge receipt of your letter of April 28th enclosing cheque for \$15.50 and offer to purchase the above property for the sum of \$155.00.

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

Yours truly,

F.O. Shears,
Director

FGS:D

1536

June 27th, 1944.

Pacific Mills Ltd.,
Ft. Campbell Ave.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 754
Sandspit, B. C.

This will acknowledge receipt of your letter of May 29th enclosing cheque for \$20.00 and offer to purchase the above property for the sum of \$200.00.

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

Yours truly,

F.G. Shears,
Director

FGS:D

1536

August 13, 1944.

Pacific Mills Limited,
P.O. Campbell Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 754
Sandspit (nr Queen Charlotte City)
Aspd. Lot A/159/2817

Your letter of August 7th, enclosing cheque for \$46.00 and revised offer to purchase the above property for the sum of \$460.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$414.00.

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

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

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

Yours truly,

F. G. Shears,
Director.

GF:EB

PACIFIC MILLS LIMITED

MANUFACTURERS OF PULP AND PAPER

MILLS AT
OCEAN FALLS, B.C.
VANCOUVER, B.C.

EXECUTIVE OFFICES
VANCOUVER
CANADA

CABLE ADDRESS
OSHUNFAL-VANCOUVER

Rec'd	AUG 11 1944
File No.	1254
App.	✓
Printed	

August 7, 1944.

754

Alien Enemy Custodian,
506 Royal Bank Building,
Vancouver, B.C.

- Attention Mr. F.G. Shears -

Dear Sirs:

We hereby revise our original bid and now offer \$460.00 for Block A of Lot 159 Catalogue No. 754 on Sandspit, near Queen Charlotte City. We attach herewith our certified cheque for \$46.00 which is ten percent of the above named bid.

Very truly yours,

PACIFIC MILLS LIMITED

T.B. Jackson
Manager, Timber Dept.

T.B. Jackson: c.
Enc.

*accept
memo Mitchell*

1536

August 4th, 1944

Mr. R. B. Pallant,
1110 Pendrell St.,
Vancouver, B.C.

Re: Catalogue No. 754
Sandsit, B.C.

Dear Sir:

Your letter of April 23th, enclosing cheque for \$15.50, and submitting an offer to purchase the above property for the sum of \$155.00, has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$450.00.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FCS/MHC
encl.
Reg'd Mail

1536

August 4th, 1944

Mr. Harry F. Beaven,
Sandspit,
B.C.

Re: Catalogue No. 754
Sandspit, B.C.

Dear Sir:

Your letter of May 10th, enclosing money order for \$18.00, and submitting an offer to purchase the above property for the sum of \$180.00, has been received and considered.

We are not able to accept this tender and are returning your money order herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$450.00.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGS/MHG
encl.
Reg'd Mail

Date... August 17, 1944...

REAL PROPERTY MEMORANDUM

File No. 1536.

Name..... MUKAI, Yoshimatsu..... Registration No. 00859

Re: Catalogue No. 754.

Address: Sandspit (nr. Queen Charlotte City), B. C.

Legal Description: Asgd. Lot "A"/D.L. 159, Plan 1817.
(Log Cabin).

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 28918-I Whereabouts: Owner.

✓ Registered owner: Yoshimatsu MUKAI Reg. No. 00859

✓ Property: Assigned Lot "A" of Lot One Hundred and Fifty-nine (159, Queen Charlotte District, as shown coloured red on Explanatory Plan No. 1817.

✓ B. Charges.

Registered: Nil.

✓ Vesting: 8868.

✓ Unregistered: No evidence of any.

Taxes: \$7.80 (1944). paid 25/7/44

Water: Nil.

Insurance: Nil.

Assessed Value: Land: \$600.00.

Improvements: \$50.00.

✓ Valuation by Appraiser: \$400.00.

✓ Amount of Bid: \$460.00.

Approved by Advisory Committee: 29 August/44

✓ Paid as shown in attached letter: \$460.00 paid in full.

Name of transferee as attached letter: Pacific Mills Limited,
Foot of Campbell Ave.,
Vancouver, B.C.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Not rented.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil.

Chattels: Particulars of those stored on the premises.

Nil.

Named Agent: Mrs. G. H. Jolliffe, Queen Charlotte City, B. C.

Lawson, Clark & Lundell

Barristers, Solicitors, Etc.

James H. Lawson, Mr. George I. Clark

Oscar F. Lundell

TELEPHONE MARINE 8328

CABLE ADDRESS

Rec'd SEP 13 1944

File No. 1536

Referred

Standard Bank Bldg.

Vancouver, B.C.

Sept. 11th, 1944.

F.G. Shears, Esq.,
Director,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 754,
Sandspit (nr. Queen Charlotte City)
Assgd. Lot A-159/1817.
Your File 1536.

Our clients Pacific Mills Limited have referred to us your letter of the 23rd August relative to the purchase of the above described property for the sum of \$460.00.

The property is to be registered in the name of Pacific Mills Limited, a Company incorporated under the Companies Act of the Province of British Columbia, having its present place of business at the foot of Campbell Avenue, Vancouver, B.C.

We enclose our client's certified cheque for \$414.00 representing the balance of the purchase price.

Yours very truly,

LAWSON, CLARK & LUNDELL,

PER:

[Signature]

OFL/MM.
Enc.

Deposit of \$46 received

September 14, 1944

Messrs. Lawson, Clark & Lundell,
Barristers, Solicitors Etc.,
Standard Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 754,
Lot A, D.L. 159,
Sandspit (near Queen Charlotte
Gulf) Prince Rupert, B.C.

This will acknowledge receipt of your letter of September 11th, enclosing certified cheque for \$411.00. We have now received \$460.00 the full amount of the purchase price for the above property.

We note that you wish this property to be purchased in the name of the Pacific Mills Limited, incorporated under the Companies Act of the Province of British Columbia, Port of Campbell Avenue, Vancouver, B.C.

As previously advised, documents will be prepared and forwarded to Ottawa with our recommendation for acceptance and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shears,
Director

GP:LM

1536

September 23, 1944.

Mr. Yoshimatsu MUKAI,
Reg. No. 00859,
Sloean, B.C.

Dear Sir:

Re: Catalogue No. 754,
Sandspit (nr. Queen Charlotte City)
Acqd. A. Lot. 159, Map. 1817.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 28918-I covering this land.

Yours truly,

George Peters,
Administration Department.

GP:AS

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 1536

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

September 23, 1944.

1536
Mr. Yoshimatsu MUKAI,
Reg. No. 00859,
Slocan, B.C.

Dear Sir:

Re: Catalogue No. 754,
Sandspit (nr. Queen Charlotte City)
Agd. A. Lot. 159. Map. 1817.

EVACUATION SECTION	
Rec'd	OCT 5 1944
File No.	1536
By	Peters
Refer to	your file

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 28918-I covering this land.

Yours truly,

George Peters

George Peters,
Administration Department.

Oct. 2 1944

GP:AS

Dear Sir:

*The above property has been
turned over to Mrs. M. Shikata in Feb. 1943.
You will kindly inform her of any sale regard-
ing above property.*

Yours truly, Y. Mukai

COPY

Queen Charlotte City, B.C.,
Sept. 16, 1944.

Mr. Olaf Hanson, M.P.,
Ottawa, Ont.

Sir:

When the Japs moved away from here a few years ago one of the party who had three acres of land at Sandspit came to me and told me I was to take charge of this property. I told the party to give me a letter to that effect so that I would have something to show, which he did. Last year the local police asked me for particulars about this property and I gave him particulars. I also told him I would buy it if it was for sale, but at that time it was not for sale. However, this year my son heard it was for sale and put in a bid which I know was the highest, but got word that the property would have to be re-assessed. It was not long after that the assessor was around and looked at the property but I do not know what he assessed it for. I do know my son bought the adjoining property, 50 acres, with a 6 roomed house, barn, fenced-in garden with fruit trees and ten acres cleared and all fenced-in. This was bought on the open market for \$1000.00.

I would like to know where the custodian gets the value of \$150.00 an acre for this three acres adjoining. Also they must have known I was in charge of it, as I told the police, but they appointed an agent for 3 acres of vacant land, the only piece of Jap property in the district. I am enclosing a clipping out of the Pacific Farmer. It looks to me that someone is trying to hold this for the Japs.

I know you have nothing to do with this matter, but ask you to kindly pass it on to the proper authorities.

Yours truly,

(Signed) R. R. Beaven

Received 1842
1842
1842

1536

506 Royal Bank Building,
Vancouver, B.C.

10th October, 1944.

Miss Carroll,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Miss Carroll,

Re: Yoshimatsu MUKAI
Mandait (Mr. Queen Charlotte City).

I am in receipt of your letter of the 7th instant in which you enclose copy of a letter dated September 16th from Mr. H.R. Beavan to Mr. Olaf Hanson, M.P. and copy of Mr. Hanson's letter of September 30th to The Hon. Mr. McLarty.

This enquiry has reference to a property which was advertised in our catalogue under No. 754.

I have reviewed all the transactions in regard to this matter and am satisfied that everything was done in line with our policy in connection with the sale of Japanese properties.

We received three original tenders as follows:

Mr. H.R. Beavan	-	\$180.00
Mr. R.E. Pallant	-	155.00
Pacific Mills Ltd.	-	200.00

Mr. Beavan states in his letter that he knew that his son had submitted the highest bid. You will note from the above that this is not correct.

At the time these tenders were received we did not have an independent valuation on this particular property, it being in a somewhat isolated location. We advised these three parties that a valuation was being secured and that we would then communicate with them again.

The valuation when received indicated that a sum of not less than \$450.00 should be considered as a minimum acceptable price. These

1536

Miss Carroll

three parties were then advised that their offers were rejected but that the Custodian would consider offers of not less than the appraised value of \$450.00. Neither Mr. Pallant or Mr. Beavan replied but we received a revised offer from the Pacific Mills Limited for the sum of \$460.00. This offer was submitted to the Advisory Committee and their approval to this sale given.

We are enclosing a copy of the letter dated August 4th which was sent to Mr. Harry F. Beavan.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

8369 & 1536

October 12, 1944.

Mrs. Mitsuko SHIKATANI,
Registration No. 11122,
Sloam, B. C.

Dear Madam:

Re: Catalogue No. 754
Sandspit (nr. Queen Charlotte City)
Acad. A. Lot 159. Map 1817

Attached you will find a copy of a letter that we have sent to your father, Yoshimatsu Mukai, with reference to the above property registered in his name. Your father states that he turned this property over to you in February, 1943, and to kindly inform you about the sale of this property.

Would you kindly send to this office Title No. 28918-I covering this land. It will also be necessary to send to us your unregistered deed from your father so this may be properly transferred to your name.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

8369
1536

November 8th, 1944.

Mrs. M. Shikata,
Registration No. 11122,
Slocan, B.C.

Re: Catalogue No. 754
Sandspit (nr. Queen Charlotte City)
Acad. A. Lot 159. Map 1817

Dear Madam:

We are in receipt of your letter of October 19th. The price obtained for your property is \$450.00, which will be subject to the usual charges for the sale of any real property.

We can appreciate that the disposal of your property is a matter of great personal concern to you, however, the sale of all Japanese owned properties is being carried out as a part of a policy of liquidation outlined by the Canadian Government, on the basis of independent appraised valuations, and we can only advise you that we are unable to consider any alternative.

While we regret that you are not in accord with the Custodian's action, completion of this sale is being made, irrespective of production of the Certificate of Title. The Custodian, however, finds its production helpful in making distribution of the proceeds of the sale to the rightful persons.

If you now feel that you care to co-operate in this matter, we would be glad to receive the Certificate of Title as previously requested. In any event, your letter is being placed on our files so that your comments in regard to this sale will remain on record.

Yours truly,

George Peters,
Administration Department.

GP/MRG

c
o
p
y

Slocan, B.C.
Nov. 18th, 1944

Custodian Office,
Royal Bank Building,
Vancouver, B.C.

Re: Catalogue No. 754
Sandspit (nr. Queen Charlotte City)
Assgd. A. Lot 159, Map 1817

Dear Sirs:

In reply to your letter of November 8th, 1944,
I would like to express my intention, I have definitely no
intention to sale out above mentioned my property whatever
Government policy is.

Consequently, I regret to state that I would
not comply with your request and sometime I would not consent
you to dispose my said property.

Yours truly,

(signed) Mrs. M. Shikatani,
Reg. No. 11122.

File No. 8369
1536

Catalogue No. 754
File No. 1536
Sandpitt nr. Queen Charlotte City
Asag. A. Lot 199, Map 1819

December 22, 1944.

PACIFIC HILLS LTD.
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 14, 1944)

	DEBIT	CREDIT
Purchase price	\$460.00	
Cheques received		\$460.00
Registration fees on deed - \$460.00	4.90	
Purchaser's proportion of taxes for 1944 - 108/365 x \$7.79	2.30	
Balance owing by purchaser		7.20
	<u>\$467.20</u>	<u>\$467.20</u>

BALANCE OWING BY PURCHASER \$7.20

1556

December 28, 1944.

Messrs. Lawson, Clark & Lundell,
Barristers, Solicitors, Etc.,
Standard Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 754
Sandspit (Mr. Queen Charlotte City)
Aq. 4, Lot 159, Map 1817
REKAL. Koshigaisa

Title to the above described property has now been received
in the name of Pacific Mills Limited, Foot of Campbell Avenue, Vancouver,
B. C., and is ready for delivery.

Adjustments as of September 14th as shown on the enclosed sheet
have been calculated and a balance of \$7.20 has been charged to the purchaser.

Will you please telephone this office for an appointment to
conclude this matter. It would be desirable for an authorized representative
of the above corporation attend in order that statement of adjustments may be
approved and certain releases signed prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Pacific Mills Limited

January 12, 1945.

MEMORANDUM - MR. SHEARS

Re: 3217 Shelley Street,
Seaside, B. C.

Title to the above described property has been delivered to the purchaser, Mr. Charles Edwin Raaflaub, 3217 Shelley Street, Seaside, B. C.

This property was sold under an exercise of option to Mr. Raaflaub who was referred to this office by Messrs. George A. Touche & Company who are not real estate agents. Please advise what compensation Messrs. George A. Touche & Company are entitled to for their work.



GP:NA

Catalogue No. 754
File No. 1536
Sandspit (nr Queen Charlotte City)
Asgd. A/159/1817
Certificate of Title No. 32805-I

Control of property covered by Certificate of Title No. 32805-I and described above is hereby acknowledged and it is agreed that all adjustments and incidents connected with the sale to the Pacific Mills Limited of property covered by said certificate have been settled.

Dated at Vancouver B.C. this 5th day of January 1946.

Lawson Allen Limance
per H. Limance
Solicitor for Pacific
Mills Limited

Return to the Custodian

Certificate of Title # 32805-I was
received by the above. H. Limance

STATEMENT RE SALE OF:

Name: MUKAI, Yoshimatsu

Catalogue No: 754

File No: 1536

Street Address: Queen Charlotte City.

Reg. No. 00859

Legal Description: Asgd. Lot "A"/D.L. 159/1817.

Date of Sale and Adjustments September 14, 1944,

Sale Price

\$ 460.00

~~Real Estate Agents' Commission~~

\$

~~Charge on Collection~~

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance~~~~Insurance~~~~Insurance~~~~Insurance of House~~~~Insurance~~

Adjustments:

~~Insurance~~

Taxes

2.30

~~Insurance~~

6.50

\$ 462.30

Net Proceeds credited to your account

455.80

Date: April 2, 1945.

Compiled by: George Peters.



DEPARTMENT OF LABOUR
JAPANESE DIVISION

CORRESPONDENCE SECTION	
Rec'd	SEP 17 1945
File No.	1536
Referred	Mr. B. J.

360 Homer Street,
Vancouver, B. C.,
September 15th, 1945

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

Re: MUKAI, Yoshimatsu, #00859, Dec'd.

Dear Sirs:

We wish to make claim for recovery of the sum of \$80.00 from the estate of the above mentioned deceased, to cover the cost of funeral expenses paid by this Department in connection with his burial.

Please advise as to whether there are sufficient funds available in the estate to take care of this account, or if there is a relative of the deceased with sufficient assets who would have legal responsibility for the funeral expenses.

For your information, Mr. Mukai died on August 6th, 1945.

Yours truly,

DEPT. OF LABOUR - JAPANESE DIVISION

M. L. Brown,
Office Manager.

Slocan, B. C. Sept. 28, 1945.

W. J. Johnston, Esq.,
Administration Department,
Dept. of Secretary of State,
Vancouver, B. C.

Dear Sir:

Re: Yoshitatsu MUKAI #00859

I have your letter of the 11th Sept./45 relative to the death of my father, and asking for certain information as to particulars of Estate left. I wish to advise that the only estate is Life Insurance Policy which is payable to my brother.

I might state at this time that sale of property Lot A of Lot 199 Queen Charlotte District, and credit therein of \$446.91 that of this amount the sum of \$300.17 was assigned to William E. Graham Merchant Slocan, B. C. and the sum of \$146.74 to myself by Mr. Mukai as this property was transferred to me and proceeds of same were mine. The \$300.17 to W. E. Graham covered the mess account while my husband was running the mess for the old men. Neither of these accounts has been settled, please advise in this regard.

Yours faithfully,

"Mitsuko SHIKITANI"

Mrs. Mitsuko SHIKITANI
Reg. No. 11122

Oct. 10/45

Phone
Mar. 6615

Provident Mutual holding funds re membership
Certificate. Beneficiary son, Mr. Frank Yoshimoto
MUKAI. Claim papers not filed yet

[Signature]

10777, 6362,
6011, 1000
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
January 5th 1946.

Mr. Frank Yoshitomo NUKAI,
Registration No. 10734,
c/o Mr. A. Nielson,
R. R. No. 1,
Oakville, Ontario.

Dear Sir:

Re: Mr. Yoshitatsu NUKAI, Deceased.

We wrote you on September 11th 1945, but have had no reply from you direct. We did, however, hear from your sister, Mrs. Mitsuko SHIKATANI, and she forwarded particulars in connection with your late father, Mr. Yoshitatsu NUKAI, deceased. As you are the next-of-kin it is necessary for you to put this Estate in the hands of either a Solicitor or the Official Administrator, which in this case would be Mr. Samuel A. Moore, Court House, Vancouver, B. C. If you so desire and will write us accordingly we will communicate with Mr. Moore and send him all particulars regarding this matter recorded in this office and he will proceed to have the Estate administered and funds disbursed.

We have been advised by the Provident Mutual Benefit Association that you have not filed a claim for the proceeds in connection with the policy carried with them by your father. These funds are not part of this Estate but are payable to you as beneficiary and we cannot quite understand why you are not forwarding the forms to the above Association.

In order to avoid further delay in connection with the settlement of the Estate of the above deceased we would ask you to please write us by return mail. We are enclosing herewith a stamped, addressed envelope for your convenience.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJ/JMS
Enc.

10977, 8369,
6011, 1536
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
January 5th 1946.

Mrs. Mitsuko SHIKATANI,
Registration No. 11122,
Slocan, B. C.

Dear Madam:

We duly received your letter of the 4th ultimo and note contents. As stated in our letter to you under date of September 11th, 1945, we wrote to your brother, Mr. Frank Yoshitomo MUKAI, but to date we have not heard from him. It will be necessary for him, being the next-of-kin, to either apply to a Solicitor or to Mr. Samuel A. Moore, Official Administrator, for administration of this Estate before funds can be disbursed. We have written Mr. MUKAI again regarding this matter and we would be pleased to have you communicate with him also. Our records show his address as being c/o Mr. K. Slacer, Clarkson, Ontario, but if this is incorrect we should be advised.

We are enclosing herewith copy of our letter to you dated April 19th 1945, and as stated therein the proceeds received from the sale of your late father's property continued to be carried in his account, and consequently became part of his Estate.

As soon as we hear from Mr. Frank Yoshitomo MUKAI we will forward to his Solicitor or the Official Administrator, all information appearing on our files relating to this Estate.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/HMS
Enc.

November 15, 1946.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Yoshitatsu MUKAI. Reg. #00859. Deceased.

As a result of the liquidation on September 14, 1944, of the real property registered in the name of the above, there is a credit balance in his account with this office of \$446.91. His death occurred at Slocan Hospital August 6, 1945.

While we wrote to you on February 27, 1946 asking whether you could act as administrator of this estate, we do not appear to have received a reply and on reviewing the file again wonder whether as a matter of fact it can be considered that there is an estate to administer.

Our letter of February 27th stated that because the funds in this account were derived from real property registered in the name of the deceased they should rightfully be treated as Mukai's estate. The actual facts however, seem to point otherwise. Mukai, who was alive when the property was sold by the Custodian, upon being advised of this sale by this office immediately stated in writing that the property had been transferred in February 1943 to his daughter for a consideration. We believe from the correspondence on file that it was his intention to give it to her at that time as he gave her the Certificate of Title which she was holding at the time of sale, the consideration being repayment for board incurred while he made his home with her at Port Barington prior to the Evacuation. Our office unfortunately did not at that time press for evidence of transfer but acting on the prima facie evidence of the certificate of title, credited the proceeds to Mukai's account and so advised him.

On April 24, 1945 Mukai signed a request asking the Custodian to apply a portion of the money in payment of a debt of the daughter's husband to W.E. Graham, merchant, Slocan, incurred by the daughter's husband while running the mess for the old men at Slocan. He further asked that the balance be paid to his daughter. By some

Samuel A. Moore, Esq.,

2.

November 15, 1946.

error these letters, though dated in April, were not delivered to our office by the Department of Labour until August 14, 1945. In the meantime, Mukai had died on August 6th. Had these letters reached our office at the time they were signed, payment would have been made in accordance with Mukai's request.

Under these circumstances, particularly in consideration of the vesting of the monies in the Custodian during the lifetime of the registered owner, the distribution of the funds would have been made in accordance with our usual policy and we believe that distribution should still be made on the basis of the legal rights of the Custodian in this connection. The wishes of the parties concerned were clearly expressed prior to the death of Mukai and unless you have already proceeded in this case we feel it would be desirable to proceed with the distribution from this office. Otherwise it would appear that through no fault of their own, the family would be put to a considerable expense and delay in obtaining the use of money which they should have had last April.

The file of the deceased indicates a claim in the sum of \$13.20 filed by another Japanese, Saijiro Wakita, in December 1942 which has not been admitted by Mukai, and a claim for funeral expenses in the sum of \$80.00 filed by the Department of Labour. We would endeavour to have the daughter agree to the payment of the funeral claim from the funds in our hands.

We would appreciate having your comments in this connection.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

1536, 8369

REGISTERED MAIL

February 13, 1947.

Mrs. Mitsuko SHIRATANI,
Reg. No. 11122,
28 Huron Street,
Toronto, Ontario.

Dear Madam:

Re: Estate of Yoshimatsu NUKAI, #00859,
Deceased.

We are now in receipt of advice from Mr. Moore, Official Administrator, regarding the proceeds from property formerly owned by Yoshimatsu Nukai and are prepared to remit these funds to you.

Unless there are other assets than those disclosed to the Custodian it would appear that your father was without funds to cover his funeral costs and an outstanding indebtedness to Mrs. R. Kimura in the sum of \$1122.00 for board and lodging. A memorandum concerning this indebtedness to Mrs. Kimura was sent to Mr. Moore by Frank Nukai.

We are advising the Department of Labour that we are remitting the proceeds from your father's property to you and you will no doubt wish to settle the funeral claim from these funds.

Mrs. Kimura's present address as reported by the Department of Labour, is - Mrs. Riyo Kimura, #00165, c/o John Lawrence, Morrison Road, Oakville, Ontario, and we are suggesting that you or your brother who received the insurance benefits, should get in touch with Mrs. Kimura in order to make some satisfactory settlement with her.

We enclose Custodian cheque in the sum of \$446.91 and would ask you to please acknowledge it by return mail using the addressed stamped envelope provided for that purpose.

Yours truly,

A. C. McArthur,
Office of the Custodian.

AGS:AH

encl. Cheque \$446.91, Envelope.

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

OUR REF. NO. 3801

COURT-HOUSE
VANCOUVER, B.C.Attention A. G. McArthur,

February 10, 1947.

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

EVACUATION SECTION	
Rec'd	FEB 12 1947
File No.	93-36
Ans.	McArthur
Referred	McArthur

Re Estate of Yoshimatsu Mukai # 00859.
Your file No. 1536

Dear Sir:

Replying to yours of the 6th inst. I have been unable up to this time to find any asset in this estate to administer.

It was suggested originally that the deceased owned Lot A of Lot 159, Queen Charlotte District, and that you had sold it, and the credit balance you held was \$446.91.

However, later on, I received a letter from William E. Graham, Merchant, of Slocan City, B. C., in which he enclosed the Certificate of Title for this property and a deed of the property from the deceased to his daughter Mitsuko Shikatani.

This deed is dated February 13, 1943, which would be more than two years before the deceased's death. This deed seems to be properly executed.

It would therefore appear that this real estate is not an asset of the deceased. ✓

In the memo of particulars sent you by Mrs. Shikatani, a copy of which you sent me, and also in a memo of particulars made by the deceased's son, Frank Mukai, and sent to me by B. J. S. Pitt, his Solicitor in Toronto, they set out that the deceased left no assets.

There was a life insurance policy referred to in the correspondence, but the deceased's son was the named beneficiary and it would form no part of the deceased's estate.

Re the debts.

In the memo furnished me by the son, Frank Mukai, he sets out as the only debt, the claim of one Mrs. Kimura, formerly of Gore Rooms, Vancouver, for room and board of the deceased, amounting to \$1122.00. This claim is not mentioned in the list of debts set out in your letter to me of February 27, 1946.

*Refer to Mrs. Shikatani
also Sept 1.
claim for
burial costs.*

- 2 -

Unless you know of some asset the deceased left,
there is nothing for me to administer.

Yours very truly,

SAM:MCB

Sam Amos
Official Administrator.