

STRAWBERRY HILL
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATIONNAME: KANAI MasayukiHOME ADDRESS: Scott Road, R. R. #1 New Westminster, B. C.REGISTRATION NUMBER 12987 SEX: Male AGE: 22OCCUPATION: Farmer

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

EMPLOYER: B MotherMARRIED? NONAME OF WIFE OR HUSBAND: ---ADDRESS OF WIFE OR HUSBAND: ---NAMES OF ANY LIVING CHILDREN: ---ADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: None2. BUILDINGS AND OTHER IMPROVEMENTS: /3. INSURANCE (Give particulars; state where policies are) /

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____

9. IF FARM LAND STATE CROPS SOWN _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Scott Road, R. R. #1 New Westminster, B. C.
7 roomed 2 storeyed house wooden

2. LANDLORD'S NAME AND ADDRESS: Mother same address

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

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

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

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 of Canada Vancouver Branch \$1000.00
Beneficiary mother. 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: _____

None

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.

J. T. Williams

Witness

(Signature)

M. Kama

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Oct. 8/43.

File No. 5157

1 Name KANAI, Masayuki
(Surname in Block Letters)

Registration No. 12987

Male ☒ - Female
(check)

Age Nov. 1, 1919.

Former Address Leath Road, R.R.#1, New York, N.Y.

Date Evacuated May 4/42 Naturalized - Canadian-Born - National
(check)

Present Address Homewood, Man.

Married - Single ☒
(check)

Name of Wife -

Name of Husband -

Name of Mother (ISHIMARU) Saki Name of Father Fukujiro (Deid)

Names of Children under 16 #12427

Requested by E.C.T. Registered with Custodian (Yes or No)

Additional Information Farmer

GENERAL SUMMARY

File No. 5157

28th June, 1946.

Re: Masayuki KANAI - Reg. No. 12987

The above Japanese declared no liabilities and his file reveals none.

The only asset declared by Masayuki KANAI was a Mutual Life Insurance policy and this was not brought under control by, or administration of the Custodian.

On the 28th January, 1946, he advised us of a \$90.00 loan made to Yatake MUKAI which he asked that we assist him collecting. Collection was made of this account and the \$90.00 credited to his account here.

This file reveals no other assets or liabilities of this Japanese, although the file contains the copies of considerable correspondence relative to his deceased father's estate that was left to his mother, Ishi KANAI, File No. 4935.

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

28th June, 1946
WEA:HA

WE Quince
.....

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Masayuki Kanai

File No. 5157

Reg. No.

Company Mutual Lif

Agency

Policy No. 462507

Premium - \$ 38.02

Payable: Annually, Semi-annually or monthly

Month Oct. Day 2

REMARKS:

Copy
Homewood Man.
Nov. 8, 1942

RECEIVED
NOV 13 1942

Custodian Of Japanese Prop
Vancouver B.C.

Dear sir

Received your letter of Nov.
5th File No. 4935. I have sent
your Chattel of property back
about ten days ago. In my former
letter I omitted to say Fukuziro
Kanai had past away and every
thing is in Mrs. Ischi Kanai's
name.

Yours truly
M. Kanai

Lot 243,
Middlechurch, Manitoba

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

EVACUATION SECTION	
Rec'd	DEC 15 1944
File No.	✓ 5757
Ans.	
Referred	Jam

Dear Sirs:

My father died prior to myself and family being evacuated to Manitoba, and a certain sum of money was left in the hands of a friend.

Due to a recent accident which has put me out of work, it is essential that I obtain part of this money for family maintenance, rather than apply to the Commission for assistance.

Before asking my friend to forward this money I desire to be advised by the Custodian if this can be done between myself and friend, or would the transaction have to go through your office. So far as it known there are no debts against myself or family at the Custodian.

An early reply will be greatly appreciated.

Yours truly,

M. Kanai

estate - money
W. Page, Bradman Kan
about \$2000

5157 Avenue
4935
12457

509 Royal Bank Building,
Vancouver, B. C.,
December 18th, 1944.

Mr. F. Page,
c/o Freeman-Ker Milling Co., Ltd.,
New Westminster, B. C.

Dear Sir:

It has come to our attention that you have in your control certain funds belonging to Masayuki KANAI, Mrs. Ishi KANAI or the Estate of Fukugiro KANAI, deceased. We would ask you to kindly make remittance of these funds to the Custodian by return. Please state the name of the owner of these funds and give any other information regarding them of which you are aware, particularly information as to the source of the funds.

Kindly advise us by return mail if you have under your control or any knowledge of any other assets of persons of the Japanese race. If so, kindly give full particulars.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B

4935 12457
60157 Evacuee

509 Royal Bank Building,
Vancouver, B. C.,
December 21st, 1944.

Mr. F. Page,
c/o Brackman-Kor Milling Co., Ltd.,
New Westminster, B. C.

Dear Sir:

Mrs. Ichi KASAI

In reply to your letter of the 19th instant, we beg to advise you that the Custodian will not interfere at this time with the arrangements between you and Mrs. KASAI in connection with the funds which you are holding in trust for her. However, we would request that you send us a statement of the receipts and disbursements made by you since May 1st, 1942, the approximate date of Mrs. KASAI'S evacuation, and statements should be submitted at least every three months from now on covering these funds.

In regard to the matter of fees for your services to Mrs. KASAI, we are not in a position to express an opinion as we are not aware of the conditions of the trust. We feel that this is a matter to be settled between yourself and Mrs. KASAI.

In our letter to you of the 18th instant, we requested you to advise us if you had funds belonging to any persons of the Japanese race, other than the above mentioned, and we will be pleased to have your reply by return mail giving full particulars.

Yours truly,

E. F. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/DB

C
O
P
Y

THE BRACKMAN-KER MILLING COMPANY LIMITED

Box 920,
New Westminster, B.C.
Dec. 23rd. 1944.

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

Re: Mrs. Ishi Kanai. File No's 4935, 12457, 5157

Dear Sirs:

Replying to your letter of the 21st inst. the following is a list of Receipts and Disbursements re the above since May 1st. 1942, although it was some time after that when they were evacuated.

May 1st. 1942	Balance on hand	2256.14
12th "	Credit Balance on B&K Books	44.22
26th "	Deposit	100.00
Nov. 8th 1943	Sale of Poles	<u>37.50</u>
		2437.86

Disbursements.

May 23rd 1942	Paid to N. Otsuki	156.39
Oct. 2nd. 1942	Mutual Life Assur.	
	Mrs. I Kanai	56.81
	Massey Kanai	<u>38.02</u>
Oct. 8th 1942	Mun. of Surrey Taxes	94.83
Oct. 1st 1943	Mutual Life Assur.	48.84
May 18th 1944	Freight on goods sh'd	94.83
Oct. 7th 1944	Mutual Life Assur.	24.71
Dec. 8th 1944	Express on Banjo	<u>94.83</u>
		2.00
		<u>516.43</u>
	Balance	1921.43

Yours truly

"W. Page"

P.S. I have no funds belonging to any other persons of the Japanese race.

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA,
CHILLIWACK, ROSSDALE, SARDIS, ABBOTSFORD,
LADLEY, PRAIRIE, CLOVERDALE, HANLEY,
COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
COURTENAY, PORT ALBERNI, NELSON,
ROSSLAND



DISTRIBUTORS OF
PURITY FLOUR

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

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

New Westminster, B.C.
February 24, 1945

ENEMY SECTION	
Rec'd	EB 26/1945
File No.	
Ans'd	
Refer'd	MR Peers

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

Dear Sir:

File No 4935 - 12457 - 5157
Re Mrs. Ishi Kanai

Replying to your letter of the 23rd inst.
the last message I received from your office was a
phone call not to send any funds to the above until
such time as the property transfer was signed and re-
turned.

I wrote to Masayuki Kanai to this effect
and advised him to have his mother sign the document
and to let me know if it was done as I thought the
Custodian would then release the funds for him.

Have not had any reply from him.

I will arrange to transfer \$1,000.00 to his
bank in Winnipeg.

Yours very truly,

W. Page

ESTABLISHED 1876

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA,
CHILLIWACK, ROSEDALE, SARONIS, ABBOTSFORD,
LANGLEY, PRAIRIE, CLOVERDALE, HANET,
COQUITLAM, LACNER, BRIGHOUSE, NANAIMO,
COURTENAY, PORT ALBERNI, NELSON,
ROSSLAND



DISTRIBUTORS OF
PURITY FLOUR

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

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

New Westminster, B. C.
March 5, 1945.

ENEMY SECTION	
Rec'd	MAR 6 1945
File No.	
Ans'd	
Refer'd	

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

Dear Sir:

This is to advise you that I have today transferred the sum of \$1,000.00 to Massey Kanai at Winnipeg.

Yours very truly,

W. Page

KANAI, Masayuki

File 5157

4935, 5157,
12457 Brounne Section

509 Royal Bank Building,
Vancouver, B. C.,
March 12th, 1945.

Messrs. Edwards & Selkirk,
Westminster Trust Building,
Vancouver, B. C.

Attention: Mr. T.E. Selkirk

Dear Sirs:

Re: Estate of Fukugiro KAHAI

Attached please find for your information, a copy of an Order, vesting title to the property described as: Lot 3 of the S.W. $\frac{1}{4}$ of Section 30, Township 2, Map 1607, Municipality of Durray, N.W.D., in the name of the Secretary of State of Canada, acting in his capacity as Custodian, which it is our intention to file at the Land Registry Office.

Will you kindly forward to us, Certificate of Title of this property together with a certified copy of Letters of Probate for registration purposes.

It is our intention to advertise this property for sale, calling for tenders in the usual manner, and should we receive an acceptable offer in line with an independent valuation, the property will be sold and the net proceeds remitted to the Executrix of the estate of Fukugiro KAHAI.

Thanking you in anticipation for your co-operation in this matter, we remain,

Yours truly,

K. V. WRIGHT
COUNSEL TO THE CUSTODIAN

GRP/GVB
ATTACH.

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 58, District Lot 196, New Westminster District, Plan 196, known as 646 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 1625 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 418 Scott Road, upon which is situate a 7-room dwelling, chicken houses and sheds.

DELTA

PARCEL J: Lot 20 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 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, 596 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 settlements 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 encumbrances.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course. Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 5th 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
596 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Extract from the register of the names of the persons who have been granted the right of burial in the cemetery of the city of London

- 3 -

MISS ION

PARTIAL

Deceased File 19618

Property

3978 Cherry Street

Valuation

\$2400

Tenderer

L. Haffner

Am't.

\$2500.00

Encl.

\$250.00 Cheque

Remarks

obtain report re title, judgments & mortgages
Exceed offer

PITTS MEMBERS

PARTIAL

Deceased File 12902

Community Hall on
Advent Road

\$2500.00 and
\$3625.00

D.R. Goodwin

\$1000.00 no enclosure
& contents
of Hall

Reject

James Moore

\$1010.00 \$101.00 Cheque

Reject

St. Patrick's
Rectory

\$1500.00 \$150.00 Cheque

Reject

SUMMARY

PARTIAL

Deceased File 12497

410 Scott Road

\$2490.00

J.M. Simpson

\$1400.00 \$140.00 Cheque

Reject

H. Heald

\$2400.00 \$240.00 Cheque

Reject

Soldier Settlement \$3700.00 no enclosure

Reject

REMARKS

Deceased File 12497

\$1800.00

U.D. Cooper

\$400.00 \$40.00 Cheque

Deceased File 12497 \$750.00 \$75.00 W/O

Reject

E.W. BRIDGE

File No. 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, B.C.
Formerly Unsettled. Ann. Adv. April 14, 1945. Forest L.

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. Mathison, 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. Gruener, 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. Gruener 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.

WJW/HMS
Enc.

K. W. WRIGHT.

4935, 5192
and 12497.

July 21st, 1945.

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

Dear Sir:

RE: Ichi KAHAI - Lot 3, S.W. 1/4, Sec. 30,
Twp. 2, Map 1607.
Registered Owner - Fukuhiro KAHAI.

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

This Vesting Certificate was returned to Mr. Craner 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, Ichi KAHAI.

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 -

5956
5902
4935
~~5157~~
12457

11th September, 1945.

Major T. Todrick,
The Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

I find that there are a few sales which are being held up for registration on account of some difference of opinion in regard to the responsibility for payment of the usual registration fees. The specific cases are as follows:

	<u>Reg. Charges</u>
Cat. No. 874 - No. 1 Rd. N. of Steveston Highway	\$10.90
Special Ad. - Lot 3 of NW $\frac{1}{4}$ 30/2/1607 11/4/45	12.50

I am fully aware that in regard to the bulk sale for a large number of properties which was originally made between our two departments that special arrangements were agreed upon by the Registrar and that because of those arrangements your department was only required to pay a flat fee.

Subsequent negotiations for the sale of individual properties have been entirely on the basis of our regular policy of advertisement and the consideration of offers in line with valuations and upon the approval of our Advisory Committee. In this regard you are aware that in some cases your offers were rejected and in others you have been prepared to revise your offer to an acceptable minimum.

I note that in regard to Lot 3 of the N.W. $\frac{1}{4}$ of Section 30 in your letter of August 2nd you state that "upon production to me of such certificate of title free from encumbrances, I shall be in a position to make payment to you of the said purchase price subject to adjustment of taxes and rentals to the date of your acceptance" and that you omit specific reference to registration fees.

The matter of the payment of the purchase price of the property being delayed until Certificate of Title issues has not been a point of difference in view of the fact that two Government Departments are concerned. The necessary costs involved in securing registration which is ordinarily borne by the purchaser however, have not been assumed by this office. Our acceptance letter indicates that "after the documents have been registered a statement of adjustment of taxes etc. will be prepared, including registration fees".

File 5157

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 FUKUGIRO KANAI)

late of Surrey, British Columbia

New Westminster

Land Registry Office
(SEAL)

deceased, who died at

New Westminster, British Columbia

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

ISHI KANAI

New Westminster

Jun 29 1945

Registry

2 British
Columbia
Law Stamps
50¢ each

New Westminster
Seal

the sole Executrix in the said Will named,

CERTIFIED A TRUE COPY
" Kennedy " District Registrar

Given under the Seal of the said Court, this 18th day of May

A.D. 1936

J. E. Turnbull
Deputy District Registrar.

Extracted by Messrs. Whiteside, Edmonds & Selkirk,
Solicitor

Estate sworn under \$2750.00

I hereby certify that the attached copy of Will and Probate of Will of
Fukujiro KANAI initialled by me is a true copy of the certified copy whereof
it purports to be a copy.

DATED this 13th day of August, 1945, at Vancouver, B. C.

E. J. Spratt
E.J. Spratt.

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

File 5157

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 Otori"
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 1943
Registry
Stamp

I hereby certify that the attached copy of Will and Probate of Will of
Fukujiro KANAI initialled by me is a true copy of the certified copy whereof
it purports to be a copy.

DATED this 13th day of August, 1945, at Vancouver, B. C.

E. J. Spratt
E. J. Spratt.

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

Middlechurch Man.
Nov. 7, 1945

Custodian of Japanese Property.
509 Royal Bank Bldg
Vancouver B.C.

EVACUATION SECTION	
NOV 15 1945	
12457	
File No 12457	

Dear sir—

I have heard that our property was sold. Of course this is strictly against our wishes. When we were leaving the property with the Custodian it was strictly to look after it while we were evacuated. Since then you have notified us that the property was sold without our consent.

After seeking legal advice I don't think you have the authority to do so. The property, I understand was sold for \$4500 forty-five hundred dollars. You have sent us the letter saying it was sold for four thousand. Kindly check your account and see where the mistake appeared.

Please reply at your earliest convenience

Yours truly
M. Kanai.

4935
5157
12457

November 19, 1945

Mr. Masayuki KANAI,
Registration No. 12967,
Middlechurch, Manitoba

Dear Sir:

We are in receipt of your letter of November 7th. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government on the basis of independent appraised values and we can only advise that we are unable to consider any alternative.

The property was sold for \$4000.00 and not \$4,500.00 as mentioned in your letter of November 7th.

Your letter is being placed on our files so that your comments in regard to this sale will remain on record.

Yours truly,

George Peters,
Administration Department

GP:hb

Spec. Ad. April 14/45 Parcel "1"
 File Nos. 4935, 5157 & 12457
 410 Scott Road, Surrey, B. C.
 3 of Bk. 30/Tp. 2/1607/Surrey/D.N.B.

January 17, 1946.

THE DIRECTOR, THE VETERANS' LAND ACT
 (purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at July 4, 1945)

	DEBIT	CREDIT
Purchase price	\$4,000.00	
<u>Amount of rent collected</u>		
July 4th to July 31st - 28/31 x \$20.00		18.32
August & September - 2 months @ \$20.00		40.00
Registration fees on deed	3.50	
Purchaser's proportion of 1945 taxes paid - 181/365 x \$71.90	4.02	
Balance owing by purchaser		3,949.20
	<u>\$4,007.52</u>	<u>\$4,007.52</u>

BALANCE OWING BY PURCHASER 3,949.20

Middlechurch Man.

January 28, 1946.

Japanese Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JAN 31 1946
File No.	5157
Referred	As before

Dear sir—

I had no intention of
bothering the Custodian about
this matter but as Mr.
Utaka Mukai of Lemon
Creek is planning to repatriate
I ~~am~~ like to collect my
money. I made a cash
loan to him just before
evacuation of ninety dollars
\$90.00. If he should have any
money with you I wonder if
you could pay the debt.
As ~~this~~ the time of repatriation
is nearing I wonder if
you could give this matter
your immediate attention

Yours truly
Masayuki Mukai

5157

8th March, 1946.

Mr. Masayuki KANAI,
Reg. No. 12987,
Middlechurch, Manitoba

Dear Sir:

We wish to acknowledge your letter of the 28th
January, in which you informed us that Yutaka MUKAI owes you the
sum of \$90.00. We are today writing to him asking for his
confirmation, and we will advise you when we hear from him
regarding settlement.

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.	5157
Ans.	
Referred	Anderson

Dear sir,

Referring to your letter of March
19th File No. 5157. I have to my
credit, the amount of \$90.⁰⁰ ~~at~~ ninety
dollars please send it to me at your
earliest convenience.

Yours truly
Masayuki Kaneda

90⁰⁰

28th June, 1946.

Mr. Masayuki KAKAI,
Registration No. 12987,
859 Beach Avenue,
Winnipeg, Manitoba.

Dear Sir:

We received your letter of the 24th June, and in accordance with your request have attached hereto Custodian cheque in the amount of \$90.00 representing funds collected on your behalf from Utaka KAKAI. These funds represent the only assets of yours brought under control by the Custodian, and accordingly your account is being closed.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

5157

15th November, 1946.

Mr. Masayuki KANAI,
Registration No. 12987,
859 Beach Ave.,
Winnipeg, Manitoba.

Dear Sir:

We note your enquiry regarding Mr. FUJINAMI's lot at White Rock, and would advise that in accordance with the statement of property sale sent to him some time ago, his property was sold for the sum of \$41.00.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

EVACUATION SECTION	
Rec'd	JAN 24 1947
File No.	5157
Adm.	<i>Anderson</i>

859 Beach Ave.,
Winnipeg, Man.,
Jan. 20 1947.

Custodian Of Enemy Property,
Vancouver, B. C.

Dear Sir;

In reference to your letter of Nov. 15, file no. 5157, I would like to add that the sum of forty-one dollar is unreasonable. For a five acre lot on paved road it should be at least five hundred dollars. I am sure that eight dollar an acre is below regular selling price.

As these things can not be straightened out by mail I will try to make a trip to Vancouver and see if you as custodian have authority to accept such a price. Under the circumstances we were not able to do anything about it at the time. Now as we can travel with not too much difficulty we will try to straighten this out this summer.

Mr. Fujinami and I will notify you as to when it will be convenient for us to make the trip.

Yours truly;

M. Kanai