

4935'

Surrey
Strawberry Hill

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

White House

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: **KANAI Ishi (Mrs.)**
HOME ADDRESS: **410 Scott Rd., New Westminster, B.C.**
REGISTRATION NUMBER **12427** SEX: **Female** AGE: **50**
OCCUPATION: **Housewife**

(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: **None**

MARRIED? **Yes**

NAME OF WIFE OR HUSBAND: **deceased**

ADDRESS OF WIFE OR HUSBAND: **None**

NAMES OF ANY LIVING CHILDREN **Masayuki (M), Yoshi (Y), Fumiyo (F),
Eiko (E).**

ADDRESS OF CHILDREN: **410 Scott Rd., New Westminster, B.C.**

AGE OF CHILDREN: **22, 18, 16, 14.**

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

1. LOCATION AND DESCRIPTION: **0.2 acres, 410 Scott Rd., New Westminster
B.C. Block 3 - N.W. quarter, Section 30 - Township 2.**

2. BUILDINGS AND OTHER IMPROVEMENTS: **7 room 2 storey house, chicken
house, 2 storey feed shed, wood shed, tool shed, pump shed, range
shelter.**

3. INSURANCE (Give particulars; state where policies are) **Fire Insurance - particulars
unknown - policy expires next month - policy with James Agar, New
Westminster, B.C.**

4. TAXES (Amount and where payable) **\$45.00 paid to the Surrey Municipal Hall,
1941 taxes paid.**

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) **Power of attorney given to
L. Taylor, Grover, Surrey, B.C. for the duration of the war.**

Rent not yet agreed on.

Mr. Paige in charge of B.C. New West Handling Co.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Brookmen Ker, New Westminster,
B.C. None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN 1/4 acre currants, 1/4 acre rhubarb, 2 cheery
trees, 2 pear, 2 plum, 5 apples.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
Will be left in the custody of L. Taylor, Surrey, B.C. household
furnishings including farm implements - e.g. 4 incubators,
5 electric brooder, 1 camp stove, 400 tile pipes, 1 kitchen range,
10 rolls wire (poultry).
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
2 dogs.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY 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 Mutual Life Assurance Co., for \$1,000.00 - Beneficiary son - Masayuki - annual premium \$50.00, 20 year endowment, Policy in owner's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: Brockmen and Ker, New Westminster, B.C. \$250.00 for feed (poultry), Bank of Nova Scotia, New Westminster, B.C. - \$190.00 Mac and Mac Feed Co., \$170.00 for feed.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 18th day of April 1942.

(Signature) J. Kanar.

Witness _____

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Nov. 23/42

Full Name KANAI, Ishi (Mrs. Tokuhiro)
(Surname in Block Letters)

Registration No. 12427

Male - Female
(check) ☒

Age 61 1/2

Former Address

R.R. #1, New Westminster, B.C.

Date Evacuated

May 4/42

Naturalized - Canadian-Born - National
(check) ☒

Present Address

70 George Avenue, Hammond, Manitoba
24/6/46 = 859 Beach Ave. Winnipeg, Man.

Married - Single
(check) ☒

Name of Wife

Name of Husband

Name of Mother

ISHIMARU (Mrs. Tokuhiro)

Name of Father

ISHIMARU (Mr. Tokuhiro)

Names of Children under 16

Tsuneko (F) Apr. 14/26.

Nobuko (F) Aug. 19/27.

Our File No.

4935

Registered with Custodian
(yes or no)

Yes

Requested By

C. Girard

Additional Information

6 acres & buildings

REAL PROPERTY SUMMARY

JAPANESE NAME: Ishi (Mrs. Fukujiro) KANAI Reg. No. 12427 File No. 4935
CATALOGUE NO: Special Advertisement.
PROPERTY ADDRESS: 410 Scott Road, Surrey, B.C.
LEGAL DESCRIPTION: Lot 3 of the North West quarter of Section 30, Township 2, Map 1607, Municipality of Surrey, in the District of New Westminster.
TITLE: Registered in the name of Fukugiro KANAI. (Deceased 2nd March 1936). "(Fukugiro Kanai & Mrs. Ishi Kanai (Special Vesting - beneficial interest of" Ishi Kanai)
ENCUMBRANCES: Registered: Vesting Orders filed No. 24413 - July 31, 1942. and No. 27946 - July 24, 1945.

ag. 5/47.

Note: Copy of will and Letters Probate dated Apr. 22, 1946 naming Ishi Kanai executrix on file. According to the Will Ishi Kanai is sole beneficiary."

"A.G.M."

Application for Registration - No. 189820-E made 24th July 1945 to register Transmission to Ishi Kanai, Executrix of the Estate of the late Fukugiro Kanai (see filing No. 27945).

ASSESSED VALUES:

Land \$ 425.00
Improvements 2125.00
\$2550.00

Taxes - \$71.90

CLASSIFICATION:

This is a small Fruit Farm with dwelling and out buildings. The Custodian's representative reported May 13th, 1942, that this property had an area of seven (7) acres, planted to the following crops: 1 acre Blackcurrants, 1 acre Rhubarb. While the representative did not report any fruit trees, Mrs. Ishi Kanai declared on her J.P. Form, signed 18th April 1942, that there were the following fruit trees: 2 Cherry Trees, 2 Pear Trees, 2 Plum Trees, 5 Apple Trees.- one 2 storey 7 room dwelling, 24' x 24' in excellent condition; 4 chicken houses, 1 feed-shed, 1 woodshed, 5 small shacks.

HISTORY OF
ADMINISTRATION:

The above property was leased by Mr. W. Page of B. & K. Milling Company who held a Power of Attorney from Mrs. Kanai. The lease called for no rental consideration other than keeping the property in good condition. Mrs. Taylor, the lessee, occupied the property under the above term until January 18, 1944, at which time the V. L. A., who had temporary control over the property, leased it to J.L. Fairbairn until December 31, 1944, for consideration of \$300.00. They collected \$200.00 of this rent and subsequently refunded it to this office less disbursements of \$69.87 covering 1943 taxes and Insurance Premiums. The balance of the 1944 lease was collected and credited to the account at this office.

Upon expiry of the above lease, which was not renewed, the property was leased by the Custodian on January 2nd, 1945,

1945,

- Page 2 -

File No. 4935

to E. Morier for a consideration of \$240.00 for the year, payable \$60.00 quarterly, first payment to be made on the 1st January 1945 and further payments of \$60.00 on the 1st days of April, July and October, 1945, until the said term has been completed. The property was sold July 4, 1945, subject to the existing tenancy. The lease was assigned to the new Purchaser, who assumed the collection of the balance of the rentals, viz. \$120.00 not yet due.

SOLD:

For \$4,000.00
To: The Director, The Veterans' Land Act/as at July 4, 1945.
Approval of Advisory Committee June 15th, 1945.

Funds released to the credit of Ishi Kanai's account as at February 19, 1945, against which were the following charges: Valuation \$33.20, Advertising \$23.68, Registration Fees \$10.50 = \$67.38 leaving a net credit of \$3,932.62 from said transaction.

Adjustments as at July 4, 1945, to the amount of \$35.66 Purchaser's share of 1945 taxes were placed to the credit of Ishi Kanai's account.

OLD CERTIFICATE OF TITLE:
No. 64167-E

I. Kanai declared on her J.P. Form signed April 18, 1942, that her Title Documents were in the hands of Messrs. Mackmen and Ker Limited. The Certificate of Title was given to Edmonds and Selkirk who deposited it in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 193967-E in the name of The Director, The Veterans' Land Act was sent to him by registered mail January 17th, 1946, and Post Office acknowledgment No. 2251 is on file.

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

July 2nd, 1947.

D. A. Cramer
D. A. CRAMER.

DAC:ic

copy for file # 12457.

Note: - Funds released to Ishi Kanai's personal account February 19, 1946. On September 23rd, 1946, all debits and credits were transferred to Fukujiro Kanai's account (deceased) - #12457. On September 27, 1946, All the money was sent out to The Canadian Bank of Commerce, Portage & Donald Branch, Winnipeg, Manitoba to be credited to the account of Mrs. Ishi KANAI, Executrix of the Estate of Fukujiro KANAI (Deceased).

/ic

DATED: August 5th, 1947.

STATEMENT RE SALE OF:

Name: Estate of Fukujiro KANAI

Catalogue No: Special Advertisement
Parcel 1.

File No: 12457

Street Address: 410 Scott Road, Surrey, B.C.

Legal Description: Lot 3 of N.W. 1/4, Section 30, Twp. 2, Map 1607.

Date of Sale and Adjustments July 4, 1945

Sale Price

\$4,000.00

~~Real Estate Agents Commission~~

0

Charge for Valuation

33.20

Charge for Advertising

23.68

Land Registry Office Transmission Fee

10.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes

35.65

~~Water~~67.38\$4035.65

Net Proceeds credited to your account

3968.27

Date:

Compiled by:

Spec. Ad. April 14/45 Parcel "I"
File Nos. 4935, 5157 & 12457
410 Scott Road, Surrey, B. C.
3 of NW $\frac{1}{4}$ 30/Tp.2/1607/Surrey/D.N.W.

February 11, 1946.

THE DIRECTOR, THE VETERANS' LAND ACT
(purchaser)

In account with The Custodian of Enemy Property

CORRECTED STATEMENT OF ADJUSTMENTS

(As at July 4, 1945)

	DEBIT	CREDIT
Purchase price	\$4,000.00	
Cheques received		\$4,000.00
<u>Amount of rent collected</u>		
July 4th to July 31st - 28/31 x \$20.00		18.32
August & September - 2 mos. @ \$20.00		40.00
Registration fees on deed	3.50	
Purchaser's proportion of 1945 taxes paid - 181/365 x \$71.90	35.65	
Balance owing to purchaser	19.17	
	<u>\$4,058.32</u>	<u>\$4,058.32</u>

BALANCE OWING TO PURCHASER \$19.17

Ex track from A.W. Wright's Memo to J.A. & Henry of M. Wright

MISSION

PAGE 6

Evacuee File 15616
5439

Property

3978 Cherry Street

Valuation

\$2400 ?

Tenderer

D. Hoffman

Am't

\$2500.00

Encl's

\$250.00 Cheque

Remarks
obtain report re title,
judgments & mortgages -
exceed offer

PIT WEADERS

PAGE 8

Evacuee File 12902

Community Hall on
Advent Road

\$2500.00 and
\$3625.00

D.R. Goodwin

\$1000.00 no enclosure
& contents
of Hall

reject

check valuations

SURETY

PAGE 1

Evacuee File 12457

410 Scott Road

\$5450.00

J.H. Simpson

\$1400.00 \$140.00 Cheque

H. Newfeld

\$2400.00 \$240.00 Cheque

Soldier Settlement \$3700.00 no enclosure

PAGE 1

Evacuee File 5600

Bulley Road

\$1800.00

G.D. Cooper

\$400.00 \$40.00 Cheque

Memphis Brothers \$750.00 \$75.00 N/O

Soldier Settlement \$900.00 no enclosure

KW/DA - Cheques are held in safe-deposit in this Section

K.W. WRIGHT

DEPARTMENT OF THE SECRETARY OF STATE

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:

CITY OF VANCOUVER

PARCEL A: Lot 8, Block 59, District Lot 196, New Westminster District, Plan 196, known as 640 East Cordova Street, upon which is situate a one-storey frame factory building.

PARCEL B: Lots 17 and 18 in the West $\frac{1}{4}$ of Subdivision "C" of District Lot 328, Group 1, New Westminster District, Plan 2204, known as 1825 Kent Street, upon which is situate a chicken house and shed. Building used as dwelling not included.

NORTH VANCOUVER

PARCEL C: Lot 17, Block 4 of Blocks 2 and 5, District Lot 616, Group 1, New Westminster District, Plan 2990, being a Vacant Lot on 17th Street between William and Rupert Avenues.

WEST VANCOUVER

PARCEL D: Lot 6, Block 12 of Blocks 7 to 12, District Lot 775, Group 1, New Westminster District, Plan 4595, known as 2152 Marine Drive, upon which is situate a dwelling with a store front.

MATSQUI

PARCEL E: Part (The North Westerly 29.975 acres more or less) of the North $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 11, Township 14, as shown and lettered "B" on sketch deposited 1110, Save and Except part 7.5 acres as shown on sketch deposited No. 5250, Group 1, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 22.475 acres, more or less, near Mt. Lehman Road, upon which is situate a five-room dwelling and outbuildings.

PARCEL F: Lot 2 of the North West $\frac{1}{4}$ of Section 16, Township 16, Map 3296, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 4 $\frac{1}{2}$ acres, more or less, on Ware Road, Abbotsford, upon which is situate a six-room dwelling, barn and poultry house.

MISSION

PARCEL G: Lots 12 and 13 of the North $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 29, Township 17, Map 2849, Municipality of Mission, in the District of New Westminster, being a farm property of 10 acres more or less, known as 3978 Cherry Street, on which is situate a dwelling, barn and outbuildings.

PITT MEADOWS

PARCEL H: Lot "B," Block 2 of Lot 3 of Lot 12 of Section 36, Block 6 North, Range 1 East, Map 6328, Municipality of Pitt Meadows, in the District of New Westminster, on Advent Road, containing 2 acres, more or less, on which is situate a community hall and cottage.

SURREY

PARCEL I: Lot 3 of the North West $\frac{1}{4}$ of Section 30, Township 2, Map 1607, Municipality of Surrey in the District of New Westminster, being a Farm Property of 6.3 acres, more or less, known as 410 Scott Road, upon which is situate a 7-room dwelling, chicken houses and sheds.

DELTA

PARCEL J: Lot 40 of the North East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 25, Township 4, Map 1416, Municipality of Delta, in the District of New Westminster, on Bailey Road, on which is situate a one-storey frame hall building.

Tenders for the purchase of such interests in the above described properties 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, 509 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 whatsoever by the Custodian as to location or condition of buildings or improvements of the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect 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 4th day of May, 1945. Further particulars may be obtained during office hours any day up to Noon on the 4th day of May, 1945, and arrangements made with the undersigned to inspect the said premises.

DATED AT VANCOUVER, BRITISH COLUMBIA, this 14th day of April, 1945

THE CUSTODIAN

509 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

4935, 5157 & 12457

July 4, 1945.

The Director,
Veterans' Land Act & Soldier Settlement Board,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Estate of Fukugiro KANAI
3 of NW $\frac{1}{4}$ 30/Tp.2/1607/Surrey/D.N.W.
Property Advertised April 14, 1945, Parcel "I"

Please refer to your letter of May 29, 1945 in which you offered to purchase the above property for \$4,000.00. On taking the matter up with the Advisory Committee and reviewing the matter thoroughly they advise that they would be prepared to recommend acceptance of your offer, the purchase price to be available as arranged upon delivery of certificate of title.

The necessary documents will 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.

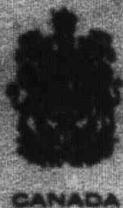
After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Attached you will find copy of lease held by the present tenant, Emil Norio, from January 1, 1945 to December 31, 1945 at \$250.00 per annum, the rental including certain furniture and farm implements belonging to the Japanese. It must be understood, however, that these chattels are not included in the sale of this property and will be removed by the Custodian at the termination of the lease.

Yours truly,

F. G. Shears,
Director.



SOLDIER SETTLEMENT AND VETERANS' LAND ACT
DEPARTMENT OF VETERANS AFFAIRS

YOUR FILE NO.

PLEASE QUOTE BC/537P

Rec'd	MAY 30 1945
File No.	4935
Ans.	

518 Rogers Building
VANCOUVER, B. C.
May 29, 1945.

Mr. F. G. Shears,
Director, Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Parcel "I", Lot 3 of the NW $\frac{1}{4}$ of Sec. 30,
Tp. 2, Map 1607, N.W.D., Mun. of Surrey

I acknowledge with thanks your letter of the 25th instant in which you inform me that a re-appraisal indicates that you now require the sum of \$4,235.00 for the above noted property. Our Department has also had the property re-appraised and while I am unable to meet your price, we are now in a position to offer the sum of \$4,000.00 cash.

We would appreciate it very much if you would be good enough to take this offer under advisement and communicate your decision at a later date. Please be assured that we are not in any way trying to bargain or dicker about this, but, as you know, we have to abide by the information supplied to us in the matter of price.

Yours truly,

I. J. Bennett
District Superintendent
Per - *[Signature]*

AB:MN

4935, 5157
and 12457.

July 21st, 1945.

The Registrar,
Land Registry Office,
New Westminster, B. C.

Dear Sirs

RE: Ishi KANAI - Lot 3, N.W. $\frac{1}{4}$, Sec. 30,
Twp. 2, Map 1607.
Registered Owner - Fukugiro KANAI.

We submitted to you on 17th inst., a Special Vesting Certificate of the interest in above described property of Ishi KANAI, heir under the Will of Fukugiro KANAI, deceased, together with certified copies of the Will and Letters Probate.

This Vesting Certificate was returned to Mr. Cramer of this office by Mr. Keary of your office with the comment that it would be necessary to file a Transmission under the Will to the heir, Ishi KANAI.

You will recall, I think, that the procedure in such cases was discussed with you personally by Mr. Wright last February and that it was decided that the interest of an heir, as evidenced by Letters Probate, might be vested in the Custodian.

Our file also indicates that this matter was discussed with you by Mr. Sheppard, of Locke, Lane, Guild & Sheppard, Vancouver. Mr. Sheppard wrote us on February 23, 1945, as follows:

"In reply to your letters herein Mr. Lane and the writer discussed this with the Registrar at New Westminster and he is prepared to accept the special order in the form submitted, together with a certified copy of Letters Probate with will attached."

I may be permitted to add that we have filed with you several such certificates heretofore, and that such certificates are accepted in the Vancouver Land Registry Office.

- over -

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by office of origin
La recte est à remplir par le bureau d'origine

REGISTERED ARTICLE
Exemplé recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

DATE UNDER NO
sous le

ADDRESSED TO
Adressé à
The Director, The
Veterans' Land Act
518 Rogers Building,
Vancouver, B. C.

AT
à

3011-300 000-10-1-44

ACKNOWLEDGEMENT
EVACUATION

Rec'd. by office of origin
Indicate below the full address
File No. of the article
Anno
Referred



RETURN TO
Retourner à
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C. (4935-EB)

STREET AND NUMBER
Rue
Vancouver, B. C.
PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé
CANADA
(1) IN PRINTED CHARACTERS
En lettres moulées



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

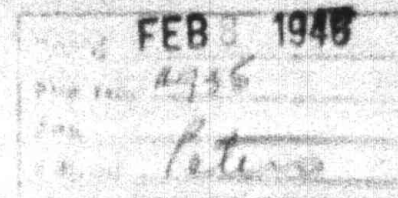
YOUR FILE NO.

PLEASE QUOTE BC/537P

518 Rogers Bldg.,
Vancouver, B. C.

February 6, 1946

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



Dear Sir:

Re: Lot 3 of NW $\frac{1}{4}$ of Sec. 30,
Tp. 2, Map 1607, Municipality of
Surrey

This will acknowledge receipt from you of Certificate of Title No. 193967E in the name of The Director, The Veterans' Land Act covering the lands above described.

I now enclose herewith Receiver General of Canada cheque payable to The Secretary of State of Canada in the sum of \$4,000.00 as payment in full of the purchase price of the said lands, receipt of which I would ask that you kindly acknowledge.

In a statement enclosed with your letter covering adjustments you ask for \$3,949.20. It would appear to me, however, that you have miscalculated the Director's proportion of 1945 taxes. The same would appear to me to amount to considerably more than the sum of \$4.02 mentioned in your statement. I would suggest that you check on the matter and let me have a corrected statement when the proper adjustments can be made.

Yours truly,

T. Todrick
T. Todrick,
SOLICITOR, VETERANS' LAND ACT

TT/MM
ENC.
REG.

Check

Should be about 3568

File No. 4935

November 17th, 1943.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Mrs. Ishi KANAI, Reg. No. 12427

This file is in order as to chattels as these were all left on the property at 410 Scott Road, New Westminster and acknowledged by the above on November 24th, 1942. The property is occupied by a Mr. L. Taylor.

RBM/HMS

R. B. Mackenzie

MEMORANDUM

File No. 4935

October 25th, 1944

To: The File,

From: Mr. Iverson

Re: Ishi KANAI (Mrs.)
CHATELS

Relative to Kanai's inquiry re the incubators and coal brooders, Mr. Page of Brackman & Kerr Ltd. informs us that he knows where one of the incubators are, and will trace up the other one. In any event, Kanai wrote him and he has corresponded directly in this connection.

As to the brooders, Jack Fairburn has one if not two in use, although Mr. Page says this gentleman has gone east and left his wife on the property. Mr. R.M. Anderson is acquainted with the situation.

WJI:LM

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 4935

NAME: KANAI Ishi

DATE ADVERTISED: -----
(or other information)

APPRAISER'S NAME: H. D. Phillips 4/5/44

VALUATION: \$90.00

PURCHASE PRICE: \$90.00

COMMITTEE'S APPROVAL: August 29th, 1944

PURCHASER'S FULL NAME: MRS. J. FAIRBAIRN

ADDRESS: R. R. 1, New Westminster

OCCUPATION:

BILL OF SALE REQUIRED:	YES	NO
(state if purchase		
price already paid or		
arrangements made)	Paid in full	

ENCUMBRANCES, IF ANY: -----

LIST OF CHATTELS SOLD: Household and farm chattels.

File No. 4935

Date May 23/44

SUMMARY

Name: Kanai

Address: 410 Scott Rd. Surrey B.C.

(1) - We have today moved to auction room at Townline & Sandel Rds. effects as per enclosed list at a total cost of \$2.20 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at --- where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ --- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Nothing Outstanding.

The tenant gave us the following explanation: ---

Signed. Tom Channon

ADDITIONAL CHATTELS BELONGING TO KANAI,
410 Scott Rd. Surrey B.C.

Main portion sold at " Surrey #3 "

3 Barrels of lime.

1 Mail box.

2 Brooders.

Signed.

R. M. Anderson

File No. 4935

Date Feb. 7/44

SUMMARY

Name: KA-NA-I, Ishi # 12427

Address: 410 S cott Rd. Surrey B. C.

(1) - We have today moved to auction room at Townline and Sandell Rds. effects as per enclosed list at a total cost of \$19.26 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at ----- where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ ----- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:
Nothing outstanding.

The tenant gave us the following explanation: -----

Signed, *Wm. Henderson*

NAME KANAI, Ischi (Mrs. Fukugiri)

REGISTRATION NO. 12427

FILE NO. 4935

The following chattels were sold by public
auction at Surrey, B.C. on February 9, 1944.

Electric Brooder	\$ 22.50
Electric Brooder	10.00
Coal Brooder	12.00
Incubator	10.00
Incubator	7.00
450' of 4" Drain Tile	16.00
Crib	1.00
4 Beds, Spring & Mattresses	3.00
Dresser	3.00
Galvanized Tub & Sundries	1.75
Kitchen Stove	4.00
2 Cross Cut Saws	2.00
Cupboard	1.50
Scooter	2.00
Tub Pails & Barrell, Keg	2.00
Egg scales & Sundries	1.25
Lot of Wire X	3.00
Extra Table	1.50
6 Water Fosses	5.00
Bed Pan	0.50
Lot of trays	2.75
Tricycle	14.00
Rockers	1.50
Hot Plate	1.00
Chest of Drawers	2.00
2 Pictures & Shade	1.00
Phonograph & Cabinet	2.75
Total: carried forwards	\$ 124.00

~~Less Expenses:~~

\$

~~Net Proceeds Received:~~

\$

~~Number of Custodian Staff Present:~~

~~Exempted from Auctioneering List No:~~

~~Remarks:~~

NAME KANAI, Ishi (Mrs. Fukuzumi)

REGISTRATION NO. 18427

FILE NO. 4935

The following chattels were sold by public
 auction at Surrey, B.C. on February 2, 1944.

	Brought Forward:	\$
- Box Sealers		124.00
- Record Cabinet Box		2.00
- Victrola		1.75
- Keg & Nails		5.50
- Box & Sundries		1.75
- 10 Chairs		0.50
- Lantern		3.50
- 4 Rolls Building Paper		0.50
- Cupboard		3.50
- Kit Cabinet		2.25
- Ironing Board		0.50
- Board & Drier, Ironing Board		2.50
- Lot of tools		1.00
- Lot of tools		1.75
- Straw cutter		1.75
- 7 Pails & Oil Can		1.50
- Wire & Crock		3.50
- 2 Wrenches		3.75
- Cast T.		2.00
- Axe, Shears & Rake		0.50
		0.75

Total:

(Auctioneer's Fee: \$16.68
 Less Expenses: (Advertising: 3.86
 (Moving: 25.80

\$ 166.75

\$ 46.34

120.41

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlsen.

Extracted from Auctioneering list No. Surrey 2.

Remarks.

NAME KAWAI, Ishi (Mrs.)

REGISTRATION NO. 12427

FILE NO. 4935

The following chattels were sold by public
auction at Surrey, B. C. on May 25, 1944.

Brooder	\$6.00
Brooder	6.00
3 Barrels of lime	0.25
Wire	1.00
Screen door	1.25
Mail box	1.50

*and sent
Sept 15/44*

Total

\$16.00 ^h

Less Expenses: (Auctioneer's Fee: \$1.60

(Advertising: 0.44

(Movings: 2.62

\$ 4.66

Net Proceeds Credited:

\$11.34

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Surrey 5

Remarks.

NAME KANAI, Ishi

REGISTRATION NO. 12427

FILE NO. 4935

The following chattels were sold by public
auction at New Westminster, B. C. on May 31, 1944.

Mail Box

\$ 1.25

Total	(Auctioneer's Fee: \$ 0.12	\$	
	(Advertising: 0.03		1.25
Less Expenses:	(Moving: 0.16	\$	.36
	(Rent: 0.05		
Net Proceeds Credited:		\$	0.89

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

New Westminster 12

Remarks

NAME KANAI, Ishi (Mrs. Fukugiro)

REGISTRATION NO. 12427

FILE NO. 4935

The following chattels were sold by public
auction at Surrey, B. C. on October 27, 1944.

Keg 2½ inch nails	\$ 6.00
-Keg 3 inch nails	6.00
-Keg 4 inch nails	6.00

Total	(Auctioneer's Fee: \$1.80	\$ 18.00
Less Expenses:	(Advertising: 0.57	
	(Moving: 4.22	\$ 6.59
Net Proceeds Credited:		\$ 11.41

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Surrey 7.

Remarks.

NAME KAMAI, Taki (Mrs. Fukugiro)

REGISTRATION NO. 12427

FILE NO. 4935

The following chattels were sold by public
auction at Vancouver, B.C. on June 27 - July 1, 1946.

9 Cups

\$ 0.60

Total

(Auctioneer's Fee: \$0.07
Less Expenses Advertising: 0.03
(Moving: 0.06)

Net Proceeds Credited:

\$	0.60
\$	0.36
\$	0.44

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

Mr. Wills

Vancouver 66.

CHATELS BELONGING TO KANAI, Ishi# 119 35

Reg. No #12427

Sold to Mrs. J. Fairbairn, tenant.

1 Old stove	---	5.00
1 Table	---	2.00
4 C hairs	---	4.00
1 Dresser	---	10.00
1 Bed	---	12.00
2 Old cupboards	---	2.00
Kitchen cabinet	---	7.50
Electric brooder	---	15.00
Few old troughs, 10 fountains	---	10.00
Lge. qu. of mixed wire	---	22.50
		<u>\$90.00</u>
Less 10% comission		9.00
		<u>\$81.00</u>

" Certified a just and fair appraisal as made by me
this 4th. day of May, 1944."

Signed

Witness

Office of the Custodian.

Approved by the RAC.
29-8-44

KANAI, Ishi #12427

410 Scott Rd., New Westminster B.C. (Surrey)

" I have today examined the undermentioned articles
and I am convinced that they are valueless and should be abandoned."

- #1 Ctn., of Cotton batten.

Qu., of Metal peices and broken tools.

1 Old Wash tub.

- 1 Old heater.

- Lge., quantity of bottles.

Several lengths of old stove pipe.

Signed

R. M. Anderson

Feb. 7/44.

KANAI, Ishi #12427

The following chattels were shipped by Mr. Page.
(B. & K. Co.)

- 1 New Range.
- 1 Vacuum Cleaner.
- 1 Sewing Machine.
- 1 Straw Trunk.
- 1 Trunk and Chest.
- 1 Stirrup Pump.
- 1 Nail Puller.
- Egs., Qu., of Bean Poles.
- Banjo in Case.
- 1 Box of Pyrex Dishes and Utensils.
- 1 Carton of Dishes.
- 1 Badminton Racquet.
- 3 Axes.
- 2 Electric Toasters.
- 1 Bed Lamp.

Held at auction hall waiting further instructions.

- 2 Kegs of 4" Nails.

Signed.

R. M. Anderson

Feb. 7/44.

October 9, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF

Mrs. Ishi Kanai, 410 Scott Road,
New Westminster, B. C.

In house (upstairs)

- 15 Kitchen chairs.
- 1 Beach range (new)
- 1 Vacuum cleaner.
- 1 Sewing machine.
- Tub kitchen utensils.
- 1 Carton purses etc.
- 1 Heater.
- 4 Elect. Brooder mtrs.
- 2 Dressers.
- 1 Tool Box,
- 1 Chest Drawers.
- 1 Baby crib.
- 2 Beds complete.
- 1 Dining table.
- 1 Gramophone with stand.
- 1 Cabinet Gramophone.
- 1 Straw trunk.
- 1 Trunk.

- 1 Carton old rubber boots.
- 1 Badminton racket.
- 1 Bed lamp
- 1 Trunk
- 1 Bed Stead.
- 3 Axes
- 1 Hatchet.
- 3 Beds complete
- 2 Boxes glass ware
- 4 Rolls tar paper
- 1 Kegg. kitchen utensils.
- 1 Lge. carton personal effects.
- 1 Heater
- 1 Fish basket with sealers.
- 1 Small kitchen cabinet.
- 1 Wash Board.
- 1 Bed pan.
- 1 Carton qt. sealers.
- 1 " pt. "

Additional Chattels in House.

- 1 Tricycle
- 1 Plane (carpenter's)
- 1 Lge. Carton cotton batton
- 2 Egg graders
- 4 sickles.
- 1 Aluminum water bottle.
- 1 Stirrup pump.
- 1 Nail puller.
- 2 Home made tables.
- 2 Cupboards.
- 1 Kitchen table (small)
- 1 Folding ironing board.
- 2 Electric Toasters.
- 1 Sq. tn. glass ware.
- 1 Carton tools etc.
- 1 Case Gramophone records.
- 25 lbs. galv shingle nails.
- Large quantity electric wire.
- 1 Carton sealed.
- 1 Ironing Board (home made)
- 2 Gramophone record cabinets & records
- 2 Home made cupboards.
- 1 Chiffonier.
- 2 Pyrex dishes in cartons.
- 2 Boxes dishes & cooking utensils.
- 1 Box odds & ends.
- 1 Box pyrex utensils & dishes.
- 1 carton dishes.
- 1 Banjo in case.

SIGNED:

INVENTORY OF CHATTELS LEFT ON PROPERTY:
1 n Woodshed

1 Kitchen Range
3 Old coal brooders complete
App. 100 lbs. Raspberrie wire

Chicken hse. feed room

4 Electric Brooders
12 Rolls 2" chick. Wire 6' high
2 Lrge drinking fountains
1 Electric brooder top

Other Chicken hse

6 Galv. Drinking fountains
1 Old wash tub
3 Wood barrels fertilizer
1 Hand feed chopper
1 Roll Duried material
1 Part roll chick wire $\frac{3}{4}$ "

In feed hse.

2 Hand cultivators 1 Large basket
1 Home made table 1 Old heater
1 Manure fork 2 Hoes, 1 shovel, 2 Potatdl

Incubator Hse.

Quantity 12" long Tile drain pipe
4 500 egg. Charter incubators
16 Small 2 large drink fountains
Large quantity stove pipe 1 1 gal. oil can
1 Camp stove 14 chick cartons

Chicken hse.

Large quantity bean poles

Outside

3 45 gal. oil drums (2 shell 1 Imperial)

Signed:

[Signature]

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4936

MUNICIPALITY: Surrey.

Date: May 13th, 1942.

NAME: KANAI. Ishi, (Mrs)

REGISTRATION NO. 12427

ADDRESS: 410 Scott Road. New Westminster, B.C.

PROPERTY:

ACREAGE: 7.

KIND OF CROPS: Blackcurrants. Rhubarb.

APPROXIMATE ACREAGE OF EACH: 1. 1.

HOUSE:

VACANT:

OCCUPIED Yes. Mr. L. Tayley.

DESCRIPTION 2 Story wooden frame dwelling ROOF: Shingle.

SIZE: 24x24.

NO. OF ROOMS 7.

CONDITION: Excellant #1 shape.

OTHER BUILDINGS: 4 Chicken houses. Feedshed, Woodshed, 5 Small shacks.

NAME OF LESSEE OR RENTOR: W. Page, Brackman Kerr Milling Co. New Westminster.

TERMS: Operated by Brackman Kerr Co. for moneys due.

WATER: 2 Wells.

ON:

OFF:

LIGHT:

ON: Yes.

OFF:

REMARKS: Light paid by Mr. Taylor. 2 Dogs left there, cared for by Mr. Tayley.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in Attic of house, the following:

15 Chairs. (Wooden)

1 Kitchen range.

1 Vacuum cleaner.

1 Sewing Machine.

Tub of Kitchen utensils.

4 Boxes & 1 Carton.

1 Heater.

4 Electric motors, (for Brooders)

2 Bed springs.

2 Dressers.

1 Tool box.

1 Chest drawers.

1 Baby crib.

2 Beds complete.

1 Dining room table.

1 Gramophone, with stand.

1 Cabinet gramophone.

1 Straw trunk.

1 Trunk.

In Woodshed. 1 Kitchen range. (Greased for protection.)

In Feed shed. 2 Hand Cultivators.

In Chicken house. Quantity of Poultry netting.

In Incubator shed. Quantity of 12" long, Tile pipe. (Drain)

4 Incubators. (Charter)

1 Electric brooder cover.

Signed:

J. C. Bardwell

REPORT ON EVACUATED JAPANESE PROPERTY

File No. 4735

MUNICIPALITY: SURREY

Date: #### Oct. 2nd. 1942

NAME: KANAI, Mrs. Ishi

REGISTRATION NO. 12427

ADDRESS: 410 Scott Rd, New Westminster, B.C.

PROPERTY:

ACREAGE: 6 $\frac{1}{2}$ acres

KIND OF CROPS: B. Currents, Rhubarb, Asparagus Fruit Trees
1 1 Small patch 13

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 $\frac{1}{2}$ storey

VACANT:

OCCUPIED: yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 24 x 26

NO. OF ROOMS: 7

CONDITION: Good

OTHER BUILDINGS: Chicken Hse. 20 x 80 Woodshed 10 x 22
" " " 20 x 122 Incubator shed. 16 x 24
2 Chicken Hse. 20 x 100

NAME OF LESSEE OR RENTOR: L. Taylor 410 Scott Rd. New Westminster, B.C.

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS:

Pers.	Effects	Continued
1 Heater sold to tenant		1 Wash board
1 Fish basket with sealers		51 Bed pan
51 Small kitchen cabinet		51 Carton qt. sealers
		1 " " " pt. " " "

INVENTORY OF CHATTELS LEFT ON PROPERTY:

1000 In Hse. Up	51 Ironing Board (home made)
16 Kitchen chairs sold to tenant	2 Gramophone records cabinets & records
51 Bench Range (new)	2 Home made cupboards sold to tenant
1 Vacuum cleaner	1 Chiffoniere
2 Sewing Machine shipped	2 Pyrex dishes in cartons
51 Kitchen utensils	2 Boxes dishes & cooking utensils
1 Carton purses etc.	1 Box odds & ends
2 Heater D	1 Box pyrex utensils & dishes
51 4 Elect. Brooder mtrs.	1 Carton dishes
52 Dressers	1 Banjo in case
51 Tool box	1 Carton old rubber boots
1 Chest Drawers sold to tenant	1 Badminton racket
51 Baby crib	1 Bed lamp 1 Trunk
52 Beds complete	1 Bedstead
51 Dining table	51 Axes, 1 Hatchet
51 Gramophone with stand	3 Beds complete sold to tenant
51 Cabinet Gramophone	2 Boxes glass ware D
1 Straw trunk	51 Rolls tar paper
1 Trunk shipped	1 Kegs. kitchen utensils
Additional Chattels in hse.	1 Large carton perso. effects
51 Tricycle 1 Plane (carpenters)	Signed:
1 Large Carton cotton Dutton D	<i>S. Sakai</i>
52 Egg graders 4 Sickles	2 Electric toasters
1 Aluminum water bottle	1 Sq. tn. glass ware
1 Stirrup pump	51 Carton tools etc.
1 Nail puller	1 Case gramophone records
2 Home made tables sold to tenant	51 25 lbs. galv. shingle nails
2 Cupboards	51 Large quantity electric wire
1 Kitchen table (small)	1 Carton sealed
51 Folding ironing board	

*sold by Auction
7/4/44 - Surrey*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Iski Kanai

File No. 4935

Reg. No.

Company Mutual Life

Agency

Policy No. 463032

Premium - \$ 56.81

Payable: Annually, Semi-annually or monthly

Month Oct. Day 2

REMARKS:

LIABILITY SUMMARY

File No. 4935 & 12457

23rd August, 1946

Re: Isbi KANAI (Mrs. Fukugiro) - Reg. No. 12427

When registering with this office, the above Japanese declared the following debts:-

Brackman-Ker Milling Co. Ltd.	\$250.00 ✓
Bank of Nova Scotia, New Westminster	190.00
McLellan & McCarter Limited	170.00 ✓

Mrs. KANAI informed us on the 5th February, 1943, that the first two claims were paid prior to her evacuation. McLellan & McCarter sent in their claim showing a debit balance of \$161.82. Mrs. KANAI acknowledged this as being correct and stated that at the time of evacuation she had tried to come to a settlement with the Company but had not succeeded.

On the 11th February 1944, Brackman-Ker filed a claim of \$267.63 against Mrs. KANAI, but as they had previously stated on the 18th January, 1944, that all claims against her had been paid, we wrote to them for further particulars. The claim however, was against her husband's Estate, which the Company at the time of his death, had written off as a bad debt, but upon Mrs. KANAI's offer to pay it from proceeds sale of chattels they were claiming it. Mrs. KANAI confirmed this on the 26th February, 1944.

On 16th June, McLellan & McCarter agreed to accept \$127.46 in full settlement of their claim, and on the 20th June, Brackman-Ker agreed to accept \$203.08, and these accounts were paid on the 27th June, 1944.

This file reveals no other liabilities.

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

23rd August, 1946.
/NA

W E Currier
.....

File No. 4935

CLAIMS DEPARTMENT

March 31st, 1943

(Mrs) Ishi KANAI - Reg. No. 12427 (Widow)

CREDITORS

- (1) McLellan & McCarten, Limited
(2) Brockman-Ker Milling Co. Ltd.
due letter from B. K. McG.
11.2.44
N.B.

127.46
214.10
341.56

\$161.82
267.63

429.45

429.45
80

159.24
127.46
286.70
307.16

The above claims settled by mutual consent

M & M for \$127.46
B & K for 203.08
\$330.54

AMCA:ND

In Bal 330.54

19.6.44

参考文献

FILE NO.

4935

FIRE INSURANCE SUMMARY

The above named Japanese declared on her J.P. Form signed April 18, 1942, as follows: "Fire Insurance - particulars unknown - policy expires next month - policy with James Agar, New Westminster, B.C."

It was found the following:

New England F.

It was found the following Policy was in force:
New England Fire Insurance Company, Policy No. 6251953, \$2,025.00 - expiring
September 13, 1945, \$1,000.00 covering the dwelling at 410 Scott Road, Neptu of
Surrey, B.C., \$575.00 on Henhouse 20'x12'x8', \$450.00 on Henhouse 26'x20'x8'.
It was found that the insurance was inadequate, when the following
Policy was placed by the Custodian:
Bankers & Traders Insurance Company, Policy No. 32/231
August 23, 1946.

It was found that the insurance was inadequate, when the following Policy was placed by the Custodians:
 Bankers & Traders Insurance Company, Policy No. 32/31133, \$900.00 - expiring August 23, 1946.

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

July 2nd, 1947.

D. A. CRAMER.

DAC:lc

LIABILITY SUMMARY

Ishi KANAI - Registration No. 12427 - File No. 4935
Executrix and sole beneficiary of the Estate of

Fukuiro KANAI. Deceased 2nd March 1936 - File No. 12457

While the Probate papers were not filed until July 27, 1945, Mrs. Ishi Kanai managed the property during the intervening years.

Mrs. Ishi Kanai declared on her J.P. Form signed April 18, 1942, that the following Trade Debts were owing.

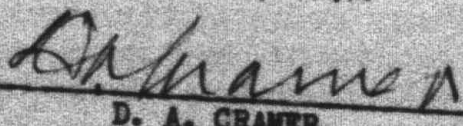
1. Brackman and Ker, New Westminster, B. C.\$ 250.00
2. Bank of Nova Scotia, New Westminster, B.C.\$ 190.00
3. McLellan and McCarter Limited.\$ 170.00

After several letters between the Claims Department and the above creditors, these accounts were finally paid off as follows:

1. The Brackman and Ker Milling Company Limited,
June 23, 1944.\$ 203.08
2. Bank of Nova Scotia, February 5th, 1943.\$ 190.00
3. McLellan and McCarter Limited, June 23, 1944.\$ 127.46

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

July 2nd, 1947.


D. A. CRAMER.

DAC:ie

File Nos. 4935
5157
12457

June 29, 1945.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. K. W. Wright

Re: Estate of Fukugiro KANAI
Lot 3 of NW $\frac{1}{4}$ of Sec. 30, Twp. 2, Map 1607, Mun. of Surrey, D.N.W.
Property Uncatalogued. Spec. Adv. April 14, 1945. Parcel I.

The above-mentioned property is under lease to Mr. Emil Morier for the period from January 1, 1945, to December 31, 1945, for the sum of \$240.00, payable in instalments of \$60.00 on January 1st, April 1st, July 1st and October 1st 1945. The furniture on the premises is included in the rental.

The Registered Owner of this property as shown on the Certificate of Encumbrance is Fukugiro KANAI. This Japanese died on March 2, 1936, and Probate of his Estate was granted through Messrs. Whiteside, Edmonds and Selkirk (now Edmonds and Selkirk) on May 18, 1936. Mrs. Ishi KANAI, the Widow, was appointed personal representative under the Will and she is also the sole heir. Mrs. KANAI, however, has refused to execute a Deed from herself as personal representative to her own name.

The usual Vesting Order was filed under No. 24413 on July 31, 1942. A Special Vesting Order was prepared and submitted to Messrs. Locke, Lane, Guild and Sheppard for approval. Mr. Lane and Mr. Sheppard discussed this matter with the Registrar at New Westminster and he is prepared to accept the Special Vesting Order in the form submitted, with certain changes, together with a certified copy of Letters Probate with Will attached.

The approved Vesting Order was forwarded to Ottawa and returned duly signed by Mr. A. H. Mathieu, Assistant Deputy Custodian.

A copy of the above Order was forwarded to Messrs. Edmonds and Selkirk on March 12, 1945, and we requested in our covering letter that they send us the Certificate of Title of this property together with a certified copy of Letters Probate. While these have not yet been received by us, we are advised by Mr. Cramer, who has just returned from making a call on Mr. Selkirk, that he promised faithfully to mail these documents to us today. Succession duties, if payable, will be paid either by our office or Mr. Selkirk, who advised Mr. Cramer that he would take care of everything.

The net proceeds received from the sale of this property to the Director, Veterans' Land Act, are to be credited to the account of Mrs. Ishi KANAI, Registration No. 12427, File No. 4935, Executrix of the Estate of Fukugiro KANAI, deceased.

I am attaching hereto a copy of the above-mentioned Lease, the original Certificate of Encumbrance and Mr. Richardson's Real Property Memorandum.

There is no reason why this sale should not be proceeded with without delay.

WJJ/HMS
Enc.

K. W. Wright
K. W. WRIGHT.

File No. 4935
12457 (Evans)

June 14th, 1944

MEMORANDUM

TO: MR. K. F. WRIGHT

FROM: Miss Foy

RE: Estate of Fukujiro KANAI

The above noted, Fukujiro KANAI died in 1936, and probate was granted in the Supreme Court, New Westminster on May 18th, 1936, through Messrs. White-side, Edmonds & Selkirk, Solicitors, New Westminster, B. C. The beneficiary was the wife, Ishi KANAI, and the property passing was as follows:

Lot 3 of the North West Quarter of Section 30, Township 2, Map 1607,
New Westminster District, Municipality of Surrey, B. C. ----- \$2,200.00

Cash on hand	\$ 250.00
Farming implements	100.00
Poultry	200.00
Strawberry Hill Farmer's Co-operative Association	- 52.60

The assessed value of this property known as 410 Scott Road, New Westminster,
is as follows: Land - \$425.00. Improvements - \$2,125.00

FAMILY - Widow - Mrs. Ishi KANAI - Middlechurch, Manitoba
Son - Miyaki KANAI - Homewood, Manitoba
Daughters - Yoshiko KANAI - West St. Paul, Manitoba
Fumiye KANAI - West St. Paul, Manitoba

The account for this estate is being carried under the name of Ishi KANAI, and the present credit balance is \$330.54.

Claims against the estate are as follows:

Brackman-Ker Milling Company Limited:	\$ 267.63
McLellan & McCarter Limited:	161.82

will accept 203.08 by June 20/44
will accept 127.46 by June 16/44

We have written several times to Messrs. Edmonds & Selkirk, Solicitors for the Estate for a copy of the Will, but have not received a copy to date. There is a notation on the file by Mr. Ian Macpherson suggesting that there is a copy of the will on file, but I have been unable to locate it.

There is a ^{copy of a} Power of Attorney from Mrs. Ishi KANAI to Mr. William Page, dated April 22nd, 1942, giving him powers of administration in regard to this property.

Files Nos. 4935 and 12457 (Evans)

October 4th, 1944

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. G. H. PEERS

RE: Fukujiro KANAI (Deceased) and
Lot 3 of the North West 1/4 of Section 20,
Township 2, Range 1607, Municipality of Surrey

TITLE - Fukujiro KANAI.

Probate of this Estate was granted through Messrs. Whiteside, Edmonds & Selkirk (now Messrs. Edmonds & Selkirk) on May 18th, 1936.

BENEFICIARY - Ichi KANAI, Widow of the Deceased.

Messrs. Edmonds & Selkirk, Solicitors for the Estate, hold the Certificate of Title and they state, under date of January 28th, 1943, that transmission of title to the beneficiary was not made as the estate showed debts of \$844.05, which were unpaid.

Information on our files would indicate that the debts of the Estate are now paid, at least as far as those filed with us, namely:

McLellan & McCarter Limited (settled by the Custodian)	\$ 161.82	) Accepted a proposition in full of all -
Brackman-Kor Milling Company Limited (settled by the Custodian)	330.39	
Bank of Nova Scotia (Widow states paid)	<u>190.00</u> \$ 682.21	

The difference in this amount and the \$844.05, debts of the Estate, may be explained by the fact that payment of the debts of the Estate were made by Mrs. Kanai between May 18th, 1936 and evacuation.

There is a balance of \$101.11 to Mrs. Kanai's credit, derived from the rentals of the property.

1944 taxes, amounting to \$51.03, subject to a 10% penalty on October 15th next, are unpaid.

In view of the fact that the debts of the Estate appear to have been settled, should we suggest to the Solicitors for the Estate that they see to transmission of Title to the Beneficiary?

GHP/JP

G. H. PEERS

Oct 3/44

Edmonds & Selkirk today informed me that the above named deceased died on March 2, 1936.

File 4935-

P. 4959.

Form A.

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN PROBATE

New Westminster Registry

BE IT KNOWN that on the 22nd day of April
in the year of our Lord one thousand nine hundred and thirty-six
the last Will and Testament (a copy whereof is hereunto annexed) of

FUKUJIRO KANAI (also known as FUKUJIRO KANAI)
late of Surrey, British Columbia

New Westminster
Land Registry Office
(SEAL)

New Westminster, British Columbia deceased, who died at
on or about the 2nd day of March, 1936 was exhibited,
read, and proved before a Judge of the Supreme Court of British Columbia,
and administration of all the estate which by law devolves to and vests
in the personal representative of the said deceased was granted to

2 British
Columbia
Law Stamps
50¢ each
New Westminster
Seal

ISHI KANAI
the sole Executrix in the said Will named,

New Westminster
Jun 29 1945

Registry
Stamp

CERTIFIED A TRUE COPY
Given under the Seal of the said District Registrar
A.D. 1936 this 18th day of May

J. E. Turnbull
Deputy District Registrar.

Extracted by Messrs. Whiteside, Edmonds & Selkirk,
Solicitor
Estate sworn under

\$2750.00

File 4935

THIS IS THE LAST WILL AND TESTAMENT of me FUKUJIRO
KANAI of Strawberry Hill, British Columbia, Farmer.

I direct my executrix hereinafter named to pay all
my just debts and Testamentary expenses.

I give devise and bequeath all my estate both real
and personal and wheresoever the same may be situate unto my wife
Isi Kanai and I appoint her executrix hereof.

In witness whereof I have hereunto set my hand
this Fifth day of February, A.D. 1936.

"FUKUJIRO KANAI"

New Westminster
Registry Office

(Seal)

SIGNED, published and declared by the said Testator in the presence
of us, both present at the same time and in the presence of the
Testator have hereunto subscribed our names as attesting witnesses.

"Masato Ohori"
R.R. 1 New Westminster
B. C.
Farmer.

"Thomas Robert Selkirk"
New Westminster
Barrister.

CERTIFIED A TRUE COPY
"R.G. Kell"
Deputy District Registrar

New Westminster

Jul 10 1945

Registry
Stamp

Copies for 4935 & 5157

Original on 12457

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA

December 10th, 1942.

In your reply kindly refer to

File No. 1070/36

Estate of FUKJIRO KANAI

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

Dear Sir:

Re ~~Katsuhisa~~ Shinoda, deceased
File No. 4818
Fukujiro Kanai, deceased
File No. 12457
Yoshiro Kaneko, deceased
File No. 13134
Giichiro Tashiro, deceased
File No. 13693.

In reply to your letter of the 7th instant we have record of the Fukujiro Kanai estate. Probate was granted in the Supreme Court, New Westminster, on May 18th, 1936, through Messrs. Whiteside, Edmonds & Selkirk, Solicitors, New Westminster, B.C. The beneficiary was the wife, Ishi Kanai, and the property passing was as follows:

Lot 3 of the North-West Quarter of Section 30, Township 2, Map 1607, New Westminster District, Municipality of Surrey, B.C.	\$2200.00
Cash on hand	250.00
Farming implements	100.00
Poultry	200.00
Strawberry Hill Farmer's Co-operative Assn.	52.60

- 2 -

Kindly advise if any of the other deceased persons
mentioned died before 1932 and if so on what date.

Yours very truly,

A. C. Campbell

Per K J (signed)

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

KJ/MG

4933
17457
(F. Kanai)

B.C. 537
J.L. 438

THIS DEED made in duplicate the 18th day of January 1944
A.D. 1944, in pursuance of the "Short Form of Leases Act," Revised Statutes
of British Columbia, 1924, Chapter 234.

Witnesseth

THE DIRECTOR, THE VICTORIA'S LAND ACT
(Hereinafter called the "Lessor")

OF THE FIRST PART:

AND

John R. L. Fairbairn
of the 410 Scott Rd of R.R. 1, Delta, British Columbia
(Hereinafter called the "Lessee")

OF THE SECOND PART:

WITNESSETH, that in consideration of the rents, covenants and
conditions hereinafter reserved and contained on the part of the said Lessee
his executors, administrators and assigns to be paid, kept, observed and
performed the said Lessor hath devised and leased and by these presents doth
demise and lease unto the said Lessee his executors, administrators
and assigns ALL AND WHOLE that certain parcel or tract of land and
premises situate, lying and being in the Municipality of *Surrey*
in the Province of British Columbia being composed of
Lot Three (3) of North West Quarter (NW $\frac{1}{4}$), Section Thirty (30),
Township Two (2), Map 1607, N.W.D.

To have and to hold the said demised premises for and during the
term of 11 Months + 12 days from the 18th day of January 1944
to the 31st day of December A.D. 1944

YIELDING AND PAYING therefor to the Lessor during the term
hereby granted the clear rent as follows:

(a) The sum of *Three Hundred* dollars on the
Payable \$100. One Hundred Dollar at the time of agreement
" \$100. One Hundred Dollar on the 15th of May 1944
" \$100. One Hundred Dollar on the 15th of Sept 1944

(b) On the day of A.D. 1944, the sum
of dollars per acre for every acre of the portion of the
said premises hereinafter agreed to be

which shall not be

by the said day of A.D. 1944

(c) On the day of A.D. 1944, the sum
of dollars per acre for every acre of the portion of the
said premises hereinafter agreed to be

which shall not be

by the said day of A.D. 1944

(F.Kanal)

B.O./537 P
J.L. 438

- 2 -

AND the said Lessee COVENANT with the said Lessor to pay rent; And to pay water rates; And to repair, and that the said Lessor may enter and view the state of repair; And that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted); And to keep up fences; And will keep ditches and drains free and clear; And not to cut down timber; And will not assign without leave; And will not sublet without leave; And will not do or allow to be done anything which may be or become a nuisance or annoyance in the neighbourhood; And that ~~he~~ will leave the premises in good repair; And will not use any buildings for any purpose other than that for which they are intended.

AND also that ~~he~~ will during the said term cultivate, till and employ such parts of the said land as are now or hereafter shall be brought under cultivation, in a good, husbandmanlike and proper manner, and during the continuance of the said term shall keep down all noxious weeds and grasses and will not remove or permit to be removed from the premises any straw of any kind, manure or wood;

AND that ~~he~~ will before the day of A.D. 194 in a good and husbandmanlike manner

PROVIDED and it is hereby agreed that if the Lessee shall fail in the performance of this covenant by the day stipulated the Lessor may forthwith and without notice enter upon the said premises with labourers and workmen to do the said work and such entry shall not operate as a waiver of the rent reserved herein.

AND that the Lessee will on or before the date hereunder mentioned make and effect the following repairs, alterations or improvements, namely:-

Before the day of , A.D. 194

.....

.....

Before the day of , A.D. 194

.....

.....

and the Lessee shall be entitled upon completion of the said respective repairs, alterations or improvements before the respective dates above mentioned therefor to be credited on account of the rent reserved with the sum or sums respectively shown opposite each of the said items.

AND that the Lessor, his agents, workmen, contractors, and all others necessary therefor may at any time enter upon the premises or any portion thereof with all necessary animals, vehicles, implements and tools for the purpose of erecting on the premises such new buildings, permanent improvements or other appurtenances as the Lessor may desire, but such entry or work shall not be made or done on portions of the premises under

- 3 -

crop, without reasonable compensation to the Lessee for any damage to the crop thereby occasioned; and any such buildings, permanent improvements or other appurtenances together with that portion of the land necessary for the use and enjoyment thereof and the right of ingress and egress thereto and therefrom shall not be occupied or used by the Lessee without the consent of the Lessor in writing, and shall cease to form part of the demised premises, but may be leased, or otherwise disposed of by the Lessor to any person or persons as the Lessor may see fit.

AND that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, then the current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

PROVIDED and it is expressly agreed that in case the Lessor should desire to sell the said premises during the said term, the said term may be determined at any time upon one month's notice by a notice to such effect being delivered to any person upon the said premises, or mailed by posting the said notice in an envelope addressed to the Lessee at his last known address and that the Lessee will at the expiration of the time limited by the said notice peaceably and quietly give up possession of the said premises to the Lessor; provided that upon such earlier determination of the said term, and after the Lessee shall have delivered up possession in manner aforesaid and paid to the Lessor the full proportion of rent up to the date of such earlier determination, the Lessee shall be entitled to be compensated for the value of the crops then sown and growing on or for the work done in the proper cultivation of the said land, or, at the option of the Lessor, shall be entitled to harvest such crops and remove the same and for that purpose shall have the right of ingress and egress to and from the said land but such right shall be exercised reasonably and not in such manner as to affect or interfere with the use of the remaining portion of the demised premises by the Lessor, his agents or any purchaser or Lessee from the Lessor.

PROVISO For re-entry by the said Lessor on non-payment of rent or on non-performance of covenants.

THE said Lessor COVENANTS with the said Lessee for quiet enjoyment.

IN WITNESS WHEREOF, the Lessor has caused this Agreement to be signed by his District Superintendent at Vancouver, British Columbia, and the Lessee has hereunto set his hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

John Schul

H. G. Barber

THE DIRECTOR, THE VICTORIA LAND ACT

Per: *for*

W. R. M. M. M.
District Superintendent

Jack Fournier

#4935

KNOW ALL MEN BY THESE PRESENTS that I, ISHI KANAI,
Widow, of Scott Road, in the Municipality of Surrey, in the Province of
British Columbia, sole Executrix of the Estate of FUKUJIRO KANAI (other-
wise known as FUKUGIRO KANAI), DO HEREBY CONSTITUTE AND APPOINT WILLIAM
PAGE of 2442 Brock Street, in the City of Vancouver, Province of British
Columbia, Manager, my true and lawful attorney for me, and in my name,
place and stead, and for my sole use and benefit;

To take possession of, manage, cultivate, improve and
let all the property, known and described as Lot Three (3) of the North-
West Quarter (NW $\frac{1}{4}$) of Section Thirty (30), Township Two (2), Map 1607,
NEW WESTMINSTER District, Municipality of Surrey, Province of British
Columbia and to appoint agents or servants to assist him in managing the
said property, and to displace or remove such agents or servants and
appoint others in his discretion, and to receive the rents on any or all
of the said property, houses and other buildings, or any part thereof;
to erect, pull down and repair buildings on any part of the said property
and insure any such buildings against loss or damage by fire; to make
arrangements with tenants; to accept surrenders of leases; and generally
to deal with the said property as effectually as I myself could do; and
also to take all lawful proceedings by way of action or otherwise, for
recovery of rent in arrear, or for eviction of tenants; to commence,
carry on and defend all actions, suits and other proceedings touching the
said property or any part thereof, or touching anything in which I, or the
said real estate or personal property situate thereon may be in anywise
concerned; to pay any premiums upon policies of insurance, expenses of
repairs or improvements and other outgoings in respect of any part of such
property as my said Attorney shall think fit; and to receive the dividends,
interest and income arising from the said property; and for the purposes
aforesaid, or any of them, to sign my name to and execute on my behalf all
cheques, contracts, transfers, assignments and instruments whatsoever.

To sign, seal and deliver all such leases and agree-
ments for leases as shall be requisite, or which my said Attorney shall

A.A.D

deem necessary or proper in the care and management of my said property as above-described and to receive and collect all rents that may be payable to me on the said property and in my name to give effectual receipts therefor.

To demand, sue for, receive and give effectual discharges for all rents and profits now due or which shall hereafter become due in respect of the said property, and to take and use all lawful means for recovering the said rents and profits and for ejecting from the said property all tenants and occupants thereof who are in default, and for determining the tenancy or occupancy thereof, and for obtaining, recovering and retaining possession of all or any of the said property held or occupied by such persons so making default.

AS WITNESS my hand and seal this 22nd day of April, in the year of Our Lord One Thousand Nine Hundred and FORTY-TWO.

SIGNED, SEALED & DELIVERED by
the said ISHI KANAI, the above-
written instrument having been
first truly, clearly and audibly
read over to her, when she appear-
ed to understand it, IN THE
PRESENCE OF:

Ishi Kanai signed (Seal)

H. Heard (signed)

A.D.

CANADA,)
PROVINCE OF BRITISH COLUMBIA,)
TO WIT:)

I, WILLIAM PAGE of 2442 Brock Street, in the City of
Vancouver, in the Province of British Columbia, Manager, DO SOLEMNLY
DECLARE AS FOLLOWS:

1. I am the Attorney appointed by the foregoing Power of
Attorney.

2. At the time of such appointment, namely on the 22nd
day of April, A.D. 1942, I was of the full age of twenty-one (21) years.

AND I MAKE THIS SOLEMN DECLARATION, conscientiously
believing it to be true and knowing that it is of the same force and effect
as if made under oath and by virtue of the "Canada Evidence Act".

DECLARED BEFORE ME, at the City)
of New Westminster, in the Province)
of British Columbia, this 24th.....) W. Page (signed)
day of April, A.D. 1942.)

D. B. Selkirk (signed)
A Commissioner for taking Affidavits
within British Columbia.

I HEREBY CERTIFY THAT the ^{foregoing 3} following pages of typewriting each
initialled by me constitutes a true copy of the original document whereof
they purport to be a copy.

Dated this 7th day of January 1943.

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

This Indenture,

Made in triplicate this 2nd day of January A.D. 1945 .

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

EMILE MORIER (Farmer)
406 Scott Road, R. R. #1,
New Westminster, in the
Province of British Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Surrey in the District of New Westminster.
District, in the Province of British Columbia, more particularly described as

Lot 3 of the North West quarter of Section 30, Township 2,
Map 1607 Municipality of Surrey in the District of New Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

25/10

from the First day of January A.D. 1945, (or from the date hereof) for the term of - One (1) - years thence ensuing and fully to be determined on the Thirty-first day of December, 1945.

Yielding during the said term therefor the clear (annual) rent of \$240.00-----Dollars,
-----Two Hundred and forty-----
of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British Columbia, on the following days and times, that is to say:—\$60.00 Quarterly
the first payment to be made on the First day of January, A.D. 1945,
and further payments of Sixty Dollars (\$60.00) on the First day of
April, July, and October, 1945, until the said term has been completed.
~~the said payments to be made on the First day of January, A.D. 1945, and further payments of Sixty Dollars (\$60.00) on the First day of April, July, and October, 1945, until the said term has been completed.~~

2. That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates and charges for water, electric light, gas and telephone. AND TO repair; and to keep all ditches and drains clean, open and free from obstruction and in good working order; and to keep up fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be constructed according to the extended form in Schedule Two (2) of that Act.

3. The Lessee Further Covenants and Agrees with the Lessor:—

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises.

(e) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(f) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor so demanding by reason of judgment obtained against the Lessee, or breach of any term of this Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(g) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.

(h) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands.

(i) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand shall have been made thereof, or in case of the breach or non-performance of any of the covenants and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at

any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

Jean Roy
509 Royal Bank Bldg.
Vancouver, B.C.
Stenographer

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

Signed by the said Lessee
in the presence of:—

Whidson

Emile Monier

Approved by the Director of Soldier
Settlement of Canada, as to land.

ESTABLISHED 1878

Richardson
INCORPORATED 1899**THE BRACKMAN-KIER MILLING CO. LIMITED**

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANGLEY BRIDGE, CLOVERDALE, HANLEY,
 COQUITLAM, LAKEVIEW, BRIDGEVIEW, KANAIMO,
 PORTLAND, PORT ARTHUR, DELTA



CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 1100 BAY ST.
 NEW WESTMINSTER, B.C.

DISTRIBUTORS OF
PURITY FLOUR

RECEIVED
 SEP 18 1942

September 17, 1942

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

File No. 4935Re Ishi Kanai

Gentlemen:

Referring to your letter of September 4th in connection with the above, all arrangements for leasing this property were made between Mrs. Kanai and Mr. Taylor.

The arrangements were that Mr. Taylor was to look after the property, keep same in good repair, and make some necessary alterations, and that there would be no rental charge. Mr. Kanai had the lawyer draw up a regular power of attorney form in favour of the writer, and I also have a memorandum of the arrangements made but have not made it up in lease form. Should you require this we shall be pleased to have it made up for you.

I might say that I have checked this property over very carefully, and certainly the improvements which have been made will more than offset any rental charge.

Yours truly,

THE BRACKMAN-KIER MILLING CO. LTD.

Credit Manager

WP:JP

ESTABLISHED 1878

Richardson
INCORPORATED 1899**THE BRACKMAN-KER MILLING CO. LIMITED**

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSSDALE, GARDIS, ABBOTSFORD,
 LANGLEY PRAIRIE, CLOVERDALE, HANEY,
 COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
 COURTENAY, PORT ALBERT, SHELBY, SASKATOON



CABLE ADDRESS: "BRACKMAN"
 BOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 P.O. BOX 320
 NEW WESTMINSTER, B.C.

DISTRIBUTORS OF
PURITY FLOUR

P. O. Box 920
 New Westminster, B. C.
 September 25th, 1942

OFFICE OF THE CUSTODIAN
 RECEIVED
 SEP 26 1942

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

Dear Sir:

File No. 4935
Re Ishi Kanai

Replying to your letter of the 23rd instant,
 I am enclosing herewith a copy of Power of Attorney,
 which I would ask you to return to me. The memor-
 andum of arrangement is as follows:

"That the Lessor will grant the Lessee the
 privilege of occupying the house for the duration of
 the war, or until such time as the Lessor shall re-
 quire it, but that at least one month's notice must
 be given in writing to the Lessee."

"That the Lessee can have the use of the
 first chicken house to which is attached a feed house
 all other chicken houses to be left vacant."

"That all taxes are to be paid by the Lessor."

"That the Lessee carry insurance on the house."

"That the said Lessee agrees not to have any
 outstanding debts at the time of vacation."

"That the Lessee can have the use of all tools
 and equipment left on the premises."

ESTABLISHED 1878

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANDLET, PRAIRIE, CLOVERDALE, HANEY,
 COQUITLAM, LADNER, BIRCHHOUSE, NANAIMO,
 COUNTRYAY, PORT ALBERN, NELSON,
 ROSSELAND



CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 P. O. BOX 920
 NEW WESTMINSTER B.C.

DISTRIBUTORS OF
PURITY FLOUR

September 25th, 1942

Office of the Custodian - (2)

"That the Lessee can have the privilege of using all growing crops and that all crops must remain in the ground and be cultivated so as to produce.

Trusting this is the information you require,

We remain,

THE BRACKMAN-KER MILLING CO. LTD.

W. J. J. J.
 Credit Manager.

WP100

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



Russell
DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA

December 10th, 1942.

IN YOUR REPLY KINDLY REFER TO

FILE NO. 1070/36

ESTATE OF FUKJIRO KANAI

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

Dear Sir:

Re Katsukama Shimoda, deceased
File No. 4818
Fukujiro Kanai, deceased
File No. 12457
Yoshiro Kaneko, deceased
File No. 13134
Giichiro Tashiro, deceased
File No. 13693.

See 4935

→

12457

file

In reply to your letter of the 7th instant we have record of the Fukujiro Kanai estate. Probate was granted in the Supreme Court, New Westminster, on May 18th, 1936, through Messrs. Whiteside, Edmonds & Selkirk, Solicitors, New Westminster, B.C. The beneficiary was the wife, Ishi Kanai, and the property passing was as follows:

Lot 3 of the North-West Quarter of Section 30, Township 2, Map 1607, New Westminster District, Municipality of Surrey, B.C.	\$2200.00
Cash on hand	
Farming implements	250.00
Poultry	100.00
Strawberry Hill Farmer's Co-operative Assn.	200.00
	52.60.

Kindly advise if any of the other deceased persons
mentioned died before 1932 and if so on what date.

Yours very truly,

A. C. CAMPBELL

PER *AC*

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

KJ/MG

EDMONDS & SELKIRK
BARRISTERS & SOLICITORS
NOTARIES PUBLIC

HENRY L. EDMONDS, K.C.

T. R. SELKIRK

SUITE 217, WESTMINSTER TRUST BLDG.

NEW WESTMINSTER, B. C.

January 28, 1943.

CABLE ADDRESS "WEDKIRK"
CODE: WESTERN UNION
TELEPHONE: 59
P. O. DRAWER 200

EVACUATION SECTION	
Rec'd.	JAN 30 1943
File No.	4935
Ans.	2
Referred	X

outlet

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
VANCOUVER, B. C.

Attention Mr. R.D. Richardson

Gentlemen: Re Fukujiro Kanai Estate
Your file No. 4935

I have your letter of the 20th
instant.

I act as solicitor for the estate
of the above-named deceased and hold the duplicate
certificate of title to farm property owned by
the deceased. Transmission has not been registered
in the name of the beneficiary under the will,
namely Ishi Kanai. I may have had instructions
to do so, but it is impossible to effect registration
until the debts are paid.

At the time probate was granted,
the debts amounted to \$344.05 and I notice from
the inventory that the debts did not include
funeral expenses and of course, did not include
probate expenses.

Yours very truly,

T. R. Selkirk

TRS:DS



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

HEAD OFFICE AND MILLS

1805 WEST 8TH AVENUE

VANCOUVER, B.C.

February 16, 1943

EVACUATION SECTION	
Rec'd	FEB 17 1943
File No.	4935
Ans.	SH
Referred	Referred

Your File #4935

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

Attention Mr. A. McAlister

Gentlemen:

Replying to your letter re Mrs. Ishi Kanai, or Mr. M. Kanai estate, would say that her son made some talk about paying, but did not make any definite offer. We believe that he suggested paying 50 cents on the dollar, which the writer told him would not be considered. If my memory serves me aright, I think we told him that we would allow them a discount of 25 percent off, if the account was paid before they went away.

This account has been running since 1935, with only occasional payments on account. The last payment we received was in 1940. In the meantime, we have not charged them any interest, and we think that this is treating them fairly well.

We understand that there will be ample to pay all outstanding accounts from the property on Scott Road. It will only be a question of waiting, which I guess we will have to do in any event.

Yours very truly,
McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

FSB:MG

DEPARTMENT OF
LABOUR



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,

VANCOUVER, B.C.,

November 17th, 1943.

*Re: Kanai
W.C.*

S. C. Carlsen, Esq.,
922 Burnaby St.,
NEW WESTMINSTER, B.C.

4935

Re: KANAI, Ishi #12427, Middlechurch, Man.

Please ship the sewing machine and trunk ordered in attached Release of November 12th by freight, the freight charges prepaid to our account at shipping point, New Westminster, if convenient. Please send two copies of the bill of lading and two copies of cartage bill as soon as shipment made. Do not wish a special truck sent to handle this one shipment. Use should be made of some regular truck passing this address, or it may be that one of the trucks of the Brackman-Ker Milling Co. could handle at a minimum expense. See Mr. Page. Extra copy of this letter for Mr. Carlsen as instructions to the truck driver and Canadian Pacific Agent.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF
c.c. Gen. Files

Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

C.W. Fisher
C.W. Fisher
Transportation

ESTABLISHED 1878

INCORPORATED 1889

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHED AT:
NEW WESTMINSTER, VANCOUVER, VICTORIA,
CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
LANGLEY, FRASER, CLOVERDALE, HANEY,
COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
COURTENAY, PORT ALBERNI, NELSON,
ROSSLAND



DISTRIBUTORS OF
PURITY FLOUR

CABLE ADDRESS: "BRACKMAN"
DOWLING'S GRAIN CODE
EVACUATION SECTION
NEW WESTMINSTER
Rec'd FEB 12 1944
File No. 4935
Ans. G.M.A.
Referred M. G. Hester

February 11, 1944.

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

File No. 4935, Re: Ishi Kanai

Dear Sir:

We are enclosing herewith statement of our account against the estate of F. Kanai, amounting to \$267.63. We did not put in this claim before, as we knew there was nothing in the estate which was handled by Mr. T. Selkirk, Lawyer.

We have received a letter from Mrs. Ishi Kanai, stating that she wishes the account to be paid out of the proceeds of the sale of chattels.

You will no doubt be contacting Mrs. Kanai, confirming the above. Her address is Middlechurch, Man.

Thanking you for your attention.

Yours truly,

W. Sage
Credit Manager.

WP:HS

ESTABLISHED 1878

INCORPORATED 1888

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT:
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SARDIS, ABROTSFORD,
 LANGLEY, PRAIRIE, CLOVERDALE, HANEY,
 COMSTOCK, LAMBER, BRIDGEMORE, HANAMET,
 COURTNEY, PORT ALBERT, HELDAN,
 MOCHILAND

DISTRIBUTORS OF
PURITY FLOUR

CABLE ADDRESS: "BRACKMAN"
 CHILLIWACK, BRITISH COLUMBIA
 MONTREAL, CANADA

EVACUATION SECTION	
Rec'd	FEB 18 1944
File No.	4935
Referred	<i>By [Signature]</i>

February 17, 1944

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

File No. 4935. Re: Ishi Kanai

Dear Sirs:

Replying to your letter of the 14th inst., it is true
 that we have no claim against the above.

Our account is against F. Kanai, who passed away in
 1936, owing us an account of \$330.39. In 1939 we wrote the
 account off to Bad Debts. The writer was appointed trustee
 of the estate in 1939, paid a dividend in Dec. 1939 of \$33.03
 and a further one in Dec. 1941 of \$29.43, leaving a balance
 outstanding of \$267.63.

These dividends were paid out of money that was saved
 from the farm and when the Japanese were evacuated it looked
 as though all source of revenue was cut off.

Since Mrs. Kanai heard that the chattels were being
 sold, she expressed the desire that she would like to pay
 the account which was the reason for us putting in the
 claim.

As far as we are concerned, we are not pressing the
 claim, but it was at her request that we put it in.

Yours truly,

THE BRACKMAN-KER MILLING CO. LTD.

W. Sage
 Credit Manager

WP:HS

*Had reply until we hear
 from Mrs. Kanai*

M. Sage

3512

EVACUATION SECTION	
Rec'd	MAR 2 1944
File No.	4935
Ans.	
Deferred	M. J. Kanan

Middlebrook, Kan.

February 28, 1944.

Dept of the Secretary of State.

Office of Custodian,

Dear Sirs —,

Received your letter of February
14, 1944 File #935.

I have written to you before
stating that there was no outstanding
debt with Brackman Kev. Milling Co. But
I am informed that you have stopped them
from selling my farm machinery such as
incubator, brooder, etc. There should be
enough proceeds from the machinery to
cover their debt. The reason it was not
mentioned before is because the debt
was caused through the purchase of
these articles and I wanted them to sell
it to cover my debt.

Please send me a reply stating
why they were not allowed to sell my
machinery.

Yours truly,
Mrs L Kanan.

Wilmington, Delaware

Oct 6, 1944

Dept of the State of the State

Office of Conservation

c/o Royal Bank Bldg.

Wilmington, DE

Dear Sir:

EVACUATION SECTION	
Room	Oct 13 1944
FIB No.	475310
Att.	Director
Subject	Antiques

There are a few things I listed
on the attached list which having to
do have not been well accounted
for in any way.

Below is a list of missing
articles.

- 2 incense burners
- 2 small wooden picture frames
- 1 mirror frame
- 2 boxes
- 1 stool
- 2 case
- 2 potato diggers
- 1 hand cultivator
- 1 roll of window roofing material.

1475310

Also to be for each article.

100 square ft. window glass

large quantity electric wire

4935

October 20th, 1944

Mrs. Ishi KANAI,
Middlechurch, Man.

Dear Madam:

We thank you for yours of October 6th relative to items unaccounted for in the liquidation of your personal effects, and in reply may we refer you to the copies of sales sheets sent you on which you will find the following:

Sale Feb. 9th - '4th item on 2nd Sheet' Keg & Nails \$1.75
" " " - 17th " " " Lot of Wire \$3.00

The incubators and coal brooders we will make inquiries about. All garden tools were sold in lots and are so shown on the sales list. The stove pipe was abandoned on account of its condition.

As to the roofing material and window glass it is more than likely that these were used by the tenant, although we cannot locate any window glass on your chattel list. However, we note that you gave Mr. Page of Brackman & Kerr Ltd. a Power of Attorney and it was exercised we believe, in completing a lease of the property to Mr. Taylor. Therefore, Mr. Page might have deemed it expedient to allow this material to be used in the upkeep of the premises.

As to the prices obtained for your effects, you will appreciate of course, that we have no control over these as everything is sold at public auction.

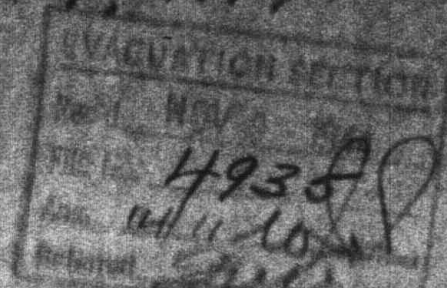
Yours truly,

W.J. Iverson,
Protection Department

WJI:LM

Middlechurch, Manx.
Nov 1, 1944.

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



Dear Sir,

Referring to your letter of Oct. 20,
File no. 4935.

Fourth item on second sheet,
kg of nails for \$1.75. At this point
I would like your opinion. Is \$1.75
for two hundred pounds (200 lbs) of
four inch nails a fair price? Further
more if that is the price you
accepted then you still have twenty-
five (25) lbs of galvanized shingle
nails to account for. I would
like to think you sold those shingle
nails for that price and not the
four inch nails as that you
will agree is more than ridiculous.

Seventeenth (17th) item, sheet
no two, lot of wire at \$3.00. I feel
sure you mean the hundred pounds
of baling wire. In either case you
people, representing the Japanese
interest, you should have a more
accurate list of what items were

sold. Lot of wire does not adequately explain what it was, such as electric, baling or barbed wire.

As to roofing or any other improvement on the farm I have not heard from Mr Page but will make an immediate enquiry about this. I will also enquire about the glass through Messrs. Page and Taylor.

Office of Custodian as I understand was run by the government to protect Japanese interest and the expense met by the government. Yet in your sale statement you have charged me ten per cent commission on the first sheet where auctioneers' commission was not needed.

You have no control on public auction that is right, but I had an opportunity to sell all my poultry farming equipment for a better price. When I wrote for a release you refused, therefore it comes to this point. Who is going to lose by poor business? I feel certain it is not in my position to take the loss. Furthermore I might even have saved the auctioneers' commission

and advertisement. Therefore you should
take the loss.

Yours truly,

Mrs. J. Kanai.

Per M. Kanai.

P.S.

When you send a registered letter
please do not send it collect as this
makes it very difficult to receive.
On your last letter there was
ten cents due. Thank you.

4935
Legal Section

Mrs. Ishi KANAI,
Registration No. 12427,
Middlechurch, Manitoba.

Dear Madam:

509 Royal Bank Building,
Vancouver, B. C.,
December 16th, 1944.

Re: Estate of Fukujiro KANAI (Deceased) and
Lot 3 of the north west quarter of section 20,
Township 2, Map 1607, Municipality of Surrey.

On October the 31st, 1944, we wrote you as follows:
"Title to the above noted property is still in the name of your husband, Fukujiro Kanai, and we are advised by Mr. T. R. Selkirk of Messrs. Edmonds and Selkirk, who acted in the matter of the probate of your husband's Will, that the title was not changed to you as Administratrix because of the debts owing by the Estate. The Custodian has settled the accounts of McLellan & McCarter Limited and Brackman-Miller Milling Company Limited, and it would appear that all the debts of the Estate are paid.

Mr. Selkirk stated on the telephone recently that he saw no reason why title to the property should not now be registered in your name as Administratrix, which would allow a further Deed to be executed by you as Administratrix in favour of you personally, as you are the beneficiary under the Will.
So that title may be registered in your name, we enclose a Deed of Land covering the transfer from you as Administratrix to you personally. If you will have this Deed properly executed before a Notary and return it to us, we will then ask Mr. Selkirk to file probate with the Registrar and also the enclosed Deed, in your favour."

Will you kindly let us have a reply in this matter by return mail.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANGLEY, PRINCE GEORGE, DOUGLAS, NANAY,
 COURTNEY, LADNER, BRIDGEVIEW, NARAYNE,
 COURTNEY, PORT ALBERT, NELSON,
 ROSSELAND



DISTRIBUTORS OF
 PURITY FLOUR

ENEMY SECTION

Rec'd DEC 20 1944

File No. Box 920,

Ans'd New Westminster, B. C.

Refer'd MR Leers Dec. 19th. 1944.

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

Dear Sirs, File No. 5157, 4935, 12457.

I have your letter of the 18th. inst. in connection with funds which I have on hand re Masuyki Kanai, Mrs Ishi Kanai and the Estate of Fukugino Kanai.

In April 1938 I was appointed Trustee by Mrs Kanai not necessarily of the estate as there was nothing in it but of all dealings from then on which meant that all monies received from eggs produce etc. was turned over to me and placed in my name in the bank under "Trust Account." From the amounts received I paid them a monthly allowance of \$50.00 with extras at certain times and also paid all bills in connection with running the farm such as feed, improvements etc.,

April 16th. 1942 I was given Power of Attorney to act for Mrs Ishi Kanai to manage the farm and look after things in general, soon after that time they were evacuated and naturally I had to give way to the Custodian.

When the time came for evacuation I consulted a lawyer as to what I should do with the funds I had on hand and the first question he asked had I charged a fee as Trustee to which I replied I had not, he informed me that I was entitled to this fee and not to turn any money until this was settled.

The amount which I have handled since I was appointed Trustee is \$18,750.43 for which I received no recompense.

At the present time I have \$1921.43 on hand and if you think I should remit this amount to you I will do so. There was no agreement as to me being paid a fee but it is recognised by law and think I am entitled to some consideration.

Yours Truly,

W. Page

*Noted
 Manager*

Middle class

File Nos. 12457 & 4935
Evacuee Section

January 15th, 1945.

MEMORANDUM

TO: MR. R.D. RICHARDSON

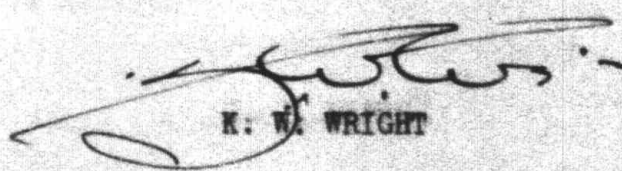
FROM: MR. K. W. WRIGHT

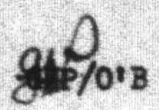
RE: Lot 3 of N. W. $\frac{1}{4}$ of Sec. 30, Twp. 2,
Map 1607, Municipality of Surrey.

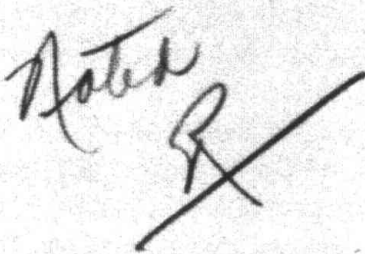
Title to this property is in the name of Fukujiro KANAI, Deceased. His will has been probated, but copies have not been filed in the Land Registry Office. Mrs. Ishi KANAI, the Widow, is appointed personal representative of the Deceased under the Will and also is sole heir.

Mrs. KANAI has refused to execute a Deed from herself as personal representative of the deceased to her own name.

Until Title is clear, the property should not be offered for sale in any way, and no consideration given to any proposals from prospective purchasers


K. W. WRIGHT


SEP/O'B



12497 & 4935
Evacuee Section

909 Royal Bank Building,
Vancouver, B. C.
February 2nd, 1945

Messrs. Lucas, Lane, Guild & Sheppard,
Solicitors and Solicitors,
170 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Estate of Puhajiro KANAI (Deceased) and
Mrs. Ishi KANAI, Middlechurch, Manitoba

Dear Sirs:

Mr. Puhajiro Kanai died some years ago and probate of his estate was granted on May 18th, 1936. His wife, Mrs. Ishi Kanai was appointed Executrix and under the Will she is sole heir.

The deceased was registered owner of a property described as Lot 3 of the North West Quarter of Section 20, Township 2, Map 1607, Municipality of Surrey, and Title is still in his name, as Letters of Probate have not been filed at the Land Registry Office, but are in the hands of the Solicitors for the Estate.

We have been endeavouring to have Mrs. Kanai execute a Deed of Land as Executrix to herself as heir, but she has refused to do so.

The writer spoke to you about this case this morning and you suggested that we might have the Custodian sign a special order under Section 12, P.C. 1665, dated the 4th of March, 1942, as amended, or Section 4 of P.C. 2483, dated March 27, 1942, as this provides as follows:

"(2) The Custodian may, notwithstanding anything contained in this Regulation, order that all or any property whatsoever, situated in any protected area of British Columbia, belonging to any person of the Japanese race shall, for the purpose of protecting the interests of the owner or any other person, be vested in the Custodian, and the Custodian shall have full power to administer such property for the benefit of all such interested persons, and shall release such property upon being satisfied that the interests aforesaid will not be prejudiced thereby".

Enclosed you will find a copy of the Order we desire to submit to the Custodian for signature. This order would be filed in the Registry Office and supplant our usual Vesting Order.

12457, 4935

Messrs. Locke, Lane, Guild & Sheppard

-2-

February 2nd, 1945

The property would then be independently appraised and offered for sale by public tender. If a satisfactory offer is received, the usual transmission to the Secretary of State would be filed and the regular form of conveyance executed in favour of the purchaser.

We would then place the proceeds of the sale to the credit of the Estate and upon production of certified copy of Letters Probate, the funds would be handed to the personal representative appointed by the Court.

Will you please return the draft order with any changes you consider necessary together with your comments on the procedure outlined.

An early reply would be appreciated.

Yours truly,

K. V. WRIGHT
COUNSEL TO THE CUSTODIAN

KVW/JV
Encls.

Custodian of Enemy prop.
Royal Bank Bldg.
Vancouver B.C.

Middlechurch Man.
Feb 14, 1945.

FEB 17 1945

4935

Auth

Puss
R. L. L. L.

Dear sir—

I have written to you ~~about~~ about
the money which was left in B.C.
with Mr. Page. You have sent me
a letter saying you would not interfere
with the transaction and yet
Mr. Page has not sent me the
money saying you have phoned
advising him not to. If this is so
please write and let me know.

I have several outstanding bills
but if I can't get the money from
Mr. Page I presume they will get along
as I will

Yours truly
M. Kanai

ISHI KANAI

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.
W. S. LANE C. K. GUILD, K.C. (MAN.)
F. A. SHEPPARD, K.C. (BARR.) K. L. YULE
J. R. YOUNG S. C. LANE
E. E. LOHRE

703 Rogers Building

Vancouver B. C.

February 23rd, 1945.

CABLE ADDRESS "MAYERS"
TELEPHONE PACIFIC 7137

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

ENEMY SECTION
Rec'd FEB 24 1945
File No.
And

Dear Sir:-

Re : Estate of Fukujiro KANAI (Deceased)
and Mrs. Ishi KANAI, Middlechurch, Man.
files No. 12457, 4922, Evacuee Section

In reply to your letters herein Mr. Lane and the writer discussed this with the Registrar at New Westminster and he is prepared to accept the special order in the form submitted, together with a certified copy of Letters Probate with will attached.

In following your form which you have enclosed we would suggest the following changes in order to come clearly within P.C. 2485, Sec. 4, namely :-

1. That Kanai be referred to as during his lifetime as a person of the Japanese race ; that might be done by inserting after "Kanai" in the fourth recital so that it reads as follows :-

"And Whereas Fukugiro Kanai a person of the Japanese race etc., "

2. That the Order be changed by deleting all (on the last page) after the words "hereby orders" in the fourth last line and by substituting in lieu thereof :

"that Lot 5 of the North West Quarter of Section 30, Township 2, Map One Thousand Six Hundred seven (1607) Municipality of Surrey, in the District of

Office of the Custodian.

New Westminster, by reason of such property belonging to a person of the Japanese Race, namely Isih Kanai, be and the same is hereby vested in The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)."

We doubt it being advisable to make it so indefinite to declare that the interest alone is to vest; it might leave open an enquiry as to that interest, but as the Order-in-Council empowers the Custodian to order "that all or any property " vest , therefore inferentially he is the person to declare whether such property does belong to a person of the Japanese race. In other words the Order-in-Council contemplates the Custodian declaring the extent of the vesting , that is the extent of the interest to be vested rather than leaving it generally to the Registrar or some one else to find the interest.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

J.W.

Per :

FAS/EB.

12437 & 4935
Revenue Section

509 Royal Bank Building,
Vancouver, B. C.
April 21st, 1945.

Mr. Wayne Klasson,
531 Scott Road, P.R. #1,
New Westminster, B. C.

Dear Sir:

Re: Lot 3 of the N. W. $\frac{1}{4}$ of Sec. 30, Twp. 2, Map 1607,
Mun. of Surrey, B. C., known as 410 Scott Road.

With reference to your letter of the 10th instant, we beg to advise you that this farm property consists of 6.3 acres more or less, and our inspectors report that situate thereon are a seven room, two storey dwelling, four chicken houses, feed shed, wood shed and five small shacks. 1944 assessment was: Land \$425.00 and Improvements \$2125.00. Annual taxes for 1944 \$51.03.

We will be pleased to have you submit an offer to purchase this property in accordance with the conditions set out in our advertisement. Tenders will be received up to noon, May 5th, 1945, and should be enclosed in a sealed envelope marked, "Tender for Real Estate". A certified cheque amounting to 10% of the offered price must accompany each tender.

The property is offered for sale for cash, but should no acceptable tender be received, we would then be in a position to deal privately in the matter and terms could be considered.

We are informed that this property is within the area subject to the Emergency Shelter Regulations.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

12457 & 4935
Evance Section

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

Mr. Wenne Klassen,
531 Scott Road, R.R. #1,
New Westminster, B. C.

Dear Sir:

Re: Lot 3 of the N. W. $\frac{1}{4}$ of Sec. 30, Twp. 2, Map 1607,
Mun. of Surrey, N. W. D., known as 410 Scott Road.

We have your letter of the 24th instant, and wish to state that we are not aware of any arrangement giving the tenant of the above noted property authority in the matter of purchase.

The property is under lease until December 31st, 1945, at a rental of \$240.00 per annum, payable quarterly, and is offered for sale subject to this tenancy.

As stated in our advertisement, cheques received in respect to unaccepted tenders, will be returned in due course.

As previously informed, we will be pleased to give consideration to any tender you care to submit for this property in accordance with the terms of our advertisement.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

12456 & 12457

27th March, 1946.

Mrs. Ishi KANAI,
Registration No. 12427,
Middlechurch, Manitoba.

Dear Madam:

Re: Estate of Fukujiro KANAI, Deceased.
Real Property at 410 Scott Road, Surrey, B.C.
Lot 1 of N.E. 1. Sec. 30, Tp. 2, Man 1607.

Please be informed that the above property has been sold as of 4th July, 1945, for the sum of \$4000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to the account of the Estate and adjustments of unearned taxes and any insurance premiums have also been credited to the Estate.

The net result of this sale appears on an attached statement and the proceeds have been credited to the account of the Estate. We are also enclosing a general statement of the account up to date which includes the net figure to which reference has already been made.

It appears from the Will of your late husband that you were named sole beneficiary of his entire estate, and the Custodian is prepared to forward the net sum to you as shown on the attached statement, as Administratrix of the Estate.

As you were previously advised and as you will note on the statement of the account, two claims against the Estate were settled through this office, McLellan & McCarter Ltd. - \$127.46 and Brackman, Ker Milling Co. - \$203.08.

With reference to Mr. H. Page of the Brackman, Ker Milling Company, New Westminster, the Custodian has no knowledge as to whether or not, a balance is still owing to the Estate. It will be necessary for you to take this matter up direct with him, for as far as the Custodian is concerned this office will have no further occasion to participate in the affairs of this Estate when you have received the funds on hand at this office.

In view of the amount of funds available to you, please advise us to which bank you wish the funds transferred. The Custodian will send the funds where you wish them placed, to your credit as Administratrix of your late husband's estate.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

859 Beach Ave.

Winnipeg Man.

June 24, 1946.

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

EVACUATION SECTION	
Rec'd	JUN 27 1946
File No.	4935
Ans.	
Referred	<i>See to you</i>

Dear sir,

Referring to your letter of Nov. 22, 1944
Lib. No. 4935 There was two keg of nails sold
at that time and I cannot located it
on our statement sent to me on Mar. 27.
Please ~~try~~ straighten this matter out
as soon as possible.

If this is straightened please send
me our money to the Bank of
Commerce. (Portage - Donald Branch)

Yours truly

Mrs. I. Kanar.

per. M. Kanar

4935

2nd October, 1946.

Mrs. Ishi KANAI,
Registration No. 12427,
859 Beach Avenue,
Winnipeg, Manitoba.

Dear Madam:

In accordance with your instructions we have forwarded to the Canadian Bank of Commerce, Portage and Donald Branch, the cash assets at this office in which you are interested.

A cheque in the amount of \$273.19 was forwarded to the bank to be credited to your account personally. This sum represents the net proceeds from the sale of your personal property here.

We have also forwarded to the bank a Custodian cheque in the amount of \$3824.15, to be credited to your account as Executrix and sole beneficiary of the Estate of your late husband. These funds represent the net proceeds from the administration and sale of the property which was registered in your husband's name, from which account as you were previously advised, McLellan and McCarter Ltd. and the Brackman-Ker Milling Co. Ltd. claims were paid.

The funds represented by these two cheques are the proceeds of assets in the Protected Area which came under the control of the Custodian, including the rails about which you enquired, from the sale of which the net sum of \$11.41 was derived.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Dept.

EE:HA

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

PORTAGE & DONALD BRANCH

Winnipeg, Man.

7th October, 1946

EVACUATION SECTION	
Rec'd	OCT 11 1946
File No.	4935
Ans.	
Entered	Inver

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

Dear Sirs:-

Re: Mrs. Ishi Kanai - Reg. No. 12427

We have received your letter of the 2nd instant with enclosures as stated.

We note, however, that your cheque No. 4594 in the sum of \$3,824.15 is made payable to this Bank for the credit of Mrs. Ishi Kanai, executrix of the Estate of Fukujiro Kanai. We have no account on our books in the name of the above estate nor have we as yet been furnished with the necessary papers to permit us to operate such an account. Should it be your intention that the funds covered by your cheque be placed unreservedly at Mrs. Ishi Kanai's disposal we shall of course be quite willing to open an account in her name in her personal capacity upon definite instructions from you to this effect.

Would you be good enough to let us hear from you in this connection at your very earliest convenience.

Yours truly,

C. A. O'Malley
C. A. O'Malley
pro Manager

October 12, 1946.

Canadian Bank of Commerce,
Portage & Donald Branch,
Winnipeg, Manitoba.

Dear Sirs:

Re: Mrs. Ishi KANAI - Reg. No. 12427.

We have for acknowledgement your letter of the 7th instant relative to funds in the amount of \$3924.15, remitted for the account of Mrs. Ishi KANAI.

Mrs. KANAI is the sole beneficiary and executrix in the estate of her late husband, Fukugiro KANAI, and the funds remitted are the proceeds from the administration of his estate.

The funds remitted are, therefore, to be placed unreservedly at Mrs. Ishi KANAI's disposal.

Yours very truly,

WJL/AG

W. J. Iverson,
Office of the Custodian.

4/35.

April 1st, 1949.

Mrs. Ishi KANAI,
Registration No. 12427,
859 Beach Avenue,
Winnipeg, Manitoba.

Dear Madam:

Personal goods now in Custodian storage include
one carton photos listed in the name of I. Kanai.

If this belongs to you and you wish to receive it,
please inform the Custodian on or before the 15th day of May, 1949,
giving your full name and address for shipment.

Failing to hear from you by the above date, the
Custodian will assume that you have no interest in this item and
will dispose of it at his discretion.

In addition to the goods listed as belonging to
yourself and others, there are various unidentified shrines, photo-
graphs and other articles, which will be abandoned as of no value
unless evidence of ownership is submitted to the Custodian on or
before the 30th day of June, 1949.

We enclose a stamped, addressed envelope for your
reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/P:
Encl.

May 31st, 1949.

Mrs. Ishi KANAI,
Regn. No. 12427,
866 Beach Avenue,
Winnipeg, Manitoba.

Dear Madam:

We are in receipt of your undated letter and in reply wish to advise that on May 31st, 1949, we shipped to you prepaid, via Canadian Pacific Express, two parcels containing goods which were in our storage.

When said parcels are received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in New Westminster. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js