

5982

Hammond
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KINOSHITA Michiye (Mrs. Masatoki)
HOME ADDRESS: Yale Hwy. Aldergrove, B.C.
REGISTRATION NUMBER 12837 SEX: female AGE: 35
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: Masatoki
ADDRESS OF WIFE OR HUSBAND: Yale Nagashimaken, Japan.
NAMES OF ANY LIVING CHILDREN: Kiyoshi (M), Eiko (F), Hiroyuki (M).

ADDRESS OF CHILDREN: Yale Hwy. Aldergrove, B.C.
AGE OF CHILDREN: 13, 5, 10.

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

1. LOCATION AND DESCRIPTION: 19.27 acres - Yale Hwy. Aldergrove, B.C.
South half of the south east quarter of section 3 - township 14 mass
particulars described map 5959 in the district of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 room house,

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) 20.42 paid to the municipality of Matsqui,
B.C. 1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Declarant still owes \$87.50 on the 17th of August 1943 and 1942.

6. OCCUPANCY AND LEASES (If vacant so state) None - except owner.

22.62

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Evan Oien - Mary Oien of Minstrel,
Island, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

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:
None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

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) _____
Mr. I. Yamamoto, Mt. Lehman, B.C. owes declarant \$80.00, which
he borrowed.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
None

8. BANK ACCOUNTS: _____ None

9. LIFE INSURANCE: Manufacturers Life Insurance Co., for \$1,000.00 on
declarant's son - Shoguchi - annual premium \$21.95 - 20 year endowment.
Policy No 793193 - 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 25th day of April 1942.

(Signature)

M. Kinoshita

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date March 4/44

Our File No. 5982

Full Name KINOSHITA (Michie) Mrs. Tasatoki
(Surname in Block Letters)

Registration No. 12937

Male - Female ☒
(check)

Age Oct 17, 1906

Former Address R.R. #1, Aldergrove, B.C.

Date Evacuated Sept. 26/42 Naturalized - Canadian-Born - National ☒
(check)

Present Address Alam, B.C.

Married - Single ☒
(check)

Name of Wife _____

Name of Husband Tasatoki

Name of Mother (G. IOTOKU) Shimaya #14049 Name of Father Kosano, Kenzō #14050

Names of Children under 16 Shirayuki (M) 14/4/37

Eiko (F) 12/2/37 * SHOBUCHI, Kenzō (M) 10/12/29

Requested by Betty Martin Registered with Custodian Yes
(Yes or No)

Additional Information Housewife and Farm help
* Names of first husband - Hayashida, Kenzō - deceased
Names of second husband, Shirayuki, Kenzō - deceased

MEMORANDUM

File No.: 5982

May 5th, 1944

To: Mr. Carlsen

From: Mr. Green

Re: Michiya KONOSHITA

This is one of the properties you
were enquiring about. No chattels were declared
and none inventoried on this file.

HPG:IF

Files No. 5982 (Evac.)
305 (Int.)

July 23, 1943

MEMORANDUM: To: Mr. Alexander
From: Mr. K. W. Wright
Re: Masatoki KINOSHITA, and
Our File #305

EVACUATION SECTION	
Rec'd	JUL 23 1943
File No.	
Ans.	<i>DM</i>
Referred	<i>Alexander</i>

We have your memo of the 22nd.

A memo was addressed to Mr. Anderson on the 28th of November, 1942, informing him that Mrs. Kinoshita would have no authority to execute a Quit Claim. I note from Mr. Anderson's memo of the 10th of December, 1942, that he contacted the Soldier's Settlement Board of Canada as to their valuation and according to their records, \$500.00 is an approximate value. Earlier reports indicated that there was no equity, but Mr. Anderson's information does not bear this out.

If you will refer to the statement dated the 15th of February 1943, signed by Mary Oien, you will find that the property was purchased for \$450.00 on terms, \$100.00 cash, and the balance \$87.50 on the 17th of August, 1940, \$87.50 in 1941, 1942, and 1943, with interest at three per cent. The balance owing at the date of statement is shown as \$175.00 principal and interest from the 17th of August, 1941, and from this would appear that \$275.00 has been paid on account of the purchase.

Has this parcel been included in the list of properties recently sold to the Soldier's Settlement Board? If so, what amount are they paying? In view of their valuation, it may be assumed that there will be more than sufficient to pay off the claim of the Vendors. Under these circumstances, we would remit the balance due the Vendors under the agreement of the 17th of March, 1939, on production of a properly executed Deed in favour of Masatoki KINOSHITA, the purchaser. The proceeds from the sale will take care of any temporary debit balance. It would be advisable to check for Taxes in order to be sure that the charges against the land will not be more than the purchase price, if it has been sold to the Soldier's Settlement Board.

If you will kindly send us this information regarding the deal, if any, with the Soldier's Settlement Board, we will take charge of the matter, as the surplus must be placed to the Credit of the enemy. If your evacuee has any claim for payment of taxes or other personal advances, we will be glad to consider payment in due time.

We return your File No. 5982.

K. W. Wright
K. W. WRIGHT

KWW/JF

File No. 5982.

CLAIMS DEPARTMENT

March 15th, 1943.

Mrs. Masatoki (Michiyo) KINOSHITA - Reg. No. 12837

CREDITORS:

NO CLAIMS on file.

BRD:DE

NATURE OF ENCUMBRANCE Agreement for Sale or
 MAR 12 1942 (registered) (unregistered)

Name of Owner of Property KINOSHITA, Masatoki Reg. No. 12837

Address Yale Highway, Aldergrove, B.C.

Occupation Housewife Age 35

Registered Owner of Property C.T.No. 59787-E

Property:

Property Address Mun. Matsqui, B.C.

Legal Description Part 19.278 acres more or less of South 1/2 of S.E. 1/4
 Section 3, Twp. 14, outlined red on Sketch No. 5959 L.R.O. 80045-C

Nature of interest Owned under agreement

Particulars of Encumbrance:

Date 17th March, 1939

Parties to document:

Name Evan Oien and Mary Oien Vendors

Address Minstrel Island, B.C.

Name Masatoki KINOSHITA Purchaser

Address Matsqui, B.C.

Principal Amount \$450.00

Terms of Payment \$100.00 cash, balance \$87.50, 17th August, 1940, \$87.50
 August 1941, \$87.50, 17th August 1942, \$87.50, August 1943, Rate of Interest 3%

Arrears, if any: Principal \$87.50 Interest From Aug. 17th 1941

Balance owing as at this date \$175.00-Principal & Interest from Aug. 17/41

Standing of Taxes: Arrears Current

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Minstrel Island this 15th day of February A.D. 1942. 1943.
 B.C.

CERTIFIED CORRECT:

Mary Oien
 (Signature)

2 copies

VACUATION SECTION
MAR 11 1943
File 5982-5046-13385
Ans.
Referred

Bay Farm 10-6th Ave.
Slocan City B.C.
March 9, 1943.

Office of the Custodian,
C/o Mr. R. P. Alexander,
Vancouver, B.C.

File No. 5982, 5046, 2/13385.

Dear Sir,

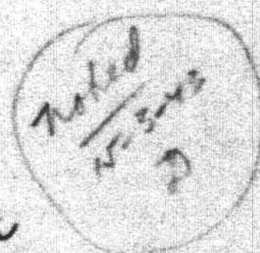
In regards to my claim of \$1000 against
Mr and Mrs. Yamamoto in your letter dated
March 1/43. This was registered with the Custodian
however two month after I was settled in
full by Mr & Mrs Yamamoto, and I had
notified the Custodian to this effect. I guess
the letter has not reached you. So please
take this claim off my list and remit
the money to Mr & Mrs Yamamoto.
that you are now holding.

Yours truly,

M. Kinoshita

Mrs. Masatoki (Michiye) KINOSHITA

Reg. No. 12837



5982 ✓
5046
19385

1st March, 1943.

Mrs. Masatoki (Michiye) KINOSHITA,
Registration No. 12837,
Gleason Extension.

Dear Madam:

Reference is made to your claim of \$60.00
against Mr. and Mrs. Yamamoto.

We would appreciate your advising us at this time whether your claim is still outstanding or whether settlement has been made to date. At the present time we have a sum of money on hand belonging to Mr. and Mrs. Yamamoto, and appearances indicate that the Yamamoto family are in dire need of funds, in view of which we would like very much to send them money for their current living expenses and other urgent personal needs, but before doing so we desire to hear from you in this connection. In view of the circumstances you may wish when replying to this letter to advise us that in view of the circumstances you have no objection to our disregarding your claims, on the understanding that you will be settling direct with Mr. and Mrs. Yamamoto at a later date as and when they are in a position to meet their financial obligations.

Mr. and Mrs. Yamamoto are presently residing in Oyama, where their address is care of L.R. Tomkins, R.R. #1.

Yours truly,

R. P. Alexander,
Manager.

RPA:GF

*Examiner
File 5482*

January 6, 1943.

305

Mrs. Michiye Kinoshita, #12837,

Slocan Extension, B. C.

Dear Madam:

We have duly noted the contents of your letter for the attention of our Mr. Richardson, regarding the property which is owned by your husband.

In order to preserve your husband's equity in this property which we believe you would want to do, we suggest that you arrange to pay the sum of \$87.50 which was due on August 17, 1942, plus three per cent interest dating back to 17th of August 1941. If you could pay us this sum of money, we could then arrange to pay the taxes.

At the moment we have no prospect of renting this property.

Yours truly,

K. F. BRIGHT.
Counsel to the Custodian.

WGB/MFP

January 6, 1943.

305
Evacuee 5082

Soldier Settlement of Canada,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: KINOSHITA, Masatoki (In Japan)

The above who is residing in Japan, owns property
of the following description:

Part 19.278 acres more or less of the
South Half of the South East 1/4 of Sec-
tion 3, Township 14, as shown and out-
lined Red on Sketch #5959. Municipality
of Matsui, in the District of New West-
minster.

We believe you have been approached in connection
with this property by our Farm Department and
have placed a value thereon of \$500.00. We shall
be interested to know if you are able to interest
a tenant and shall be glad to have your advice.

Yours truly,

K. W. BRIGHT.
Counsel to the Custodian.

WGB/MFP

Internee File No.305,
File No.5982

23th December, 1942.

MEMO - MR. K. W. WRIGHT

re: Mrs. (Michiye) Masatoki KINOSHITA.

Attached hereto please find original letter from Mrs. (Michiye) Masatoki Kinoshita in reply to our enquiry as to whether or not she considered her husband's equity in the property, under agreement of sale from E. and M. Oien, sufficient to warrant her keeping up payments.

According to Mrs. Kinoshita's letter and going back over the file, it would appear that I somewhat misunderstood the condition of this agreement, as the only payment in arrears at the present time is the one due August 17th, 1942 for \$87.50 and that the next payment is not due until August 17th, 1943.

With this in mind, considering the value placed on the property by the Soldier Settlement of Canada, i.e. \$500.00, Mr. Kinoshita has an equity worth more than a quit claim.

WEA:EM

Bayfarm M^o
Gloam City, B.C.

EVACI	CTION
DEC 14 1942	
File No. 5982	
Attention: Mr. R.D. Richardson	
Dept.	
Referred	
File No. 5982, Int. 305	

Office of the Custodian

Royal Bank Bldg.

Vancouver B.C.

Dear Sir,

With reference to your letter of Dec 10th and Nov 5th regarding the property being purchased by my husband from E & M. Allen through Mr Alexander J. Duncan of New Westminster B.C. You stated that Mr Duncan had written asking for two payments of \$87.50 plus 3% interest due under the agreement.

However according to the agreement only one payment of Aug. 1942 is over due. The second payment becomes due on Aug 17, 1943.

Had circumstances been normal I would have made the payment but since all means of earning has been deprived from us I am unable to pay.

Since the property is in my husband's name I can not see how I can give Mr. Duncan's Clients a Quiet Claim on the Property.

If the payment on the property is left as it is what will happen?

if it is left unpaid and the agreement is
come null and void. I would do my
best and pay it up if it is possible with
the consent of the Vendor & M. Chen to have
the agreement transferred to my name.
If there is any advice you can give me
it will be greatly appreciated.

Yours truly

Mrs Michiye Kinoshita, 12837
M. Kinoshita

✓
File Nos. 5982, Int. 305

December 10th, 1942.

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. ANDERSON

Re: Masatoki KINOSHITA
Mrs. Michie KINOSHITA

Further to your memo of November 28th, I wish to advise that our field men are not qualified to place a valuation on this property but, according to the Municipal Assessment Roll, the land is valued at \$482.00 and the improvements at \$300.00.

I have contacted the Soldier Settlement of Canada as to their valuation of this property and according to their records \$500.00 is an approximate, complete valuation.

I am today writing to Mrs. Kinoshita further to our letter of November 5th.

WEA/EM

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 28 1942

November 28th, 1942.

File #305 (Internee)
5982 (Evacuee)

MEMORANDUM

TO: MR. W. E. ANDERSON

FROM: MR. K. W. WRIGHT

Re: Masatoki KINOSHITA (in Japan) and
Mrs. Michiye KINOSHITA (Evacuee).

I am attaching copy of your report dated 13th October as this does not appear on your Evacuee file.

Will you be kind enough to ask the fieldman who inspected the property to place a valuation upon it. According to letter from Alexander S. Duncan, there are two payments of \$87.50 together with interest due under an agreement of purchase. The land was originally bought for \$450.00.

I note a letter on file addressed to Mrs. Kinoshita dated 5th November, 1942, suggesting that she should execute a Quit Claim Deed. As the title stands in the name of her husband, who is a resident of Japan, she would of course have no authority to execute such a document. In my memo of 31st October, 1942, I suggested writing to Mrs. Kinoshita in order to find out if she was willing to pay the arrears. If she does not attach sufficient value to the property to protect the agreement, consideration will be given to the question of execution of release by the Custodian.

I think it will be well to bring this memo to Mr. Richardson's attention so that he may again write Mrs. Kinoshita. If you will be good enough to do this it will save me writing a separate memo to Mr. Richardson and he will understand the reason for this as he had a look at my desk this morning.

K. W. WRIGHT

KWW/W

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 2 1942

File #305 (Internee)
#5982 (Evacuee)

October 31st, 1942.

MEMORANDUM

TO: MR. W. ANDERSON

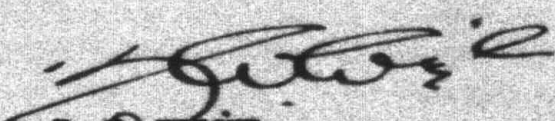
FROM: MR. K. W. WRIGHT

Re: Masatoki KINOSHITA (in Japan) and
Mrs. Michiye KINOSHITA (Evacuee).

Attached you will find copy of communication from Mr. Alexander S. Duncan and you will note there are two payments of \$87.50 together with interest at 3% from 17th August, 1941 due the vendors.

Your memo states that your fieldman found this property to be rough bush with no clearing and the house could not be located. Under the circumstances, I think it is advisable for you to write Mrs. Kinoshita and suggest that a Quit Claim be executed unless she wishes to make some payment on account of taxes as well as a payment to Mr. Duncan's clients. The husband is in Japan and I believe Mr. McPherson would be willing to release his interest provided Mrs. Kinoshita executes a release.

Kindly let me hear from you when you have a reply from Mrs. Kinoshita. I return your file 5982.


K. W. WRIGHT

KWW/W
Attach.

COPY

ALEXANDER S. DUNCAN

New Westminster, B. C.
23rd October, 1942.

Custodian's Office,
912 Royal Bank Bldg.,
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 2 1942

Dear Sir:

Re: Masatoki KINOSHITA
Your File 5982 (Evacuee)

I beg to acknowledge receipt of your favour
of the 21st inst. for which I thank you very much and
I note what you saw with reference to the above-named.

The property was purchased on the 17th March 1939
for the sum of \$450.00 on which \$100.00 was paid in
cash and a further sum of \$87.50 on the 17th August 1940
and a similar sum on the 17th August, 1941. There are
two payments of \$87.50 together with interest at 3% from the
17th August 1941 now due to my clients.

I have no information with reference to the
condition of the property but I would be pleased to be
advised how my clients can regain possession of the same.

Yours truly,

Signed:

ALEXANDER S. DUNCAN.

ASD:WP

87.50

