

12690

INFORMATION FROM R.C.M.P.

Date _____

Our File No. 12690

Full Name UJIMOTO, Koji
(Surname in Block Letters)

Registration No.?

Male - Female
(check)

Age

See
Reg. # 13750 UJIMOTO, Isamu
"44"

B. Apr 9.26

Former Address _____

Date Evacuated _____

Naturalized - Canadian-Born - National
(check)

Present Address _____

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother _____

Name of Father _____

Names of Children under 16 _____

Requested by _____

Registered with Custodian _____

(Yes or No)

Additional Information _____

[illegible]

File No. 12690.

CLAIMS DEPARTMENT

June 5th. 1943.

Koji UJIMOTO - Reg. No. - nil (13 yrs. of age) ?

CREDITORS:

NO CLAIMS on file.

Reference File No. 11404 - Isamu UJIMOTO (father)
Reg. No. 13750.

BRD:DS

*No further action by
Claims Dept
5643*

REAL PROPERTY SUMMARY

JAPANESE NAMES: Isamu UJIMOTO Reg. No. 13730 File No. 11404
Koji UJIMOTO - Minor Not Registered. File No. 12690
Joint Tenants.

CATALOGUE NO: 591

PROPERTY ADDRESS: 2700 Dowdney Trunk Road, Hancey, B. C.

LEGAL DESCRIPTION: Lot 2 of Parcel "B" of Lot 398, Group 1, Map 4076, Municipality of Maple Ridge, B.C.W.

CLASSIFICATION: Grocery store with living quarters.

ASSESSED VALUE: Land - \$370.00
Improvements - \$730.00 - Total \$1,070.00. Taxes - \$29.99

TITLE: Registered in the names of Koji UJIMOTO and Isamu UJIMOTO - Joint Tenants.

INCUMBRANCES: No. 84206-C. Restrictive Covenants dated August 14th, 1941. Purchaser covenants and agrees that the premises conveyed shall not be used as a repair garage or service station for at least ten years from date of deed.

No indication of any Unregistered charge.

Vested in the Custodian 10th December, 1942, under Filing No. 25077.

HISTORY OF ADMINISTRATION: This property is registered in the names of Isamu UJIMOTO, Registration No. 13730, and Koji UJIMOTO, Not Registered, Joint Tenants. This is father and son. The son being under age has no Registration Number, however, the Custodian is taking cognizance of the fact that he is Joint Owner of the Real Property, and will treat his equity as a trust until he reaches maturity.

This property was leased to Garnet Alden Lewis, for the term of one year from 1st September, 1942, at a yearly rental of \$120.00, payable \$15.00 monthly. First payment to be made 1st September, 1942 and the further sum of \$15.00 on the first day of each and every month thereafter until the term has been completed. The lease was carried over on a month to month basis until the property was sold and the occupancy agreement was then transferred to the new purchaser.

SOLD: To Harry Alfred Guest, Staff Sergeant, for \$1,350.00, as at June 15th, 1944.
Approval of Advisory Committee - 26th May, 1944.

Funds released to the credit of Isamu UJIMOTO - \$724.03 and Koji UJIMOTO - \$724.03 as at 5th July, 1944, being sale price of land including rents received

Page 2.

rents received less Taxes and Insurance.

The funds at the credit of Koji UJIMOTO'S account are being treated as "Trust Funds" until he reaches the age of maturity.

Certificate of Indefeasible Title No. 179020-B. in the name of Harry Alfred Gust, was acknowledged by receipt, dated at Vancouver, B. C., 18th September, 1944.

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

October 11th, 1945.


D.A. CRAMER.

For original see File No. 11404.

Catalogue No. 591

File No. 11404
12690

Name: Isamu UJIMOTO
Koji UJIMOTO

Reg. No. 13750
Minor - N/R

Civic Address: Cor. 8th Ave. & Dewdney Trunk Rd., Haney, B. C.

Legal Description: Lot 2 of Parcel "E" of Lot 398, Group 1,
Map 4076, Municipality of Maple Ridge, in the
District of New Westminster.

Classification: Store with living quarters.

.S.R.H.D...

Registered in the name of: Isamu UJIMOTO
Koji UJIMOTO

Clear Title

Sold to: Harry Alfred Guest, Staff Sergeant, for \$1,350.00 (cash)
as of June 15th, 1944.

Title delivered to registered owner on September 18th, 1944.

Claims: \$926.61 (Isamu UJIMOTO) *John 15/44*

Chattels: None on property - See memo dated April 11th, 1945 on File 11404.

For original see R.P. File 11404

Richardson
OFFICE OF THE COMMISSIONER
JAPANESE SECTION

RECEIVED
Haney B.C. Oct 1/12

To Custodian's Office

Royal Bank Bldg. UJIMOTO, Koji
Vancouver B.C. 12690

UJIMOTO, Isami
out + 1. Pack 11404

Dear Sir—

13750

Enclosed find 16th for rent for
property of Ujimoto 2700-8th
and Powdermill Trunk road Haney
B.C.

I.

Garnet A. Lewis

Haney
B.C.

11404
12690

April 8, 1944.

Mr. Isamu UJIMOTO,
Registration No. 13750,
Magna Bay, B. C.

Dear Sir:

Replying to your letter of March 26, 1944, the following is a statement of your joint account with Mr. Koji UJIMOTO, at this office:

By Cash:

16 mos. rent collect @ \$15.00 per mo. \$240.00

To Cash:

Land Registry Office,		
Certificate of Encumbrance	\$ 1.00	
Fire Insurance	20.88	
1942 and 1943 Taxes	66.92	
<u>Credit Balance</u>	<u>151.20</u>	
	<u>\$240.00</u>	<u>\$240.00</u>

Your personal account at this office shows a credit balance of \$8.04, collection of debt owing to you from I. Nishikawa.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

File No. 12690 & 11404

June 21st, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 12690 & 11404

NAME: Koji UJIMOTO and Isami UJIMOTO

CATALOGUE NO: 591

RS: 2700 Dewdney Trunk Road, Burnaby, B. C.
Store with living quarters.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 2 of parcel "B" of Lot 338,
Group 1, Map 4076, Municipality
of Maple Ridge in the District
of New Westminster

Encumbrances: None

Taxes: 1943 - \$29.49 paid - no arrears or
consolidated.

Vested: 25077

VALUATION BY APPRAISER: \$1,000.00

AMOUNT OF BID: \$1,350.00

APPROVED BY ADVISORY COMMITTEE: May 26th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1,350.00

NAME OF PURCHASER: Harry Alfred Guest

K. F. WRIGHT

KFW/DG
Attach.

STATEMENT RE SALE OF:

991

Catalogue No:

Street Address:

Legal Description:

2700 Duxbury Tr.M.

Lot 2 of Blk. E of Lot 378

Name:

UJINDO, Isaac
UJINDO, Koji

11404 - 12690

File No:

Reg. No. 19790 - Minor

June 15th, 1944

Date of Sale and Adjustments

Sale Price

1,390.00

Real Estate Agent's Commission

67.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

Unpaid vendor

Mortgagee

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance

Taxes

Water

7.70

16.25

79.00

1,373.83

1,294.83

Net Proceeds credited to your account

November 25th, 1944

Date:.....

George Peters

Compiled by:.....

File No. 11404 & 12690
Reg. No. 13750 & Minor

Issued & Paid UJINOTO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 10	Rents collected	\$	\$ 60.00	
1943 January 15	Land Registry Office - Certificate of Encumbrance	1.00		
June 1	Fire Insurance premium	20.88		
November 27	Rents collected		150.00	
1944 January 3	Rents collected		30.00	
May 1	Rents collected 1942 & 1943 taxes	66.92	45.00	
June 15	1944 taxes Balance rents to date	29.59	7.50	
	Credit re Sale of Property		1,294.83	
	Fire Insurance premium	20.88		
		<u>\$ 139.27</u>	<u>\$1,587.33</u>	

CR \$ 1,448.06

11/04
1:59

November 25th, 1944

Mr. Isamu UJIMOTO,
Registration No. 13790,
Nagasaki Bay, B.C.

Re: Catalogue No. 591
Cor. 8th Ave. & Denney Trunk
Lot 2. Bldg. E. D.L. 398. To G.I. Men 4075

Dear Sir:

Please be informed that the above property has been sold as of June 15th, 1944, for the sum of \$1,350.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to the joint account of Keji UJIMOTO and yourself and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

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

Yours truly,

George Peters,
Administration Department.

GP/WH
encl. (2)
cc: B. C. Security Commission

11404
L2690

November 25th, 1944

Mr. Kaji UJIMOTO,
c/o Mr. Isamu UJIMOTO,
Registration No. 17750,
Hagaa Bay, D.C.

Re: Catalogue No. 991
Cor. 8th Ave. & Bowdoin Trunk
Lot 2, Bldg. E, Bldg. 322, To-2-1, Nov. 1944

Dear Sir:

Please be informed that the above property has been sold as of June 15th, 1944, for the sum of \$1,350.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to the joint account of Isamu UJIMOTO and yourself and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

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

Yours truly,

George Peters,
Administration Department.

GP/MSD
encl. (2)
cc: B. C. Security Commission

11204 & 12090

22nd January, 1948.

Mr. Isamu UJIMOTO,
Regn. No. 13750.
Wagga Bay, B.C.

Dear Sir:

Replying to your letter of the 16th January,
please be advised that before funds held here in the name
of your son, Koji, can be released, it will be necessary
for someone to be appointed as guardian of Koji's estate.
We would suggest you obtain advice of a solicitor in this
matter.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

COPY

DAVID ANDERSON "HAYDEN"
TELEPHONE PACIFIC 7122

LOCKE, LANE, GUILD & SHEPPARD

Barristers and Solicitors

703 Rogers Building

Vancouver, B.C.

W. S. LANE

P. A. SHEPPARD, B.C. 1929

L. S. YOUNG

G. S. SMITH, B.C. 1929

H. L. YULE

A. C. LANE

W. S. LANE

March 23rd, 1948.

H. Max Ladner, Esq.,
Barrister, etc.,
SALMON ARM, B.C.

Dear Sir:-

Re Isamu Ujinote and Koji Ujinote
and Lot 2 Parcel 7 of Lot 398, Map 4076
Municipality of Maple Ridge

Your letter of February 25th to the Custodian has been handed to us for reply. Your first question "upon what basis you demand that a guardian be appointed", that was on our advice that something further was required; the second sentence "who could be better guardians than the parents themselves", assuming that to be the case it does not follow that lawful parents have sufficient authority in this instance. As we understand the Statutes guardians are essentially custodians, the property of the ward is not vested in them, therefore it would be quite improper for the Custodian to issue the infant's cheque to them, quite apart from the fact that the Custodian has nothing on file to show they are the actual parents, and further a cheque issued to the infant would not help very much. Perhaps you can get the requisite authority under the Infants' Act, Sec. 46, or preceding Sections. When an order is obtained we would want to the Court to give authority to the Guardians, naming them, to give a discharge for the infant's assets. Alternatively you might have these persons appointed guardian by the Court with the appointment amplifying the statutory powers, so that they may enter into this particular transaction.

Yours truly,

LOCKE, GUILD, LANE, SHEPPARD & YULE,

Per :

FAG/ED.

E. MAX LADNER
BARRISTER, SOLICITOR
NOTARY PUBLIC

PHONE 55 - P.O. Box 308

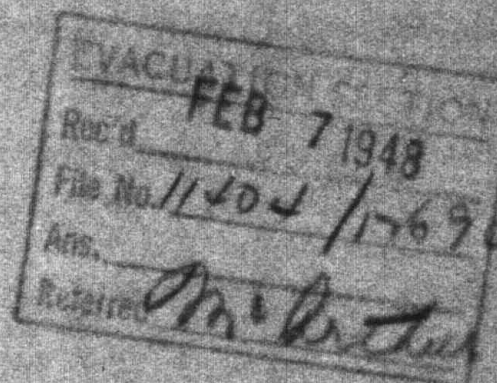
SOLICITOR FOR
CORPORATION OF THE CITY OF SALMON ARM
CORPORATION OF THE DISTRICT OF SALMON ARM
ETC.

MERCHANTS BLOCK, FRONT STREET
SALMON ARM, B. C.
CANADA

REFER OUR FILE 638
YOUR FILE 11404 & 12690

February 5, 1948.

M.L. Brown, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.



Dear Sir:

Your letter of the 22nd ultimo, addressed to
Iwamu Ujimoto, has been handed to me for attention.

Would you please advise upon what basis you de-
mand that a guardian be appointed for the Estate of Koji
Ujimoto, the son of Isamu Ujimoto and Takeko Ujimoto.
Both parents are still living; the son is still alive, and
who could be better guardians than the parents themselves?

Possibly there is some provision in the Rules
and Regulations under which the Office of the Custodian
is operating that makes it necessary. Would you please
advise by return mail just what you do wish.

Yours truly,

E. MAX LADNER.

EML:dv

EVACUATION SECTION

FEB 19 1948

11-20-48

11-20-48

11-20-48

Magna Bay B.C.

Feb 16th 1948

Box No 11404. Lg 1613250.

The office of evacuation
Vancouver B.C.

15690

Dear Sir,

We saw a lawyer in Salmon Arm B.C.
He advised us, there is no any other garden for
Kaji. Ujimoto except parker, we both living in
Magna Bay and looking after children and
we want to buy property some place because of
and have move out present house by end of
coming April. so we need lots of money.
Did you hear from lawyer of Salmon Arm.
if you need any lawful action to pay out
Kaji money, let me know by return mail.
We hoping you sending balance of Kaji
Ujimoto life in new

Yours truly

11404 Father. S. Ujimoto
15310. Mother. Takako Ujimoto

Kaji Ujimoto, 11670/11404. Bal. \$779.03

12690
11404

October 5, 1949.

Messrs. Ellis, Dryer & McTaggart,
Barristers and Solicitors,
Bank of Nova Scotia Building,
602 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Isamu UJIMOTO and Koji UJIMOTO

Attention, Mr. McTaggart

We have received your letter of September 30th in which you enclosed a letter from E. Max Ladner, dated the 29th of September.

With the assurances now given and the documents of Petition, Consent and Affidavit now on file, we are prepared to release the balance of the funds held for Koji Ujimoto's interest in the Dewdney Trunk Road property which was sold by the Custodian.

Cheque for \$719.03 in favour of Isamu and Koji Ujimoto is enclosed herein.

Yours very truly,

F.G. Shears,
Director.

FCS/GM
Encl.

P.S. Statement of Account is enclosed herein in duplicate.

11404 & 12690

12th April, 1950.

REGISTERED

Mr. Koji UJIMOTO,
R.R. No. 2,
Salmon Arm, B.C.

Dear Sir:

As requested in your letter of the 10th
April, we enclose herewith your birth certificate.

Yours truly,

Office of the Custodian.

HA
Encl.