

12985

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KANEKO Samo (Mrs. ~~Yashikawa~~ Yotaro)

HOME ADDRESS: 2028 Columbia Street, Vancouver, B. C.

REGISTRATION NUMBER 02589 SEX: Female AGE: 48

OCCUPATION: House worker,

(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: Mrs. Hvalsoe, 2810 Bellevue Ave., Vancouver, B.C.

MARRIED? widow

NAME OF WIFE OR HUSBAND: ~~Yashiro~~ Yotaro (deceased)

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: 1. Yoshikazu (M); 7⁹/₄ 2. Yoshiko (F)
3. Sayoko (F) 4. Masakatsu (M) 5. Ken (M)

ADDRESS OF CHILDREN: 1. Internment Camp. 2, 3, 4, 5. 2028 Columbia St.

AGE OF CHILDREN: 21, 23, 19, 16, 7 yrs.

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

1. LOCATION AND DESCRIPTION: 2028 Columbia St., X City of Vancouver,
P. Lot N¹/₂ of N¹/₂ /23 & 24, block 21, district lot 200A. Title deed
number unknown.

(This property belonged to declarant's son, Yoshiro, who died about 2
years ago)

2. BUILDINGS AND OTHER IMPROVEMENTS: One 7 room, 2 storey wooden
house. One garage, on Lot 23.
Nothing on lot 24.

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

4. TAXES (Amount and where payable) \$41.75 payable City of Vancouver. 1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant and when she
leaves the house will be rented to a Mrs. Wilson, address unknown, for
\$20.00 per month, for the duration of the war. The property will be in the
hands of Henry Macaulay, 404 W. Hastings St., Vancouver.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION.

none

2. LANDLORD'S NAME AND ADDRESS.

none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

none

4. STATE WHEREABOUTS OF LEASE.

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.

2028 Columbia Street, Vancouver, B. C.

1 dining room suite, 3 beds & springs, 1 bureau, 1 kitchen

8 kitchen chairs, 1 kitchen table, 2 dining room chairs, 1 wardrobe.

These things will be left in the front room downstairs of

the house at the above address and the key will be given to Mrs. Wilson,

the new tenant.

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY.

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: Prudential Insurance Co. Policy in own possession,
number unknown. Amount unknown. Beneficiary, dtr., Yoshiko.10. INTEREST IN ANY ESTATES OR TRUSTS: Property which was owned by son,
Yoshiro, who died about 2 yrs. ago. See front page.

11. SAFETY DEPOSIT BOX: _____

none

LIABILITIES:

1. PERSONAL DEBTS: _____

none

2. TRADE DEBTS: _____

none

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

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 25th day of September 1942.

(Signature)

W. J. H. E.S. M. Chape
Witness

FOR DEPARTMENTAL USE _____

12985
INFORMATION FROM R.C.M.P.

DATE August 17/43

Our File No. 12985

Full Name KANEKO (Sam) Mrs. Yotaro
 (Surname in Block Letters)

Registration No. 02589

Male - ☒ Female
 (Check)

Age Nov. 15, 1893

Former Address 2028 Columbia St., Vancouver B. C.

Date Evacuated Oct. 26/42

Naturalized - Canadian-Born - ☒ National
 (Check)

Present Address New Denver, B. C.

☒ Widow
 Married - Single
 (Check)

Name of Wife _____

Name of Husband Deceased

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Kenichi (M) 23/6/35

Requested by G.M.

Registered with Custodian Yes
 (Yes or No)

Additional Information _____

12985

July 30, 1947.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Yoshio KANEKO, Deceased.

On March 29, 1946, the balance of funds to the credit of the above estate in this office, amounting to \$363.64, was forwarded to you. Since that time, we have written to you on several occasions asking for a report on this estate but have not, as yet, received a reply.

In order that our records may be complete, we would appreciate receiving the usual statement of receipts and disbursements and information as to the distribution of the funds.

Yours very truly,

for

A. G. McArthur,
Office of the Custodian.

/AC

12985

May 15, 1947.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Yoshiro KANEKO, Deceased,

As requested in our letters to you dated October 9,
and December 9, 1946, we would appreciate your advising
us whether funds from the above estate have been remitted
to Mrs. Sano Kaneko.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC

12895

December 9, 1946.

Sun Life Assurance Co. of Canada,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Policy No. 2306579.

We enclose herewith copy of letter sent today
to Mrs. Sano Kaneko enclosing your cheque for \$35.00 relative
to the above numbered policy.

The Custodian will have no objection to such
funds being remitted direct to Mrs. Kaneko in future. Her last
known address as indicated on the attached letter, is 182 Queens
Street West, Toronto, Ontario.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS
encl. Copy of letter.

Sano KANEKO

File No. 12985

Reg. No. 02589

1946	
July 17	Cheque to you
July 18	Transfer of balance of funds from Estate of Yoshiko KANEKO, file 13134

Debit	Credit	Balance
\$ 175.00		
	\$1434.07	
\$ 175.00	\$1434.07	
	175.00	\$1259.07 CR

STATEMENT RE SALE OF:

Name: Estate of KANEKO, Yoshiro

Catalogue No: Spec. Adv. - March 23/44 File No: 13134

Street Address: 2028 Columbia St.,
Vancouver, B. C.Legal Description: N $\frac{1}{2}$ of N $\frac{1}{2}$ of 23 & 24/21/200A.

Date of Sale and Adjustments April 25/46.

Sale Price \$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 9.87

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 10.19

Taxes 12.98

Water 2.78

105.35 1512.97

Net Proceeds credited to your account

\$ 1407.62

Date:..... September 26th, 1946.

Compiled by:..... George Peters

Spec. Ad. March 23/44
File No. 13134
2028 Columbia Street, Vancouver
N^o of N^o 23 & 24/21/200A

June 7, 1946.

ELIZABETH TEGGIN
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 25, 1946)

	DEBIT	CREDIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
Seller's proportion of taxes for 1946 - 114/365 x \$41.50		12.98
<u>Amount of rent collected</u>		
April 25th to April 30th - 5/30 x \$19.00		3.17
May 1st to May 31st		19.00
Registration fees on deed - \$1,500.00	7.25	
Insurance premium \$11.00 (Ex. 3/2/49) - Unearned portion	10.19	
Water paid to June 30/46 - 66/184 x \$7.75	2.78	
Balance owing to purchaser	14.93	
	<u>\$1,535.15</u>	<u>\$1,535.15</u>

BALANCE OWING TO PURCHASER \$14.93

Estate of Yoshiko KAMEKO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962 December 28	Rents collected Agent's commission Repairs	2.00 38.00	\$ 40.00	
1963 May 18	Fire Insurance premium	11.00		
July 3	1963 taxes	41.75		
December 10	Rents collected Agent's commission Repairs & water rates	15.00 87.50	300.00	
1964 February 8	Land Registry Office - Certificate of Encumbrance	2.00		
June 27	Taxes 1964	42.09		
November 8	Rents collected Agent's commission Water rates	10.00 22.50	200.00	
1965 July 31 December 10	Taxes 1965 Instal new furnace Rents collected Agent's commission Repairs & Water rates	41.50 115.00 13.00 26.15	260.00	
1966 February 2 March 9	Fire Insurance premium Rents collected Agent's commission	11.00 3.00	60.00	
April 3 April 25	Balance of account to "Official Administrator" Balance rents to date (net)	363.64 23.25	34.83	
July 17	Water to 30 June Credit re Sale of Property Balance of account transferred to Sano Raneko	1,434.07	1,407.62	
		\$2,302.45	\$2,302.45	

Nil.

12985, 13134

October 9, 1946.

REGISTERED MAIL.

Mrs. Sano KANEKO,
Reg. No. 02589,
152 Queen Street West,
Toronto, Ontario.

Dear Madam:

As requested by you in your letter of September 1st we now enclose Custodian cheque in the sum of \$1259.07, which represents your entire credit with this office.

A statement of your account with the Custodian is enclosed, together with a statement relating to the sale of $\frac{N}{2}$ of $\frac{N}{2}$ of Lots 23 and 24, Block 21, D.L. 200A, known as 2028 Columbia Street, Vancouver, and a statement of the Estate of Yoshiro KANEKO, deceased.

You will note the net credit obtained from the sale of the above real property is shown on the statement of the Estate of Yoshiro Kaneko under date of April 25, 1946, and that the balance of funds in the Estate account was transferred to your own account on July 17th, 1946, thus closing out the Estate account as far as this office is concerned.

You will also note the item April 3, 1946, balance of account to Official Administrator \$363.64. Please advise us whether you have received a report direct from him regarding this cash asset. If not we will be glad to take the matter up with the Official Administrator and obtain a report for you.

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

Yours truly,

A. G. McArthur,
Office of the Custodian.

/ER

encl.-Custodian cheque \$1259.07
-Statements(3)
-Return envelope.

12985

December 9, 1946.

REGISTERED.

Mrs. Samu KANEKO,
Reg. No. 02589,
182 Queen Street West,
Toronto, Ontario.

Dear Madam:

Re: Sun Life Assurance Co. of Canada
Policy No. 2306579.

Enclosed herewith please find cheque in the
sum of \$35.00 payable to your order being the amount due
under the above life insurance policy.

The Custodian will have no objection to these
cheques in future being paid direct to you and we are so
advising the Sun Life Assurance Company.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

encl. Sun Life Assurance Co. cheque \$35.00

12985

December 9, 1946.

Mr. Samuel A. Moore,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Estate of Yoshiro KANEKO, Deceased.

Further to our letter of October 9th, would
you please advise us whether funds from the estate of Yoshiro
Kaneke have been remitted to Mrs. Sano Kaneke in order that
we may close these files.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

1285

October 9, 1946.

Mr. S. A. Moore,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sirs

Re: Estate of Yoshiro KANEKO, Deceased.

On March 29th, 1946 we sent you our cheque amounting to \$363.64 representing all funds held for the credit of the above named estate as at that date. We have on file receipt from you covering this cheque dated April 5, 1946.

You may recall that this estate consisted of real property at 2028 Columbia Street, in addition to the cash remitted. This real property was quit claimed by you to Sano Kaneko, mother of the deceased who died intestate and single. Liquidation of the real property was completed by the Custodian and Mrs. Sano Kaneko is now inquiring concerning the entire proceeds from her son's estate. As our file does not indicate that distribution has been made of the cash asset, we would be glad to have a report regarding this, together with the usual statement for our file.

No claims against Mrs. Kaneko are recorded on her file, and this office will therefore have no objection to funds being remitted to her direct, her last known address being 132 Queen St. W., Toronto, Ontario. ✓

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

13134

6th June, 1946.

Philip S. Marsden, Esq.,
Barrister & Solicitor,
403 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: 2028 Columbia Street.

With reference to your call at our office yesterday I notice on reviewing our file that in 1942 you had some correspondence with this office and that on March 29th, 1943, you advised us that you were not proceeding with any application to have the Official Administrator appointed. Subsequently Mr. S.A. Moore was appointed as Administrator.

The property was advertised and an offer to purchase received on March 17th, 1945, together with a cheque on deposit. This offer being in line with an independent valuation it was given favourable consideration and recommended for acceptance. Considerable delay elapsed in clearing title but the offer referred to above has now been completed and the documents registered in the name of the purchaser.

As indicated in our letter of April 26th, 1946, which Mrs. Samo Kaneko has forwarded to you, she has been advised of this sale. Moneys which were on hand from rentals are in the hands of the Official Administrator and it is expected that in due course the total funds on hand will be available after the matter has been cleared by the Official Administrator.

As mentioned in our letter to Mrs. Samo Kaneko, detailed statement will be sent to her when this matter is concluded and we will expedite this as much as possible and let you have a copy of same.

I understand that the chief purpose of your contacting this office was to enquire whether a sale might be negotiated by Mrs. Samo Kaneko at a higher figure than \$1,500.--. However, as indicated, a sale has already been completed so that nothing can be considered along that line.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

12985 & 13134

April 25, 1946.

W. H. Gallagher & Co.,
Cor. Pender & Richards Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. March 23/44.
2028 Columbia Street
No. of Ns 23 & 24/21/200A

This will acknowledge receipt of your letter of April 22nd enclosing your cheque for \$1,350.00. We have now received a total of \$1,500.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Elizabeth Teggins, Widow, of 736 Homer Street, Vancouver, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GP:EB

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO.

COURT-HOUSE

VANCOUVER, B.C.

April 5, 1946.

ENEMY SECTION	
Rec'd	APR 5 1946
File No.	12985 and 6 Samuel
Ans'd	
Refer'd	

Custodian's Office,
509 Royal Bank Building,
Vancouver, B. C.

Attention: Mr. W. J. Johnston

Dear Sir: Re: Estate of YOSHIRO KANEKO, Dec'd.
File No. 13134, 12985
Evacuee Section.

I have your favour of the 29th ultimo
enclosing cheque for \$363.64 and for which accept
my thanks.

I am enclosing herewith Official Receipt
for same.

Yours very truly,

Samuel A. Moore
OFFICIAL ADMINISTRATOR

SAM:JE
Encl. 1

13134, 8055

April 4th, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: N $\frac{1}{2}$ of the N $\frac{1}{2}$ of Lots 23 & 24, Blk. 21,
D.L. 200-A, Co. 1, N.W.D., Plan 197.

To permit registration of a Quit Claim Deed from Samuel Alfred Moor, administrator of the Estate of Yoshiro KANEKO to Sano KANEKO, widow and mother of the Deceased, it is necessary to vacate the Vesting numbered 34837 covering the interests of Yoshiro KANEKO and Yoshikazu KANEKO. After the filing of this Vacating Certificate and the registration of the Quit Claim Deed, we have a Vesting Certificate of the interest of Sano KANEKO already signed by you which will be filed subsequent to the registration of the Deed.

INCL

13134

April 1st, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: North half of the North half of Lots
23 & 24, Blk. 21, D.L. 200-A, Cp. 1,
N.W.D. Plan 197.

Title to this parcel of land is in the name of Yoshiro KANEKO, deceased. Yoshiro's father, Yataro KANEKO pre-deceased the son and Yoshiro being unmarried, the mother Sano KANEKO is sole heir. Messrs. Locke, Lane, Guild & Sheppard is arranging to place title in the name of the Official Administrator, Mr. Moor, who has executed a Quit Claim on file to the mother Sano KANEKO. We propose to file this Quit Claim and vest the interest of the mother, and vesting is hereto attached for your signature.

IM:ML
Attach.

Files Nos. 13134 & 12985 (Evae)

March 29, 1946

MEMORANDUM

TO: MR. D. A. CRAMER

FROM: MR. W. J. JOHNSTON

RE: Estate of Yoshiro KANEKO, Dec'd
and 2028 Columbia St., Vancouver

We are attaching hereto, for registration, Quit Claim Deed from Samuel Alfred Moore, Administrator of the above-mentioned Estate, to Sano KANEKO, widow, mother of the deceased.

Costs of registration are to be charged to the account of the above-noted Estate.

Kindly take the necessary steps to vest the interest of Sano KANEKO in the above-noted property, more particularly described as the North Half of the North Half of Lots 23 and 24, of Block 21, D.L. 200 A, Group 1, NWD, Plan 197.

We attach File No. 13134 for your information.

WJJ/JV

W. J. JOHNSTON

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 29, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshio KANEKO, Dec'd

Dear Sir:

With reference to your communication of even date, we are enclosing herewith our cheque, in your favour, amounting to \$363.64, representing all funds presently held to the credit of the above-noted Estate in our office. Kindly acknowledge receipt.

We note your remarks in connection with the property of the deceased, situate at 2028 Columbia Street, Vancouver, B. C., and we will, accordingly, be forwarding to you the funds, relative to the sale of same, in due course.

Yours very truly,

F. J. Johnston
Administration Department

FJJ/JF
Encl.

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 29, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd,
and City of Vancouver, North Half of the
North Half of Lots 23 and 24, Block 21,
D.L. 200 A, Group 1, NED, Plan 197

Dear Sir:

We wish to acknowledge having received from you today a
Deed, in favour of Sano Kaneko, widow, together with Notarial copy
of Letters of Administration, in connection with the above-mentioned
Estate, for which please accept our thanks.

Our cheque, for the sum of \$363.64, which represents the
funds presently held to the credit of this Estate in our office, will
be forwarded to you in the course of the next few days.

Your co-operation in this matter is greatly appreciated
by our office.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO.

COURT-HOUSE
VANCOUVER, B.C.

March 29, 1946.

ENEMY SECTION

Rec'd MAR 29 1946

File No.

Ans'd

Refer'd

The Custodian's Office,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Attention: Mr. W. J. Johnston.

Dear Sir: Re: Estate of YOSHIRO KANEKO, Dec'd.
Your File No. 13134, 12985,
Evacuee Section.

I have yours herein of the 28th instant
with enclosures, and for which accept my thanks.

As arranged with you, I have completed
and enclosed herein Quit Claim Deed in duplicate
from myself to the widow Samo Kaneko, of North Half
of the North Half of Lots 23 and 24 of Block 21,
D.L. 200A N.W.D.

I am also enclosing notarial copy of
Letters of Administration. Would you kindly let
me have the credit balance you are holding now.
When you have received the purchase price of the
above property, you could then let me have that
amount also.

Kindly acknowledge receipt of the above
documents.

Yours very truly,

Samuel A. Moore
OFFICIAL ADMINISTRATOR

SAM: JE
Encl. 2

In the SUPREME Court of BRITISH COLUMBIA

P.C.L.S.

50¢

VANCOUVER

MAR 19 1946

REGISTRY

IN PROBATE.

VANCOUVER

Registry.

In the Matter of YOSHIRO KANEKO, Deceased,
late of the City of Vancouver, in the Province of British Columbia;
and in the Matter of the "Administration Act."

Dated the 18th day of March, A.D. 1946.

Upon the application of SAMUEL ALFRED MOORE
dated the 14th day of March, 1946, and upon reading
the affidavit of SAMUEL ALFRED MOORE, sworn
the 13th day of March, 1946,
and upon request

all filed herein

It is ordered that SAMUEL ALFRED MOORE, Official
Administrator for the County of Vancouver
shall be administrator*
of all and singular the estate of the said YOSHIRO KANEKO

who died at the said City of Vancouver
on the 10th day of December, 1940, intestate, and
that notice of this Order be published for three days in a Vancouver Daily
Newspaper.

(SEAL OF THE SUPREME COURT OF B.C.)

VANCOUVER
MAR 19 1946
REGISTRY

"A.M. MANSON"

Extracted by Messrs. Locke, Lane, Guild & Sheppard,

Certified to True Copy

Solicitors.

R. K. Challoner

* Insert "with the Will annexed" [or as the case may be]. A Notary Public in and for
the Province of British Columbia

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 28, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd,
and 2028 Columbia St., Vancouver, B.C.

Dear Sir:

With further reference to our letter of the 25th instant and our telephone conversation of the 27th instant, we are enclosing herewith Statement of Account of the above Estate as it appears on our books in this office.

Yoshiro Kaneko, deceased, was the son of Yotaro Kaneko, deceased, who died in 1939, and Mrs. Sano (Yotaro) Kaneko, who presently resides at New Denver, B. C. Mrs. Kaneko was born in 1893 and is a Japanese National.

We have been advised by the Vital Statistics Office that Yoshiro Kaneko, deceased, was registered as a Canadian of the Japanese race. We have no information, however, as to whether he was Canadian born or naturalized. He was 24 years of age at the time of his death and unmarried.

The above-mentioned property was purchased by the son from funds received under a Life Insurance Policy written on the life of his father, and was registered in his name on July 26, 1940. He died on December 10, 1940, and left no Will.

The only assets, of which we have knowledge, are the above-mentioned property, which is presently in the course of sale for the

13134, 12985

Samuel A. Moore

-2-

March 28, 1946

sum of \$1,500.00, and a credit balance with the Custodian, amounting to \$363.64, which represents net proceeds derived from the rental of this property.

Our records reveal no claims against this Estate with the exception of funeral expenses of the deceased, information regarding which has been forwarded to you by Messrs. Locke, Lane, Guild & Sheppard.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

STATEMENT OF ACCOUNT

File No. 13134

Estate of Yoshiro KANEKO, Dec'd

			<u>DR.</u>	<u>CR.</u>
<u>1942</u>				
Dec.	28--			
to Mar.	9/46	Rents collected, 40 months @ \$20.00 per month		\$ 800.00
Dec.	28--			
to Mar.	9/46	Commission re rents collected	40.00	
<u>1943</u>				
May	18	Fire Insurance Premium	11.00	
	19	Repairs	61.50	
	19	Sundry disbursements	7.00	
July	3	1943 Taxes	41.75	
<u>1944</u>				
Feb.	3	Certificates of Encumbrance	2.00	
	16	Water Rates	14.75	
May	8	J. J. Gibbons - advertising -	9.87	
June	27	1944 Taxes	42.09	
Aug.	11	J.R. Reid - Valuation Fee	5.00	
Nov.	14	Water Rates	7.75	
<u>1945</u>				
July	26	Repairs	26.15	
	31	Taxes - 1945	41.50	
Dec.	10	Henry Sheet Metal Works -furnace repairs	115.00	
<u>1946</u>				
Feb.	2	Fire Insurance Premium	11.00	
			\$ 436.36	\$ 800.00
			363.64	
		Balance of account	\$ 800.00	\$ 800.00

File 12985

13134, 12985
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 25, 1946

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Re: Estate of Yoshiro KANEKO, Dec'd,
and 2028 Columbia St., Vancouver, B.C.

Dear Sir:

We have been advised by Messrs. Locke, Lane, Guild & Sheppard that Letters of Administration have now been granted to you in connection with this Estate and we would ask you to kindly forward a certified copy to this office in order that we may remit the funds in our hands.

We wish to confirm our previous advice to you that we have received an offer to purchase the above-mentioned property for the sum of \$1,500.00, and we are accordingly enclosing herewith the following:

1. Copy of advertisement, dated March 23, 1944.
2. Copy of valuation, dated May 2, 1944.
3. Copy of offer to purchase, dated March 17, 1945.

This property is registered in the name of Yoshiro KANEKO, deceased son of the sole beneficiary, Mrs. Sano Kaneko and, as arranged, we would greatly appreciate receiving from you, at an early date, a Deed in favour of the last mentioned, in order that we may complete this transaction.

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

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JY
Encl.

17134, 19085,
14970 - Finance Section

507 Royal Bank Building,
Vancouver, B. C.
March 16, 1946

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Lovegrove

Re: Estate of Yoshiko KAWAGUCHI, Dec'd

Dear Sirs:

With further reference to our recent conversation regarding further information requested by Mr. B. A. Moore, Official Administrator, we are enclosing herewith copy of our letter, dated March 12, 1946, to Mr. Sakukichi Kawaguchi, and his reply, under date of the 14th instant, both in duplicate, and we would appreciate your forwarding one copy of each letter to Mr. Moore, for his information.

We have advised Mr. Kawaguchi that payment of his claim will receive the attention of the Official Administrator, in due course.

Yours very truly,

W. J. Johnston
Administration Department

WJ3/JV

C
O
P
Y

c/o A. Wiedeman,
White Valley,
Vernon, B. C.
March 14th, 1946

Mr. W. J. Johnston,
Administration Department,
509 Royal Bank Building,
Vancouver, B. C.

Re: File No. 13134, 12985, 14979

Dear Sir:

I am in receipt of your letter of 12th inst. and in response to your letter, I wish to inform you that the amount coming to me from the proceeds of late Yoshio Kaneko's estate, be filed in my account.

Would you kindly forward the amount coming to me by mail upon the receipt of this letter if it could be arranged.

Hoping to hear from you soon and obliged.

Yours very truly,

"S. KAWAGUCHI"

S. KAWAGUCHI
Reg. No. 05432

March 9th, 1946

MEMORANDUM

TO: THE FILES

FROM: MR. W. J. JOHNSTON

RE: Estate of Yoshio KANEKO, Dec'd

Mr. A. P. Levesque of Messrs. Locke, Lane, Guild & Sheppard, telephoned our office late Friday afternoon, the 8th instant, for further information relative to the above Estate, which he was unable to obtain from the Department of Labour, Japanese Division.

We procured the required information from the Vital Statistics Office in the Court House and from Armstrong & Company, Funeral Directors as follows:

1. Age of deceased - 24 years.
2. Date of death --- December 18, 1940
3. Name of undertaker - - Armstrong and Company, 304 Dunlevy Avenue, Vancouver.
4. Who ordered funeral? - Sakukichi KAWAGUCHI, formerly of 2160 Columbia Street, Registration No. 05432, File No. 14970. Friend of deceased.
5. Cost of funeral ---\$145.00
6. Funeral expenses paid by - (1) Workmen's Compensation Board - \$125.00
(2) Sakukichi KAWAGUCHI - - - - - \$ 20.00
7. Do the above wish these funds returned to them? - (1) Workmen's Compensation Board - No.
(2) Sakukichi KAWAGUCHI - He did not list this as a claim in his JP Declaration Form.

The above information was communicated to Mr. Levesque by telephone this morning.

W. J. JOHNSTON

WJJ/JF

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

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

703 Rogers Building

Vancouver, B. C.

March 8, 1946.

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

Dear Sir:

Re: Yoshiro Kaneko, deceased
Your File No. 13134, Evacuee Section

ENEMY SECTION	
Rec'd	MAR 8 1946
File No.	
Ans'd	
Refer'd	

The following is the state of this
matter -

Upon receipt of your instructions to obtain Letters of Administration we wrote to the Department of Labour, Japanese Division, and requested certain information from them. Upon receipt of this information we forwarded documents to them for completion, which they lost. On learning of this we prepared a duplicate set of documents and forwarded to them and they have now been returned to us duly executed. We are now applying for Letters of Administration in the name of Samuel A. Moore, and as soon as these have been obtained we will forward to you a certified copy as requested in your letters.

You will note that as the next of kin is the mother the land according to our Administration Act passes directly to her, and no beneficial interest is vested in the brothers and sisters of the deceased. As a result of this unless there are further matters which do not appear from the file no court application is necessary to approve this sale.

We have taken this matter up with Mr. Moore and requested him to expedite the granting of Letters.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per:

Charles L. Lyle

*Mr. Johnston - When
the official administration
conveys the property to
the beneficiaries it will require
to be noted - All*

12965

February 23rd, 1946

Mrs. Yotaro (Sano) KANEKO,
Registration No. 02589,
New Denver, B. C.

Dear Madam: Re: Sun Life Policy 2,306,579.

With reference to the Sun Life Assurance Company's letter to you of the 21st instant, we enclose their cheque, No. 154420, for \$35.00, representing the yearly interest due December 10th, 1945 under the above contract.

It will be noted that this cheque replaced cheque No. 463567, which apparently went astray.

Please acknowledge safe receipt of the enclosed cheque and to facilitate your reply a stamped and addressed envelope is enclosed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2
cc Department of Labour, Japanese Division
cc Sun Life Assurance Company (Attn: W.C.Housley).

Office of the Custodian

SUN LIFE ASSURANCE CO. of CANADA

8th Floor, ROYAL BANK BLDG

VANCOUVER, B.C.

February 21st, 1946.

Rec'd FEB 22 1946

File 12985

Ans. 284-6

Re: [Signature]

Mrs. Sano Kaneko,
NEW DENVER, B. C.

Dear Mrs. Kaneko:

Re: Policy No. 2,506,579

We are pleased to tell you a duplicate cheque for the interest instalment due December 10th, 1945 in the amount of \$35.00 has now been issued by our Head Office. This cheque is being forwarded to the Office of the Custodian here today and you may expect to hear from him promptly.

Should by chance, the original cheque for this instalment turn up at a later date will you please return it to us as it is of no value.

Yours faithfully,

C. E. HAY
BRANCH SECRETARY.

W.C. Housley
Ls

[Signature]



The Prudential

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

CAN.

WILLIAM MANN, C. L. U., SUPERINTENDENT

ROOM 1412, STANDARD BANK BUILDING, 510 HASTINGS STREET, WEST

MARINE 4931

VANCOUVER, B. C.

RE Yotaro Kaneko
Death Claim

ENEMY SECTION	
Rec'd	MAR 5 1946
File No.	
Ans'd	
Refer'd	

February 19, 1946

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

EVACUATION SECTION	
Rec'd	FEB 20 1946
File No.	12985
Ans.	✓
Referred	

Attention - Mrs. McArthur

Dear Sirs:

Our Home Office have forwarded the attached questionnaire which we kindly ask you complete as far as possible and return to this office.

Upon receipt of this additional information we hope that our Home Office will be able to supply the information you desire.

A self-addressed envelope is enclosed.

VA
Encs.

Yours truly,

W. Mann
Superintendent



The Prudential

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

IN RE *Kaneko Ins.*

Jan 16, 1946

Suply Vancouver, B. C. Canada

Dear Sir

It would help us if you could furnish the policy number, since our records are so filed. However, if the policy number is not available, would you please answer as many of the following questions as you can, and also send us any letters, receipts or other papers which you may have pertaining to Prudential insurance. This data would be of help to us in identifying the policy record. An envelope is enclosed for your use in replying.

Yours truly,

Policy Number (If Available)

H. E. Mitchell
Manager
Industrial Actuarial Department.

FULL NAME OF INSURED (IF MARRIED, GIVE MAIDEN NAME ALSO)				DATE OF BIRTH		PLACE OF BIRTH			
PREMIUMS PAID		☐ WEEKLY ☐ MONTHLY	☐ QUARTERLY ☐ SEMI-ANNUALLY	☐ ANNUALLY				OCCUPATION WHEN POLICY WAS ISSUED	
APPROXIMATE DATE POLICY WAS ISSUED		AGENT WHO SOLD POLICY		WHAT WAS ADDRESS AT THAT TIME					
				NO.		STREET		CITY	
DATE LAST PREM. WAS PD.		AGENT THEN COLLECTING		WHAT WAS ADDRESS AT THAT TIME					
				NO.		STREET		CITY	
OTHER MEMBERS OF FAMILY		BIRTH DATE		OTHER ADDRESSES WHERE PREMIUMS WERE PAID		CITY		AGENT'S NAME	
RELATIONSHIP				YEAR HOUSE NO.		STREET			
				YEAR HOUSE NO.		STREET		CITY AGENT'S NAME	
				YEAR HOUSE NO.		STREET		CITY AGENT'S NAME	
				YEAR HOUSE NO.		STREET		CITY AGENT'S NAME	
IF A DEATH CLAIM, CASH SURRENDER, MATURED ENDOWMENT, OR ANY OTHER POLICY SETTLEMENT WAS MADE IN FAMILY, GIVE FOLLOWING INFORMATION.									
NAME OF INSURED				POLICY NUMBER				DATE	
TYPE OF SETTLEMENT				ADDRESS OF BRANCH OFFICE WHICH MADE PAYMENT					
IF PREMIUMS WERE PAID AT OR MAILED TO A DISTRICT OFFICE, GIVE ADDRESS OF OFFICE AND DATE PREMIUMS WERE PAID.					GIVE NUMBERS OF PRUDENTIAL POLICIES CARRIED ABOUT THE SAME TIME BY OTHER MEMBERS OF FAMILY.				
ADDRESS					DATE				

SIGNATURE OF PERSON COMPLETING THIS FORM

IF YOU WISH TO GIVE ANY ADDITIONAL INFORMATION OR COMMENT, PLEASE USE BACK OF THIS FORM.

MEMORANDUM

File No. 13134

TO: Mrs. A. G. McArthur

FROM: Mr. Doust

*Drawn to
attention of Mr. Sheppard
Nov 17/45*

October 25th, 1945

Re: 2028 Columbia Street, Vancouver, B.C.
Proposed purchaser: Mrs. Bessie Teggin,
widow, through W. H. Gallagher & Co.,
Agents.

Respecting the proposed sale of the above property which, as you are aware, has been held up since last March due to difficulties with the Title as an Estate is involved, you asked me to remind you to speak again to Mr. Sheppard if we did not hear from him in a few days.

In the meantime, as arranged with yourself and Mr. Shears, we instructed the Henry Sheet Metal Works to put in a new 18-in. Cast Iron Furnace, same to be fully guaranteed at a total cost of \$115.00. I spoke to Mr. Finlay, the manager of the above firm, respecting giving special attention to the cold air system of this furnace and he said he would give particular attention to this. He had already noted that there was inadequate cold air, and he guarantees that a satisfactory job will be done by him.

I wrote on October 19th to W. H. Gallagher & Company, who are acting for Mrs. Teggin, explaining the full circumstances relating to the furnace and requesting them to obtain from Mrs. Teggin, in writing, her agreement to pay half the cost of this furnace, namely \$57.50, if the house is finally sold to her.

Mrs. Teggin telephoned me on Tuesday and I made the matter of the furnace quite clear to her. She had not then heard from W. H. Gallagher & Company but was going to see them immediately, not particularly about the furnace but as to what prospects she would have of obtaining possession of the house. She hinted that if she had to wait indefinitely for possession then she might drop the whole thing.

There is, therefore, nothing further to be done in this matter until we hear from Gallagher & Company. The furnace is being installed forthwith as Henry Sheet Metal Works have the furnace in stock.

PD/ER

*Phoned Mr. Levesque
at Locke Saw & Co. who said
he would give the matter his
immediate attention today
Oct 26/45 J.D.*

*Nov 12/45.
Mr. Levesque will push
his matter - has obtained
proof from Mr. Moore &
is sending same
for Mrs. Teggin
to sign J.D.*

13134

October 19th, 1945.

Messrs. W. H. Gallagher & Company,
448 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: N. $\frac{1}{2}$ of N. $\frac{1}{2}$, Lots 23 & 24, Blk. 21,
D.L. 200A, Gp. 1, N.W.D., Plan 197,
known as 2028 Columbia St., Vancouver.

With reference to the correspondence we have had with you in connection with the above property, we would advise that we are hopeful that very shortly the matter of the Title will be straightened out and we will advise you just as soon as we hear from our lawyers--we regret the long delay that has occurred.

We wish to advise you that just prior to the offer of \$1,500.00 you made on behalf of Mrs. Bessie Teggin, Widow, for this property, we had arranged to do certain necessary repairs to the furnace at a cost of approximately \$45.00. The parts were ordered, but we are now informed by the furnace people that it is quite impossible to obtain these furnace parts, and under these circumstances they recommend that a new furnace be installed at a cost of \$115.00. The furnace in question would be a "Kumfort" eighteen inch of cast iron standard type, suitable for burning wood and coal. In view of the special circumstances attached to this case, we would be prepared to pay half the cost of the new furnace, namely; \$57.50, it being understood that when final adjustments are made in connection with the sale of this house, the purchaser would be prepared to pay the other half cost of this furnace, i.e. \$57.50.

Will you please communicate with Mrs. Teggin and if she agrees to our proposal, kindly obtain from her in writing, confirmation of this arrangement so that there may be no misunderstanding when final adjustments are made.

We presume that your client has been made aware by you of the latest regulations relating to notice to tenants. We mention this in view of the change in regulations since your original offer on behalf of your client made on March 17th, 1945.

Yours truly,

P. Douet,
Administration Department.

PD:O'B

13134
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
September 5th, 1945

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Levesque

Re: Yoshiro KANEKO, Deceased,
and 2028 Columbia St., Vancouver, B.C.

Dear Sirs:

You wrote us under date of August 4th in connection with the above matter as follows:

"In reply to yours of the 31st ult. we wish to advise that we have received no further word to our letter to the B. C. Security Commission in which we requested certain information that would enable us to obtain the grant. We are writing again to the B. C. Security Commission asking them for immediate reply".

The prospective purchaser has telephoned us direct regarding the definite acceptance of her offer, and after explaining the situation to her, she has agreed to give us a further limited period of time in which to complete the sale. She advised us that the full purchase price is in the hands of her agents.

We would appreciate hearing from you regarding this matter as soon as possible.

Yours truly,

W. J. Johnston
Administration Department

WJJ/JF

26/9/45. Phone Levesque -
says material forwarded to Japanese
about week ago. Will advise when
returned.

Files Nos. 13134 and 13752 (Tues)

April 16th, 1943

MEMORANDUM

TO: MR. A. G. HEARTNER

FROM: MR. K. V. WRIGHT

RE: Yoshiko KANIKO, Deceased, and
2828 Columbia Street

We have today instructed Messrs. Locke, Lane, Guild & Sheppard
to prepare the necessary application leading to grant of Letters of
Administration in favour of the Official Administrator.

Mr. Moore has already agreed to assist us in completing
the sale and I would be obliged if you would so advise Mr. Peters.

K. V. WRIGHT

KVW/JT

cc: MR. CULLEN

13134, 12985
Evacuee Section

509 Royal Bank Bldg.,
Vancouver, B. C.
April 16th, 1945

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Yoshio Kaneko, Deceased, and
2028 Columbia Street

Dear Sirs:

We thank you for your communication of the 13th instant, stating that the Official Administrator will co-operate with us in carrying through the sale of this property.

Will you be kind enough to prepare and file the necessary papers leading to grant of Letters of Administration in favour of the Official Administrator and have these recorded in the Registry Office, sending a certified copy for our files.

In accordance with your request, we are sending Mr. Moore two complete sets of the following:

1. P.C. 1665, dated March 4, 1942.
2. P.C. 2483, dated March 27, 1942
3. P.C. 469, dated January 19, 1943.
4. Revised Regulations Respecting Trading With The Enemy (1943).

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KFW/JF

LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

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

703 Rogers Building

Vancouver, B. C.

April 13th, 1945.

ENEMY SECTION	
Rec'd	APR 14 1945
File No.	
Ans'd	
Refer'd	

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

Attention Mr. Wright

Dear Sir:-

Re : Yoshiro Kaneko, Deceased and
2028 Columbia Street,
File No. 13134, 12985 Evacuee Sec.

We interviewed the Official Administrator and he said he would co-operate with you. Speaking generally he is prepared to assist in the sale on the ground that infants are interested. He also suggested that he be provided with the Regulations applicable.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :

FAS/EB.

13134 & 12985
Evacuee Section

507 Royal Bank Building,
Vancouver, B. C.
April 4th, 1945

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Sheppard

Re: Yoshio KANEKO, Deceased, and
2028 Columbia Street

Dear Sirs:

I spoke to you about this matter on the telephone this morning and pointed out that you had the file at one time in connection with an action brought by Margaret Wilson who claimed damages for injuries sustained when the plaintiff fell down the front steps. Mr. Hunter, the plaintiff's Solicitor, has not proceeded with the action.

Another problem has arisen in connection with the file, however, inasmuch that the premises were offered for sale publicly by the Custodian and a satisfactory offer has been received through Messrs. W. H. Gallagher & Company. In accordance with our usual practice, independent valuations were obtained and the Advisory Committee approved the sale at \$1,500.00.

The Administration Department brought this to my attention last week and you will see a letter which was addressed to Messrs. W. H. Gallagher & Company, under date of the 29th ultimo, pointing out that the title stood in the name of a person of the Japanese race who died prior to the passing of the Orders in Council. We indicated that we would take the matter up with the Official Administrator, providing their client was prepared to wait, and refer to their reply under date of April 3, 1945, asking us to do this.

I note, in looking over the file, that some correspondence took place in 1943 relative to administration, and also find on Mrs. Yotaro Kaneko's file a letter dated the 15th of June, 1944, from the B. C. Security Commission and a report of June 9, 1944, from H. P. Loughheed, their Supervisor, copies of which are enclosed.

13134, 12965

-2-

Messrs. Locke, Lane, Guild & Sheppard

April 4th, 1945

Will you be kind enough to take this matter up with Mr. Moore, the Official Administrator, and let us know his re-action to the suggestion herein.

You will find a copy of the advertisement published on the 23rd of March, 1944, on the real property section of the file enclosed.

We send you herewith a copy of the valuation that was submitted to the Advisory Board.

If there is any further information you require, please let us hear from you.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JY
Encl.

13134
Evacuee Section

Messrs. W. H. Gallagher & Co.,
Corner Pender and Richards Streets,
Vancouver, B. C.

509 Royal Bank Bldg.,
Vancouver, B. C.
March 29th, 1945

Re: Special Advertisement, March 23/44
2028 Columbia Street, Vancouver,
N^o of N^o of Lots 23 & 24, Blk. 21, D.L. 200 A

Dear Sirs:

We are in receipt of your letter of March 19, 1945, in which you enclose a cheque for \$150.00 and offer to purchase the above property for the sum of \$1,500.00.

The title to this property stands in the name of a person of the Japanese race who died prior to the passing of Orders in Council, which provided for evacuation of Japanese from the protected area and the vesting of their interests in immovable property in this area, in the Custodian.

Under the circumstances it will be necessary to convey with the assent of a personal representative to be appointed by the Surrogate Division of the Supreme Court of British Columbia. You will therefore appreciate that this will involve considerable delay and the Custodian can give no assurance at this stage that the sale will be approved by the Administrator. We will be pleased to take the matter up with the Official Administrator with a view to having him apply for Letters of Administration and proceed with the sale.

It is suggested that you should discuss the matter with your client and ascertain if he is satisfied to await the outcome. If your client is not prepared to do this, the deposit cheque will be returned.

Kindly let us hear from you as soon as possible.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

MEMORANDUM

March 26th, 1945.

TO: Mr. Peters

FROM: Administration Department

Re: 2028 Columbia St., Vancouver, B.C.
Adv. March 23, 1944
File No. 13134

There is no Lease on this property, same being rented on a monthly basis.

This property is owned by Yoshiro Kaneko, deceased, who died on December 10th, 1940. There was no Will and Letters of Administration have never been taken out.

P. Douet.

PD/ER

13134

19th March, 1945.

Messrs. W.H. Gallagher & Co.,
Corner Pender and Richards Streets,
Vancouver, B.C.

Dear Sirs:

Re: 2028 Columbia Street

We are in receipt of your letter of the 17th instant in which you submit an offer to purchase the above property on behalf of your client, Mrs. Bessie Teggis, for the sum of \$1,500.00 and enclosed your cheque for \$150.00.

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for \$150.00 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

Probate required

FMH

encl.

13134 A 12985.

May 5th, 1944.

Mr. C. S. Swayne, Supervisor,
B. C. Security Commission,
New Denver, B. C.

Dear Sir:

Re: Estate of Yoshiko KANEKO (Deceased).

We wrote on the 29th September to Mrs. Sano KANEKO as per copy of letter attached, but although we have written her since that date, regret we have received no answer. We have also taken up with Mr. Samuel A. Moore, the official administrator here at the Court House, as to whether he has received any application from Mrs. Kaneko, next-of-kin of the deceased, for administration papers, etc., but have received no reply from this gentleman and thus we do not seem to get any further in this matter. We shall be glad if you will kindly contact Mrs. Kaneko and ascertain whether she will provide us with the information we require as at present nothing can be done with regard to the administration of the property, and we are still collecting rents of the house at 2028 Columbia Street which is rented at \$20.00 per month and keeping the funds in an account under Mr. Yoshiko KANEKO, deceased. At present the credit balance is \$204.00.

This matter is getting somewhat urgent in view of the fact that the property was recently advertised for sale and may be sold, and if this is the case no proceeds of the sale can be distributed until Mr. Moore, the official administrator, is provided with the papers the executrix requires.

Any assistance you can give us in this matter will be appreciated.

An extra copy of this letter is attached in case you wish to pass same on to Mrs. Kaneko or a member of her family.

Yours very truly,

P. Doust,
Administration Department.

PD/P.

c.c. to B. C. Security Commission,
Vancouver, B. C.

J. R. REID & CO.

515 Granville Street,
Vancouver, C A N A D A

May 2, 1944

Property at 2028 Columbia Street

This property comprises of a lane corner approximately 33' by 100' in size on which is erected a 6 roomed residence of wood exterior and shingle roof. There are 3 rooms on the main floor with a fireplace in the dining room.

Upstairs there are 3 bedrooms and a bathroom.

The basement is full size with wood floor and equipped with a hot-air furnace.

There is a garage at the rear.

VALUATION \$1500.00

13134

March 2nd, 1944.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir: Re: Est. of Yoshiro KANEKO, Dec'd.
 Your Reference "New".

With reference to our letter of the 14th
ultimo regarding the above, we shall be glad to know
if an application has been made to you by Mrs. Kaneko,
next-of-kin of the deceased, as if not we wish to write
again to Mrs. Kaneko on this matter.

Yours truly,

P. Douet,
Administration Department

PD/ER

12985 and 13134.

September 29, 1943.

Mrs. Doro KANEKO,
Registration No. 02929,
Box Denver, B. C.

Dear Madam:

Re: Estate of Yoshio KANEKO (Deceased).

On the 7th of October 1942 we wrote to you with reference to the property at 2025 Columbia Street, Vancouver which is registered in the name of Yoshio Kaneko your son now deceased. We asked you at that time to obtain legal advice immediately and arrange for Letters of Administration to be taken out covering the estate of your late son and to advise us when you had taken this action. According to a letter recently received from the Official Administrator of Estates, Court House, Vancouver, you have not yet brought this property under administration.

In the meantime, you will recall that you had certain communications with Mr. Philip S. Harnden, Barrister, in this connection which finally resulted in his returning to you all documents which he had been holding relative to this matter. Apparently no further action has been taken by you.

Up to date revenues from 2025 Columbia Street have accumulated in the sum of \$87.75 as at today's date and we would suggest that you make application at once to the Official Administrator in order that the estate of your son may be distributed to the beneficiaries. It will be necessary for you yourself to make application to the Administrator as next-of-kin.

The Administrator will require certain information from you relative to the ownership of the proceeds from your husband's life insurance, which were used to buy the property in the first place, in order to establish whether Yoshio purchased the property for himself or in trust for others. In other words, was your husband's insurance payable to Yoshio or to yourself? Further he will require to know

(over)

12985 & 13134

September 29, 1943.

Mr. Samuel A. Moore,
Official Administrator,
Court-House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Yoshiro KANEKO (Deceased)
Our Files 13134 & 12985.
Your Ref. No. New.

We have to acknowledge your letter of September 23rd relative to the above and enclose herewith a copy of letter sent this day to Mrs. Kaneko, next-of-kin of the deceased. Upon receipt of advice from you that an application has been made, we will be glad to file with you all particulars as to assets and liabilities of this person, together with the amount at credit in this office, which at the present date amounts to \$87.75 being net revenue from property known as 2028 Columbia Street, Vancouver. This property, as far as we know, is the only asset of the deceased.

Yours truly,

A. G. McArthur,
Administration Department.

AGH:AS
encl.

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO. New

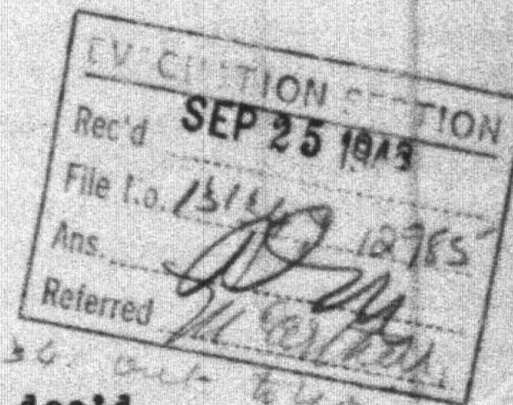
COURT-HOUSE
VANCOUVER, B.C.

September 23, 1943.

Mr. R. P. Alexander,
Office of Custodian,
506 Royal Bank Bldg.,
Hastings and Granville St.,
Vancouver, B.C.

Dear Sir:

Re: Estate of Yoshiro Kaneko, dec'd.
Your file #13134 & 12985.



Replying yours herein of the 6th instant, I would be prepared to apply for Letters of Administration in this Estate, if you will furnish me with some further particulars.

I have searched the property, and find it was registered in the deceased's name, and that under filing No. 34837 it is vested in the Custodian.

In your letter to me of July 31st last, you say this property was purchased with the proceeds of the deceased's father's insurance money. Would you let me know, who was the beneficiary in that Life Insurance Policy. As you can understand, if it was payable to the father's Estate, then Yoshiro when he purchased the property with that money, would be a trustee for the mother and all the children. If, on the other hand, the insurance was payable to Yoshiro, then the real estate he purchased with the money, would be his own. And then, since he was a bachelor and his father has predeceased him, his Estate would all go to his mother, and she could do what she liked with it without the consent of the deceased, brothers, or sisters.

As soon as I hear from you, I will prepare the necessary consent to be signed by the next-of-kin. Kindly let me have full particulars of assets and debts at the date of death, and if you have any cash on hand, you might send me a cheque on the amount, together with a ledger sheet.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR.

SAM:FM

12985

September 15th, 1943

Attention Mr. M.L. Brown.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: Sano KANEKO - Reg. No. 02483.

With reference to your request for a statement of assets relating to the above, in view of the fact that Mrs. Kameko is interested in the property of her deceased son, Yoshiro KANEKO, in order that you may be fully advised on this matter, we feel we cannot do better than send you the enclosed copy of a letter dated July 31st, 1943 from Mr. R.P. Alexander to Mr. Moore, Official Administrator, as this letter sets out the position clearly.

We would mention that up to the time of writing no reply has been received from Mr. Moore although he has been again written recently for an answer to above-mentioned letter.

In passing we would add that the present credit balance in this account is \$87.75 and 1943 taxes on the property have been taken care of by us.

We would also add that in her J.P. Declaration Form, Mrs. KANEKO stated she had no banking account, securities, etc., but with regard to life insurance, declared as follows:

"Prudential Insurance Co. Policy in own possession, number unknown. Amount unknown. Beneficiary, dtr., Yoshiro."

Yours truly,

P. Doust
Administration Department

PD/GH
Enc.

12985 & 13134

July 31st, 1943.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:-

Re: The late Mr. Yoshio Kaneko

Real estate at 2028 Columbia Street, Vancouver, the legal description of which is Lot N^o 1 of N^o 2 of Lots 23 and 24, Block 21, D.L. 2004, and having an assessed value of \$1,235.00 (Land \$435.00, improvements \$800.00) stands in the name of Mr. Yoshio Kaneko.

The mother of the late Mr. Yoshio Kaneko is Mrs. Yotaro Kaneko, Police Registration No. 02589, and she herself is a widow, her husband having died about three years ago. With the proceeds of her late husband's insurance money, her son, Yoshio Kaneko, purchased the house property at 2028 Columbia Street, Vancouver, where the family have been residing. The son, Yoshio Kaneko, was killed in a cannell on December 10, 1940. He was unmarried and Mrs. Kaneko is drawing compensation from the Workmen's Compensation Board in respect of this deceased son. Yoshio Kaneko died intestate and Letters of administration have never been taken out. The property is currently rented by the Custodian and rent proceeds retained by the Custodian.

The principal concern of Mrs. Yotaro Kaneko, who is residing in New Denver, B.C., is with the welfare of her crippled daughter, Yoshiko Kaneko, who is about twenty-five years of age, a Canadian citizen born in Vancouver. This daughter, Yoshiko, suffers from the effects of infantile paralysis and although mentally competent is unemployable by reason of her affliction.

The total value of the Estate of the deceased son does not exceed \$2,000.00 and under the Administration Act it is our understanding that the whole Estate would go to the widowed mother.

It is Mrs. Kaneko's desire to renounce her interest in the property in favour of her crippled daughter, Yoshiko.

10-1-35

H. B. Alexander,
Manager

Dear Sir,

After payment of various repair bills, water rates and fire insurance on the property involved, we have a net balance on our books at the present time amounting to the credit of the late Mr. Yoshitaka Kaneko of \$29.75, and the property is currently being rented for \$20.00 per month.

Would you be willing to arrange for letters of administration along the lines desired by Mrs. Kaneko?

Ordinary course, under the property.
deceased, Mrs. Kaneko, is a widow and would, in his opinion in the and the reason given by him for his withdrawal was that the mother of the apply for letters of administration to the estate, but Mr. Kaneko withdrew, with a view to arranging for him to succeed, 403 Rogers Building, Vancouver, with a view to arranging for him to initially Mrs. Kaneko applied to a solicitor, Mr. Philip S.

to a Japanese national.
sever, all presumably have no objection. The alleged mother, Mrs. Kaneko, Kaneko, aged thirteen, and a son Kaneko, aged sixteen, and a son Kaneko, aged are two daughters. Yoshitaka Kaneko has already been mentioned. The next daughter, obtained and the property dealt with in my earlier letter does not seem to be. There property and votes no objection to his mother having letters of administration almost son, Yoshitaka Kaneko, states that he is not interested in the matter as the remaining members of the family are concerned, the

as 12985 ✓
a 13134

MEMORANDUM

TO MR. ALEXANDER

July 29th, 1943.

FROM MR. IAN MACPHERSON

Reference is made to Mr. Russell's memo on File 13134 of May 7th. I have ascertained from Mr. Marsden that the reason he withdrew from having the estate of Yoshiro KANEKO administered was that the mother of the deceased, Sumi KANEKO, is a widow and in ordinary course, would inherit this property. Mrs. Kaneko, he informs me, was born in Japan and has not been naturalized and consequently if she were appointed administratrix and conveyed the land to herself, it might be considered enemy property. Her desire was to have the property conveyed to her daughter, Yoshiko. Please advise what procedure, if any, should be taken in this instance.

IM:PD

LAW OFFICES
ILIP S. MARSDEN
BARRISTER & SOLICITOR
TELEPHONE, PACIFIC 2939

DEC 30 1942
13134
seen *PM*
ROGERS BUILDING
VANCOUVER, B.C.

December 28th. 1942.

ATTENTION MR. RUSSELL, Administration Department.

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

Dear Sir:

Re: Your file No. 13134- Yoshiro Kaneko, Deceased.

Confirming my conversation with Mr. Russell of this
afternoon I am taking steps to interview the Official
Administrator with the view of arranging for him to
apply for letter of administration in this estate and I
will advise you further in due course.

Yours truly,

Ilip S. Marsden

PSM/MW

LAW OFFICES
PHILIP S. MARSDEN
BARRISTER & SOLICITOR
TELEPHONE, PACIFIC 2939

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 22 1942

403 ROGERS BUILDING

VANCOUVER, B. C.
October 21st, 1942.

ATTENTION MR. R. P. ALEXANDER, Manager.

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Your file No. 12985
Mrs. Samo Kaneko

I acknowledge receipt of your letter of the 16th of October and adverting to my telephone conversation with you of yesterday, I have to inform you that the Court will not issue a Grant of Letters of Administration to an enemy alien. My client, Mrs. Samo Kaneko, was born in Japan and was never naturalized and therefore unless the Custodian will agree to take out Letters of Administration to the estate of her deceased son the matter will have to be referred to the Official Administrator.

Please advise me by return whether or not the Custodian will consent to Letters of Administration being applied for in his name.

Yours truly,

PS Marsden

PSM/OM

Mac

LAW OFFICES

PHILIP S. MARSDEN

BARRISTER & SOLICITOR

OFFICE OF THE CUSTODIAN
JAPAN

TELEPHONE, PACIFIC 2839

RECEIVED
OCT 15 1942

IN RE: MR. R. P. ALEXANDER

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

Dear Sir:

Re: Your file No. 12985 - Mrs. Samo Kaneko
Registration No. 02589

I have this morning been consulted by Mrs. Kaneko of 2028 Columbia Street this City and I have been shown your letter addressed to her under date the 7th of October. Mrs. Kaneko is a widow, her husband having died three years ago. With the proceeds of her late husband's insurance money her son, Yoshiro Kaneko, purchased the house property at 2028 Columbia Street where the family have since resided. Her son, Yoshiro, was killed in a sawmill on December 10th, 1940. He was unmarried and Mrs. Kaneko is drawing compensation from the Workmen's Compensation Board in respect of this deceased son. Yoshiro Kaneko never left a Will and died intestate. Letters of Administration have never been taken out. My client would be unable to apply for Letters of Administration as of course she is a Japanese National. Arrangements have been made to rent the house to people by the name of Wilson for \$20.00 per month.

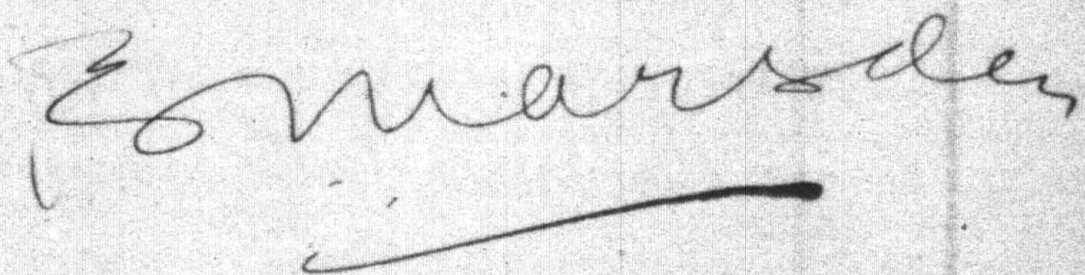
My client is primarily concerned with the welfare of her crippled daughter, Yoshiko Kaneko, who is a girl of 24 years of age and who is a Canadian citizen born in Vancouver. This daughter, Yoshiko, suffers from the affects of infantile paralysis. She is unemployable by reason of her affliction although she is mentally competent. My suggestion is (and I have so advised my client) that I be permitted to apply for Letters of Administration to the estate of her deceased son, Yoshiro, in the name of the Custodian and that Mrs. Kaneko would then renounce her interest in the property in favour of her crippled daughter, Yoshiko. The total value of the estate of the deceased son does not exceed \$2,000.00 and under the "Administration Act" of this Province the whole estate would go to his widowed mother. Yoshiko could make a Will leaving the property to one her sisters in the event of her death.

October 14th, 1942.

Mrs. Kaneko's finances have been strained to the utmost. She has had to provide for herself and her crippled daughter and two other infant children of the ages of 16 and 7 years by doing housework by the day and the only way in which the legal and Court expenses to apply for Letters of Administration could be met would be for you to authorize the deduction of such expenses from the rents as they are collected by me.

I am having this letter delivered to you this morning and it would be appreciated if you would let me have your views as soon as possible as it is desirable to arrange the matter prior to Mrs. Kaneko and her family leaving the Coast Area.

Yours truly,



PSM/OM

P.S. - My client's son, Yoshiro, was born in Vancouver and was a Canadian citizen.

OFFICE OF THE CUSTOMS
JAPANESE SECTION

RECEIVED
SEP 4 1942

MEMORANDUM

12985

2nd September, 1942.

#794

TO: Mr. R.P. Alexander

FROM: Mr. K.W. Wright

Re: "Eggie" Y. KANEKO
P/W A-56

We believe that the above named internee is interested in the estate of his deceased brother, Yoshiro Kaneko, who died intestate less than two years ago. Real estate which he left is located on the East side of Columbia Street between 4th and 5th Avenues and the property is described as the North half of the North half of Lots 23 and 24, Block 21, D.L. 200-A.

According to Mrs. Sano Kaneko, Mother of the internee, who is in charge of the premises, the internee has no interest in the property and evidently she tried to have the title transferred but was unsuccessful. According to our reports she is living there with her three children, but it occurs to us that in the course of the next few weeks she will be evacuated and that it would be necessary for you to take over.

Case The purpose of this memo is to suggest that when the Mother comes before you reference should be made to our File 794 and on this you will find a complete report as to value and recommendation as to rent. The title has been searched and we find it in the name of the deceased brother and it is our intention to file a Vesting Certificate so that our interests, if any, will be protected.

We trust our records will prove helpful.

KWW:FM

Eggie released 22/12/42
1 file for L. Evans. Sanction.

File No. 12985
Enemy File No. 794

5th October, 1942.

MEMO - MR. WRIGHT

Re: Mrs. Sano (Yotaro) KANEKO

Thank you very much for your memos dated September 2nd and September 15th in connection with P/W A-56. Mrs. Kaneko registered her assets with the Custodian on September 25th and when so doing declared that property situate at 2028 Columbia Street, Vancouver belonged to her son, Yoshiro, who died about two years ago.

Mrs. Kaneko also stated that it was her intention, following evacuation, to rent the premises to a Mrs. Wilson for the sum of \$20.00 per month and that she was leaving her affairs in the hands of Mr. Henry Macaulay, 404 West Hastings Street, Vancouver. The Evacuation Section is approving, or at least not voicing any objection to the appointment by Mrs. Kaneko of Mr. Macaulay as her agent, at least for the time being.

Your internee states he wishes that the management of the property be left in the hands of his mother. Are you of the opinion that your internee is in any way concerned with rent proceeds from the property? No

Your advice as to the steps which should be taken to settle this estate will be appreciated.

RPA:LF

h Vancouver

*Set a lawyer
& take out letters
of administration
M.W.*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 16 1942

September 15th, 1942.

File # 794

MEMORANDUM

TO: R. P. ALEXANDER

FROM: K. W. WRIGHT

Re: P/W A-56, Yoshikazu KANEKO

We sent you a memo on the 2nd of September in connection with this matter. We also wrote to the Camp Commandant asking for an expression of opinion from the internee as to his wishes for future management. We have a letter from the Camp Commandant today as follows:

"The contents of your letter has been explained to the above internee, and according to his statement he wishes to leave the management of the property in question to his mother."


K. W. WRIGHT

Per:

KWW/W

RECEIVED
SEP 24 1942

COPY

Alexander

MEMORANDUM

#794

2nd September, 1942.

TO: MR. R. P. ALEXANDER

FROM: MR. K. W. WRIGHT

Re: "E ggie" Y. Kaneko
P/W A-56.

We believe that the above named internee is interested in the estate of his deceased brother, Yoshiro Kaneko, who died intestate less than two years ago. Real estate which he left is located on the East side of Columbia Street between 4th and 5th Avenues and the property is described as the North half of the North half of Lots 23 and 24, Block 21, D.L. 200-A.

file 12985
According to Mrs. Samo Kaneko, Mother of the internee, who is in charge of the premises, the internee has no interest in the property and evidently she tried to have the title transferred but was unsuccessful. According to our reports she is living there with her three children, but it occurs to us that in the course of the next few weeks she will be evacuated and that it would be necessary for you to take over.

The purpose of this memo is to suggest that when the Mother comes before you reference should be made to our File 794 and on this you will find a complete report as to value and recommendation as to rent. The title has been searched and we find it in the name of the deceased brother and it is our intention to file a Vesting Certificate so that our interests, if any, will be protected.

We trust our records will prove helpful.

KWW:FM

Spec. Ad. March 23/44
Files Nos. 12985 & 13134
2028 Columbia St., Vancouver
N^o 2 of N^o 23 & 24/21/200A
Certificate of Title No. 149172-L

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

Receipt is acknowledged of cheque for \$14.93, representing closing adjust-
ments on sale to me of the above property.

Dated at Vancouver B. C., this 10 day of July 1946.

Signed Elizabeth
Bessie Jaggie

Return to the Custodian

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

18586

ADDRESSED TO
Adressé à

Mrs. E. Teggin

Rear of 738 Homer St.

AT

Vancouver, B. C.

2913-300 000-29-4-44

EVACUATION ACKNOWLEDGMENT
AVIS DE REÇU

Rec'd JUL 15 1946

To be filled in by sender who will
inscribe below his full address

A remplir par l'expéditeur qui doit
inscrire ci-dessous son adresse

Referred

RETURN TO

Retourner à

The Custodian of

Enemy Property

506 Royal Bank Building

STREET AND NUMBER

Rue et numéro

(1) Vancouver, B.C. (13134-hbc)

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS

En lettres moulées

CANADA



12985 -
19134

July 12, 1946

REGISTERED A/R

Mrs. Elizabeth Tegg
Rear of 738 Homer Street
Vancouver, B. C.

Dear Madam:

Re: Spec. Ad. March 23, 1944
2038 Columbia Street
No. of No. 23 & 24/31/200A

Enclosed you will find Certificate of Title No.
149172-L and Queen Insurance Company of American Policy
No. 221198 covering the above described property in your
name.

Yours truly,

George Peters,
Administration Department

hbc

Encl: (2)
Certificate of Title
Queen Insurance Co. policy

April 29th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 12985 and 13134.
NAME: Samo KANEKO
CATALOGUE NO: Special Ad.
RE: 2028 Columbia St., Vancouver, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, North half of the North half of Lots 23 and 24, Block 21, District Lot 200A, Group 1, New Westminster District, Plan 197.
Encumbrances:	None.
Taxes:	1945 Taxes - \$41.50 paid. No Arrears.
Vested:	No. A1754.
VALUATION BY APPRAISER:	\$1500.00.
AMOUNT OF BID:	\$1500.00.
APPROVED BY ADVISORY COMMITTEE:	March 24th, 1945.
AMOUNT RECEIVED BY CUSTODIAN:	\$1500.00.
NAME OF PURCHASER:	Elizabeth Teggis.

Prepared by: *G. J. [Signature]*

Approved by: *[Signature]*

DAG:JS

Evacuee File No. 13134

Advertisement appearing in Vancouver
Newspapers March 23rd, 24th and 25th

15-23-3-17

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 commercial, residential and unimproved properties situate in the City of VANCOUVER:

Lot 15, Block 15, D.L. 185, Group 1, New Westminster District, Plan 92, being a Vacant Lot, 66 x 131 on the North Side of Pender Street West between Thurlow and Bute Streets.

Subdivisions 1 and 2, Lot 2 of Block 15, D.L. 526, Group 1, New Westminster District, Plan 3187, being Vacant Lots at the South East Corner of East Boulevard and 43rd Avenue.

Lot "D" of Block 28 to 29, of Blocks 3 to 7, D.L. 457, Group 1, New Westminster District, Plan 2947, being a Vacant Lot in the 7300 Block on Fraser Avenue.

Lot 12, Block 3, Subdivision "A," D.L. 182, Group 1, New Westminster District, Plan 176, known as 1234-1236-1260 Powell Street, being a 6-room frame dwelling and two storey frame warehouse.

Lot 4, Block 28, D.L. 184, Group 1, New Westminster District, Plan 178, known as 1934 Triumph Street, being a 2-storey, 12-room frame school building.

Lot 16, Block 249, D.L. 526, Group 1, New Westminster District, Plans 590 and 3863, known as 1626 West Fourth Avenue, being a 2 storey frame building with store and 2 rooms on the ground floor and 3 rooms above.

Lot 9 of Block 101, D.L. 301, Group 1, New Westminster District, Plan 1888, known as 660 Kingsway, being a frame store building.

Lots 7 and 8, Block 219, D.L. 526, Group 1, New Westminster District, Plan 590, known as 1688 West First Avenue, being a 3-room frame dwelling.

North Half of the North Half of Lots 23 and 24, Block 21, D.L. 200 A, Group 1, New Westminster District, Plan 197, known as 1028 Columbia Street, being a 7-room frame dwelling with garage.

West Half of Lot 16, Block 21, D.L. 200A, Group 1, New Westminster District, Plan 197, known as 125 West Fifth Avenue, being an 8-room frame dwelling and garage.

Lot 8, Block 13, District Lot 302, Group 1, New Westminster District, Plan 3632, known as 331-334-336 West 5th Avenue (To be sold en bloc), 332 West 5th Avenue being a six-room frame dwelling; 334 West 5th Avenue being a two-storey frame building with eight three-room cabins and one two-room cabin; 336 West 5th Avenue being a six-room frame house.

Lot 1, Subdivision of Block 65, D.L. 2027, Group 1, New Westminster District, being unimproved land in the 3200 Block West 31st Avenue.

Subdivisions 5, 6 and 7 of Lot 2 in the East Half of Block 28, D.L. 391, Group 1, New Westminster District, being Vacant Lots in the 1100 Block East 26th Avenue.

Lot 12, Block 1, North East Quarter of D.L. 336, Group 1, Map 2484, New Westminster District, being a Vacant Lot in the 2600 Block on East 43rd Avenue.

Lot 9 of the Resubdivision of Blocks 1, 2 and 3, North East Quarter of D.L. 335, Group 1, Map 2168, New Westminster District, being a Vacant Lot in the 7000 Block Boundary Road.

Lot 13 (except the E. 33 feet) and Lot 14 (except the W. 33 feet), Block 22, D.L. 200A, Group 1, New Westminster District, Plan 197, known as 46 West 8th Avenue, being a 6-room frame dwelling.

Lots 19 and 20, Block 5, D.L. 637, Group 1, Map 1182, New Westminster District, being Vacant Lots in the 5100 Block Main Street.

Lot 23, Block 4, D.L. 735, Group 1, Plan 2934, New Westminster District, being a Vacant Lot in the 6800 Block Victoria Drive.

Lot 11, Subdivision "C" Block 154, D.L. 264A, Group 1, Plans 2142 and 1771, being a Vacant Lot in the 1500 Block East 8th Avenue.

AND

Lot 11, Block 23, D.L. 273, Group 1, Map 1063, New Westminster District, being a Vacant Lot on Fourth Street, between Moody and Queensbury Avenues, in North Vancouver.

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, 508 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.
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 Twentieth Day of April, 1944. Further particulars may be obtained during office hours any day up to Noon on the Nineteenth Day of April, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 23rd day of March, 1944.

THE CUSTODIAN,

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

THIS INDENTURE made this 27th day of March, in the
year of our Lord one thousand one hundred and forty six.

BETWEEN:

SAMUEL ALFRED MOORE, of the Court-House,
Vancouver, B. C., Official Administrator
for the County of Vancouver and Administrator
of the estate of Yoshiro Kaneko, deceased.

hereinafter called the Party of the First
Part.

AND:

SAMO KANEKO of New Denver, B. C., widow
of Yataro Kaneko.

hereinafter called the Party of the Second
Part.

WHEREAS YOSHIRO KANEKO, late of the City of Vancouver, in the
Province of British Columbia, died on 10th December, 1940, intestate
and a bachelor, and Letters of Administration of his estate were on
18th March, 1946, granted by the Supreme Court of British Columbia
to the said Samuel Alfred Moore;

AND WHEREAS the said Yoshiro Kaneko was in his lifetime registered as
the owner of the lands hereinafter described;

AND WHEREAS Yataro Kaneko, the father of the said Yoshiro Kaneko
predeceased him, and his mother, the said Samo Kaneko, is his sole bene-
ficiary.

NOW THIS INDENTURE WITNESSETH that the said party of the first part
for and in consideration of One Dollar of the lawful money of Canada to
him in hand paid by the said party of the second part, at or before
the sealing or delivery of these presents (the receipt whereof is hereby
by him acknowledged) hath granted, released and quitted claim and by
these presents Doth Grant, Release, and QUIT CLAIM unto the said party
of the second part, ALL the Estate, Right, Title, Interest, claim and
demand whatsoever both at law and equity or otherwise howsoever and
whether in possession or expectancy of him the said party of the first

part of, in, to or out of ALL and singular that certain parcel or tract of land and premises, situate, lying and being land in the City of Vancouver and Province of British Columbia, described as the North half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of Lots 23 and 24 of Block 21, D. L. 200 A, Group 1, N. W. D., and according to a plan of subdivision deposited in the Land Registry Office at the City of Vancouver and numbered 197.

TOGETHER WITH the appurtenances thereunto belonging or appertaining TO HAVE and TO HOLD the aforesaid lands and premises with all and singular the appurtenances thereto belonging or appertaining unto and to the use of the said party of the second part, subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

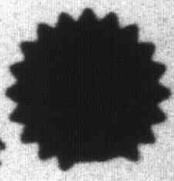
Wherever the singular or the masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so requires).

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals

Signed, Sealed and Delivered
in the Presence of

Signature of Witness *Harry Rogers*
Street Address *Conat - Jmu*
City of Town *Can Conat B.C.*
Occupation of Witness *Clak*

Same as above
Administrator of the Estate of
Yoshiro Kaneko, deceased.



80/12985
File Nos. 12985 and 13134.
Special Ad.

June 19th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Samo KANEKO
N. $\frac{1}{2}$ of N. $\frac{1}{2}$ of Lots 23 and 24,
Blk. 21, D.L. 200A, Gp. 1, N.W.D.,
Plan 197.

With reference to the above property which was recorded in the Vancouver Land Registry Office, May 23rd, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 149171-L, dated May 23rd, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 149172-L, dated May 23rd, 1946, registering the property in the name of Elisabeth Teggia (Deed).
3. Duplicate of Transmission dated May 8th, 1946.
4. Duplicate of Deed dated May 8th, 1946 - Secretary of State to Elisabeth Teggia.
5. Certificate of Indefeasible Title number 149172-L, dated June 13th, 1946, covering the above property in the name of Elisabeth Teggia.

D. A. Cramer

DAC:JS
Atch.

REAL PROPERTY SUMMARY

JAPANESE NAME: Samo KANEKO Reg. No. 02589 File No. 12985.
Copy for File 13134.

CATALOGUE NO: Special Ad. - March 23rd, 1944.

PROPERTY ADDRESS: 2028 Columbia Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, North half ($\frac{1}{2}$) of the North half ($\frac{1}{2}$) of Lots 23 and 24, Block 21, District Lot 200A, Group 1, N.W.D., Plan 197.

TITLE: Registered in the name of Samo KANEKO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 41754, dated April 2nd, 1946.

ASSESSED VALUES: Land - \$415.00
Improvements - \$800.00 - \$1215.00 Taxes - \$42.79.

CLASSIFICATION: This is a 2 storey 6 room house built on a 33' x 100' Lot. The valuator reports in part on May 2nd, 1944, as follows: "There are 3 rooms on the main floor with a fireplace in the dining room. Upstairs there are 3 bedrooms and a bathroom. The basement is full size with wood floor and equipped with a hot-air furnace. There is a garage at the rear. Valuation - \$1,500.00. J.R. Reid".

HISTORY OF ADMINISTRATION: This property was leased by Messrs. Parsons, Brown Limited (Rental Agents) to Mrs. A. Wilson as from November 1st, 1942, on a monthly basis. Consideration - \$20.00 per month payable in advance. All the rents collected were credited to the Estate of Yoshiro KANEKO, Deceased File No. 13134. This property was transferred by Deed - Samuel Alfred Moore, Official Administrator of the Estate of Yoshiro KANEKO, deceased to Samo KANEKO, sole beneficiary, on March 27th, 1946, and registered under Certificate of Title No. 145130, April 4th, 1946. All Estate funds were transferred to Samo KANEKO, July 17th, 1946.

Rents collected - \$820.00 against which were the following charges:

Cleaning Flues	\$ 5.00
Decorating and papering	113.50
Plumbing	18.55
General repairs	6.00
B.C. Electric Railway	1.60
Water Rates	7.00
Commission	41.00 - \$192.65.

SOLD: To Elisabeth Teggins for \$1500.00 as at April 25th, 1946.
Approval of Advisory Committee - March 24th, 1945.

Funds released to the credit of Samo KANEKO as at July 18th, 1946, against which were the following charges:- Real Estate Commission - \$75.00, Valuation - \$5.00, Advertising - \$9.87, Registration Fees - \$2.50, Vendor's share of 1946 Taxes - \$12.98 = \$105.35, leaving a net

net

Page 2.

File No. 12985.
Copy for File 13134.

credit of \$1394.65 from said transaction.

Adjustments as at April 25th, 1946, amounting to \$10.19 - Purchaser's share of Unearned Fire Insurance Premiums and \$2.78 being Purchaser's share of Water Rates = \$12.97 were placed to the credit of Samo KANEKO account.

The following Fire Insurance Policy:-

Queen Insurance Company, Policy No. 2/221198 - \$2,000.00 covering on the dwelling, was transferred to Elisabeth Teggin May 27th, 1946.

OLD CERTIFICATE OF TITLE

No. 14530-L: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 149172-L in the name of Elisabeth Teggin, was mailed to her on July 12th, 1946. Official Post Office Receipt No. 18586 on file.

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

September 26th, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 12985

October 4th, 1946

Re: Samo KANEKO (Mrs. Yotaro)
Reg. No. 02589.

Chattels:

In her JP form dated September 25th, 1942, the above Japanese declared some household effects which she stated would be left in one room at 2028 Columbia Street, Vancouver, and the key given to the new tenant, Mrs. Wilson. A memo on file dated March 26th, 1945, states that on communicating with the tenants, Mr. and Mrs. Wilson, we were informed that the chattels were removed immediately they took over the premises. In a memo dated March 27, 1945 the Protection Department advised that according to warehouse records all chattels were removed from 2028 Columbia Street under the name of Mrs. Shizue AKASE (File No. 10334). Accordingly we wrote to Mrs. Akase under date of April 24, 1945, enclosing a copy of the Vancouver Auction sheet No. 41 covering the sale of chattels removed from 2028 Columbia Street (copy of which letter and auction sheet was sent to Mrs. Kaneko who lived in the same centre, New Denver) requesting that she and Mrs. Kaneko mark the items belonging to each of them and return a copy of the auction sheet to us that their accounts might be credited with the correct amount. On May 20, 1945 Mrs. Kaneko wrote stating that she had checked the Auction List 41 with Mrs. Akase and all items belonged to Mrs. Akase. This was confirmed by Mrs. Akase under date of June 12, 1945, who signed an extra copy of our auction sheet No. 41. Chattels proceeds were accordingly credited to Mrs. Akase's account with the Custodian and subsequently remitted to her.

Specified Articles:

No Specified Articles are revealed on this file.

Life Insurance:

In her JP form Samo Kaneko declared the following: "Prudential Insurance Co. Policy in own possession, number unknown. Amount unknown. Beneficiary daughter, Yoshiko". No action regarding this policy has been taken by the Custodian.

Under dates of December 15, 1943, December 11, 1944 and February 22nd, 1946, cheques in the amount of \$35.00 received from the Sun Life Assurance Company by this office, representing the annual interest due December 10 under Sun Life Policy 2,306,579 (Supplementary Contract) were forwarded to Samo KANEKO. No other action regarding this Contract has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY BELONGING TO THE ABOVE JAPANESE PERSON IS
REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

Summary of LIABILITIES

File No. 12985

October 4, 1946

Re: Samo KANEKO (Mrs. Yotaro)
Registration No. 02589.

This file reveals no claims against the above Japanese person.

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

E. Robertson.
E. Robertson.