

8052

REAL ESTATE

Woodfibre, B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 8052

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: KIRIYAMA (Katsuyo) (Mrs. Ryoichi)

HOME ADDRESS: Woodfibre, B.C.

REGISTRATION NUMBER 09477 SEX: (F) AGE: 47

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: Ryoichi. 8119 File 8119

ADDRESS OF WIFE OR HUSBAND: Same Address.

NAMES OF ANY LIVING CHILDREN: Sadako (F) ~~XXXXXXXXXX~~

ADDRESS OF CHILDREN: Same Address.

AGE OF CHILDREN: 14;

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

1. LOCATION AND DESCRIPTION: Huntro Municipality, Block 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, in Hangley Prairie, R.R.No.2. this is all the information obtainable.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey 9room wooden frame building.

3. INSURANCE (Give particulars; state where policies are) ~~XXXXXXXXXXXXXXXXXXXX~~

NONE

4. TAXES (Amount and where payable) not yet paid for 1941.

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

none

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS S. Okunura, 334 Powell St.,
Vancouver, 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 Woodliffe, B.C. B.C. Pulp, House.

2. LANDLORD'S NAME AND ADDRESS B.C. Pulp, Woodliffe, B.C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID \$8.25 per month
paid up to date.

4. STATE WHEREABOUTS OF LEASE: none

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. 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)

none8. BANK ACCOUNTS: \$1,000.00 Saving Account No. 1417, deposited in the
Montreal Bank, ~~XXXXX~~ Main & Hastings, Vancouver, B.C.9. LIFE INSURANCE: \$1,000.00 Life Insurance Policy No. unknown, by the
Sun Life Assurance Co., Vancouver Branch, policy in owner's possession.
Beneficiary Husband.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: 17.07 \$15.00 Kondo Store, 390 Powell St., Vaner., B.C.
18.37 \$180.00 Van Bros., 1055 Vernon Dr., Vaner., B.C.
14.87 \$567.00 R. Tagashira, 285 5th Ave., Vaner., B.C.112-344
says
all paid2. 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 4th day of May, 1942.

(Signature)

K. Kiriama

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept 17/43

Our File No.

8052

Full Name

KIRIYAMA (Katsuyo) MRS. Ryoichi
(Surname in Block Letters)

Registration No.

09477

Male - Female
(check)

Age

Sept 17/43

Former Address

Manitoba, B.C.

Date Evacuated

May 1/42

Naturalized - Canadian-Born - National
(check)

Present Address

Grand Island, B.C.

Married - Single
(check)

Name of Wife

Name of Husband

Ryoichi #09013

Name of Mother

Mrs. Kato

Name of Father

Saito, Seizemon (deceased)

Names of Children under 16

Sakako (F) #16216 10/8/27

Tested by

A.M.

Registered with Custodian

(Yes or No)

Additional Information

Seizemon & 15 acres of farm land
at Langley Prairie in his own name
(17 previous husbands)

Formerly married to
Mrs. Kato, who died
is chosen by former
hand with Canadian
citizens only

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Langley, B.C.

Date: Sept. 24, 1942

NAME: KIRIYAMA (Katsuyo) Mrs. Ryoichi REGISTRATION NO. 09477

ADDRESS: Bradshaw and Hunter Rds.

PROPERTY:

ACREAGE: 44.75 Acres.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 2 story house. VACANT: Yes.

OCCUPIED

DESCRIPTION: Wooden Frame.

ROOF: Shingle.

SIZE: 50x50

NO. OF ROOMS (9.

CONDITION: Very poor (uninhabitable)

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: None.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS: House is half torn down. Everything removable has been taken out. (windows, doors, etc.). Not much more than a frame left. Property is nearly all bush.

INVENTORY OF CHATTELS LEFT ON PROPERTY

None.

✓

Signed: *R. M. Anderson*

J. F. [Signature]

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN PROBATE
VANCOUVER REGISTRY

BE IT KNOWN that on the twenty third day of November, in the year of our Lord one thousand nine hundred and twenty seven, the last Will and Testament (a copy whereof is hereunto annexed) of SHIGETARO AKAYE, late of Woodfibre, in the Province of British Columbia, deceased, who died at the City of Vancouver, British Columbia, on or about the 12th day of October, 1927, 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 KATSUYO AKAYE, of Woodfibre, aforesaid, the ~~acta~~ Executrix in the said Will named,

GIVEN under the Seal of the said Court, this
14th day of December, A.D. 1927.

"H. BROWN"
Deputy District Registrar.

Extracted by Messrs. Fleishman & Ross,
Solicitors.



I hereby certify that the within instrument is
a true and correct copy of the instrument of
which it purports to be a copy.
Dated at Vancouver, this 27th day of March A.D. 1946
A. R. Rodway
Deputy District Registrar

Estate sworn under - - - \$7650.
Probate Duty - - - \$ Nil
Succession Duty - - - \$ Nil

This is the last Will and Testament of me Shigetaro Akaye, of Woodfibre, in the Province of British Columbia, made the eleventh day of March, 1926.

I hereby revoke all former Wills and Testaments heretofore made by me, and declare this to be my Last Will.

I nominate and appoint my wife, Katsuyo Akaye, of Woodfibre, in the Province of British Columbia, to be the executrix of this my last Will.

I direct my executor to pay my just debts, funeral and testamentary expenses as soon as conveniently may be after my decease.

I give, devise and bequeath unto my wife, Katsuyo Akaye, all my savings and all of my real and personal estate of whatever nature and wheresoever situate

IN witness whereof I have hereunto set my hand this eleventh day of March, in the year of our Lord One thousand Nine Hundred and twenty-six.

Signed and published and declared by the said Shigetaro Akaye the testator, as and for his last Will and Testament, in the presence of us, both present together at the same time, and in his presence, at his request, and in the presence of each other, have hereunto subscribed our names as witnesses to the due execution thereof.

S. AKAYE

R. KIRIYAMA

Y. ABE

REAL PROPERTY SUMMARY

JAPANESE NAME: Katsuyo KIRIYAMA (Mrs. Ryoichi) Reg.No. 09477 File No. 8052.

CATALOGUE NO: Special Ad.

PROPERTY ADDRESS: Bradshaw and Hunter Roads, Langley, B.C.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14 of the West half of the North West quarter of Section 26, Township 7, Map 2694, Municipality of Langley, D. N. W.

TITLE: Registered in the name of Katsuyo AKAYE, Personal Representative of Shigetaro AKAYE, deceased "In Trust" (Certified copy of Will and Probate filed No.15069).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 24386, dated 21st February 21st, 1945.

ASSESSED VALUE: Land - \$1070.00
Improvements - \$ 900.00 - \$1970.00. Taxes - \$61.18.

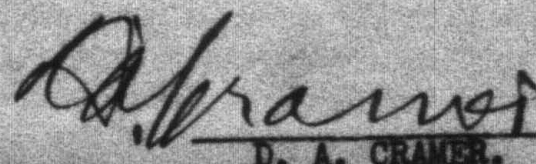
CLASSIFICATION: This appears to be an uncleared bush lot.
The Custodian's representative reported September 24th, 1942, that this property had an area of 44.75 acres, nearly all bush. No crops planted.
1 - 2 storey 9 room house.
House is half torn down. Everything removable has been taken out (windows, doors, etc.) not much more than a frame left - uninhabitable.

HISTORY OF ADMINISTRATION: This property was advertised for sale by tender, November 22nd, 23rd and 24th, 1944, and sold to the highest bidder.
Mrs. KIRIYAMA remitted funds to this office to pay taxes up to 1944. She remitted \$40.00 - a/c 1945 taxes, which sum was credited to her account.

SOLD: To Richard Langdon, Farmer, Rancho Maria, Langley Prairie, B. C., as at September 13th, 1945, for \$1,500.00.
Approval of Advisory Committee - August 31st, 1945.
Funds released to the credit of Katsuyo KIRIYAMA as at November 20th, 1945, against which were charges for advertising - \$32.51, valuation - \$12.50, registration fees - \$2.50, a/c 1945 taxes - \$42.73, leaving a net credit of \$1,409.76 from said transaction.
Certificate of Title No. 193021-E in the name of Richard Langdon.

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

February 23rd, 1946.


D. A. CRAMER.

BC-298-P

HC/298-P

Page 1

S.S. Form No. 40
(Sheet 1)

Farm Appraisal Report

COPY

File No. J.L. 553

Land Description Lots 1, 2, 3, 4, 5, 6, 7, 8 & 14 of W $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 26, Tp. 7, Map 2694Containing 44.75 AcresOwner's Name K. AKAYE Post Office Address Langley PrairieNearest Rail Point HUNTER - B.C.E.R. Distance 1 $\frac{1}{2}$ milesMarket Town Langley Prairie Distance 2 $\frac{1}{2}$ "Church (give denomination) Langley United. Distance 2 $\frac{1}{2}$ "Nearest School Langley Prairie Distance 2 $\frac{1}{2}$ "State how property was identified: By survey post, map and roads.
About 2 miles south of Highway.

Roads: State whether property has access to main road, the kind of road and its condition.

At the corner of Hunter Road and Bradshaw Road - gravel; good.Is this district a good one? No. Mostly gravel in vicinity.Employment opportunity Seasonal, No industry in vicinityPredominating Nationality and religion: British; Protestant.Describe Fencing and its condition: No fencing Value \$Water supply: Well could be dug. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28 12 x 34	Frame	15'	Shgls.	20 yr.	Cedar Posts	Very poor -	
	X							\$ 50.00
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Power line along the Hunter Road.

Total present day value \$ 50.00

Total Value Buildings add to farm

\$ 50.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Deserted house; frames, flooring, partitions and siding mostly gone.Studding still there - just a shell; shingles mostly gone. \$Not worth repairing.Describe the basement and chimneys: No basement; no chimney.No. rooms downstairs? Just studding left.

Upstairs?

How finished

Are buildings painted? No Condition of paintDistance from nearest bush 30 yards

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

BC/298-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Page)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Page)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stoning, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Page)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TREES IF ANY AND WHETHER REMAINABLE	VALUE OF LAND PER ACRE	
44.75	Mostly level			Some cordwood on property Logged off years ago.	\$2.50	111.87

Total value of Land \$ 111.87

Total added by buildings to value of farm \$ 50.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 161.87

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
No land now cultivated; apparently abandoned by Japanese about 15 years ago.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not considered suitable as a farming unit; no land cultivated.

Notable weeds:

Give approximate detail and
amount of all annual taxes and
name of Taxing Authority:

Langley Municipality.
Taxes - \$36.05

Date: June 17th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 17th day of June 1942.

Inspector's Signature

"E.W. BROWN"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Property is located at the intersection of the Hunter and Bradshaw Roads about two miles south of the highway. Property can hardly be classed as a farm as there is no land now under cultivation, and the soil is practically a straight gravel. Apparently the property was vacated or abandoned by the Jap about 15 years ago. There is a gravel pit on the property which may be bringing in some revenue. Anderson Creek runs through the place. About 3 acres was under cultivation at one time but has not been farmed for about 15 years and is now in grass sod. Balance of property is bush, some light and some heavy. Do not think land is suitable for agricultural crops but might be used for raising poultry. I have only valued property at a nominal figure of \$2.50 per acre as there should be this value in cordwood. From an agricultural standpoint I do not think the land is worth anything although it ought to be valuable as a gravel pit. The house is a wreck with just the frame left, and the salvage value might be \$50. There is the remains of an old picket fence at the north east corner, but of no value. A well could be

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
 Sug. A power line runs along the Hunter road so electricity is available.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

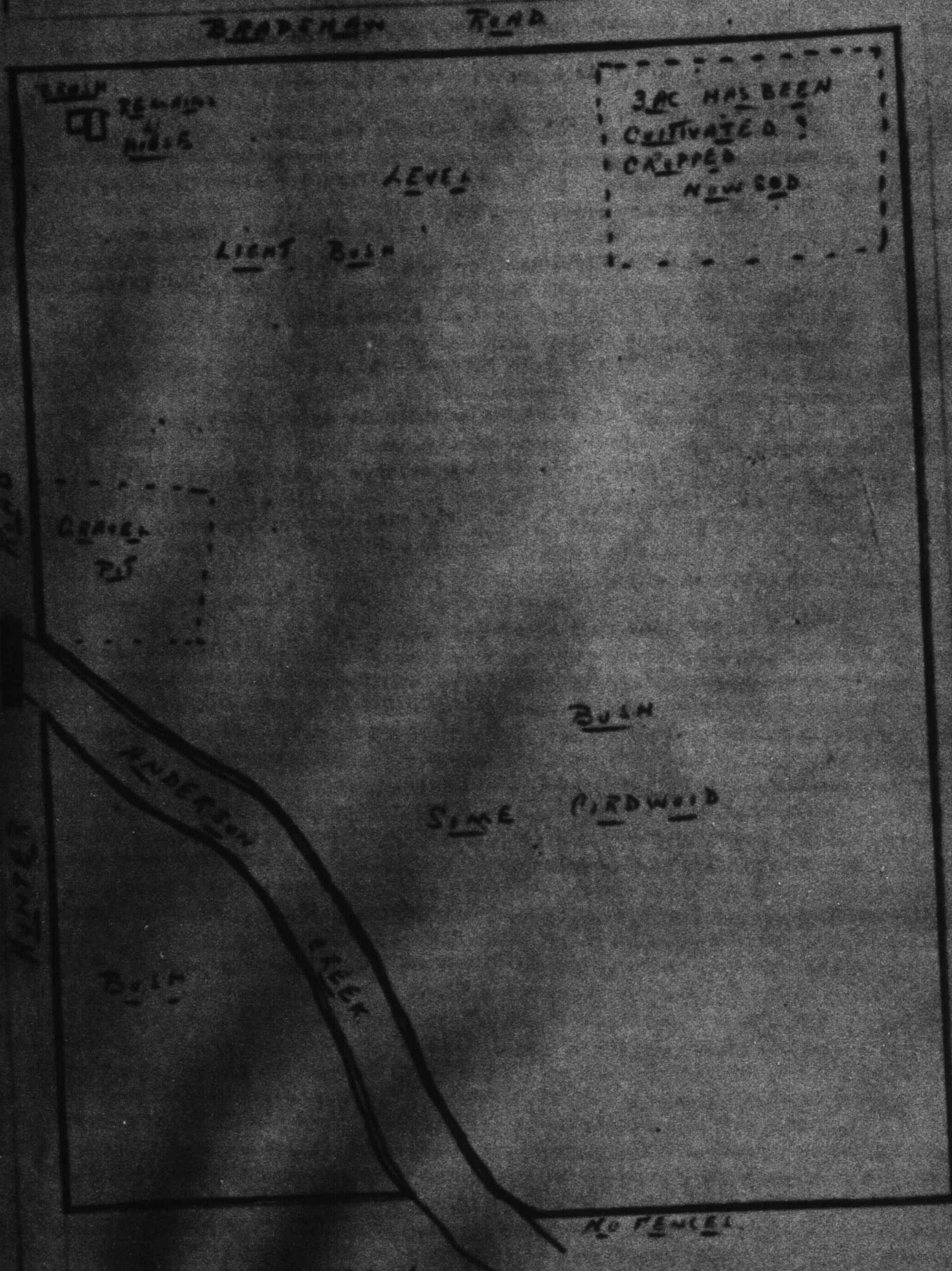
\$
 \$
 \$
 \$
 \$
 \$
 \$
 \$
 \$
 \$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SCALE 3CM



LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156,

This Indenture

Made the _____ day of _____ in the year of our
 Lord one thousand nine hundred and forty-four.

In Pursuance of the "Short form of Deeds Act"

Between KATSUYO KIRIYAMA, formerly Katsuo Akaye,
 personal representative of Shigetaro Akaye,
 Deceased "In Trust"

Insert full Name,
 Street Address and
 Occupation of
 Grantor and of
 Grantee.

(hereinafter called the "Grantor")

AND

KATSUYO KIRIYAMA, (Married Woman)
 in the City of Grand Forks, in the
 Province of British Columbia

(hereinafter called the "Grantee")

WHEREAS Shigetaro Akaye, late of Woodfibre, in the Province of British Columbia,
 died on or about the 12th day of October, 1927, and WHEREAS Probate of his last Will
 and Testament was duly issued to the Grantor by the Supreme Court of British Columbia,
 such Probate being dated the 14th day of December, 1927, and WHEREAS all debts of the
 said deceased have been fully paid and satisfied, and WHEREAS the Grantee is the sole
 beneficiary under the said last Will and Testament and is entitled to conveyance of
 the hereinafter described property

WITNESSETH, that, in consideration of One Dollar (\$1.00) and all other good
 and valuable considerations _____

Dollars of the lawful money of Canada now paid by the said Grantee to the said
 Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,
 DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying
 and being in the Municipality of Langley, in the District of New Westminster,
 and known and described as Lots One (1), Two (2), Three (3), Four (4), Five (5),
 Six (6), Seven (7), Eight (8), and Fourteen (14) of the West half (½) of the
 North West quarter (¼) of Section Twenty-six (26), Township Seven (7), Map
 Two Thousand Six Hundred Ninety-four (2694).

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness }
Street Address }
City or Town }
Occupation of Witness }

FOR MAKER

I HEREBY CERTIFY that, on the _____ day of _____ 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____), who is personally known to me, appeared the person mentioned in the annexed instrument as _____, that _____ know the contents thereof, and that _____ subscribed thereto as part _____, and executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT: }

I, _____ of the _____, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ }
in the Province of British Columbia, this _____ }
day of _____ 19____ }

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

2694

Subdivision
of
W. 1/2 of NW 1/4, SEC. 26, TWP. 7.

Reference
to 104-36043

GROUP, 2 NEW WESTMINSTER DISTRICT
B.C.

Deposited in the
Land Registry Office
at New Westminster
March 27th 1913

Scale - 300 ft. = 1 inch

S.W. 1/4, SEC. 35

NE 1/4, SEC. 27

E 1/2, NW 1/4, SEC. 28



W. 1/2 of NW 1/4, SEC. 26, TWP. 7, GROUP, 2 NEW WESTMINSTER DISTRICT, B.C.

S.W. 1/4, SEC. 26

W. 1/2 of NW 1/4, SEC. 26, TWP. 7, GROUP, 2 NEW WESTMINSTER DISTRICT, B.C.

I, the undersigned, being a duly qualified surveyor of the land in the Province of British Columbia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof.

C. J. Heaney

W. P. Doan

Commissioner of Lands and Survey, British Columbia.

Done at Vancouver, B.C., this 17th day of March, 1913.

R. MacLure

Witness my hand and seal this 17th day of March, 1913.

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
Office of the CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

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

- A** Part (14 acres more or less) of Section 29, Block 5 North, Range 2 West, shown lettered "A" on sketch deposited 1136, Municipality of SURREY, in the District of New Westminster, situate on Sandell Road about one-half mile North of Townline Road, being a FARM PROPERTY, five acres under cultivation and containing a five-room dwelling, chicken houses and outbuildings.
- B** Part (6 acres more or less) of Section 29, Block 5 North, Range 2 West, more particularly described as follows: Commencing at the South East Corner of Section 29, thence Northerly following the East boundary of said Section 7.50 chains thence Westerly parallel to the South boundary of said Section 8.125 chains thence Southerly 7.50 chains to the South boundary of said Section, thence Easterly along South boundary 8.275 chains to the point of commencement, Municipality of SURREY, in the District of New Westminster, being UNIMPROVED LAND.
- C** Lot 1 of part of the South East ¼ of Section 4, Township 11, Map 5982, Municipality of LANGLEY, District of New Westminster, being 10 Acres, more or less, of UNIMPROVED LAND on Brown Road, R.R. No. 1, Langley Prairie.
- D** Lot 5, of the North West ¼ of Section 16, Township 15, Map 1888, Municipality of MAPLE RIDGE, District of New Westminster, being 10 acres, more or less, of UNIMPROVED LAND, between 30th and 32nd Avenues, on the South Side of Dewdney Trunk Road.
- E** Block "A" of the North West ¼ of Section 19, Township 17, Map 1966, Municipality of MISSION, District of New Westminster, situate at 524 Nelson Road, R.R. No. 2, Mission, being a FARM PROPERTY of 19.5 acres, more or less, partially cultivated, containing a small dwelling and barn.
- F** Blocks A, B and C of South East ¼ Section 19, Township 17, Plan 3472, Municipality of MISSION, District of New Westminster, situate at 573 Wren Road, being a FARM PROPERTY of 39 acres, more or less, with approximately 13 acres under cultivation, containing an eight-room dwelling and outbuildings.
- G** Lots 11 to 16 inclusive, Block 3 of Lots 1, 2, and 3, District Lot 791, Group 1, District of New Westminster, Plan 3943, situate on PIPE LINE ROAD, Municipality of NORTH VANCOUVER, containing a four-room dwelling and chicken house.
- H** Subdivisions 31 and 32, Lot 13, Town of Hastings, Suburban Lands, Plan 431, City of VANCOUVER, situate in the 3300 block of DUNDAS STREET, being vacant land.
- I** Lots 1, 6 "A," 7, 8, 9, and 10, Block 15, of Section 10, Block 3 North, Range 7 West, Map 243, Municipality of RICHMOND, in the District of New Westminster, situate on Seventh Avenue, STEVESTON, containing a single storey frame net house and wharf.
- J** Lots 1, 2, 3, 4, 5, 6, 7, 8, and 14, of the West ¼ of the North West ¼ of Section 26, Township 7, Map 2694, Municipality of LANGLEY, in the District of New Westminster, being a FARM PROPERTY of 44.75 acres, more or less, mostly uncleared, situate on Bradshaw and Hunter Roads, containing a partly demolished dwelling.
- K** Lot 27, Block 42, District Lot 196, Group 1, New Westminster District, being a VACANT LOT in the 600 Block, POWELL STREET, Vancouver, B.C.

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.

- Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
- A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
- 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 deposits 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.
- Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
- The balance of the purchase price shall be paid in cash.
- All adjustments shall be made as of the date of conveyance.
- The property is sold subject to existing leases and encumbrances, if any.
- The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of encroachments.
- 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.
- 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 16th day of December, 1944. Further particulars may be obtained during office hours any day up to noon on the 15th day of December, 1944, and arrangements made with the undersigned to inspect the said premises.
DATED at VANCOUVER, BRITISH COLUMBIA, this 22nd day of November, 1944.

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

File No. *8152 Enclosed*

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 commercial, residential and unimproved properties.

CITY OF VANCOUVER

- Lot 23, Block 4, D.L. 735, Group 1, Plan 2894, New Westminster District, being a Vacant Lot in the 6800 Block Victoria Drive.
Lot 11, Subdivision "C", Block 154, D.L. 394 A, Group 1, Plans 2142 and 2151, being a Vacant Lot in the 1900 Block East 5th Avenue.
Lot 12, Block 1, North East Quarter of D.L. 334, Group 1, Map 2484, New Westminster District, being a Vacant Lot in the 2000 Block on East 45th Avenue.
Lot 19, Block 5, D.L. 637, Group 1, Map 1192, New Westminster District, being a Vacant Lot in the 5100 Block Main Street.
Lot "D", Block 2 of Blocks 1-2-3-26-27-28, S $\frac{1}{2}$ of D.L. 706, Plan 3174, New Westminster District, being a Vacant Lot in the 4800 Block Beatrice Street.
Lots 7 and 8, Block 4, D.L. 737, Group 1, New Westminster District, Plan 2222, being Vacant Lots on the S.W. Corner of 57th Avenue and Gladstone Street.
Lot 18, Block 25, D.L. 325, Group 1, New Westminster District, Plan 2894, being a Vacant Lot on the South Side of 62nd Avenue in the first block east of Victoria Drive.
Lot 14, Block 22, Resubdivision of Blocks 4 to 21, D.L. 325, Group 1, New Westminster District, Plan 2894, being a Vacant Lot on the North Side of 64th Avenue in the first block east of Victoria Drive.
Lot 4, Block 1, East Half of the South West $\frac{1}{4}$ of D.L. 335, being a Vacant Lot in the 2000 Block Aquilth Avenue East.
Lot 20, Block 19, D.L. 325, being a Vacant Lot in the 2000 Block South East Marine Drive.
Lot 198, Town of Hastings, except the South 5 feet, City of Vancouver, known as 2788 Yale Street, being a 7-room, 2-storey dwelling.
Lot 3, Block 44, D.L. 181, Group 1, New Westminster District, Plan 196, known as 715 Alexander Street, being a two-storey frame dwelling used as a rooming-house.
Lot 3, Block 21, D.L. 300 "A", Map 197, New Westminster District, known as 185 West 4th Avenue, being a one-storey frame laundry building and smaller brick building at rear.
Subdivision "C", Lots 20 and 21, Block 38, District Lot 300 A, Group 1, New Westminster District, Plan 1785, known as 181 West 4th Avenue, being a store building with a two-storey, 12-room building at the rear.
Lot 6, Block 20, District Lot 394, Group 1, New Westminster District, Plan 196, known as 715 Alexander Street, being a one-storey stone and brick store building.
Lot 27, Block 2, District Lot 195, Group 1, New Westminster District, being a Vacant Lot in the 505 Block Powell Street.
Lot 120, Resubdivision of part of Block "A" and Subdivisions 5, 6, 7 and parts of 3 and 4, Block 2, D.L. 325, Map 2707, being a Vacant Lot between 2107 and 2125 Kingsway.

NORTH VANCOUVER

- Block 10, District Lot 195, Group 1, New Westminster District, Plan 1882, Pipe Line Road, East Side of Seymour Creek, including 2 $\frac{1}{2}$ acres more or less (1 acre cleared), being a two-room dwelling and outbuilding.
Lot 11, Block 25, D.L. 325, Group 1, Map 1041, New Westminster District, being a Vacant Lot on Fourth Street, between Moody and Queensbury Avenues.
Lots 9 to 16, (inclusive), Block 5 of Lots 1, 2, 3, Block 2, District Lot 791, Group 1, New Westminster District, Plan 2042, being on Pipe Line Road, containing a four-room cottage and chicken house.
Lots 19, 20 and 21, Block 27, District Lot 394, Group 1, New Westminster District, Plan 196, being Vacant Lots on St. Denis Avenue, adjacent to the main road from Second Narrows Bridge to North Vancouver.

PORT MOODY

- Lots 9 and 10, Block 45 of Lot 347, Group 1, Map 2726, New Westminster District, on Hains Road, Port Moody, being a 4-room single-storey dwelling.

MUNICIPALITY OF LANGLEY

- Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14, of the West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 20, Township 7, Map 2694, Municipality of Langley, in the District of New Westminster, being a Farm Property of 44.70 acres, more or less, mostly uncleared, situate on Broadhead and Master Roads, upon which is a partly demolished dwelling. A separate tender may be filed for individual lots contained in this parcel.

MUNICIPALITY OF MAPLE RIDGE

- North East $\frac{1}{4}$ of Section 9, Township 15, **SAVE AND EXCEPT** the West 15 chains thereof, Municipality of Maple Ridge, in the District of New Westminster on 12th Road, Maple Ridge, B.C., being a 2-storey, 7-room frame house.

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 or the existence or non-existence of any encumbrances.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.
Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 20th day of March, 1945. Further particulars may be obtained during office hours any day up to Noon on the 9th day of March, 1945, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 17th day of February, 1945.

THE CUSTODIAN
509 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

RICHARD LANGDON
H. MARY LANGDON

RANCHO MARIA

Specializing in Pedigree Bulls

HUNTER ROAD - - - RURAL ROUTE 2
LANGLEY PRAIRIE, B. C.

Rec'd	AUG 8 1945
File No.	8052
Ans.	
Referral	

August nine 1945

F.C. Shears Esq.,
Director
Enemy Alien Custodian Office
Vancouver.

Re Lots 1-8 and 14, W half NW qr.
See 26 Tp. 7 map 2694 Langley.

Dear Sir,

Thank you for your letter of August first 1945. I have been over this property very thoroughly since I saw you and I am of opinion that the offer I am now making is a very fair one in view of the nature of the land. As you know I am anxious to avoid having a dump in the abandoned gravel pit opposite my property.

I hereby am making you a firm offer of fifteen hundred dollars for the entire piece of property as captioned above.

Faithfully yours,



Richard Langdon.

cc Mrs. McArthur

2232

September 6, 1945.

Mr. Richard Langdon,
Rushmore House,
Rushmore Road, R. R. 52,
Langley Prairie, B. C.

Dear Sir:

Re: Special Ad. 22/11/44
Bradshaw and Hunter Roads
L.S. & L.H. 26/2694
Municipality of Langley

This will acknowledge receipt of your letter of August 9, 1945 in which you offer to purchase the above property for the sum of \$1,500.00. This is to advise you that we are prepared to recommend acceptance of this offer, and request that you forward to us your cheque for the full amount of the purchase price namely \$1,500.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, using the attached form, and also state whether or not the proposed registered owner is a British Subject.

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

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

Yours truly,

F. C. Shears,
Director.

[Handwritten signature]

File No. 8052.
Special Ad.

January 29th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Katsuyo KIRIYAMA
Mun. of Langley
Lots 1, 2, 3, 4, 5, 6, 7, 8 and
14 of W. $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of Sec. 26,
Twp. 7. Map 2694, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, October 11th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 193020-E, dated October 11th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 193021-E, dated October 11th, 1945, registering the property in the name of Richard Langdon (Deed).
3. Duplicate of Transmission dated September 29th, 1945.
4. Duplicate of Deed dated September 29th, 1945 - Secretary of State to Richard Langdon.
5. Certificate of Indefeasible Title number 193021-E, dated January 18th, 1946, covering the above property in the name of Richard Langdon.

D. A. Cramer

DAC:JS
Atch.

Spec. Ad.
File No. 8052
Bradshaw & Hunter Mds., Langley Prairie
1-S & 14/8 NW 26/2694

November 1, 1945.

RICHARD LANGDON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at September 13, 1945)

	DEBIT	CREDIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
Registration fees on deed - \$1500.00	7.25	
Purchaser's proportion of 1945 taxes paid - 110/365 x \$61.18	18.45	
Balance owing by purchaser		25.70
	<u>\$1,525.70</u>	<u>\$1,525.70</u>

BALANCE OWING BY PURCHASER \$25.70

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

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

REGISTERED ARTICLE
Envoi recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

DATE _____ UNDER NO _____

ADDRESSED TO Mr. Richard Langdon,
Address à

Hunter Road,

at Langley Prairie, B. C.

SEP-20 1944-12-4-44

ACKNOWLEDGMENT OF

EVACUATION SECTION

To be filled in by sender with full address to which return is to be made

A receipt for the insured article must be completed

Ans.

Referred

RETURN TO Office of the Custodian,

506 Royal Bank Bldg.,

Vancouver, B. C. (8052-EB)

STREET AND NUMBER

Rue et numéro

(1) VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS

En lettres imprimées

CANADA

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE

Le soussigné déclare que l'objet mentionné ci-dessus

OTHER SIDE WAS DULY DELIVERED ON THE

à lui donné lieu à

Date stamp of office of destination

Emplacement du bureau de destination



SIGNATURE OF THE ADDRESSEE

Signature du destinataire

(1)

OF ADDRESSEE'S REPRESENTATIVE

du représentant du destinataire

(2)

OF THE POSTMASTER OF THE OFFICE OF DESTINATION

de l'agent du bureau de destination

A. K. J. J.

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.

Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le prescrivent, par l'agent du bureau de destination, et renvoyé par la première courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.

Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent figurer sur ce reçu.

8092

January 30, 1946.

REGISTERED A/R

Mr. Richard Langdon,
Hunter Road,
Langley Prairie, B. C.

Dear Sir:

Re: Special Advertisement
Bradshaw & Hunter Roads, Langley Prairie
1-8 & 14/70 NE 26/2694

Enclosed herewith please find Certificate of Title
No. 193021-E, covering the above described property in your name.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Special Ad
File No. 8052
Bradshaw & Hunter Roads, Langley Prairie
1-8 & 14/W $\frac{1}{2}$ NW $\frac{1}{4}$ 26/2694
193021 - E

Control of the above described property is by me hereby acknowledged
and I agree that all adjustments and incidents connected with the
sale to me of this property have been settled.

Dated at Langley Prairie this 22 day of Nov. 1945.

Signed

Richard Langdon

RETURN TO THE CUSTODIAN

ADDRESS OFFICIAL COMMUNICATIONS TO
DIRECTOR
DIVISION OF VITAL STATISTICS
PARLIAMENT BUILDINGS
VICTORIA, B.C.



PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS
VICTORIA, B.C.

IN YOUR REPLY REFER TO

FILE NO. 36-1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 21 1942

July 20th, 1942.

Manager,
Japanese Evacuation Section
Department of the Secretary of State,
506 Royal Bank Bldg.,
Hastings and Granville Sts.,
VANCOUVER, B. C.

Sir:

Re: Your File No. 8052.

I beg to acknowledge receipt of your letter of the 16th instant and note that you require information regarding the marriage of RYOYCHI KIRIYAMA and KATSUYO AKAYE.

If you will kindly furnish me with particulars regarding the place of marriage and approximate date thereof, we will be pleased to search our records and forward the information required provided, of course, the marriage is registered.

Yours very truly,

DIVISION OF VITAL STATISTICS

Asst. Director.

CS/MC

CRUX & McMASTER

Revisitors and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

838 WEST GEORGIA ST.

VANCOUVER, B. C.

TELEPHONE MAINE-8877

ENEMY SECTION

Rec'd *MMH* *20* 1944

File No.

Ans'd

March 16, 1944

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

Attention Mr. Wright

Dear Sir:

EVACUATION SECTION

Rec'd **MAR 18 1944**

File No. *8052*

Ans.

Referred *509*

Re: Katsuyo (Mrs. Ryoichi) Kiriyaama,
(Formerly married to Shigetaro Akaye)
Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14 of
W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 26, Twp. 7, Map 2694
Municipality of Langley

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

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

Yours truly,

CRUX & McMASTER

PER: *G. F. McMaster*

G. F. McMASTER

GFM/MH

8119
8052

March 17th, 1944.

Mr. and Mrs. Ryoichi KIRIYAMA,
Reg. Nos. 09013 and 09477,
c/o Mr. E.H. Dean,
R.R. No. 1, Grand Forks, B.C.

Dear Sir and Madam:

re: Accts. Receivable

*original
file 8119*

We are in receipt of your letter of the 12th inst. in which you file eight claims with us for money owing to you. For purposes of reference we list them as below:

1. Saburo IMAMOTO	\$18.71
2. Fujio NOCHIZUKI	36.70
3. Kingo OHANA	25.85
4. Sutekichi SHINOHARA	38.69
5. Shoji FUKUDA	43.55
6. Takeo ABE	25.86
7. Taiji TABUCHI	4.73
8. M. Furuya Co.	?

We have been successful in locating all of the foregoing except Nos. 4 and 5, and have notified all except Nos. 4, 5 and 8. We do not find any record in our files of Nos. 4 and 5 and are applying to the R.C.M.P. for their assistance in locating these parties. Should they be able to do so we shall send out the usual notice to Nos. 4 and 5 also.

No. 8 - M. Furuya Co. It is understood from your letter that you wish us to apply to this company for interest on advances made by you to them. You have received from them, according to your letter, in cash or goods, an amount equal to your total advances to them. As we are not in a position to calculate the amount of interest due to you, we shall ask that you figure up the amount of the interest and advise this office of same. On receipt from you of such advice we shall present the claim, for the amount you state, to M. Furuya Co.

Let us have an early reply, and oblige,

Yours truly,

BRD:DE

B. R. Dusenbury,
Claims Department.

cc. Crux & McMaster

8052 Brouse
J.L. 333

509 Royal Bank Building,
Vancouver, B.C.,
10th May, 1944.

The Director,
Veterans' Land Act,
515 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: Katsuyo KIRIYAMA (formerly AKAYE) & Shigetaro
AKAYE and Lots 1,2,3,4,5,6,7,8 and 14 of the
West half of the North West quarter of Section
26 Township 7 Map 2694 Municipality of Langley
in the District of New Westminster.

The above described property is included in the list of
parcels sold to Director, Veterans' Land Act. We find that the title
to this property is recorded in the name of Katsuyo Akaye, Personal
Representative of Shigetaro Akaye, Deceased "In Trust", and that
Shigetaro Akaye died prior to the 26th day of February, 1942.

The Orders-in-Council conferring upon the Custodian
the power to liquidate real property belonging to persons of the
Japanese race in the protected area of British Columbia would not
apply in this case the the Custodian therefore withdraws the
property from the Agreement.

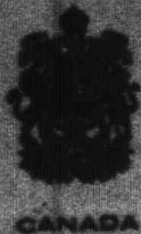
Will you be kind enough to acknowledge receipt of
this communication.

Yours truly,



R.D. Richardson
Farm Department.

KRW/DG



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 8052

PLEASE QUOTE BC/298P

518 Rogers Bldg.,
Vancouver, B.C.,
May 23, 1944.

Attention Mr. Richardson

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B.C.

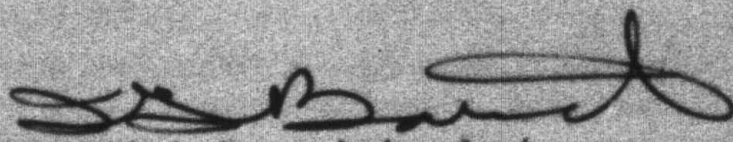
Re: Katsuyo KIRIYAMA (formerly Akaye)
Lots 1 to 8 incl. and Lot 14, of W¹/₂ of
NW¹/₄ Sec. 26, Tp. 7, Map 2694, H.W.D.,
Langley Municipality

We have for acknowledgment your letter of May 10th in which you advise that Orders-in-Council conferring on the Custodian power to liquidate real property belonging to Japanese in the protected area would not apply in the above case. The property is registered in the name of Katsuyo AKAYE, now Katsuyo KIRIYAMA, as personal representative of Shigetaro AKAYE, deceased, and it is understood that she died prior to the 26th of February, 1942.

You will note that this Department disbursed the sum of \$42.56 in payment of 1943 taxes, and we shall be glad to have your cheque to cover. Tax receipt is enclosed.

No arrangements have been made for lease of this property and no rentals have been collected by this Department.

JK:HJ
Encl.


District Superintendent.

LOCKE, LAKE, GUILD & SHEPPARD
Barristers & Solicitors

703 Rogers Building
Vancouver, B.C.

June 8th, 1944

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

Attention Mr. Wright

Dear Sir:-

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

We note your instructions that in some fifteen parcels the title is in the name of a Japanese who has died prior to the Orders-in-Council coming into effect, and the beneficiaries either evacuees or alien enemies have not taken out Letters, probably to offer an obstacle to the Custodian. We are of the opinion that the Orders-in-Council in their present form will not assist. Reg. 12 (2) (P.C. 2663 as amended by Sec. 4 of P.C. 2483) does not appear to us to assist in that it relates to property "belonging to any person of the Japanese race" but those words in the defining section of P.C. 2483 mean and are therefore restricted to a person of the Japanese race required to leave the protected area, and that description could not apply to a deceased owner who had died before the Orders-in-Council came into effect requiring the Japanese to leave this area.

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

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

Office of the Custodian

2. An alternative method could be set up by amending the Orders-in-Council to provide that the Custodian could enquire whether evacuees or enemies were the beneficial owners of any property registered in the name of the deceased, and if he were of that opinion could direct that such property vest in him.

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

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

YOURS TRULY,

LOCKE, LANE, GUILD & SHEPPARD,

PER: Signed F.A.S.

FAS/EB

8052
Evacuee Section

509 Royal Bank Bldg.,
Vancouver, B. C.
June 13th, 1944

Mrs. Katsuo Kiriya,
Registration No. 09477,
Grand Forks, B. C.

Re: Lots 1 to 8 inclusive, and Lot 14 of the West Half
of the North West Quarter of Section 26, Township 7,
Map 2694, Municipality of Langley, B.C.

Dear Madam:

In order to complete title herein, it will be necessary for you to sign the enclosed conveyance from yourself, as personal representative of the estate of Shigetaro AKIYE, in favour of yourself, as you are the beneficiary under the Will. We enclose herewith the required conveyance, in duplicate, and would be obliged if you would attend before a Notary Public and have this document completed and returned to us as soon as possible. Please instruct your Solicitor to prepare an Affidavit for your signature, indicating that you are one and the same person as Katsuyo Akaye, named in the Will and that you are the registered owner according to the Registry Office Record. A copy of the Certificate of Encumbrance is enclosed herewith. You might also send us the Certificate of Indefeasible Title as this must be surrendered to the Registry Office when the document is filed.

A sale of this land has not been completed, and in the meantime we have disbursed the sum of \$43.56, including \$42.56 in payment of 1943 Taxes. Kindly forward a cheque for this amount when you return the Deeds.

The property will be independently appraised and in keeping with the Custodian's policy, offers must measure up to the independent appraisal otherwise they will be rejected. When the matter is completed, the proceeds of the sale will be forwarded to you, and it is therefore in your interest to avoid delay as this asset is not producing revenue at the present time.

Yours truly,

KFW/JF
Encl.
REGISTERED

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

Grand Forks, B.C.,
June 21, 1944

Mr. & W. Wright,
Counsel to the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

ENEMY SECTION	
Rec'd	JUN 23 1944
File No.	
Ans'd	
Refer'd	

Dear Sir:

Acknowledgement is made of
the receipt of your registered letter
of June 13th on June 20th.

In regards to the sale of my
property, I would like to ask you
if it is possible if you can foretell
me the offer upon it.
For your information, in the year
of 1942 — I have been offered
a price of \$1500 in Cash.

For the payment of 1943 tax,
I would like you to deduct from
the credit balances, consisting of
\$43.01, of my husbands, Ryochi
Ishiyama, Reg. No. 09013, which is
at the Custodian at the present.

For the balance — I will send it
to you by postal notes, later
with the deeds & the title.

I would appreciate very much
your answer at your earliest
convenience.

Yours truly,

Katsuyo Kiriyaama
(Mrs.) Katsuyo Kiriyaama
Reg. No. 09474,

90 Mr. E.E. Doan,
RR #1,
Grand Forks, B.C.

File No. 8052
Finance Section

C
O
P
Y

c/o Mr. E. E. Doan,
R. R. # 1,
Grand Fork, B. C.
July 5, 1944

Mr. K. W. Wright,
Counsel to Custodian,
509 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

We have your communication of June 27th.

In regards to the payment of taxes on the property, so held by my wife, and the document fee, I, Ryoichi Kiriya, husband of Katsuyo Kiriya, approve the deduction from my account of \$43.01 the same to be credited to the debt balance. Enclosed also find Postal Note for the amount of \$.55 to complete for the entire payment of the debt.

My wife has also asked me to write to you inquiring if it would not be agreeable to the buyer, intermediate, and the seller (owner) that they should inter exchange the "Title and the Deed" upon completion of the offer and that she would like to know if there will be a notification to her of the "Offer".

In the meanwhile my wife and I appreciate your tireless and kindly efforts and we thank you.

Yours truly,

"Ryoichi Kiriya"

Ryoichi Kiriya

File No 8052
8119

8052 & 8119
Evacuee Section

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

Mr. Ryoichi Kiriya,
Registration No. D9013,
c/o Mr. E. E. Doan,
R. R. No. 1,
Grand Forks, B. C.

Re: Lots 1 to 8 inclusive, and Lot 14 of the West
Half of the North West Quarter of Section 26,
Township 7, Map 2694, Municipality of Langley, B.C.

Dear Sir:

Thank you for your communication of the 5th instant,
approving the deduction of \$43.01 from your account for pay-
ment of taxes, also fifty-five cents (55¢) in Postal Note
Stamps.

As explained to Mrs. Kiriya in our letter of the 13th
ultimo, it will be necessary for her to sign the conveyance
which we forwarded in our letter of the 13th ultimo, as she is
the beneficiary under the Will. As soon as this is received, we
will proceed to advertise the property for sale, and as indica-
ted in our communication, the offers must measure up to the
independent appraisal, otherwise they will be rejected.

Please send us the Certificate of Title as well as the
Deed, duly executed, as soon as possible.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

P.S. When returning the documents, please forward an Affidavit
signed by Mrs. Kiriya, that all estate debts have been
paid, as this must be filed in the Registry Office.

File No. 8052 (Evac)

September 20th, 1944

MEMORANDUM

TO: MR. G. H. PEERS

FROM: MR. E. W. WRIGHT

RE: Katsuo KIRIYAMA #09477

For future guidance, I give you the following paragraph that should be inserted in the Deed that is being sent to the R.C.M.P.:

"Whereas SHIGETARO AKAYE, late of Woodfibre, in the Province of British Columbia, died on or about the 12th day of October, 1927, and WHEREAS Probate of his last Will and Testament was duly issued to the Grantor by the Supreme Court of British Columbia, such Probate being dated the 14th day of December, 1927, and WHEREAS all debts of the said deceased have been fully paid and satisfied, and WHEREAS the Grantee is the sole beneficiary under the said last Will and Testament and is entitled to conveyance of the hereinafter described property"

The above may be inserted in the Deed after the word "Grantee" and before "Witnesseth" on the first page.

E. W. WRIGHT

KWW/JV

8052 Evacuee

509 Royal Bank Building,
Vancouver, B. C.,
September 20th, 1944.

Superintendent Gray,
"E" Division, R.C.M.P.,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Katsuyo KIRIYAMA, Reg. #09477, c/o Mr.
E.E. Doan, R.R. #1, Grand Forks, B. C. and
Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14 of the West 1/2 of
the N.W. 1/4 of Section 26, Twp. 7, Rsp 2694,
Municipality of Langley, N.W.B.

The Custodian would be pleased to have your assistance through your Grand Forks Detachment in the matter set out below.

Mrs. Katsuyo KIRIYAMA, prior to her marriage to her present husband was a widow of the late Shigetaro AKAYE and the Title to the property noted above is still registered in the name of "Katsuyo AKAYE, personal representative of Shigetaro AKAYE, (Deceased), "In Trust". Shigetaro AKAYE willed all his property to his wife.

We wish to have Title to this property registered in Mrs. KIRIYAMA'S name and we therefore enclose a Deed of Land from her as personal representative of Shigetaro AKAYE to herself personally which we would ask you to kindly endeavour to have executed by Mrs. KIRIYAMA, witnessed and sworn before a Notary Public or a Commissioner.

We believe that Mrs. KIRIYAMA holds Certificate of Title #83550-E in connection with this property and if this is the case we wish to have it delivered to this office.

Your kind co-operation in this matter will be greatly appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/OVB

Wright
File No. 8052

September 20th, 1944. ✓

MEMORANDUM TO FILE

Re: Mrs. Katsuyo KIRIYAMA

I telephoned Mr. W. L. Brown of the B. C. Security Commission today to enquire if they had anyone at Grand Forks who could assist us in having Mrs. KIRIYAMA execute certain documents and he advised me to write to Superintendent Gray of the R.C.M.P. for forwarding to the N.C.O. in charge at Grand Forks, who acts for the B.C. Security Commission at that point.

Mr. Wright has phoned Superintendent Gray in connection with our letter to him and it is understood that no pressure will be used by the R.C.M.P. detachment at Grand Forks to obtain execution of the document enclosed in our letter.

GHP/O'B

[Signature] *[Signature]*

ROYAL CANADIAN MOUNTED POLICE	
DIVISION "B"	DIVISION FILE NO. 44-1118/3-4
SUB-DIVISION	DETACHMENT Grand Forks
PROVINCE British Columbia	DATE September 25th, 1944.
RE: Mrs. KIRIYAMA - J.R.No. 89477	
HEADQUARTERS	1. With reference to your memorandum of the 21st instant, together with copy of letter from The Custodian's Office and Deed in duplicate, I wish to advise that subject was interviewed on the 23rd instant relative to signing the herein mentioned Deed before a Notary Public but she declined to do so, advising that she was already in receipt of a Deed from the Custodian's Office similar to that forwarded to this office and she refused to sign either of these for the following reasons.
SUB-DIVISION	2. Mrs. KIRIYAMA stated that she is willing to sell the property outlined in the aforementioned Deed for what she considers to be a reasonable amount, but she feels that if she signs these Deeds that she will have no say in the selling price whatsoever. She stated that if the Custodian has an offer for her property that she be advised of the price offered and that if she considers the amount sufficient she will sign this deed and also forward the Certificate of Title No. 83550-2 mentioned in the Custodian's letter already referred to.
DETACHMENT	3. It may be mentioned that the only difference between the Deed forwarded to this office and that already in Mrs. KIRIYAMA's possession is a paragraph typed in between "(hereinafter called the 'Grantee') and 'WITNESSETH' which begins 'WHEREAS Shigetaro Akaya and ends hereinafter described property'. This was brought to Mrs. KIRIYAMA's attention.
44-1118-20	4. Subject stated that on receipt of the first Deed being forwarded to her she had advised the Custodian of her views with regard to the sale of this property and she advised the writer that she would again communicate with him in this regard.
P.C.R.	5. This file will be considered closed at this Detachment until further instructions are received. Deed in Duplicate returned herewith.
First.	CONCLUDED HERE. Exp. - Nil.
A.R.V. No.	Sgt. Cst. (J.R. McKernan) Reg. No. 14286
DIARY DATE	
SET FOR	

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA

Office of the Custodian

REAL PROPERTY FOR SALE BY TENDER

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

- A. Part (14 acres more or less) of Section 29, Block 5 North, Range 2 West, shown lettered "A" on sketch deposited 1136, Municipality of Surrey, in the District of New Westminster, situate on Sandell Road about one-half mile North of Townline Road, being a FARM PROPERTY, five acres under cultivation and containing a five room dwelling, chicken houses and outbuildings.
- B. Part (6 acres more or less) of Section 29, Block 5 North, Range 2 West, more particularly described as follows: Commencing at the South East Corner of Section 29, thence Northerly following the East Boundary of said Section, 7.90 chains thence Westerly and parallel to the South boundary of said Section 8.125 chains thence Southerly 7.90 chains to the South boundary of said Section thence Easterly along South boundary 8.275 chains to the point of commencement Municipality of SURREY, in the District of New Westminster, being UNIMPROVED LAND.
- C. Lot 1 of part of the South East $\frac{1}{4}$ of Section 4, Township 11, Map 5962, Municipality of LANGLEY, in the District of New Westminster, being 10 ACRES, more or less, of UNIMPROVED LAND on Brown Road, R. R. No. 1, Langley Prairie.
- D. Lot 5, of the North West $\frac{1}{4}$ of Section 16, Township 15, Map 1886, Municipality of MAPLE RIDGE, District of New Westminster, being 10 acres, more or less, of UNIMPROVED LAND, between 30th and 33rd Avenues, on the South Side of Dwyer Creek Road.
- E. Block "A" of the North West $\frac{1}{4}$ of Section 19, Township 17, Map 1966, Municipality of MISSION, District of New Westminster, situate at 524 Nelson Road, R.R. No. 2, Mission, being a FARM PROPERTY of 19.5 acres, more or less, partially cultivated containing a small dwelling and barn.
- F. Blocks A, B and C of South East $\frac{1}{4}$ of Section 19, Township 17, Plan 3472, Municipality of MISSION, District of New Westminster, situate at 573 Wren Road, being a FARM PROPERTY of 30 acres, more or less, with approximately 13 acres under cultivation containing an eight room dwelling and outbuildings.
- G. Lots 11 to 16 inclusive, Block 3 of Lots 1, 2, and 3, District Lot 791, Group 1, District of New Westminster, Plan 3643, situate on PIPELINE ROAD, Municipality of NORTH VANCOUVER, containing a four room dwelling and chicken house.
- H. Subdivisions 31 and 32, Lot 13, Town of Hastings, Suburban Lands, Plan 431, City of VANCOUVER, situate in the 3900 Block HUNDAS STREET being VACANT LAND.
- I. Lots 1, 6 "A", 7, 8, 9 and 10, Block 15, of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of HIGHWOOD, in the District of New Westminster, situate on Seventh Avenue, STEWARTSON, containing a single storey frame net house and wharf.
- J. Lots 1, 2, 3, 4, 5, 6, 7, 8, and 14, of the West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section Township 7, Map 2694, Municipality of Langley, in the District of New Westminster, being a FARM PROPERTY of 44.75 acres, more or less, mostly uncleared, situate on Bradshaw and Hunter Roads, containing a partly demolished dwelling.

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

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.

2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
 3. A certified cheque payable to the order of The Secretary of State as Custodian for ten per cent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
 4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 906 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 or 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.
- 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 16th day of December, 1944. Further particulars may be obtained during office hours any day up to noon on the 15th day of December, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at VANCOUVER, BRITISH COLUMBIA, this 22nd day of November, 1944.

THE CUSTODIAN
906 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

December 18/44

MEMORANDUM

TO: MR. P. G. SHEARS

FROM: MR. K. W. WRIGHT

RE: Tenders received in response to advertisement
"Real Property for Sale by Tender" appearing in
the Vancouver and Fraser Valley Newspapers on
November 22nd last, with tenders to close on
December 16th, 1944

PARCEL I - File No. 4651 Offer Deposit Remarks

Francis Willard & Co. Ltd. 2100.00 (cash) 250.00 (cert. ck)
2500.00 (terms)
(Tenant. Claims to have made some improvements. Terms of offer \$500.00 cash and
\$500.00 semi-annually with interest at 5%).

Nelson Bros. Fisheries 4750.00 475.00 (uncertified)

Valuation - - -

This property is owned by No. 1 District Fishermen's Association

PARCEL J - File No. 8052

Alex D. Dinwoodie 100.00 10.00 (cash) *returned*
(Lot 1 only)

A. Cuthbert 300.00 30.00 (cert. ck) ✓

Margaret S. MacRae 551.00 55.10 (cert. ck) ✓

Glen Hall 600.00 60.00 (Bank M.O.) ✓

James Brooks 1000.00 200.00 (cert. ck) ✓

V.H. Squire 1025.00 102.50 (cert. ck)
(adjustment date for taxes, Dec. 31/44)

Valuation - - -

This property is advertised at the request of Mrs. Katsuyo KIRIHAMA who holds title
as personal representative of Shigetaro AKAYE, deceased, and offers must have her
approval before acceptance as she will have to convey.

PARCEL K - File No. 171 (Int)

H. G. Smith 333.00 33.30 (cert. ck)

This property was advertised at the request of Messrs. P. S. Ross & Sons and we are
referring this tender to them for attention.

We have not examined the title to these properties or the position as to
encumbrances. It would appear that this should be done before the bids are dealt with.

All deposits, except that in connection with Parcel K, have been sent to
the Accounting Department for safe-keeping.

OWP/JF

K. W. WRIGHT

For a complete report of tenders received, please consult Files 12786 or 6622 (Evac).

on 10764

Gibson's

REAL ESTATE :: INSURANCE :: AUCTIONEERING

LANGLEY PRAIRIE, B.C.

DECEMBER 22nd., 1944

*

Rec'd	DEC 27 1944
File No.	
Ass.	
Payment	

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

Your File No. 8052.

Dear Sir:-

In reply to yours, re-Lots one to eight and fourteen of the W. 1/4, N.W. 1/4, Section 26, Township 7, .I have today made an inspection of same and would recommend an appraisal of \$2400.00 made up as follows:-

Lot-1 - \$500. (with old house) uninhabitable

③ 2 - 100. (mostly ground)

" 14 600. (traversed by creek)

" 4 250. (Bush)

" 5 500 (Mostly cleared)

L6, 7, & 8, 450- (bush)

\$2400.00

Trusting this meets with your approval, please find enclosed account for same.

Yours truly,

GIBSON'S

8052
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
December 28th, 1944

Mrs. Katsuyo Kiriama,
Registration No. 09477,
c/o Mr. E. E. Doan,
R. R. No. 1,
Grand Forks, B. C.

Re: Lots 1 to 8 inclusive, and Lot 14 of the West Half
of the North West Quarter of Section 26, Township 7,
Map 2694, Municipality of Langley, B.C.

Dear Madam:

With further reference to our communication of the 4th of October, 1944, this is to advise the above described property was advertised for sale by tender with notices appearing in the press on November 22nd, 23rd and 24th.

Tenders were opened on the 18th of December, and the following bids were received:

\$100.00 for Lot 1.
For all of the lots - \$300.00 - \$551.00 - \$600.00 - \$1,000.00 -
\$1,025.00.

The highest offer is not acceptable and it is our intention to write all the interested parties, return their deposit cheques and suggest that they submit revised offers. We find that it is helpful to indicate to the prospective purchasers that the Custodian would be interested in considering a minimum price and we would like you to write us by return mail and advise as to what amount you think we should specify.

In an earlier letter you advised that you had been offered \$1500.00, in cash, and we assume that you would be willing to accept this amount. We do not know if any of the parties now interested would be willing to increase their offer to this amount, and if you would be satisfied to accept less, it would be best for you to advise us immediately.

Your early attention would be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
REGISTERED

Rec'd	8052
File No.	8052
Ans.	PA
Received	

Langley Prairie
Dec. 9th.

Custodian, Alien Props.

Dear Sir: part of

I wish to make
a bid of (\$100.00) one hundred
dollars for lot 1 of N.W. 1/4
Sec. 26, Twp. 7,

This property lies just across
the Bradshaw from ~~the~~ where I
live.

(Encl) Enclosed please find
ten percent which I understand
is correct.

Yours truly

Alex. D. Dinwoodie

R.R. 2. 2403

Bradshaw Rd.

8052

December 28, 1944.

Mr. A. Cuthbert,
736 E. Broadway,
Suite 6,
Vancouver, B. C.

Dear Sirs:

Re: Parcel "J",
Bradshaw & Hunter Pds.,
Lots 1-8 & 14, W₂ of NW₄ Sec. 26,
Tp. 7, Map 2694, Mun. of Langley.

Your letter of the 15th instant enclosing
cheque for \$30.00 and offer to purchase the above property
for the sum of \$300.00 has been received and considered.

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

This property has been independently appraised
and the Custodian will not be interested in any sum less than
\$2400.00.

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

Yours truly,

F. G. Shears,
Director.

FGS:AS

REGISTERED

8052

30th Decr, 1944.

Mr. Alex D. Dinwoodie,
R.R.2,
2403 Bradshaw Road,
Langley Prairie, B.C.

Dear Sir:

Re: Parcel "J"
Lot 1 of H.E. & Sec. 26, Twp. 17.

We are in receipt of your letter of the 9th instant
in which you submitted an offer to purchase the above property
for the sum of \$100.00 and enclosed cash in the amount of \$10.00.

We regret we are unable to accept your offer and are
returning the amount of your deposit herein.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

8th January, 1945.

James Brooks Esq.,
2154 East 5th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Parcel "J"
Lots 1 to 5 inclusive, and Lot 14 of
W $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of Sec.26, Tn.7, Map 2694
Municipality of Langley, B.C.

We are in receipt of your letter of the 2nd instant
in which you refer to the tender which you made on the above
property.

At the time tenders were opened no tender came up to
the amount of our independent appraisal, but before returning
the tenders we thought it desirable to secure an expression of
opinion from the Japanese owner in regard to the offers received.

At the moment we have not received any reply and of
course if you wish your tender to be withdrawn and your cheque
returned we will do so, but seeing the matter is still being held
in abeyance you might wish to leave this matter in our hands for
a short time.

Yours truly,

F. G. Shears,
Director.

FGS/PNH

To Mr. E. E. Doan
RR #1
Grand Forks, BC
January 22, 1945

Mr. K. W. Wright
Counsel To The Custodian
509 Royal Bank Bldg
Vancouver, BC

ENEMY SECTION	
Rec'd	JAN 24 1945
File No.	
Ans'd	
Refer'd	MR. PEERS

Dear Sir

Re: Lots 1 to 8 inclusive, and
lot 14 of the W $\frac{1}{2}$ of the
NW $\frac{1}{4}$ of Section 26,
Township 7, Map 2694,
Municipality of Langley, NWD

At the time, this land was bought,
my deceased husband "Shigetaro Akaye"
had paid \$5,500.00
Since then, for almost 38 years now,
yearly tax (averaging from \$35.00 to \$40.00)
have been paid. But this year (1944),
the tax value was almost doubled.

Some time ago, I had written to
Langley, asking them to make survey
of this property & let me know the
estimate value of it. But to date

I have no answer to my letter
This — is the reason for my ^{delay in} reply
to your letters of December 28th,
1944, & January 15th, 1945.

Perhaps, I can give you further
information upon my property. —
5 acres of this land is cleared
& on the rest, there stands
an estimate of standing Douglas
firs (about 200 cords or more, if
cut into fire woods.)

I sincerely hope that this delay
hasn't caused you too much inconvenience,
for I am rather expecting a reply
to my letter of inquiry sometime
this week.

Yours very truly

Katsuyo Kiriyaama
(Mrs) Katsuyo Kiriyaama
Pcg. No. 09477

File No. 8052

Evacuee Section

40 E.E. Doan,
RR #1,
Grand Forks, B.C.,
January 24, 1945.

Mr & W. Wright,
Counsel to the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

ENEMY SECTION	
Rec'd	JAN 27 1945
File No.	
Ans'd	
Refer'd	MR Peers

Dear Sir: Re: lots 1 to 8 inclusive,
and lot 14 of the W $\frac{1}{2}$ of
the NW $\frac{1}{4}$ of Section 26,
Township 7, Map 2694,
Municipality of Langley, N.W.D.

Yr-day. I am in receipt of
a letter from Murrayville, B.C.,
informing me that the assessed
value of the ^{above} property I own is
listed at 2000.00.

Therefore, I would like to say
now that this will be the amount
(2000.00) I am willing to accept
for the above noted property.

Yours very truly,

(over)

\$ 2000

Katsuyo Nishiyama
(Mrs.) Katsuyo Kuriyama

Reg No. 09471

Exhibit Section

File No. 1052

Dr. K. Kuriyama

8052
Evacuee

509 Royal Bank Building,
Vancouver, B.C.,
January 25th, 1945.

Mrs. Katsuyo Kiriya,
Registration No. 09477,
c/o Mr. E. E. Dean,
Grand Forks, B.C.

Dear Madam:

Re: Lots 1 to 8 inclusive, and Lot 14 of the West
Half of the North West Quarter of Section 26,
Township 7, Map 2694, Municipality of Langley, N.W.D.

We have your letter of the 22nd instant and wish to advise you
that we have written the Assessor at Langley requesting that he reply to
your letter to him.

We would like to have you set a minimum price for this property
as soon as possible so that the parties who have submitted offers may be
informed of the price you wish to obtain for the property and we may
possibly be able to obtain a revised offer from one of them in line with
your price.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

8052
Legal Section

509 Royal Bank Building,
Vancouver, B.C.,
January 27th, 1945.

Mr. V. H. Squire,
R. R. # 3,
New Westminster, B.C.

Dear Sir:

Re: Lots 1 to 8 inclusive, and Lot 14
of the West Half of the North West
Quarter of Section 26, Twp. 7, Map
2694, Municipality of Langley, B.C.

We regret to advise you that your offer of \$1025.00 for the
above noted property has been rejected and we return herewith your
certified cheque amounting to \$102.50, which you will kindly acknow-
ledge receipt.

We have on our files an independent appraisal of this
property, valuing it at \$2400.00. However, subject to prior sale, we
will be pleased to give consideration to a revised offer of \$2000.00
or over.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B
Encl.
REGISTERED MAIL

R.R. # 3,
New Westminster, B.C.
Dec. 12, 1944.

The Custodian,
Vancouver, B.C.

Dear Sir:—

I hereby tender the sum
of \$1025⁰⁰/_{xx} for parcel "J" in your
advertisement dated Nov 22nd
1944. being 44.75 acres of the
West 1/2 of the North West 1/4 of Section
26, Township 7 map 2694 Municipality
of Langley. This tender is
for a clear title and all taxes
paid as at Dec 31st 1944.

Yours truly,

V.M. Squire

8052
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
January 27th, 1945.

Mr. James Brooks,
2154 East 5th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Lots 1 to 8 inclusive, and Lot 14
of the West Half of the North West
Quarter of Section 26, Twp. 7, Map
2694, Municipality of Langley, B.C.

We regret to advise you that your offer of \$1000.00 for
the above noted property has been rejected and we return herewith
your certified cheque amounting to \$200.00, which you will kindly
acknowledge receipt.

We have on our files an independent appraisal of this
property, valuing it at \$2400.00. However, subject to prior sale, we
will be pleased to give consideration to a revised offer of \$2000.00
or over.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B
Encl.
REGISTERED MAIL

2154 EAST 5TH AVENUE.

VANCOUVER, B. C.

PHONE HAST. 3782-R

Dec 14th, 1944.

The Office of the Custodian,
506 Royal Bank Building,
675 Hastings Street W.,
Vancouver, B.C.

Dear Sir:

Re: Parcel "J" Lots 1, 2, 3, 4, 5, 6, 7, 8, & 14.
W. 1/4. N.W. 1/4. Sec 26. Township 7. Map 2694.
Municipality of Langley.

I hereby tender you the sum of *ten* hundred (*one thousand*)
dollars (~~\$1000.00~~) for the above property.

I enclose you herewith a certified cheque for
\$200.00 deposit.

Yours truly,

James Brooks

8052
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
January 27th, 1945.

Mr. Glen Hall,
General Delivery,
Langley Prairie, B.C.

Dear Sir:

Re: Lots 1 to 8 inclusive, and Lot 14
of the West Half of the North West
Quarter of Section 26, Twp. 7, Map
2694, Municipality of Langley, N.W.D.

We regret to advise you that your offer of \$600.00 for the
above noted property has been rejected and we return herewith your
Bank Money Order amounting to \$60.00, which you will kindly acknow-
ledge receipt.

We have on our files an independent appraisal of this
property, valuing it at \$2400.00. However, subject to prior sale, we
will be pleased to give consideration to a revised offer of \$2000.00
or over.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B
Encl.
REGISTERED MAIL

Dec. 14. Mr Glen, H. all
Gen. Delivery
Sangley Prairie
B. C.
N. J.

Dear Sir

Please find enclosed
the sum of 60 \$
being 10 percent of
purchase price on land
situated on Brookhew &
Hunter Roads.

Lot J. consisting of
44.75 Acres.

Sincerely H. all.
Mr J. H. all.
Mr Glen H. all.

8052
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
January 27th, 1945.

Mrs. Margaret S. MacRae,
5951 Balsam Street,
Vancouver, B.C.

Dear Madam:

Re: Lots 1 to 8 inclusive, and Lot 14
of the West Half of the North West
Quarter of Section 26, Twp. 7, Map
2694, Municipality of Langley, N.W.D.

We regret to advise you that your offer of \$551.00 for the
above noted property has been rejected and we return herewith your
certified cheque amounting to \$55.10, which you will kindly acknow-
ledge receipt.

We have on our files an independent appraisal of this
property, valuing it at \$2400.00. However, subject to prior sale, we
will be pleased to give consideration to a revised offer of \$2000.00
or over.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GW/0'B
Encl.
REGISTERED MAIL

5951 Balsam St.,
Vancouver, B.C.,
December 14, 1944

The Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
VANCOUVER,
B.C.

Dear Sir:

I herewith offer \$551.00 for the following pieces
of land:

"J" Lots 1,2,3,4,5,6,7,8 and 14, of the
West 1/2 of the north west 1/4 of
Section 26, Township 7, Map 2694,
Municipality of Langley, in the
District of New Westminster, being a
farm property of 44.75 acres, more or
less, mostly uncleared, situate on
Bradshaw and Hunter Roads, containing
a partly demolished dwelling.

and I enclose my certified cheque for \$55.10, being 10% of the
purchase price.

If my offer is accepted I will give you additional
details as to how to make the title.

Yours very truly,

Margaret S. Macdonald

encl.

8052
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
January 27th, 1945.

Mr. A. Cuthbert,
736 E. Broadway,
Suite 6,
Vancouver, B.C.

Dear Sir:

Re: Lots 1 to 8 inclusive, and Lot 14
of the West Half of the North West
Quarter of Section 26, Twp. 7, Map
2694, Municipality of Langley, N.W.D.

We regret to advise you that your offer of \$300.00 for the
above noted property has been rejected and we return herewith your
certified cheque amounting to \$30.00, which you will kindly acknow-
ledge receipt.

We have on our files an independent appraisal of this
property valuing it at \$2400.00. However, subject to prior sale, we
will be pleased to give consideration to a revised offer of \$2000.00
or over.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B
Attach.

Vancouver, B.C. Dec. 15th, 1944

The Custodian
506 Royal Bank Bldg
675 West Hastings St
Vancouver, B.C.

Dear Sir:

Re: Parcel "J".

I enter my tender for Lots 1 to 8, & 14
of the West $\frac{1}{4}$ of N.W. $\frac{1}{4}$ S. 26 T. 7 Map 2694 Municipality of
Langley in the District of Westminister, as a total purchase
price of \$300.00.

As required I enclose certified cheque
for ten per cent, namely: \$30.00.

Yours very truly



(A. CUTHBERT)

Address: 736 E. Broadway, Ste. 6, Vancouver, B.C.

8032

14th March, 1945.

Mr. W.A. McPherson,
R.R. 2,
Langley Prairie, B.C.

Dear Sir:

Re: Lot 1 of R₂ of N.W.¹ of
Sec. 26, Township 7.

Your letter of the 9th March enclosing Postal Money Order for \$20.00 and offer to purchase the above property for the sum of \$200.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

R. R. 2.
Langley Prairie, B.C.
March 9, 1945.

The Custodian.
509 Royal Bank Building.
675 Hastings St. W.
Vancouver.

Rec'd	10/3/45
File No.	8052
Inc.	
Replied	

Dear Sirs-

I hereby tender on
Lot 1 of West $\frac{1}{2}$ of N.W. $\frac{1}{4}$ Section 26
Township 7 Map 2694, Municipality
of Langley.

I will tender for \$200.00 (two hundred
dollars) and enclose P.O. Money order
for \$20.00 as 10% deposit.

File 8052

W. A. McPherson
90 Brookwood Store
R. R. 2.
Langley Prairie,
B.C.

REGISTERED

14th March, 1945.

Mr. Alec. D. Dinwoodie,
Langley Prairie, B.C.

Dear Sir:

Re: Lot 1 of $\frac{W}{4}$ of N.W. $\frac{1}{4}$ of
Sec. 26, Township 7.

Your letter of the 26th February enclosing Postal Money Order for \$10.00 and offer to purchase the above property for the sum of \$100.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FMS

encl.

Langley ~~Board~~ "J"
Dundersclipe
Mch 10.
Mr. H. W. Wright,
Council of the Custodian

Langley Prairie, B.C.
Feb. 26th 1945

Rec'd	FEB 27 1945
File No.	8052
Ans.	Put
Referred	

Dear Sir:
I wish to submit a tender of
one hundred dollars (\$100.00) for lot 1 of West 1/2 of
North West 1/4 of Section 26, Township 7.

Enclose please find ten percent, \$10.00.
Thanking you for the opportunity of
again submitting a tender for this property.

Yours truly
Alex. H. Dinwoodie

File 8052

8052

REGISTERED

14th March, 1945.

Mrs. Margaret S. MacRae,
5951 Balsam Street,
Vancouver, B.C.

Dear Madam:

Re: Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14
of the W $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Sec. 26
Township 7, Map 2694
Municipality of Langley

Your letter of the 5th March enclosing your cheque for \$61.10 and offer to purchase the above property for the sum of \$611.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,400.--.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

Rec'd	_____
File No.	_____
Ans.	_____
Referred	_____

5951 Balsam St.,
Vancouver, B. C.,
March 5, 1945

The Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
VANCOUVER,
B.C.

Dear Sir:

Re: File 8052 - Legal Section

I herewith offer \$611.00 for the following pieces
of land:

"J" Lots 1,2,3,4,5,6,7,8 and 14, of the
West 1/2 of the north west 1/4 of
Section 26, Township 7, Map 2694,
Municipality of Langley, in the
District of New Westminster, being a
farm property of 44.75 acres, more or
less, mostly uncleared, situate on
Bradshaw and Hunter Roads, containing
a partly demolished dwelling.

and I enclose my certified cheque for \$61.10, being 10% of the
purchase price.

If my offer is accepted I will give you additional
details as to how to make the title.

Yours very truly,

Margaret L. Macdonald

File 8052.

encl.

Registered

8052

REGISTERED

14th March, 1945.

F. M. Sellers Esq.,
586 Granville Street,
Vancouver, B.C.

Dear Sir:

Re: Lots 1 to 8 inclusive and
Lot 14 of the W $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Sec.
26, Township 7, Map 2694.
Municipality of Langley.

Your letter of the 9th March enclosing your cheque
for \$75.00 and offer to purchase the above property for the
sum of \$750.00 has been received and considered.

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

This property has been independently appraised and
the Custodian will not be interested in any sum less than
\$2,400.-

If you should wish to submit another offer, subject
to prior sale and other bids which may be received, we will be
pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

Rec'd	10/3/45
File No.	8052
Ans.	<i>[Signature]</i>
Revised	

Vancouver, B.C., March 9th, 1945

Custodian of Enemy Property,
675 W. Hastings St.
Vancouver.

Dear Sir:-

I enclose herewith my marked
cheque for \$75 being 10% on a bid of \$750 for:

Lots 1 to 5 inclusive and Lot 14
being part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$
of Sec. 26, corner of Bradshaw
& Hunter Roads, Municipality of
Langley, Map 2694, containing
approximately 44.75 acres and
being clear of encumbrance.

Yours truly,

Wm. Sellers

586 Granville St.
Vancouver.
(Pacific 5121)

File 8052

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

March 10th. 1945.

The Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir; Re; Lots 1,2,3,4,5,6,7,8 & 14 of the
W. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Sec. 26 Tsp. 7
Map 2694, Mun. of Langley. Being
44.75 acres on Bradshaw & Hunter
roads. -----

On behalf of our clients Cottage
Holdings Limited, We submit tender of \$ 1010.00
and enclose check of 10% being \$101.00 as deposit.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

Encl.

File 8052

Rec'd	10/3/45
File No.	8052
Ans.	<i>Ph</i>
Retained	

REGISTERED

14th March, 1945.

Messrs. McCarron & Hawbolt,
350 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Lots 1, 2, 3, 4, 5, 6, 7, 8 & 14 of
E. 1/2 of the N. 1/4 of Sec. 26, Tsp. 7,
Map 2694. Municipality of Langley.

Your letter of the 10th instant written on behalf of
your clients, Cottage Holdings Limited, enclosing cheque for
\$100.-- and offer to purchase the above property for the sum
of \$1,010.00 has been received and considered.

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

This property has been independently appraised and
the Custodian will not be interested in any sum less than
\$2,400.00.

If your clients should wish to submit another offer,
subject to prior sale and other bids which may be received, we
will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

Langley Prairie, B.C.
March, 19th 1945

Department of the Secretary of State
Office of the Custodian
Mr. J. L. Sherr,

Rec'd	MAR 19 1945
File No.	805
Ans.	
Control	

Dear Sir:

Re: Lot 1 of W¹/₂ of N.W. 49 Sec. 26.
township 7.

I have considered the contents of
your letter of March 1st regarding the above
property.

I do not know who could have appraised
this property for you but I certainly think
that \$500.00 is too much.

It is gravel soil and well grown over with
brush. There is a gravel pit next to lot 2
which does not add to the value of either.
To make this place habitable would take
a lot of work and money. I have asked others
who know place and they all agree it is
not worth more than \$250.00.

I am prepared to offer \$250.00 but that is
the limit.

Please let me know if this is acceptable.

Yours truly

Alex. S. Dinwoodie

Haney, B. C.
April 3, 1945.

Shaw
Mr. E. W. Wright,
Counsel to the Custodian,
500 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Lots 1 to 8 and 14, of the W. 1/2 of N.W. 1/4, Sec. 26,
Tp. 7, Municipality of Langley.

In response to your letter of March 23rd, I have examined the above property, which I find is located two miles south and one mile west of Langley Prairie, on a gravel road that is fairly well settled up to this property. There is a small country store on the side road opposite Lot 1 above.

The property in question consists of approximately 45 acres of level and very light sandy loam which terminates in gravel at about 18 inches from the surface, and this condition is general to this area, being suitable only for crops that do not require a long growing season as this light land would dry out very early. It should be suitable for poultry raising or strawberry crops, but would require considerable fertilizing. Good water is apparently available from wells on any of the property, but lots 3, 14, and 8, have contact with a creek which crosses the south west corner of the area and furnishes a very fine water supply as it runs the year round.

I would value this property at \$25.00 an acre for the whole property, appraising each lot as follows:

Lot One which occupies a corner opposite the store, and contains the old frame of an unfinished building, 24' x 28', with a 14 foot studding, but which has never had doors or windows installed, and from which all the movable frame, including inside wall studding and part of the rough lumber floor, have been entirely removed by vandals. The roof is partly shingled and as all the frame is undressed structure, offers little value except as an excuse for obtaining a permit to obtain lumber to remodel, which has an advantage these days of restrictions on new buildings. There is only about half an acre partially cleared. The lot contains 4.51 acres, which I would value at \$250.00.

Lot Two has no improvements whatever, except that electric light is available now. Valuation, \$162.50.

Lot Three is of similar land, but having a long frontage on the creek, but also having one acre taken off for a municipal gravel pit, thus marring the frontage, and exposing the gravelly nature of the land, and a consequent detriment to a sale. This lot apparently contains 5.27 acres, but has only a very narrow road frontage. Valuation, \$180.00.

Lot Four consisting of 5 acres on a good side road, and close to the store, contains half an acre cleared, has a possibility of electric light soon, no other improvements. Valuation, \$175.00.

Lot Five is on the corner of the same road and a new subdivision road open enough to permit traffic, also contains half an acre cleared. No other improvements. Possibility of obtaining light soon. Valuation, \$175.00

side road. Lot Six contains 4.52 acres on a partially open side road. No improvements, Value, \$100.00. No light available.

Lot Seven on a narrow side road, containing 4.53 acres. No improvements. No light available. Price \$100.00.

Lot Eight, on the same narrow road, same level, light land. No improvements. Valuation, \$100.00.

Lot Fourteen, situated on the Hunter Road, with electric light service. Over 700 feet of road frontage, and over 800 feet of creek frontage. Has some second growth fir, is a little better land than the average of the other lots. Contains 5 acres. Valuation, \$200.00.

I would suggest that if it is desirable to sell this property in one piece, that a value of \$25.00 an acre should be sufficient as it is very inferior quality of soil owing to the proximity of gravel throughout the entire area.

I am returning herewith the blueprint for the above property.

Yours truly,

Val Morgan

Appraiser

GP:SP

5.00
1.00
1.00

OFFERS RECEIVED.

Lot 1 only:

A. Dinwoodie	\$250.00
A. McPherson	200.00

Whole Property

J. Brooks	1,000.00
A. Cuthbert	300.00
G. Hull	600.00
M.S. McRae	551.00
V.W. Squire	1,025.00
W.M. Sellers	750.00
Cottage Holdings	1,010.00 ✓

Mr. Hal Mensies Valuation

Lot 1	250.00
" 2	162.50
" 3	✓ 180.00
" 4	175.00
" 5	175.00
" 6	100.00
" 7	100.00
" 8	100.00
" 14	✓ 200.00
	\$ 1,442.50

Rec'd	JUL 27 1945
File No.	8052
Area	
Referred	

July 27th, 1945.

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

Dear Sirs:

Re: Lots 1-8 inclusive & Lot 14, W. $\frac{1}{2}$ of
N. W. $\frac{1}{4}$, Sec. 26, Township 7, Map 2694,
Municipality of Langley.
Your File No. 8052.

On behalf of Richard Langdon I would like to offer
the sum of \$900.00 for the above property.

Yours truly,

Richard Langdon
Richard Langdon

Per:

J. M. Langdon
J. M. Langdon.

8052

August 1, 1945.

Mr. Richard Langdon,
Langley Prairie, B.C.

Dear Sir:

Re: Lots 1-8 inclusive & Lot 14, W₂ of
NW₄ Sec. 26, Tp. 7, Map 2694, S₂ of
Langley.

With reference to your interview in our office this morning. I expect that there will be a meeting of my Advisory Committee about the 15th of this present month when your offer for the purchase of Lots 3 and 14 for the sum of \$500.00 will be submitted.

In thinking this matter over I have wondered whether in the meantime, you might be prepared to give further consideration to an offer for the purchase of the whole of this property, in which case you might kindly drop me a line during the coming week.

Yours truly,

F. G. Shears,
Director.

FGS:AS

30th August, 1945.

Messrs. McCarron & Hawbalt,
350 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Lots 1-6 and 14, N. 1/2 NW 1/4
Sec. 26, Tp. 7, Map 2694,
Langley.

Referring to your letter of August 11th in which you submit an offer on behalf of Mr. R. Binning, a Returned Serviceman, for the sum of \$1,500.00.

We regret that there has been some delay in answering your letter but this matter has recently been considered by our Advisory Committee and in view of other more acceptable offers which had been received prior to your enquiry a sale has been recommended to another party and we are not therefore in a position to accept your offer.

Yours truly,

F. G. Shears,
Director.

FGE/PMH

August 1, 1945.

MEMORANDUM - Advisory Committee Meeting.

Re: File 8052 - take the file to Committee meeting.

Appraised by Gibson - \$2400.00.

Appraisal by Hal Mensies - \$1442.00.

See offers in response to advertisement for tenders.

Mr. Richard Langdon called at our office August 1st interviewing Mrs. McArthur and myself. His home is adjacent to this property and he is interested in the purchase of Lots 3 and 14 and finally made an offer of \$500.00 for these two lots. He was asked if he would consider offering \$2000.00 for the whole property. He said definitely it was not worth this and was not prepared to offer \$1500.00.

The point to be considered is the desirability of dividing this property in view of the location of the creek, the acceptance of the present offer making it more difficult to sell the balance.

Mr. Langdon made a previous offer for the whole property for \$900.00.

PGB:AS

PHONE MARINE 9538

Rec'd	_____
File No.	8052
_____	_____
_____	_____

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

August 11th, 1945.

The Custodian,
506 Royal Bank Bldg,
Vancouver, B. C.

Dear Sir;

Re; Catalogue # J. Being Lots 1 to 8
inclusive & Lot 14. W $\frac{1}{2}$ of N.W. $\frac{1}{4}$
Sec. 26. Tsp. 7. Map 2694, Langley
Municipality.

On behalf of our client Mr. R. Binning
of Langley Prairie we submit an offer of \$1500.00 for
the above described property.

Mr. Binning is a Returned Serviceman.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

I hereby offer \$500⁰⁰
for lots 3 & 14
NW 1/4 Sec 26
Tp. 7.

Langdon

aug 1/45.

File No. 8052

December 20, 1945.

MEMORANDUM

To: Mr. W. E. Anderson

From: George Peters

Re: Mrs. Katsuyo KIRIYAMA
Reg. No. 09477

The son of Mrs. Kiriya called at this office today with reference to the sale of his Mother's property and he has requested that all funds, when the file has been reviewed, be transferred to the Bank of Montreal, Account #1417, Main & Hastings Sts. branch.



GP/dmc

26th March, 1946.

Mrs. Katsuyo KIRIYAMA,
Reg. No. 09477,
R.R. No. 1,
Grand Forks, B.C.

Dear Madam:

Re: Lots 1,2,3,4,5,6,7,8 and 14 of the West ½
of the N.W. ¼, Section 26, Township 7,
Map 2694, Municipality of Langley, D.N.W.

As you have already been advised real property as described above, registered in your name as personal representative in trust of the Estate of your late husband, has now been sold for the sum of \$1500.00, after obtaining independent appraisals and having the sale approved by our Advisory Committee.

Adjustments of unearned taxes have been credited to the account as have also been expenses for valuating, advertising and Land Registry Office fees.

The net result of this sale appears on the attached statement and the proceeds have been credited to your account here, as personal representative of the Estate of your late husband. 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.

In December your son called at this office requesting that the funds be transferred to the Bank of Montreal, Account 1417 Main and Hastings Streets, Vancouver. The Custodian would have no objection to making this transfer of funds. However, we must have your request in writing, as personal representative of the Estate, that these funds be transferred to your personal account at the said Bank if you so desire.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (2)

FILE SUMMARY SUMMARY

File No. 8052.

Isamu KIYAMA (Mrs. Breichil) - Reg. No. 09477

No Fire Insurance declared and none
placed by the Custodian.

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

February 23rd, 1946.

D. A. CRAMER
D. A. CRAMER

840175

LIABILITY SUMMARY

File No. 8052.

Katsuyo KIRIYAMA (Mrs. Ryochi) - Reg.No.09477

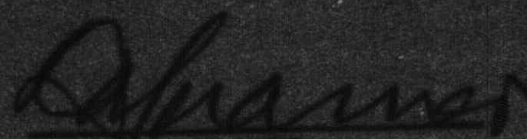
The above named Japanese declared, on her JP Form, signed
4th May, 1942, the following Personal Debts:

\$15.00 Kado Store, 390 Powell St., Vancouver, B.C.
\$180.00 Van Bros., 1055 Vernon Drive, Vancouver, B.C.
\$567.00 R. Tagashira, 285 5th Ave., Vancouver, B.C.

As no claims were filed by the above named creditors, and as
claim was made by Katsuyo KIRIYAMA (Mrs. Ryochi) that these
had all been paid, no further action was taken by the Custodian.

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

February 23rd, 1946.


D. E. CRAMER.

DAC:JB

PERSONAL PROPERTY SUMMARY

File No. 8052

Re: KIRIYAMA, Katsuyo (Mrs. Ryoichi)
Reg.No. 09477

CHATELS: This file reveals no ChateLS.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNTS RECEIVABLE: This file does refer to some accounts receivable however they are being handled under the account of her husband, File No. 8119.

BANK ACCOUNT: The above declared a \$1,000.00 bank account at the Bank of Montreal, Main & Hastings, Vancouver, B.C. This was not brought under control by the Custodian.

LIFE INSURANCE: The above Japanese declared a \$1,000.00 Sun Life Insurance policy under which her husband is beneficiary. This was not brought under control by the Custodian.

This file reveals no other Personal Property assets.

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

April 9, 1946
WEA:EH

W.E. Cameron
.....

Katsuo KIRIYAMA "In Trust"
Personal Representative of Estate of Shigetaro KATE

Date	Particulars	Debit	Credit	Balance
1942	December 3	Your remittance	\$ 36.65	
	December 14	Your remittance	3.67	
	December 21	Taxes 1942	\$40.32	
		Land Registry Office - Certificate of Encumbrance	2.00	
1944	June 1	Taxes 1943		42.56
	July 13	Transfer from H. KIRIYAMA account		43.56
	December 6	Your remittance		63.76
		Taxes 1944		63.76
1945	February 7	Blueprint plan of property		1.00
	March 4	Long distance Telephone call		.34
	September 13	Taxes 1945		61.16
		Credit re Sale of Property		1,470.94
	September 20	Your remittance		40.00
1946	March 27	Certified copies Letters of Probate		1.60
				\$212.76 \$1,658.58

CF-41445-82