

14084

EVACUATION SECTION

FILE NO. 14084

Rec'd OFFICE OF THE CUSTODIAN
File No. JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Hyakutaro KINOSHITA,
HOME ADDRESS: SALMO, B.C.
REGISTRATION NUMBER 12910 SEX: male AGE: 59 59
OCCUPATION: Laborer Farmer

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

EMPLOYER: R.F. ROTTAR, Salmo, B.C.

MARRIED? no

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Parcel of Land, 52.3 acres on;
District of East Kootenay, Blk. 20, D.L. 273

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 Houses
3 Houses Dwelling and two for tools and Various
accessories. Taken with him to New Denver
See letter Mar. 24/44.

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

4. TAXES (Amount and where payable) \$6.70 in 1943. Prov. Coll. at Nelson.

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

Handwritten: Court House, Nelson.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION.

2. LANDLORD'S NAME AND ADDRESS.

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

4. STATE WHEREABOUTS OF LEASE.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: Yes
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

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, for the duration.

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 31st day of December 1943.

(Signature)

H. Kinaschito

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE February 26, 1943.

Our File No. 14084

Full Name KINOSHITA, Ryakutaro
(Surname in Block Letters)

Registration No. 12910

☒ Male - Female
(Check)

Age April 24, 1884.

Former Address c/o F. R. Rotter, Salmo, B. C.

Date Evacuated February 19, 1943.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address (1) Roseberry, B.C. (2) Canoe, B.C. (3) Magna Bay, B.C.
(Lettr. March 6/43) (Lettr. Nov. 29/43) (Lettr. March 24/44 & Oct. 14/46)

☒ Married - Single
(Check)

Name of Wife -----

Name of Husband -----

Name of Mother -----

Name of Father Johachi - Deceased

Names of Children under 16 -----

Requested by Mrs. O'Brien (JS)

Registered with Custodian Yes
(Yes or No)

Additional Information Logger

REAL PROPERTY SUMMARY

File No. 14084.

Catalogue No. 625.

Japanese Name: Mr. Hyakutaro KINOSHITA.

Reg. No. 12910.

Civic Address: Near Salmo, B. C. (25 miles South of Nelson, B.C.)

Legal Description: Block 20 of Lot 273, Kootenay District.

Classification: Shack

-----S O L D-----

Registered in the name of: Hyakutaro KINOSHITA.

Note: The correct spelling of the given name of this registered owner is Hyakutaro.

State of Title: The following registered charge appears on the Certificate of Encumbrance on file: "Proviso as to one-quarter reversion to the Crown in the event of subdivision D.D.51235-I"

Vesting: In Custodian. Filed January 24, 1944. D. F. 17423.

Whereabouts of Certificate of Title No. 51236-I: Mr. Kinoshita declared in his JP Form that it was at the Court House, Nelson, B. C.

Sold to: Mr. Ellis Wilbert Roach, Farmer, and his wife, Claudia May Roach, both of Sheep Creek, B. C., British Subjects, as Joint Tenants, for the sum of \$500.00 cash. Date of Sale: November 18, 1946.

Title delivered to the new registered owners, Mr. and Mrs. E. W. Roach, with our registered letter dated January 16, 1947, addressed to them c/o O'Shea, Garland & Gansner, Barristers and Solicitors, Nelson, B. C.

Funds derived from above sale released to credit of Hyakutaro KINOSHITA, Registration No. 12910, File No. 14084, on December 24, 1946.

Insurance: Nil.

Chattels: Not involved.

ADMINISTRATION:

Mr. Kinoshita, in his JP Form dated December 31, 1943, declared owning the following Real Property:
"Parcel of Land, 52.3 acres on; District of East Kootenay, Blk. 20, D.L. 273 ... (with) ... 3 Houses Dwelling and two for tools and Various accessories."
(Please refer to the Chattel Summary regarding disposition of the above tools and accessories).

Mr. Kinoshita declared, under "Occupancy and Leases" in his JP Form, that the above-mentioned was vacant. It remained unoccupied until it was sold by us to Mr. and Mrs. Roach.

We wrote Mr. Kinoshita on March 6, 1943, enclosing JP Forms to be completed by him, but he did not reply to our letter. We wrote him several times regarding this matter but it was not until January 1944 that his JP Form,

P.T.O.

REAL PROPERTY SUMMARY CONTINUED.

(2)

Cat. No. 625.

File No. 14084

dated December 31, 1943, was received by us. He was evacuated on February 19, 1943, to Roseberry, B. C., and later removed to Canoe, B. C.

We wrote him to the last-mentioned place for a report on his property and received the following reply dated March 24, 1944:

"Your letter of February 26th addressed to Canoe has just been received. Please note that I have changed my address as of above.

My property at Salmo, B. C. has not been rented to any person and consequently no arrangement for payment of rent is in force.

The building was of four room structure made of lumber having only a single floor. Being a bachelor it was of the most modest means. There were no furniture except a bed, and the only other property of any value left was a water pump set in the well. The remaining tools were carried with me in person to New Denver."

The Notice of Assessment received from the Provincial Collector, Nelson, B. C., gave the following assessed values:

Land: \$100.00 Improvements: \$100.00
and shewed the annual taxes to be \$6.60.

There was no Fire Insurance coverage on the buildings and Mr. Kinoshita paid the annual land taxes direct to the Collector at Nelson, B. C., each year up to and including 1946.

Consequently, this Office was relieved of any expense in connection with this property apart from the sum of \$1.00 paid for a Certificate of Encumbrance in January 1944, and \$5.00 for a report on this property made by Mr. R. H. Street of Salmo, B. C., at our request. These small amounts were recovered from the sale proceeds.

Mr. Street made the following statements in his letter dated March 8, 1944:

1. The property has practically gone to ruin.
2. The buildings never did amount to much.
3. The doors and windows have been broken.
4. Livestock have been in the buildings.
5. The two tool houses were just shacks.
6. The house was very roughly built.
7. The owner before Mr. Kinoshita wanted \$150.00 for the property and it was in better shape then.
8. It is doubtful if the buildings are on the land described as Block 20 of Lot 273.

We also requested a report from Mr. T. D. Rosling of Nelson, B. C., as Mr. Street was interested in purchasing the above property. Mr. Rosling did not feel the value of the property and distance required to travel for inspection, justified making a special trip, but he advised us in his letter dated March 18, 1944, that Mr. Kinoshita paid \$300.00 for it in June, 1941. He also stated the land was nearly all surrounded by water. Mr. Rosling made no further report and he did not render an account for his services.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(3)

The Department of Lands, Survey Branch, forwarded a print showing the extent of the boundary of Block 20, and stated this property lies entirely to the west of the Salmon River.

In Mrs. Street's report, referred to above, he stated as follows:
"If Block 20 consists only of the land on the West side of the Salmon River it is practically worthless. It is low rough land cut up by the Salmon River and the North Fork River, it is my estimation it is not worth \$50.00. If Block 20 takes in the east side of the river with the buildings it is worth about \$125.00.

A Mr. Gust. Anderson of Salmo, B. C., wrote us on April 5, 1945, and requested permission to use Block 20 for trapping as he had a registered Trap Line along the Salmon River. He stated the property belonged to Mr. T. Kitano and associates but he did not reply to our letter requesting him to forward further particulars. We wrote Mr. Kitano at Roseberry, B. C., and he replied that he had no connection whatsoever with this property.

The purchase price of \$500.00 paid by Mr. and Mrs. E. W. Roach was \$375.00 more than the valuation of Mr. R. H. Street and \$200.00 more than Mr. Kinoshita paid for the property in June, 1941.

In a letter dated October 14, 1946, Mr. Kinoshita advised Mrs. E. W. Roach, in reply to her letter to him, as follows:
"I will not sale that of the lands because price will not satisfactory to me. Be so you willing pay five hundred I might sale the land."
The original of this letter was sent to us for inspection and returned to Messrs. O'Shea, Garland and Gansner, Solicitors for the purchasers. A copy was made for our file No. 14084.

Deed of Land was filed at the Land Registry Office, Nelson, B. C., on December 7, 1946, and Certificate of Title No. 68099-I in the names of Ellis Wilbert Roach and Claudia May Roach, Joint Tenants, was forwarded to them by registered mail with our letter dated January 16, 1947.

Completed statements regarding the sale of his property were forwarded to Hyakutaro KINOSHITA with our letter dated February 11, 1947.

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

.....
Administration Department.

WJJ/HMS
February 12, 1947.

PERSONAL PROPERTY SUMMARY

File No. 14084

February 12, 1947.

Re: (Mr.) Hyakutaro KINOSHITA
Registration No. 12910

CHATELS: Mr. Kinoshita, in his JP Form dated December 31, 1943, did not declare any personal property. In reply to our letter regarding this matter he wrote us as follows:
"There were no furniture except a bed, and the only other property of any value left was a water pump set in the well."
We wrote him two letters regarding the value of the pump but he did not reply to same and we do not know whether this article is still on the property.

INSURANCE: Mr. Kinoshita declared, in his JP Form, that he had Life Insurance. However, no further mention is made on file regarding the above.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, ARE FOUND ON THIS FILE.

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

.....
Administration Department.

WJJ/HMS

14084.

April 20th, 1943.

Mr. Hyakutaro KINOSHITA,
Registration No. 12910,
Roseberry, B. C.

Dear Sir:

On March 6th, 1943, we forwarded you three copies of the "JP" property declaration form, requesting you to complete the forms and return two copies to this office. So far we have had no reply. If you have property of any kind, real or personal, please complete and return the forms.

If you have no property remaining in the Protected Area, please fill up, sign, have witnessed and return to us the enclosed "No Property" declaration card.

Yours truly,

D. M. Choze,
Administration Department.

DMC/P.
Encl.

14084

November 29th, 1943.

Mr. Hyakutaro KINOSHITA,
Registration No. 12910,
Cance, B. C.

Dear Sir:

We enclose herewith 'JP' Property Declaration Forms and a yellow "No Property" Declaration card. Will you please, immediately on receipt of this letter, fill up, sign and return to us either two copies of the form or, if you have no property of any kind remaining in the Protected Area, the yellow card.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

D. M. Chope,
Administration Department.

DMC/HMS
Enc.

14084

January 21st, 1944.

The Registrar,
Land Registry Office,
Nelson, B. C.

Dear Sir:

I enclose Certificates of Vesting to cover the land owned by the party below named, which please register returning one copy with registration number and date of registration. Also please send me Certificate of Encumbrance covering the land affected and showing this registration, for which I am enclosing a cheque in the amount of One Dollar (\$1.00).

<u>File No.</u>	<u>Japanese Name</u>	<u>Police Reg.No.</u>	<u>Title No.</u>
14084	Hyakutaro KINOSHITA	12910	51236-I

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encs. (1 cheque)

AGENTS FOR
FIRE AND AUTO
INSURANCE

R. H. STREET

TOWN LOTS
AND
FARM LANDS

ENEMY SECTION	
Rec'd	JAN 28 1944
File No.	PPD 14084
Ans'd	
Refer'd	

File of
14084 Salmo, B. C.,

Jan'y 26th 1944

G.W. McPherson

Custodian of Enemy Alien Property

1210 Royal Bank Bldg

Vancouver B.C.

Dear Sir;

Last fall you called for tenders for the purchase of Block 20 of D.L.273. Kootenay Land District. This land is owned by a Japanese who is now in a camp.

Will you kindly let me know if this land was sold and if not what is your upset price on same as I am interested in buying it.

Yours truly

R. H. Street

14084
~~11195~~

29th January, 1944.

R.H. Street, Esq.,
Salmo, B.C.

Dear Sir:

We are in receipt of your letter of the 26th instant in connection with Block 20 of D.L. 273, Kootenay Land District. We do not appear to have any record of any property of this description, and would appreciate same if you could advise us of the name of the Japanese owner in order that we may trace same.

Japanese-owned properties in the City of Cranbrook and the Kootenay District will be for sale by Public Tender in the near future and we will advise you further regarding this at a later date.

Yours very truly,

W.J. Johnston.
Administration Department.

WJJ/MB.

AGENTS FOR
FIRE AND AUTO
INSURANCE

R. H. STREET

EVACUATION SECTION	
Rec'd	FEB 16 1944
File No.	14084
Ans.	109
Referred	Johnston
TOWN LOTS AND FARM LANDS	

Put to you
Salmo, B. C.,
Fby 14th

W. J. Johnston

Office of the Custodian
Vancouver B.C.

Dear Sir;

Re your file No. 11495

I could not answer your letter of the 29th ofore
as I did not have the information.

Block 20 of D.L. 273 Kootenay Land District is
registered in the name of Hiya Katavo Kinoshita. A Certificate of
Vesting to Custodian was filed from Ottawa on 24th of Jany .1944
D.F.17423.

HIYAKATARO
I would appreciate it very much if I could put a tender
on this property sometime in the early spring as it lies along
side of my land and I intend to fence this spring and it would
save me some money to include this in my fence. The land itself
is of little value only it would save me about a half a mile of
fencing.

Yours truly

R. H. Street

12 9/10

14084

14084.

18th February, 1944.

R.H. Street, Esq.,
Insurance Agent,
Salmo, B.C.

Dear Sir:

re: Block 20 of D.L. 273
Kootenay District and
Hyakutaro Kinoshita.

We are in receipt of your letter of the 14th instant and note contents, for which we thank you. Our file No. in the above matter is 14084 and we would ask you to kindly refer to same when writing.

Messrs. Beale & Elwell in the City of Cranbrook are our Agents for this property and as previously stated in our letter of the 29th ultimo, same will be advertised for sale by Public Tender in the near future with other Japanese-owned properties in the Kootenay district. We wish to thank you for your enquiry and assure you that you will be notified at the time the property becomes for sale.

Yours very truly,

W.J. Johnston.
Administration Department.

WJJ/MB.

14084.

26th February, 1944.

Mr. Hyakutaro KINOSHITA,
Registration No. 12910,
Canoe, B.C.

Dear Sir:

re: Block 20 of D.L. 273.
Hyakutaro KINOSHITA.

Please advise us by return mail regarding the rental of your property at Salmo, B.C. If there is a tenant on the property, we would like to know what arrangements you made regarding payment of rent. We would also like to have a more complete report on the buildings located on the property and any furniture, equipment and tools which you may have left on the premises.

We are enclosing herewith a stamped addressed envelope to facilitate an early reply.

Yours truly,

W.J. Johnston.
Administration Department.

WJJ/MB.

14084.

26th February, 1944.

The Provincial Assessor,
Court House,
Nelson, B.C.

Dear Sir:

re: Block 20 of Lot 273. Kootenay
District - Hyakutaro KINOSHITA.

Please forward by return mail, Assessment *
and Tax Notices in connection with the above-mentioned
property.

It is important that we receive same at the
earliest possible date. Your co-operation herein will
be appreciated.

Yours very truly,

W.J. Johnston.
Administration Department.

WJJ/MB.

*

Received & on file.

14084

March 3rd, 1944.

R. H. Street, Esq.,
Insurance Agent,
Salmo, B. C.

Dear Sir:

Re: Ryakutaro KINOSHITA,
Registration No. 12910,
Canoe, B. C.

Please be good enough to advise us if anyone is occupying the premises near Salmo, owned by the above mentioned Japanese. If the place is rented we would like to have particulars of the arrangements existing between the tenant and Mr. KINOSHITA.

Mr. KINOSHITA stated there were three houses on the property, two of which were used for tools and various accessories, and we would appreciate receiving information about these improvements and any chattels which may have been left on the premises.

You may render your account for inspecting the property and we will forward you our cheque in payment of same.

It is possible that you may have spoken to or written to Mr. KINOSHITA at some time regarding the sale of his property and if so kindly advise us of any information he may have given you in this connection.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

AGENTS FOR
FIRE AND AUTO
INSURANCE

R. H. STREET

TOWN LOTS
AND
FARM LANDS

Salmo, B. C.,

Mar 8th, 1944.

W. J. Johnston

Administration Dept.,

Vancouver B.C.

Dear Sir;

re file 14084

In answer to your of the 3rd inst.

EVACUATION SECTION	
Rec'd	MAR 13 1944
File No.	14084
Ans.	
Referred	J. Johnston

There is no person occupying the premises of this man and it is not rented. On checking this property over I may say that it has practically gone to ruin. The buildings never did amount to much. The ~~xxxx~~ doors and windows of the house have been broken and stock has been in the buildings.

The two tool houses were just shacks and the house was a *tar? tar?* one story ear roofed building very roughly built. I have never talked with Mr. Kinoshita about this property but he bought it from a Mr. Macdonald who tried to sell it to me some years ago for \$150.00 and it is not in a good shape now as then.

Also I find on checking up the lines that it is doubtful if these buildings are on the property. They are on the east side of the Salmon river. According to my belief the Salmon river divides this property but according to a plan I have received from the Forestry dept., which is not guaranteed to be authentic, Block 20 lies all on the west side of the Salmon and the part on the east side of the Salmon river on which are the buildings really is part of Block 17. I am enclosing you the map ~~xxxx~~ in order to make myself more clear but I would like you to return me same as I need it for my records.

returned Mar 14/44

AGENTS FOR
FIRE AND AUTO
INSURANCE

R. H. STREET

TOWN LOTS
AND
FARM LANDS

Salmo, B. C.,

If you wish me to check this up properly I can do so the next time I go into Nelson but I did not want to go to the expense until I heard from you. I may say that if Block 20 consists only of the land on the West side of the Salmon river it is practically worthless. It is low rough land cut up by the Salmon River and the North Fork river. In my estimation it is not worth fifty dollars. If Block 20 takes in the east side of the river with the buildings it is worth about \$125.00. I have marked the site of the buildings in red on the map.

My account for inspection and report to date is Five Dollars.

If you want to look it up more thoroughly kindly let me know.

Yours truly

R. H. Street

*Delivered to
52.3 acres*

*1
Paid*

14084

March 14th, 1944.

R. H. Street, Esq.,
Salmo, B. C.

Dear Sir:

Re: Hyakutaro KINOSHITA

We are in receipt of your letter of the 8th instant and wish to thank you for your prompt report on the property of the above mentioned, located at Salmo, B. C.

We are returning herewith the plan of Block 20 and the adjoining blocks showing the situation of the buildings belonging to Mr. Kinoshita.

Our cheque in payment of your account will be forwarded to you shortly and it will not be necessary to make any further investigation at the present time.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

14084

March 15, 1944.

Mr. T. D. Rosling,
568 Ward Street,
Nelson, B. C.

Dear Sir:

Re: Block 20, Kootenay District.

Japanese owned real property, which is to be sold by public tender in the near future, is now being catalogued for publication. The above-mentioned property is one of those in the Kootenay District which will be included. It is our practice to place opposite each description the name of a licensed Real Estate agent who has agreed to act as sales agent. In this connection we have listed your name, which we trust meets with your approval.

Before acceptance of bids by the Custodian, independent valuations are obtained and we would be glad to have you suggest a reliable appraiser who is within reasonable reach of this property. Valuations in the City of Vancouver are being made for a nominal fee of \$5.00, but certain circumstances of distance or location might alter this.

Advertisements will be run in the Vancouver dailies and in newspapers in the localities concerned on three successive dates. The period during which tenders will be received will be thirty days from the date of the first advertisement. Perhaps you could suggest the best medium in your area for getting this widely circulated.

We are enclosing herewith for your information the followings: (1) rough sketch showing that portion of Lot 273 in which Block 20 is situated; (2) copy of Mr. Street's letter dated March 8, 1944 in which he makes a report on the property; (3) memorandum of particulars taken from our file.

You may be interested to know that Mr. Street is interested in the purchase of this property and the following is an extract from his letter dated February 14, 1944:

(over)

I would appreciate it very much if I could put a tender on this property sometime in the early spring as it lies along side of my land and I intend to fence this spring and it would save me some money to include this in my fence. The land itself is of little value only it would save me about a half a mile of fencing."

Several copies of our catalogue will be forwarded to you at an early date.

Thanking you for your attention to this matter,
we remain,

Yours very truly,

H. J. Johnston,
Administration Department.

WJLAS
encl. 3.



T. D. ROSLING

REAL ESTATE AND INSURANCE

THE HALIFAX INSURANCE COMPANY

NELSON
BRITISH COLUMBIA

March 18th, 1944.

Department of Secretary of State,
Custodian Japanese Evacuation,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 21 1944
File No.	14084
Ans.	☒
Referred	<i>Johnston</i>

sent to you

Dear Sirs:

Your File No. 14084
Re: Block 20 - Kootenay District

I appreciate receiving your letter of March 15th on the above mentioned subject and I have checked with the Land Registry Office and find that it was purchased by the present owner in June 1941 for the sum of \$300.00. The previous owner purchased it from the Government in the same year.

As the value is small and as country property has no set value I would judge that it is not worth while making a special trip to Salmo. However, I expect to be in that district before the end of the month and will endeavour to see the property at that time.

I find that it is situated just west of the Townsite of Salmo and according to the map which you forwarded it is nearly all surrounded by water.

With regard to advertising the property I would suggest the Nelson Daily News as this paper is read by most people in the district.

Trusting that this is the information you require, I remain,

Yours very truly,

T. D. Rosling.
REAL ESTATE DIVISION

TR/JB

14084

March 21st, 1944.

R. H. Street, Esq.,
Salmo, B. C.

Dear Sir:

Re: Hyakutaro KINOSHITA

We are enclosing herewith our cheque for the sum of \$5.00, in payment of your account in connection with making an inspection and report on the property at Salmo, owned by the above-mentioned Japanese. Thanking you, we are

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

File No. 1454

March 27th. 1944.

MEMORANDUM

TO: Mrs. A. G. Weirther

FROM: Mr. W. J. Johnston

Re: Valuation for property
at Salmo, B. C.

I am attaching hereto copies of letters received from Mr. T. D. Neuling of Nelson, B. C. and Mr. R. H. Street of Salmo, B. C. in connection with the value of the under-mentioned property, particulars of which are as follows:

1. Owner: Mr. T. D. Neuling of Nelson, B. C.

2. Description:

Block 20 of Lot 273, Kootenay District
Proviso as to one-quarter reversion to the
Crown in the event of subdivision D.D. 91235-1.

3. Location:

Near Salmo, B. C. Salmo is 25 miles South
of Nelson, B. C.

4. Assessment (1944):

Land: \$100.00 (52.3 acres-declared by
H. Kinoshita) ✓
Improvements: \$100.00 (one shack and 2 sheds)

5. Tenancy:

Unoccupied

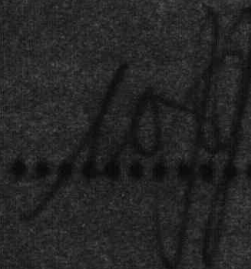
6. Chattels or Equipment:

Nil

(See letter dated Mar. 24/44)

7. Offer to Purchase:

Received from Mr. R. H. Street of Salmo, B. C.



WJN:WJN
Enc.

your file 14084

Magna Bay, B.C. ✓
March 24, 1944.

Dept. of Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 28 1944
File No.	14084
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Sent to you

Dear Sir:

Your letter of February 26th addressed to Canoe has just been received. Please note that I have changed my address as of above.

My property at Salmo, B.C. has not been rented to any person and consequently no arrangement for payment of rent is in force.

The building was of four room structure made of lumber having only a single floor. Being a bachelor it was of the most modest means. There were no furniture except a bed, and the only other property of any value left was a water pump set in the well. The remaining tools were carried with me in person to New Denver.

Yours truly,

H. Kinoshita
H. Kinoshita 12910.

14084

March 30th, 1944.

Mr. Hyakutaro KINOSHITA,
Registration No. 12910,
Magna Bay, B. C.

Dear Sir:

We are in receipt of your letter of the
24th instant and note contents.

Please advise us by return mail regarding
the value of the water pump set in the well and
also whether or not you carried any insurance on the
dwelling.

Thanking you for your attention to this
matter, we are

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

14084

September 13th, 1944.

Mr. Hyakutaro KINOSHITA,
Registration No. 12910,
Magna Bay, B. C.

Dear Sir:

We are enclosing herewith copy of our letter to you dated March 30th, 1944, as we do not appear to have received a reply to same.

As requested in this letter please advise us regarding the value of the Water Pump set in the well in your property and also state whether or not you carried any insurance on the dwelling. We require this information for the proper administration of your assets and would ask you to write us as soon as possible.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

14084 ✓
13998
12548

October 12th, 1944.

Provincial Collector,
Court House,
Nelson, B. C.

Dear Sir:

Re: Blk. 20, D.L. 273, Kootenay Dist.
Near Salmo, B. C., File #14084
Lot 116, D.L. 812, Plan 730-C
Near Canyon, B. C., File #13998
Lots 49, 50, 51, D.L. 5247, Plan 1088
Near Cranbrook, B.C., File #12548

Kindly forward to our office tax certificates for registration purposes in connection with the above-mentioned properties.

We would also like you to advise us if there are any charges against these properties which remain unpaid.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

COPY

File # 14084

Nelson, B. C.
Oct. 16, 1944.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville St.,
VANCOUVER, B. C.

Dear Sir:

Re: Blk. 20, D.L. 273, Near Salmo, ✓
File 14084
Lot 116, D.L. 812, Plan 730C
Near Canyon File 13998

We are enclosing the tax certificates requested in your letter of the 12th instant. In both cases the taxes including those for the current year are fully paid. There are no other charges of which we are aware.

We regret that we are unable to tell you anything about Lots 49, 50, 51, D.L. 5247, Plan 1088, File 12548, as they are not in this district and your enquiry should be addressed to the Provincial Collector, Cranbrook, B.C.

Yours faithfully,

"R. V. Venables"
Deputy Provincial Collector.

V/C
Encls.

P.S. In order to save you delay we will ask Cranbrook to advise you direct regarding Lots 49-51, D.L. 5247, Plan 1088.

"R.V.V."

File
12548

Salmo B. C. April 5th 1945

To The Administrator
Alien Property
Vancouver, B. C.

Rec'd	APR 9 1945
File No.	14084
Ans.	W. Sheart
Referred	Johnston

Dear Sir:-

Mr T. Kitano and associates have bought from Mr H. A. Macdonald, Block 20 of Lot 273, this land lies about $\frac{1}{2}$ mile south of the town of Salmo, I have a registered Trap Line along the Salmo River and as this property lies along this river, I would like to get permission to trap on this land, The Land is not in use nor is it cleared, permission to trap on it would not in anyway cause damage.

Would appreciate hearing from you on this matter at your earliest convenience by doing so you will oblige,

Yours truly

Gust. Anderson

Gust. Anderson

14084 ✓
14083

April 11th 1945.

Mr. Gust. Anderson,
Salmo, B. C.

Dear Sir:

Re: Block 20 of Lot 273
Kootenay District.

We are in receipt of your letter of the
5th instant and note contents.

The above-mentioned property is registered
in the name of Mr. Hyakutaro KINOSHITA, an evacuated
Japanese, and as far as we are aware it has not been
sold to either Mr. H. A. McDonald or Mr. Toraichi
KITANO and associates.

This property is Vested in the Custodian
of Enemy Property and all transactions must be approved
by this office. Until we receive further information
regarding this matter we will be unable to answer your
enquiry regarding permission to trap on this land.

Any further particulars which you may be
able to forward to us will be appreciated.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

14084 ✓
14083

April 11th 1945.

Mr. Toraichi KITANO,
Registration No. 13791,
Roseberry, B. C.

Dear Sir:

Re: Block 20 of Lot 273,
Kootenay District.

The above-mentioned property registered in the name of Hyakutaro KINOSHITA, an evacuated Japanese, and vested in the Custodian of Enemy Property, is reported to us as having been sold to you and certain associates by Mr. H. A. McDonald. This transaction no doubt took place before you left Salmo but we would like to know what connection you have with this property, if any.

An early reply will be appreciated and we are enclosing herewith a stamped, addressed envelope to facilitate an early reply.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

OUR FILE

YOUR FILE

ADDRESS YOUR REPLY

TO Registrar of Titles



EVACUATION SECTION

Rec'd MAY 23 1945

File No.

Ans.

Referred *In Mac*

Land Registry Office,
Nelson, B. C.,
May 21st, 1945.

Ian Macpherson, Esq.,
Title Examiner,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Sir:

In reply to your request of the 18th instant for a certified copy of the plan of Block 20 of Lot 273, Kootenay District, I regret that I cannot supply this, as only a blueprint of this plan is on file in this office.

I would suggest that you request a certified copy of the original plan from Mr. F. C. Green, Surveyor General, Victoria, B. C.

I have the honour to be,
Sir,
Your obedient servant,

A. W. IDIENS, REGISTRAR.

PER: *B.C.A.*

BCA:HFC

14084

May 25th 1945

Mr. F.C. Green,
Surveyor General,
Victoria, B. C.

Dear Sir:

Re: Blk. 20. of Lot 273. Kootenay District.

We have on our file a pencil sketch made from a blue print in the Land Registry Office at Nelson which does not indicate clearly that any part of Blk. 20 lies to the East of the Salmon River and West of the roadway shown as passing through Lot 45.

Will you kindly send me a copy of this plan which will show the Eastern boundary of Blk. 20. Also send a memorandum of your fee.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

14084

June 29th, 1945.

Provincial Collector,
Court House,
Nelson, N. C.

Dear Sir:

Re: Block 20, D. L. 273

Kindly forward to this office the 1945
tax statement in connection with the above mentioned
property.

In your letter of October 16th, 1944, you
stated that taxes for said year were fully paid and we
would like to know if you received funds direct from
the registered owner, Mr. Hyakutaro KINOSHITA.

Yours truly,

W. J. Johnston
Administration Department

WJJ/O'B

O'SHEA, GARLAND & GANSNER

BARRISTERS, SOLICITORS, ETC.

JAMES O'SHEA, K.C. [1938]

CHARLES B. GARLAND, K.C.

LEO E. GANSNER, B.A., B.COM.

SOLICITORS FOR
IMPERIAL BANK OF CANADA
CORPORATION OF THE CITY OF NELSON

P. O. BOX 400
NELSON, B. C.

Oct. 26th, 1946.

The Deputy Custodian of Enemy Alien Property,
Dominion Government,
Ottawa, Ont.

Sir:

We have been attended by Ellis Wilbert Roach
of Sheep Creek, B. C., miner, and his wife, Claudia
May Roach and have been instructed by them to communicate
with you.

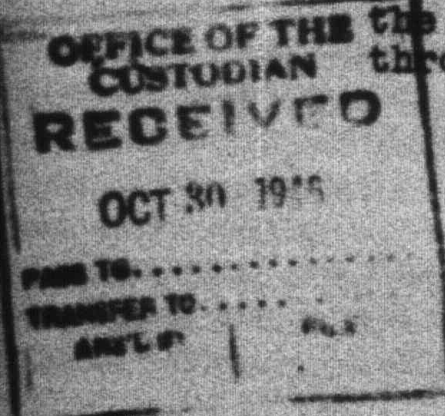
They instruct us that they have been in cor-
respondence with Hiyaikutavo Kinoshito who is understood
to be a Japanese and whose address is Magna Bay, B. C.
The purpose of their correspondence with him was to effect
the purchase from him of Block 20 of Lot 273 Kootenay Dis-
trict, which we are instructed is a block of wild land
approximately 50 acres in extent located near Salmo, B. C.
We are instructed that there are no improvements of any
kind on this land. Kinoshito, it is understood, is the
owner of this land free and clear of all encumbrances.

In response to a letter directed to him by
Mr. Roach he has replied by letter dated October 14,
1946 stating that he might sell this land to him for
\$500.00 which amount we are instructed by Mr. and Mrs.
Roach they are prepared to pay and they are desirous of
completing the transaction by making payment of this
amount and receiving registerable conveyance.

For your information we enclose original letter
dated October 14th 1946 from H. Kinoshita, the above named,
to our client E. W. Roach.

Neither our clients or we are familiar with
the position and status of property of Japanese in Canada
and we are directed to write you to ask to be informed whether
it is lawful to deal direct with Kinoshita and make payment
and obtain conveyance from him or whether, as we expect,
the transaction should be carried through to completion
through your Department.

While it is unlikely that it is a consideration



TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full names:

ELLIS WILBERT ROACH and
CLAUDIA MAY ROACH, (his wife)

Address:

AS JOINT TENANTS
Sheep Creek, B. C.

Occupations:

Farmer
and Housewife

Nationality:

Naturalized British Subjects
(formerly American)
U.S.

IMPORTANT

If Title is to be issued in the name of a wife only, please give full name, occupation and address of the husband as well. Also, if the title is to be issued in two names please state whether the ownership is a Joint Tenancy or a Tenancy in Common.

The correct spelling of the given name of the registered owner of this property is Hyakutaro KINOSHITA and not as shown in Certificate of Encumbrance.

Date... November 2, 1946.

REAL PROPERTY MEMORANDUM

File No. 14084

Name....(Mr.) Hyakutaro KINOSHITA.....Registration No. 12910....

Re: Catalogue No. 625

Address: Near Salmo, B. C.

Legal Description: Blk. 20, Lot 273, Kootenay District.
(Shack)

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 51236-I

(1) Court House, Nelson (JP Form, December 31/43)
Whereabouts: (2) Not shown in Confirmation of Ownership.
Reg. No. 12910

Registered owner: * Hyakutaro KINOSHITA
(see above notation)

Property: Block 20 of Lot 273, Kootenay District.

B. Charges.

Registered: Proviso as to one-quarter reversion to the Crown in the event of subdivision D. D. 51235-I

✓ Vesting: In Custodian. Filed January 24, 1944. D. F. 17423.

✓ Unregistered: No evidence found.

Taxes: \$6.60 Paid in full to December 31, 1945. Arrears: Nil. 1946 taxes
Above taxes were paid direct by Mr. Kinoshita. We are writing today to ascertain if he has paid
Water: well on property.

Insurance: Nil

✓ Assessed Value: Land: \$100.00

✓ Valuations by Appraiser: (1) \$300.00 (T. D. Rosling)
(2) \$125.00 (R. H. Street)

✓ Amount of Bid: \$500.00

✓ Approved by Advisory Committee: November 1, 1946.

✓ Paid as shown in attached letter: \$500.00 - November 18, 1946.

✓ Name of transferee as attached letter: Ellis Wilbert Roach and Claudia May Roach
(Joint Tenants)

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Nil

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

In a letter dated March 24, 1944, Mr. Kinoshita stated as follows: "There was no furniture except a bed, and the only other property of any value left was a water pump set in the well." He did not reply to our letter dated March 30, 1944, regarding value of pump.
Named Agent:

[Signature]

November 2, 1946.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: Catalogue No. 625
Near Salmo, B. C.
Blk. 20, Lot 273, Kootenay District.
(Shack)

The above-mentioned property, consisting of 52.3 acres, has remained unoccupied ever since Mr. Hyakutaro KINOSHITA, the registered owner, was evacuated.

The correct spelling of the given name of Mr. KINOSHITA is Hyakutaro and not Miyakutaro as shown on the Certificate of Encumbrance. // Note

Mr. KINOSHITA has been paying Taxes on this property direct to the Provincial Collector, Court House, Nelson, B. C., and he has paid them to the end of 1945. We are writing today to ascertain whether or not they are paid for the current year and at the same time we are requesting that a Tax Certificate for registration purposes be forwarded to this Office.

Mr. KINOSHITA did not declare any farm equipment or household effects. In reply to our letter regarding this matter he wrote us as follows: "There was no furniture except a bed, and the only other property of any value left was a water pump set in the well." We wrote him two letters regarding the value of the pump but he did not reply to same and we do not know ~~whether~~ whether this article is still on the property.

The following is the only charge shown on the Certificate of Encumbrance: "Proviso as to one-quarter reversion to the Crown in the event of subdivision D. D. 51235-I." Our file covering this property indicates that there are no other charges of any kind.

We wrote Mr. R. H. Street, Real Estate Agent, Salmo, B.C., for a report on this property and the following is an extract from his letter dated March 8, 1944:

"I find on checking up the lines that it is doubtful if these buildings are on the property. They are on the east side of the Salmon river. According to my belief the Salmon river divides this property but according to a plan I have received from the Forestry dept., which

P.T.O.

File No. 14084

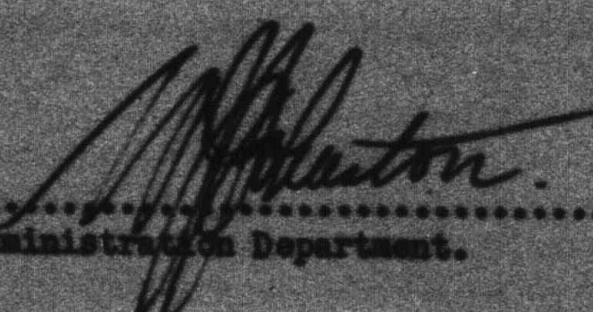
November 2, 1946.

is not guaranteed to be authentic, Block 20 lies all on the west side of the Salmon and the part on the east side of the Salmon river on which are the buildings really is part of Block 17. I am enclosing you the map in order to make myself more clear." A copy of the sketch forwarded by Mr. Street is attached hereto.

We wrote the Survey Branch of the Department of Lands, Victoria, B. C., for a copy of the plan of Block 20 and we received the following reply dated May 29, 1945: "I am in receipt of your letter of the 25th instant, File No. 14084, and in reply would advise that the above-mentioned Block 20, lies entirely West of the Salmon River. A print showing the extent of the boundary of said Block is herewith." We also attach this print hereto.

If the above information is correct there is a possibility that the buildings are not on Block 20, which is being offered for sale by our Office.

We are attaching hereto Mrs. McArthur's memorandum dated November 1, 1946, Real Property Memorandum dated November 2, 1946 and original Certificate of Encumbrance.


.....
Administration Department.

WJJ/HMS

2nd November, 1946.

Messrs. O'Shea, Garland & Gansner,
Barristers, Solicitors Etc.,
P.O. Box 490,
Nelson, B.C.

Dear Sirs:

Re: Catalogue No. 625
Blk. 20, D.L. 273, Kootenay District.
Near Salmo, B.C.

Your letter of October 26th addressed to the Custodian at Ottawa has been forwarded to this office for attention.

The property to which you refer is located in the protected area in British Columbia. Upon evacuation of the owner it became vested in the Custodian. A policy of liquidation has been in effect and this property was included with others in a catalogue and advertised for sale.

For the guidance of the Custodian in dealing with offers, independent valuations were obtained and before offers are accepted they are considered by an Advisory Committee under the Chairmanship of Judge David Whiteside.

I note that your clients are desirous of purchasing this property for the sum of \$500.--. This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque in favour of the Custodian for the amount of the purchase price, namely \$500.--.

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

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

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

For your information our file indicates that there is a registered charge against this property as follows:

Proviso as to one-quarter reversion to the Crown in the event of subdivision D.D. 51235-I.

enc.
PSS/PMH

F. G. Shears,
Director.

Yours truly,

We understand from our Ottawa office that you wish the letter
which you received from Mr. H. Kinoshita to be returned to you and this
is enclosed herein.

O'SHEA, GARLAND & GANSNER

BARRISTERS, SOLICITORS, ETC.

JAMES O'SHEA, K.C. (1936)

CHARLES B. GARLAND, K.C.

LEO B. GANSNER, B.A., B.COM.

Rec'd	NOV 15 1946
File No.	140814
Ans.	
Related	Peters

SOLICITORS FOR
IMPERIAL BANK OF CANADA
CORPORATION OF THE CITY OF NELSON

P. B. 801 490
NELSON, B. C.

Nov. 12th, 1946.

F. G. Shears, Director,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Hastings and Granville,
Vancouver, B. C.

Dear Sir:

Re Your Reference: Catalogue No. 625
Blk. 20, D.L. 273, Kootenay District,
Near Salmo, B. C.

Mr. and Mrs. Roach have now called at the office and given us certified cheque for \$500.00 re the purchase of the above parcel of land. We enclose cheque and the form which you requested that they fill out. Kindly have the conveyance and title forwarded to us for Mr. and Mrs. Roach.

Yours truly,

O'SHEA, GARLAND & GANSNER,

per

S
Encl:
Reg.

*Copy made per
annual part of
the file.*

14084

November 18, 1946.

Messrs. O'Shea, Garland & Gansner,
Barristers & Solicitors, etc.,
P. O. Box 490,
Nelson, B. C.

Dear Sirs:

Re: Catalogue No. 625
Near Saino, B. C.
20/273/Kootenay Dist.

This will acknowledge receipt of your letter of November 12th, enclosing certified cheque for \$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 names of Ellis Wilbert Moach, Farmer, and his wife, Claudia May Moach, both of Sheep Creek, B. C., British Subjects, as Joint Tenants.

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. C. Shoars,
Director.

[Handwritten signature]
GIVE

14084

November 18, 1946.

Mr. Hyakutaro KINOSHITA,
Registration No. 12910,
Canoe, B. C.

Dear Sir:

Re: Catalogue No. 625
Near Salmo, B. C.
20/273/Kootenay Dist.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$500.00, which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL

Note: J.P. Form declares Certificate of Title to be in Court House,
Nelson, B. C.

OUR FILE
YOUR FILE **14084**
ADDRESS YOUR REPLY
TO



Nelson, B. C.
Nov. 19th, 1946

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

Dear Sir:

Re: Blk. 20, D.L. 273
(H. Kinoshita)

EV	NOV 22 1946	TON
Rec'd		
File No.	14084	
Ans.		
Referred		

Johnston
sent to Bell

Replying to your letter of the 14th
instant we beg to advise that the current years' taxes amounting
to \$6.40 were paid by Mr. Kinoshita on February 26th last.

Yours faithfully,

R. T. Knables
Deputy Provincial Collector.

Vip

1946 Taxes paid
No arrears owing

14934

December 17, 1946.

Messrs. O'Shea, Garland & Gansner,
Barristers & Solicitors, etc.,
P. O. Box 490,
Nelson, B. C.

Dear Sirs:

Re: Catalogue No. 625
Near Salmo, B. C.
20/273/Kootenay Dist.

Deed to the above described property has now been registered in the names of Ellis Wilbert Hoach and Claudia Ray Hoach, Sheep Creek, B. C., and we are ready to deliver control to them. When the title has been received by us from the Land Registry Office it will be sent by registered mail to Mr. & Mrs. Hoach or to any person designated by them.

Adjustments as of November 18th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$5.77 has been charged to the purchasers.

Please have Mr. & Mrs. Hoach mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. (2) - Statement of Adjustments
Control Receipt

cc to Mr. & Mrs. E. W. Hoach

Catalogue No. 625
File No. 14084
Near Salmo, B. C.
20/273/Kootenay Dist.

December 16, 1946.

ELLIS WILBERT ROACH & CLAUDIA MAY ROACH
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 16, 1946)

	DEBIT	CREDIT
Purchase price	\$500.00	
Cheques received		\$500.00
Registration fees on dead - \$500.00	5.00	
Purchasers' proportion of taxes for 1946 paid - 44/365 x \$6.40	.77	
Balance owing by purchasers		5.77
	<u>\$505.77</u>	<u>\$505.77</u>

BALANCE OWING BY PURCHASERS \$5.77

Catalogue No. 625
File No. 14084
Near Salmo, B. C.
20/273/Kootenay Dist.

EVACUATION SECTION	
Rec'd	DEC 26 1946
File No.	14084
Ans.	
Referred	<i>Peter</i>

your file

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

Dated at SHERP CREEK B. C., this 21 day of DECEMBER 1946.

Signed *Ellis Wilbert Roach*

Signed *Claudia May Roach*

Sign and return to the Custodian

14084.

for file 14084
December 30th, 1946.

The Registrar,
Land Registry Office,
Nelson, B. C.

Dear Sir:

Block 20 of Lot 273, Kootenay District.

On December 5th, we sent you for registration Transmission and Deed from the Custodian to Ellis Wilbert Roach and Claudia May Roach (Joint Tenants) covering the above described property.

Both in our letter and on our application Form "A" for registration of the Deed we asked you to please send the Title to the applicant. Will you please let us know when we are to expect to receive Certificate of Title No. 68099.

Thanking you for a prompt reply.

Yours truly,

A. Cramer
A. Cramer,
Office of the Custodian.

DAC:JS

File No. 14084.
Catalogue No. 625.

January 13th, 1947.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Hiyakutavo KINOSHITA
Blk. 20 of Lot 273,
Kootenay District.

With reference to the above property which was recorded in the Nelson Land Registry Office, December 7th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 68098-I, dated December 5th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 68099-I, dated December 5th, 1946, registering the property in the names of Ellis Wilbert Roach and Claudia May Roach - Joint Tenants (Deed).
3. Duplicate of Transmission dated November 26th, 1946.
4. Duplicate of Deed dated November 26th, 1946 - Secretary of State to Ellis Wilbert Roach and Claudia May Roach (Joint Tenants).
5. Certificate of Indefeasible Title number 68099-I, dated January 3rd, 1947, covering the above property in the names of Ellis Wilbert Roach and Claudia May Roach - Joint Tenants.

D. A. Cramer

DAC:JB
Atch.-See above.

14084

January 16, 1947.

REGISTERED A/R

Mr. & Mrs. Ellis W. Moach,
c/o O'Shea, Garland & Gansner,
Barristers, Solicitors, etc.,
Nelson, B. C.

Dear Sir & Madam:

Re: Catalogue No. 625
Near Salmo, B. C.
20/273/Kootenay Dist.

Enclosed please find Certificate of Title
No. 68099-1, covering the above described property in the names
of Ellis Wilbert Moach and Claudia May Moach, Sheep Creek, B.C.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. - Certi

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT OF RECEIPT AVIS DE RÉCEPTION	
This side to be filled in by office of origin Le recto est à remplir par le bureau d'origine		EVACUATION SECTION JAN 20 1947 File No. _____ Ans. _____ Refused _____	
REGISTERED ARTICLE Envoi recommandé		A remplir par l'expéditeur. Inscrire ci-dessous son nom complet.	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		RETURN TO Retourner à	
DATE _____		Office of the Custodian, 506 Royal Bank Bldg., Vancouver, B. C. (14084-EL)	
ADDRESSED TO Adressé à		STREET AND NUMBER et numéro	
Mr. & Mrs. Ellis W. Moach, c/o O'Shea, Garland & Gansner, Barristers, Solicitors, etc., NELSON, B. C.		VANCOUVER, B. C.	
AT à		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé	
20-150M-4-1-45		CANADA	
		(1) IN PRINTED CHARACTERS En lettres moulées	

14084

February 11, 1947.

Mr. Ryokutaro KINOSHITA,
Registration No. 12910,
Cance, B. C.

Dear Sir:

Re: Catalogue No. 625,
Blk. 20, Lot 273, Kootenay District,
Near Salsco, B. C.

Please be informed that the above property has
been sold as of November 15, 1946, for the sum of \$500.00.
An independent appraisal of this property has been obtained
and the sale approved by the Advisory Committee.

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

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (2)

c.c. Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: KIKOSHITA, Ryukutaro

Catalogue No: 625

File No: 1,084

Street Address: Near Salmo, B. C.

Reg. Nos 12910

Legal Description: Blk. 20, Lot 273, Kootenay District.

Date of Sale and AdjustmentsNovember 18, 1946.....

Sale Price

\$200.00

~~Real Estate Agents Commission~~

3

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Encumbrances:~~~~Mortgage~~~~Mortgage~~~~Insurance of Taxes~~~~Other Charges~~

Adjustments:

~~Insurance~~

Taxes

.77

~~Notes~~

11.50

\$200.77

Net Proceeds credited to your account

189.27

Date: February 11, 1947

Compiled by: Mr. E. Good.

FILE No. 14084
No. No. 17910

GENERAL ACCOUNT

Debit

Credit

Balance

Date

Particulars

1944 January 20

Land Registry Office - Certificate of Discharge

\$ 1.00

489.27

1945 November 18

Credit re Sale of Property

\$ 1.00

\$ 489.27

CR 848.27

Mayna Bay. B.C.

Feb 20th 1947

Blk. 20 Lot. 273. Kaslo, District

Sold By. Custodian

Received payment in full

above lot

Hizakutaro. Kinoshita

EVACUATION SECTION	
Rec'd	FEB 25 1947
File No	14084
Ans	1/1/47
Refused	1/1/47

14084

February 11, 1947.

Mr. Ryakutaro KINOSHITA,
Registration No. 12910,
Canoe, B. C.

Dear Sir:

Re: Catalogue No. 625,
Blk. 29, Lot 273, Kootenay District,
Near Salmon, B. C.

Please be informed that the above property has been sold as of November 18, 1946, for the sum of \$500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

RJJ/HMS
Enc. (2)

c.c. Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 625

Street Address: Near Salmo, B. C.

Legal Description: Blk. 20, Lot 273, Kootenay District.

Name: KINOSHITA, Hyakutaro

File No: 14084

Reg. No: 12910

Date of Sale and Adjustments November 18, 1946.....

Sale Price

\$500.00

~~Stamp Duty~~

\$

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Stamp Duty~~

~~Stamp Duty~~

~~Stamp Duty~~

~~Stamp Duty~~

~~Stamp Duty~~

Adjustments:

~~Stamp Duty~~

Taxes

~~Stamp Duty~~

.77

11.50

\$500.77

Net Proceeds credited to your account

489.27

Date: February 11, 1947

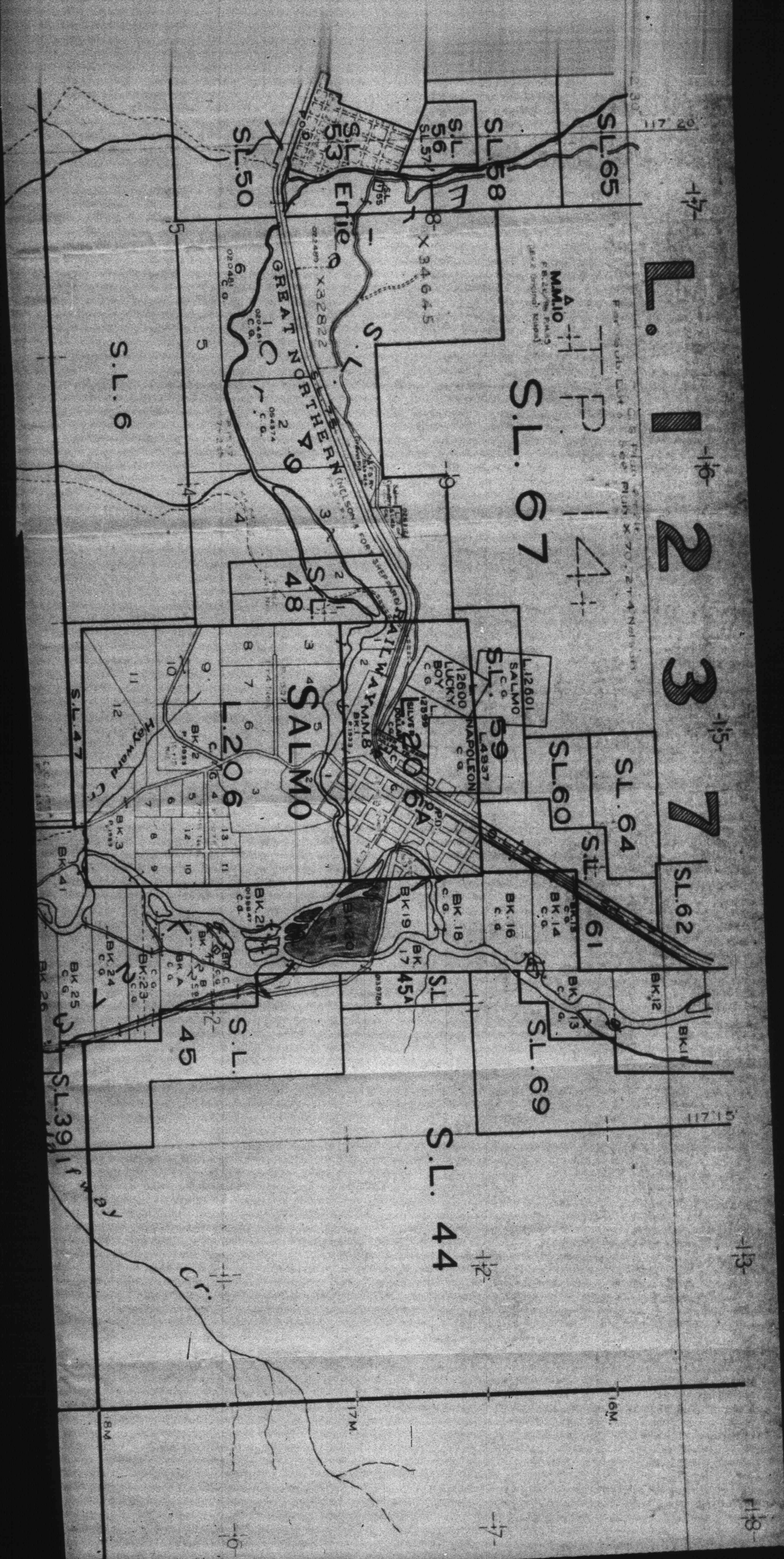
Compiled by: Mr. B. Good

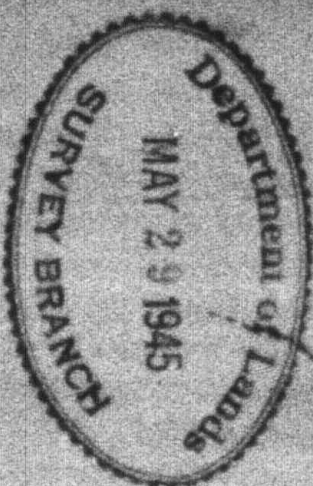
File No. 14084
Reg. No. 12910

DEBITARIO ALIQUOTITA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 January 20	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
1945 November 18	Credit re Sale of Property		489.27	
		<u>\$ 1.00</u>	<u>\$ 489.27</u>	

CR 8488.27





1 block = 1500 feet

S.L. 1

Holliston Cr.

2

3

0

6

R.

S.L. 37

S.L. 37

S.L. 38

S.L. 40

S.L. 1

S.L. 36

S

h

e

e

p

S

Woodchuck

20M.

19M.

-3+0-

-3+1-

-3+0-

-3+4-

-3+3-

-3+2-

-2+9-

-2+8-

-2+7-

-2+0-

-2+1-

-2+2-

-2+3-

-2+4-

-1+9-