

V value

Name of Claimant NAKAGAMA, Ryutaro

Case 710

Custodian File 3871

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		1490	<del>149</del> 149.00	.00 12.50						161.50
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
155.00	31.75	9.52	20.48%	245.00	50.17					59.69
TOTAL RECOMMENDATION										221.19

CASE NO. 710.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,  
September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF  
RYUTARO NAKAGAMA.

PROCEEDINGS AT HEARING.

Original

CASE NO. 710.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER).

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Lethbridge, Alberta,  
 September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF  
RYUTARO NAKAGAMA.

PROCEEDINGS AT HEARING.

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APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.S. RUSSELL, Esq.,	appearing for the Claimant.
MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

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R. Nakagama,  
In Chief.

THE SECRETARY: Case No. 710, Ryutaro Nakagama.

RYUTARO NAKAGAMA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nakagama, I am showing you a summary of evidence  
in support of claim. You are familiar with the  
contents of this document? A: Yes.

Q It was prepared from information supplied by  
you and under your own direction? A: Yes.

Q This is your signature at the end of the document?

A Yes.

Q And you swear the contents are true to the best  
of your knowledge, information and belief?

A Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Sir, in this particular claim, in order  
to make the proof of claim coincide with the summary  
of evidence, which is his present claim, there is  
an amendment of real property to \$2480.00. There  
is no change in the personal property claim.

Q Mr. Nakagama, you are claiming for two separate  
parcels of land, is that not right?

A Yes.

Q And you, I believe, purchased these under an  
agreement for sale? A: Yes.

Q What was the purchase price of Lot 16, in Block  
3, Section 10, for which you are claiming?

A The two lots were adjoining and the amount for the

R. Nakagama,  
In Chief.

whole concern was \$4500.00.

MR. RUSSELL: I have two agreements for sale which corroborate that. I don't think it is necessary to put them in.

THE SUB-COMMISSIONER: Very well. The purchase price of both properties was \$4500.00?

MR. RUSSELL: Yes. That is Lots 16 and 17.

MR. RICE: I notice one here, the purchase price on the summary is \$2500.00, and nothing is mentioned for the other.

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MR. RUSSELL: Lot 16, according to this agreement, the purchase price was \$2000.00, and Lot 17, according to this agreement of sale, the purchase price was \$2500.00. Both of these agreements were entered into between the claimant and Mr. Ernest Griffin on the 9th of October, 1941.

Q Did you carry any insurance, Mr. Nakagama?

A Yes.

Q What did you insure, what building?

20

A The house and the store.

Q Do you remember what the insurance was on the house?

A \$1000.00 on the house and \$2000.00 on the store.

MR. RUSSELL: I will ask my learned friend to produce the tax notice for 1942.

MR. RICE: There are two notices. One for Lot 16 showing an assessed value of land, \$300.00, improvements, \$1520.00, and the taxable value of \$1060.00; and for Lot 17, the assessed value of the land, \$450.00, improvements, \$760.00, and taxable value, \$830.00. These statements are

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R. Nakagama,  
In Chief.

from the Corporation of the Township of Richmond  
for the year 1942.

MR. RUSSELL: I will put those in.

(STATEMENTS MARKED EXHIBIT NO. 2).

MR. RUSSELL: That is all, sir.

MR. RICE: I am submitting, your Honour, that the real  
estate was sold for its fair market value.

I am submitting that the chattels sold by the  
Custodian were sold for their fair market value.

10

I am submitting that if there are any chattels  
for which the Custodian is responsible for that  
the claim made for the same by the claimant is  
exorbitant.

I wish to tender as an exhibit an analysis of  
personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 3).

MR. RICE: I wish to tender as an exhibit an appraisal  
by Coulthard, Sutherland & Company Limited. This  
reads as follows:

20

"This property is #81 and 83 Moncton Street,  
rented to G.H. Rolston, two lots, i.e., Lot  
16 except the E. 15' and also lot 17.

"#83 building, 24 x 50' one storey, frame,  
operated as meat shop, store front. Exterior -  
well painted. Interior - finished in V-joint,  
clean and well painted, floor very poor, sagged  
and bulged, indicating foundations gone. Rear  
14' newly added and put on cement foundation.  
Roof good. Plumbing - sink and toilet; city  
light and water, stove heated, poorly laid out

30

R. Nakagama,  
Cross-Exam.

and constructed. Good location.

"Building 1020.

"Store lot 200.

"Vacant lot 270.

1490."

(APPRAISAL MARKED EXHIBIT NO. 4)

MR. RICE: I tender as an exhibit, your Honour, a real property summary and claim and a personal property claim. I may say that fire destroyed part of these premises, the insurance was adjusted, and these summaries set that out.

(DOCUMENT MARKED EXHIBIT NO. 5).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 15th of April, 1942 (indicating); is that your signature that is on that document? A: Yes.

MR. RICE: I tender that as an exhibit, your Honour. (J.P. FORM MARKED EXHIBIT NO. 6).

20 MR. RICE: Q: On the 21st of May, 1942, you leased your property, that is, Lots 16 and 17 in Block 3 to Wong Sam for \$15.00 a month?

A Yes.

Q And on the 21st of May, 1942, you sold to Wong Sam certain store fixtures mentioned in the agreement; A: Yes.

Q I show you a copy of a bill of sale and would ask you to look at the chattels referred to on the first page there and tell me whether those are the chattels that you agreed to sell to Wong

R. Nakagama,  
Cross Exam.

Sam for \$600.00? A: Yes.

Q And that document is a copy of the bill of sale you made with Wong Sam for the sale to him of those articles? A: Yes.

MR. RICE: I tender the document, your Honour, as an Exhibit. It is a copy of the bill of sale made between the claimant and Wong Sam.

(BILL OF SALE MARKED EXHIBIT NO. 7).

MR. RICE: Q: I show you a release form dated the 7th  
10 of June, 1944 (indicating); is that your signature on that document? A: Yes.

MR. RICE: This release, your Honour, releases the Custodian from any claim respecting one new carpet, 12 x 16, one chesterfield sofa, 1 box about 2 x 4 containing dinner set, 1 box about 2 x 4 containing pots and pans, 1 mattress 4 x 6 and 1 coil bed spring 4 x 6. I tender that as an exhibit.

(RELEASE MARKED EXHIBIT NO. 8).

MR. RICE: Q: The repairs to your store building on Lot  
20 17 were on account of a fire that had taken place there? A: The insurance company, I presume, made those repairs; I am not familiar with that.

Q Well, I thought you were claiming for the repairs, and the repairs on Lot 17 amount to \$100.00, no, perhaps it is on the whole. There is \$470.00 repairs that you are claiming for?

A Those are different repairs.

Q Well, you were paid that, were you not, by the  
30 insurance company? You got the credit for it,



R. Nakagama,  
Cross-Exam.

at least? A: Yes, I  
repaired it since I bought the place.

Q When did you buy the place? A; That is  
apart from the insurance.

Q This is apart from the insurance? A: Yes.

Q How many clocks did you own? A: Three.

Q Where were they located? A: There was  
one in the store, there was one upstairs in Mrs.  
Sogawa's -- there were two upstairs in Mrs. Sogawa's.

10 Q Two upstairs in Mrs. Sogawa's. What kind of clocks  
were they? A: The one

in the store was a pendulum clock and the others,  
the cases were made of wood.

Q The one that you had in Mrs. Sogawa's, what did  
that cost you? A: Those were  
wedding presents, so that I am not sure of the  
purchase price.

Q You did not declare to the Custodian that you had  
clocks at Mrs. Sogawa's, did you?

20 A I don't remember clearly whether it was registered  
or not.

Q As a matter of fact, for the record, I would point  
out, your Honour, that apparently the bed sofa  
claim, \$30.00, the carpet claim, \$30.00, and the  
dinner set claim \$100.00, were released by the  
claimant.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q This is Exhibit 8 I am showing you, the release  
which was filed by my learned friend. There are

R. Nakagama,  
Re Direct.

some items listed on this release for which you purported to release the Custodian. If you will just read this list to him. Now, in your summary of evidence you have claimed for a carpet bought in 1940 valued at \$30.00. Is this carpet the same carpet here (indicating)? Is that the same carpet or is it a different carpet? A: I think that is the same carpet.

Q It is the same carpet? A: Yes, it is the same carpet.

, 10

Q This chesterfield sofa here (indicating) and this bed sofa here (indicating) in your personal property claim for which you are asking \$30.00, are they the same article, or are they different articles?

A The same thing.

Q And this box containing the dinner set; is that the same dinner set as you valued at \$100.00 here?

A Yes, the same.

Q Well, did you receive these articles from the Custodian?

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A No. Yes, they are the same, but I didn't receive them.

Q Did you receive any articles at all from the Custodian?

A No, I didn't receive any.

Q Did you receive any money for them?

A No.

THE SUB-COMMISSIONER: Why did he release them?

MR. RUSSELL: Q: Why did you release them if you didn't receive them?

A: These are the things I wanted sent to me.

MR. RUSSELL: I might point out, sir, that this is actually in the form of a request to the Custodian,

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R. Nakagama,  
 Re Direct.  
 Re-Cross-Exam.

sir, and at the bottom he says, "I agree to pay all charges as required by the British Columbia Security Commission," and it is a request to the Custodian to release certain items.

THE SUB-COMMISSIONER: His statement is that he did not receive them.

MR. RUSSELL: He did not receive them. That is all, thank you.

10 THE SUB-COMMISSIONER: Is that all, Mr. Rice?

MR. RICE: Just a moment, please, your Honour.

RE-CROSS-EXAMINATION BY MR. RICE:

Q You leased your place to Rolston, did you not, before you left?

A I believe that is the lease to him from Wong Sam.

Q You leased to Wong Sam and Wong Sam leased to Rolston?

A: Yes, I think so.

Q But/did you leave your furniture and chattels with

20

when you left there?

A: The articles

that appeared on the lease were left with Wong Sam, and the other things were all left in the Store.

Q Were left in the store?

A: Some in the

store and some in the house.

Q And you turned the store and house over to Wong

Sam or leased it to him?

A: Yes.

Q And then Wong Sam, you say, sub-let to Rolston?

A Yes.

30

Q But I understood you to say awhile ago that you

R. Nakagama,  
Re-Cross.

left some of the goods with Mrs. Sogawa?

A Yes, some things.

Q How do you spell Sogawa? A: S-o-g-a-w-a.

Q Sogawa? A: Yes.

Q You never mentioned to the Custodian in any manner, or you never sent him any word to the effect that part of your goods were stored in Mrs. Sogawa's home?

A No, I did not.

10 Q And your J.P. form makes no mention of having your goods and chattels stored in Mrs. Sogawa's home?

A No.

MR. RUSSELL: Q: Mr. Nakagama, how was it you leased these lots to Mr. Wong Sam for only \$15.00 a month?

A I thought it was as well to have somebody in there to watch the place in case it was broken into and the windows broken and smashed and other damage done, in order to keep the place watched and intact.

MR. RICE: And in order to sell the chattels, I suppose, 20 to Wong Sam for \$600.00.

MR. RUSSELL: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the Proceedings herein.

*S.R. Howard*  
"S.R. HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

*L.H. Stack*  
SUB-COMMISSIONER.

3871

ACKNOWLEDGED

P.W. Case No. 710

# Proof of Claim

NOV 27 1947

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

*Leth.*

1. Name of Claimant in full: **Ryutaro Nakagama**

Registration No. **04342**

2. Claimant's address at the time of his evacuation from the protected area:

**Steveston, B.C.**

3. Claimant's present address:

**Lethbridge, Alta.**

4. Claim relating to real property:

(a) Street address of real property: **Steveston, B.C.**

(b) Legal description of property:

**Lot 16 Block 3 of Section 10 Block 3 North Range 7 West Map 249 SAVE AND EXCEPT the East 15 feet thereof in the District of New Westminster.**

**Lot 17 BLOCK THREE (3) of Section 10 Block 3 North Range 7 West Map 249 in the District of New Westminster.**

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

2 lots with store and house situated on  
81 Moncton Str., and 83 Moncton Str., Steveston, B.C.

- (d) Title or interest held by Claimant in the real property:

146630E  
146629E

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 2000.00  
(II) Buildings— \$ 3000.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 176316

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

In 2 houses located on 80 Moncton Str.  
83 Moncton Str., Steveston, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

In the upstairs of Mr. S. Sagawa, 80 Moncton Str., Steveston, B.C.  
In the store of R. Nakagama, 83 Moncton Str., Steveston, B.C.

(c) In whose care was property left by the Claimant at date of evacuation?

In the care of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

2 Tables	\$10.00
8 Chairs	15.00
2 Clocks	30.00
1 Sofa	30.00
1 4x6 Wooden Bed	35.00
1 Bureau	20.00
1 Mirror Stand	25.00
2 Carpets	30.00
1 Light stand	15.00
1 Box Kitchen Dinner Set	100.00
1 Kitchen Oil Burner Stove	70.00
1 Saw-dust Stove	20.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

~~\$\$\$00.00~~

\$400.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will *yes* be required.

DATED this *Nov 11* day of ~~October~~, A.D. 1947.

*M. Oikawa*  
Witness to Signature of Claimant.

*R. Nakagama*  
Signature of Claimant.

STATUTORY DECLARATION

Ryutaro Nakagama

I, .....  
(Full Name of Claimant)

Lethbridge, Alta.

Store Business

of .....  
(Present Address)

.....  
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

\$1766.25 for Fire Insurance  
 \$1470.59 For the store

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at *Picture Butte*

in the Province of Alberta,

this *13th* day of *November*

A.D. 1947.

*Ryutaro Nakagama*

*Robert D. White*

A Commissioner for Oaths in and for the Province of Alberta.

Virtue & Russell  
Barristers & Solicitors  
Lethbridge, Alberta



IN THE MATTER OF Order-in-Council  
P.C. 1810, as amended by Order-in-Council  
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES  
ACT" being Chapted 99 of the Revised  
Statutes of Canada, 1927, and

Store business

(Occupation)

IN THE MATTER OF a Commission  
appointed to inquire into and report upon  
the claims of persons of the Japanese Race  
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than

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## Proof of Claim

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And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at

in the Province of Alberta,

this

A.D. 1947.

A Commissioner for Oaths in and for  
the Province of Alberta.

**VIRTUE & RUSSELL**  
Barristers & Solicitors,  
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 72.

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full:

Ryutaro Nakagama.

2. Registration Number:

04342

EXHIBIT NO. 710-1

DATE Sept. 23/48

FILED BY W. S. Purcell

3. Present Address:

312 1st. Ave. S., Lethbridge, Alberta.

4. Address Prior To Evacuation:

Steveston, B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot 16 Block 3 of Section 10 Block 3 North Range 7 West Map 249 Save and Except the East 15 feet thereof in the District of New Westminster.

Lot 17 Block 3 of Section 10 Block 3 North Range 7 West Map 249 in the District of New Westminster.

- (a) Nearest Post Office adjacent to land.
- (b) Number of acres:                      Steveston, B.C.
- (c) When purchased:                      2 city lots.
- (d) Condition when purchased:            October 9th. 1941.
- (e) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Lot 16 - 1 house which burnt down in 1943 on which there is no claim.

Lot 17 - 1 store building.                      value  
 Purchase Price ..... \$ lot 16, \$1000.00  
 Purchase price ..... lot 17, 2500.00

6. IMPROVEMENTS:

(a) Clearing.....	acres at \$.....	per acre \$	
(b) Fencing			\$
(c) Tillage			\$
(d) Drainage			\$
(e) Weed Eradication			\$
(f) Planting			\$
(g)			\$
(h)			\$
	Total		\$                      \$ 3500.00
	Carried Forward		\$                      \$ 3500.00

Brought forward

\$ 3500.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Repairs on store building on lot 17.					
drainage pipe		1941	contract		100.00
painting		1941	50.00		
interior repairs		1941	150.00		
sink		1941	10.00	150.00	370.00
window		1941	10.00		

Total Cost of Buildings \$ 470.00

Total Cost of Land and All Improvements ..... \$ 3970.00

Fair Market Value ..... lot 16 1000.00  
 ..... lot 17 \$ 2500.00  
 ..... \$ 3500.00

Sold by Custodian for ..... \$ 1490.00

Loss Claimed on Parcel 1 ..... \$ 2480.00

8. Assessment for 1942:

Land ..... \$ 750.00  
 Improvements .... \$ 1980.00  
 Total ..... \$ 2730.00

9. Appraisal or Valuation (by Custodian):

Lands	(vacant lot) (16)	\$ 270.00
	<del>(store lot) (17)</del>	<del>\$ 200.00</del>
Improvements	(bldg. on lot 16)	\$ 1020.00
Total		\$ <u>1490.00</u>

10. <u>Rental Value per Year:</u>	lot 16	\$ 50.00
	lot 17	\$ <u>420.00</u>

11. Fire Insurance on Buildings:

(List amount on each building):

<del>Store building (lot 17)</del>	\$ 1600.00
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs:

(b) Deeds

No. 146630E.  
No. 146629E.

(c) Agreements to Purchase

Ernest Griffin to Ryutaro Nakagama, 1941.  
Ernest Griffin to Ryutaro Nakagama, 1941.

(d) Leases

(e) Insurance Policies

(f) Correspondence

North West Fire Ins. Co. Policy No. 205775.  
Statement of sale of lots 16 & 17.

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....	\$ 2480.00
Parcel 2 .....	\$
Parcel 3 .....	\$
Parcel 4 .....	\$

TOTAL:

\$ 2480.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
2 tables	1937	\$ 15.00	\$ 10.00	
8 chairs		20.00	15.00	
2 clocks			30.00	
1 bed sofa	1937	45.00	30.00	
1 4x6 bed			35.00	
1 bureau		100.00	20.00	
1 mirror stand			25.00	
1 carpet	1940	45.00	30.00	
1 light stand		15.00	15.00	
1 dinner set	1937	150.00	100.00	
1 stove	1940	100.00	70.00	
1 heater	1937	40.00	20.00	
		Total	<u>\$400.00</u>	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON  
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
( No payments received on goods claimed)			nil.

Total: \$ nil.

Total Claim for Personal Property ..... \$ 400.00

Deduct Payments from Custodian ..... \$ nil.

Net Loss on Personal Property ..... \$ 400.00

I Certify the above to be True and Correct.

Char. ed. Vire  
Witness

R Nakagama  
Signature of Claimant.



1-024.62 D-7314 SEP 17 42

RP

Taxpayers' Copy

PAID - Corp. of Richmond, B.C.

The Corporation of the Township of Richmond

Richmond Town Hall, Brighthouse, B.C.

TAX NOTICE, 1942

RECEIVED  
SEP 18 1942

TO

*Y. Nakayama*  
*of Crested*  
*506 Royal Bank Bldg., Vancouver B.C.*

#3821

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
H998	116	3	10	3	7	249	300	1520	1060

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighthouse, B.C.

PAYMENTS

**READ CAREFULLY**

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1942 Rates Bylaw.....	23	32		
<b>DRAINING and DYKING BYLAWS</b>				
Sea Island Dyke .....				
Sea Island Drainage.....				
Lulu Island Dyke.....				
No. 8 Road Drainage.....				
Amalgamated D. & D. Dist.				
Steveston Local .....	1	30.		
Local Improvement District No. ....				
<b>TOTAL for 1942</b> .....	24	62		
Penalty .....				
Arrears of Taxes for 1941.....				
" Water for 1941.....				
Interest .....				
Delinquent Taxes for 1940.....				
" Water for 1940.....				
Interest .....				
<b>TOTAL</b> .....				

RECEIVED AT CLERKS OFFICE SEP 17 1942 TOWN HALL BRIGHOUSE

EXHIBIT NO 710-2  
DATE Sept 23/42  
FILLED BY W. J. Palmer

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

Taxpayers  
Copy

PAID TO THE CORPORATION OF THE MUNICIPALITY OF RICHMOND  
RICHMOND TOWN HALL, RICHMOND, B.C.  
TAX NOTICE, 1942

PAID TO THE CORPORATION OF THE MUNICIPALITY OF RICHMOND  
RICHMOND TOWN HALL, RICHMOND, B.C.  
TAX NOTICE, 1942

Take notice that the following lands in the Municipality of Richmond for which you are liable for taxes for the year 1942 are as follows:

Block No.	Lot No.	Block	Area	Rate	Value
<b>RATES BYLAW, 1942</b>					
				Municipal Loans .....	11.3363 mills
				School Loans .....	.2497 "
				School General Purposes.....	10.4140 "
					<u>22.0000</u>

Block No.	Lot No.	Block	Area	Rate	Value
<b>LOCAL IMPROVEMENT DISTRICT</b>					
District No. 55 Schedule rates					
<b>DRAINING AND DYKING DISTRICTS</b>					
Sea Island Dyking Bylaw No. 185 and 226					
				Loan .....	78c per acre
				Maintenance .....	30c " "
Sea Island Drainage Bylaw No. 903					
					50c " "
Lulu Island Dyking Bylaw No. 186					
				Loan .....	69c " "
No. 8 Road Drainage District Bylaw No. 272					
				Loan .....	32c " "
Lulu Island Drainage and Dyking Maintenance.....					
					60c " "
Steveston Local Improvement Bylaw 1891 No. 27A					
				Maintenance .....	full schedule
<b>TOTAL</b>					

INTEREST at the rate of 5% per annum from December 31st in the year of levy must be added when the tax is not paid on or before November 1st, 1942.  
R. C. PALMER, Collector

19.56 D11399 NOV 16 42

Taxpayers' Copy

3871

PAID - Corp. of Richmond, B.C.

The Corporation of the Township of Richmond

Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1942

TO K. Nakayama

RECEIVED AT  
CLERKS OFFICE  
NOV 18 1942  
TOWN HALL  
BRIGHOUSE

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'mts	Taxable Value
4999	17	3	10	3	7	249	450	760	830

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1942 Rates Bylaw.....	18	26		
<b>DRAINING and DYKING BYLAWS</b>				
Sea Island Dyke .....				
Sea Island Drainage.....				
Lulu Island Dyke.....				
No. 8 Road Drainage.....				
Amalgamated D. & D. Dist.				
Steveston Local .....	1	30		
Local Improvement District No. ....				
<b>TOTAL for 1942.....</b>	<b>19</b>	<b>56</b>		
Penalty .....				
Arrears of Taxes for 1941..				
"    Water for 1941..				
Interest .....				
Delinquent Taxes for 1940..				
"    Water for 1940..				
Interest .....				
<b>TOTAL.....</b>				

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
RECEIVED  
NOV 25 1942

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

Pal. 31 38

Taxpayers  
Copy

**TAX NOTICE, 1942**

Paid to the Corporation of the Municipality of Richmond  
Richmond Town Hall, Brixton, B.C.

Item	Rate	Amount
<b>RATES BYLAW, 1942</b>		
Municipal Loans .....	11.3363 mills	
School Loans .....	.2497 "	
School General Purposes.....	10.4140 "	
	<u>22.0000</u>	

**LOCAL IMPROVEMENT DISTRICT**

District No. 55 Schedule rates

**DRAINING AND DYKING DISTRICTS**

<b>Sea Island Dyking Bylaw No. 185 and 226</b>		
Loan .....	78c	per acre
Maintenance .....	30c	" "
<b>Sea Island Drainage Bylaw No. 903</b>		
Loan .....	50c	" "
<b>Lulu Island Dyking Bylaw No. 186</b>		
Loan .....	69c	" "
<b>No. 8 Road Drainage District Bylaw No. 272</b>		
Loan .....	32c	" "
Lulu Island Drainage and Dyking Maintenance.....	60c	" "
<b>Steveston Local Improvement Bylaw 1891 No. 27A</b>		
Maintenance .....		full schedule

TOTAL

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when  
R. C. PALMER, Collector



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3871

EXHIBIT No. \_\_\_\_\_

NAME Ryutaro NAKAGAMA

REG. No. 04342

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>15 Apr 42</u>	TAKEN BY _____					
EVACUATION <u>24 May 42</u>	DATE _____					
	<p>Frigidaire equipment</p> <p>Universal Cooler</p> <p>Toledo Scale 2</p> <p>Dayton Scale 1</p> <p>Cleveland Cleancut mincer 2</p> <p>Dayton Slicer 1</p> <p>Int'ntl slicer 1</p> <p>Cheese cutter 1</p> <p>Taylor safe 1</p> <p>Desk 1</p> <p>Counter 2</p> <p>Show case <del>ii</del> 1</p> <p>Better packages</p> <p>2 Clocks</p> <p>2 bicycles</p> <p>STORED AT 83 MONCTON ST.</p>					
	<p>Nobuko (Mrs. Ryutaro)</p> <p>NAKAGAMA regd 15 Apr 42</p> <p>and evac. 24 May 42</p> <p>2 tables</p> <p>8 chairs</p> <p>2 clocks</p> <p>1 sofa</p> <p>sawdust burner</p> <p>oil burner (kitch. stove)</p> <p>4x6 wooden bed</p> <p>4x6 steel bed</p> <p>steel baby bed</p> <p>1 bureau</p> <p>1 mirror stand</p> <p>glassware cabinet</p> <p>2 carpets</p> <p>1 lamp stand</p> <p>baby carriage</p> <p>1 Singer sewing machine (treadle)</p> <p>LOCATED A T <u>81</u> MONCTON ST.</p>	<p>2 tables 10</p> <p>8 chairs 15</p> <p>2 Clocks 30</p> <p>1 sofa 30</p> <p>1 sawdust stove 20</p> <p>1 kitch. oil burner stove 70</p> <p>1 4x6 wooden bed 35</p> <p>1 bureau 20</p> <p>1 mirror stand 25</p> <p>2 carpets 30</p> <p>1 light stand 15</p>				
	<p>On 7 Jun 44 NAKAGAMA requisitioned the following articles, stating they were stored at <u>80</u> Moncton St. IN THE HOME OF S. SOGAWA</p> <p>1 new carpet 12x16</p> <p>1 Chesterfield sofa</p> <p>1 box 2x4 cont. dinner set</p> <p>1 box 2x4 cont. pots &amp; pans</p> <p>1 mattress 4x6</p> <p>1 coil bed spring 4x6</p> <p>SET: 1 wooden bed</p> <p>1 dresser 3 drawers</p> <p>1 chiffonier 5 drawers</p> <p>2 benches</p>					
				<p>75 (1)</p> <p>16</p> <p>5</p>		<p>5 (1)</p> <p>15</p> <p>30</p> <p>20</p> <p>70</p> <p>35</p> <p>25</p> <p>30</p> <p>15</p> <p>30 (Phileo radio)</p> <p>9 75(2 trunks)</p>
		<p>1 box Kitch. Dinner set 100</p>		<p>16</p> <p>10</p> <p>12 (Vases, trays)</p> <p>5</p>		
		<p>ALLEGED LOSS AS PER CLAIM <u>400</u></p>				

) Nakagama-Wong Sam lease 21 May 42 notes Frig  
 ) Sold by Nakagama to Wong Sam 21 May 42 \$600.  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do  
 ) do (1-only)  
 ) do (1 only) - Other covered 2

SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
-------	----------------------	-----------------	-----------------------	-----------	-----------------------------	--------	---------

Nakagama-Wong Sam lease 21 May 42 notes Frigidaire as "Fixture" - therefore covered by Insurance claim  
 sold by Nakagama to Wong Sam 21 May 42 \$600.

do  
 do  
 do  
 do  
 do  
 do  
 do  
 do  
 do  
 do (1-only)  
 do (1 only) - Other covered by Insurance claim  
 2 do

75 (1) 5 (1)  
 15  
 30  
 16 20  
 70  
 35  
 5 25  
 30  
 15

Chattels declared as having been left in their own home at 81 Moncton St. were not removed to storage and presumably were lost in the fire which destroyed the house.

EXHIBIT No. 710-3  
 DATE Sept. 23/48  
 FILED BY G. R. Rice

30 (Phileo radio)  
 9 75 (2 trunks)

16  
 10  
 12 (Vases, trays)

5

As the chattels found in Mrs. Sogawa's home were removed and auctioned in her name, it was necessary for the Custodian to attempt to credit Nakagama with the proceeds of sale of his items by sorting out items listed on auction sheets. If Nakagama had told the Custodian of the existence of these items prior to June 1944, confusion would not have existed, and he would have received credit for all his goods.

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 106

824  
RP  
5

609 COLUMBIA STREET,  
NEW WESTMINSTER, B. C.

26th. April, 1944.

Catalogue #824

File #3324  
3871

EXHIBIT No. 710-4  
DATE Sept. 23 / 48  
FILED BY E. G. A. Rice

Office of the Custodian,  
Vancouver, B.C.

Dear Sir:-

RE: Lot-16 Ex.E.15',17,Blk.3,Sec.10,  
B3N/7W. Steveston Townsite

This property is #81 and 83 Moncton Street,  
rented to G.H.Rolston, two lots i.e. Lot 16 except the  
E. 15' and also lot 17.

#83 building, 24 x 50' one story, frame, operated as  
meat shop, store front. Exterior-Well painted. Interior-  
finished in V.joint, clean and well painted, floor  
very poor, sagged and bulged, indicating foundations  
gone. Rear 14' newly added and put on cement foundation.  
Roof good. Plumbing- sink and toilet, City light and water,  
stove heated, poorly laid out and constructed. Good location.

Building	1020.
Store Lot	200.
Vacant "	<u>270</u>
	1490. ✓

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

*F. H. Coulthard*  
F.H. Coulthard.



July 13th, 1946.

RP  
10

REAL PROPERTY SUMMARY

JAPANESE NAME: Ryutaro NAKAGAMA, Registration No. 04342, File No. 3871

CATALOGUE NO: 824

PROPERTY ADDRESS: 81 - 83 Moncton Street, Steveston, B.C.

LEGAL DESCRIPTION: Lots 16 & 17, Block 3 of Section 10, Blk. 3 North, Range 7 West, Map 249 SAVE AND EXCEPT E. 15' thereof, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Dwelling at 81 Moncton destroyed by fire. Store, at 83 Moncton Street

ASSESSED VALUE:	Lot 16	<u>Land</u>	<u>Improvements</u>	<u>Taxes (annual)</u>
		\$300.00	\$1520.00	\$24.62
	Lot 17	\$450.00	\$ 760.00	\$19.56

TITLE: Registered in the name of Ryutaro NAKAGAMA.

ENCUMBRANCES: None registered and no indication of any unregistered.

Lot 16 -- Vesting Order #25534 Date - March 8, 1943  
 Lot 17 -- Vesting Order #25535 Date - March 8, 1943

HISTORY OF ADMINISTRATION:

The file reveals NAKAGAMA, before evacuation, entered into a Lease Agreement with Wong Sam of Steveston for the duration of the war with Japan, terms being \$15.00 per month, water extra. In August 1942, Wong Sam without permission sub-let this property to one Pete Rolston, and in a letter from Mr. Robinson on December 11, 1942, he informs this office Mr. Rolston purchased the business and equipment from Wong Sam.

On January 15, 1943 a memorandum appears on file which informs the Custodian that a fire had occurred and the dwelling on lot 16, otherwise known as 81 Moncton St. was a total loss and the store premises situated on lot 17 were partially damaged. On January 18, 1943, the tenant, Mr. Rolston moved into the living quarters at the rear of the store and a reduction in rent was made at that time to \$10.00 a month.

The adjustment of the fire loss was made as follows: Policy #88246 covering the house was adjusted in full settlement in the amount of \$924.00, per agent's letter of March 15, 1943. From this amount, of course, was deductible the cost of \$50.00 for demolishing the old house which is shown in the statement submitted by Stirling & Company, contractors, on April 16th, 1943. This amount was credited to NAKAGAMA's account.

...2/

EXHIBIT No. 710-5  
 DATE Sept. 23/48  
 FILLED BY Grace Rice

July 13th, 1946.

HISTORY OF  
ADMINISTRATION:  
(continued)

On policy #205775 covering the store, a cheque in the amount of \$842.25 was received in full settlement per agent's letter of March 4, 1943. This amount was also credited to NAKAGAMA's account.

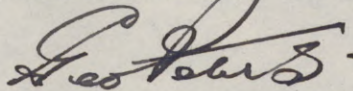
The store building was put in condition by the contractors, Stirling & Company, but under the Municipality By-law, it was necessary to do extra work, such as building a chimney to the ground and installing a new septic tank, etc. Cost of replacement was \$932.00 which was authorized by the Custodian.

Tenancy on this property remained in Rolston's name until he purchased this property on July 22, 1944.

SOLD:

Sold for the amount of \$1495.00, adjustments as of July 22/44. Funds released to NAKAGAMA on November 2, 1944. Title No. 177305-E in purchasers name was left in the Land Registry office on the demand of the purchaser. A complete statement of this transaction was forwarded to NAKAGAMA on November 5th, 1944.

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



George Peters  
Administration Department

GP/ic

## REAL PROPERTY CLAIM

CLAIMANT Ryutaro NAKAGAMA Regn No 04342 (CATALOGUE #824)

PROPERTY SUBJECT OF CLAIM (C/E) - Lot 16 save and except E.15' thereof, and Lot 17 of Blk 3 of Sec 10, B3N/7W, Map 249, Mun. of Richmond, D.N.W.  
known as  
81 & 83 Moncton Street, Steveston, B.C.

CLASSIFICATION PRIOR TO FIRE: Dwelling at 81 Moncton St.  
Store at 83 Moncton St.

WHEN SOLD : Vacant lot at 81 Moncton St.  
Store at 83 Moncton St.

CLAIM Est. value as per claims: Land \$2000.  
Buildings 3000. \$5000.

ALLEGED LOSS 1763.16

REFERENCESHISTORY

- JP Declared 15 Apr 42 as 5 room bungalow, wooden frame on Lot 17 and a 3 room bungalow, wooden frame with garage on Lot 16.  
Claimant also stated on JP Form that he had recently purchased the property. ('Phone call 10 Jun 48 to LRO New Westminster notes property transferred to him for consideration of \$4500. --- now claiming as value \$5000.  
(Lot 16 \$2000.)
- RP.1a,b. C/E # 51328 d/8 Mar 43 notes vesting Lot 16 (Lot 17 \$2500.)  
" 51329 " " 17  
Clear Title in name of Claimant other than Vesting in Custodian.
- RP.2 J.D. Mather's report d/13 May 42 describes property.
- RP.3a,b,c. On or about 14 Jan 43 the dwelling at 81 Moncton St. (Lot 16) was totally destroyed by fire and the building on Lot 17 was partially damaged.
- RP.4a,b. Bungalow (Lot 16) was settled by Insurance Co. for depreciated value of \$924.  
Store (Lot 17) \$736.75 to repair building plus \$105.50 for contents.  
The municipality necessitated expenditure of \$195.25 to build the chimney to the ground, instal a toilet, ~~sewage~~ septic tank, vent and drain, partition and door -- this due to building regulations.
- RP.5 Appraised by Coulthard, Sutherland & Co. Ltd. 26 Apr 44 \$1490.00
- RP.6 Assessed 1942:
- |                | Lot 16  | Lot 17  | TOTAL |
|----------------|---------|---------|-------|
| Land           | \$ 300. | \$ 450. | 750.  |
| Improvements   | 1520.   | 760.    | 2280. |
|                | 1820.   | 1210.   | 3030. |
| TAXES: General | 23.32   | 18.26   | 41.58 |
| Dyk.cge        | 1.30    | 1.30    | 2.60  |
|                | 24.62   | 19.56   | 44.18 |
- RP.7 Offer to purchase 23 Nov 43 Leo MINOSKY \$1000. (Refused)  
" 28 Apr 44 G.H. ROLSTON \$1400. (Refused)  
" 2 Jun 44 G.H. ROLSTON \$1490. (Accepted)
- RP.8 Approved by Advisory Committee 14 Jun 44 to Rolston for \$1490.
- RP.9 Sold as at 22 Jul 44 \$1490.
- RP.10 Real Property Summary of Administration completed 13 Jul 46.

## PERSONAL PROPERTY CLAIM

CLAIMANT Ryutaro NAKAGAMA Regn No 04342

FORMER ADDRESS 81 & 83 MONCTON ST. STEVESTON, B.C.

CLAIM Itemized list of H'hold goods amounting to \$400. (No credits shown)

(Gross Custodian Credits	Auction	\$ 83.50
	Fire Ins.	105.50
		<u>\$ 189.00 )</u>

REFERENCES

JP  
PP.1

HISTORY

Declarations of both Nakagama and his wife are typed on Analysis Form. Bill of Sale Nakagama - Wong Sam together with appropriate lease herewith. Analysis of Claim Form notes items sold by Nakagama \$600.

On or about 14 Jan 43 the dwelling at 81 Moncton St. in which Mrs. Nakagama stated she left the Household goods was destroyed by fire. Evidently all chattels were destroyed. No fire insurance on chattels contained in the house.

The file does not ~~declare~~ itemize the chattels on which an adjustment of insurance in the amount of \$105.50 was paid. The file merely notes same as "furniture and fixtures" contained in the store (83 Moncton St.)

Items presumed to have been covered by this adjustment are noted on the Analysis Form. One item (frigidaire) is noted on the Nakagama - Wong Sam lease as being a fixture -- this then must have been included in the adjustment.

PP.2

A requisition for chattels was received from Nakagama under date of 7 June 1944. This requisition noted chattels desired as being stored at 80 Moncton St., the home of S. Sogawa. These articles had never been declared by the Nakagama's (unless some articles were the ones stated to be left in their own home), and the Nakagama's had never advised the Custodian that any of their possessions were in Sogawa's care. Prior to receipt of Nakagama's requisition the Custodian had removed to Storage and sold at auction all items at 80 Moncton St. and naturally had credited the proceeds to Sogawa. Perusal of the Storage List and Auction Sheets resulted in the Custodian being able to transfer the proceeds of some sales to Nakagama, but it is quite likely that a large number of articles have been credited to Sogawa which could have been credited to Nakagama provided the Custodian had known of the existence of the articles prior to their ultimate disposal.

A Philco radio belonging to Nakagama was disposed of by auction and same is noted on the Analysis Form. 2 Trunks which the Admin. Dept. have credited to Nakagama appear to belong to someone other than Nakagama, however, as Nakagama's funds have been remitted to him prior to this Summary, a reversal of this entry is not possible.

It would appear that the Custodian is not liable for those articles left by the Nakagama's in the Sogawa home due to the fact that they were not declared until over two years after the Nakagama's evacuation -- and at a time when ownership could not be established.

The question of liability in re chattels left in their own home (not covered by insurance by them or the Custodian) would appear to be debatable.

For the fixtures which were in the store building, Nakagama received \$600. from his own sale of fixtures to the Lessee and \$105.50 as an insurance adjustment.

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: NAKAGAMA, Ryutaro.

HOME ADDRESS: 81 Moncton St., P.O.Box 216, Steveston, B.C.

REGISTRATION NUMBER 04342 SEX: Male AGE: 37

OCCUPATION: Fish Buyer.

(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: Self.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Nobuko.

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: Ritsuko. (F);

EXHIBIT No. 110-6  
DATE Sept 20/48  
FILED BY Gracie

ADDRESS OF CHILDREN: Same Address.

AGE OF CHILDREN: 3;

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

1. LOCATION AND DESCRIPTION: Property (1) Municipality of Richmond, Lot (17) BLOCK THREE (3) of Section (10) Block (3) North Range (7) West Map (249) in the District of New Westminster. Certificate No. 72235E. Fol No. 146629E.  
Property (2) - Municipality of Richmond, Lot (16) BLOCK THREE (3) of Section (10) Block (3) North Range (7) West Map (249) SAVE AND EXCEPT the East (15) feet thereof in the District of New Westminster. Certificate No. 47093E. Fol. No. 146630E.

2500.00  
2000.00

2. BUILDINGS AND OTHER IMPROVEMENTS: Property (1) 5-room bungalow wooden frame, Property No. (2) - 3-room bungalow wooden frame with a garage.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 Fire Insurance with the North West Fire Insurance Co., Vancouver, Branch, Policy No. 205775 in owner's possession. \$1,000.00 Fire Insurance with the Cornhill Insurance Co. Ltd., Vancouver Branch, Policy No. 88246, in owner's possession.

4. TAXES (Amount and where payable) Have only just purchased the above property and therefore has had no tax to pay yet.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

*Handwritten notes:*  
146629  
146630

*Handwritten notes:*  
29-200  
30-2000

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN: none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 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: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

Frigid<sup>air</sup> Equipment, Universal Cooler, Toledo Scale, 2, Dayton Scale 1, Cleveland Cleancut Mincer 2, ~~DAYTON~~ Dayton Slicer 1, International Slicer 1, Cheese Cutter 1, Taylor Safe 1, Disk 1, Counter 2, Show Case 1, Better Packages, 2 clocks, 2 bicycles. stored at 83 Moncton St., P.O. Box 216, Steveston, B.C.

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)  
(1) \$50.00 Victory Bond No. unknown, in owner's Possession.

~~XXXXXX~~ (1) \$20.00 War Saving Certificate, in owner's possession.

8. BANK ACCOUNTS \$200.00 in a current account deposited in the Royal Bank in Steveston, B.C. /Beneficiary Wife.

9. LIFE INSURANCE: \$2,000.00 Life Insurance Policy No. 2,139,283 carried by the Sun Life Assurance Co., Vancouver Branch, policy in owner's possession. \$1,000.00 Endowment Policy No. 559081 carried by the Confederation Life Association for the declarant's child, policy in Owner's possession. Beneficiary

10. INTEREST IN ANY ESTATES OR TRUSTS. none Father

11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: The keys of the declarant's home will be handed to the Custodian.

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 15th day of April, 1942.

*Abner M. ...*  
Witness

(Signature) *R. J. ...*

FOR DEPARTMENTAL USE

"A"

# This Indenture,

made the Twenty-first day of May in the year of our Lord one thousand nine hundred and forty-two.

## In Pursuance of the "Bills of Sale Act"

Between

**RYUTARO NAKAGAMA**, of the Townsite of Steveston, in the Province of British Columbia, Merchant.

Insert full Names, Addresses and Occupations of Parties.

(hereinafter called the Grantor) of the First Part  
AND

**WONG SAM**, of the Townsite of Steveston, in the Province of British Columbia, Restaurant Keeper.

(hereinafter called the Grantee) of the Second Part

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of Six Hundred Dollars (\$600.00)----- of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor hath bargained, sold, assigned, transferred and set over, and by these presents Doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

- 1 Universal Cooler #41960
- 1 Toledo Scale 15594
- 1 " " 251050
- 1 Dayton Scale 344-1613
- 1 Cleveland Clean Cut Mincer 1850
- 1 Coles Clean Cut Mincer 346187
- 1 Dayton Slicer 8671
- 1 International Slicer 1033779
- 1 Cheese Cutter 7987
- 1 Taylor Safe 119923
- 1 Desk
- 2 Counters
- 1 Fish Counter
- 1 Show Case
- 1 Better Packages 175661-327421
- 1 Clock

EXHIBIT No. 710-7  
 DATE Sept 23/48  
 FILED BY C. R. A. Rice



All of which goods and personal chattels are now in the possession of  
the Grantor and are situate, lying and being in,  
upon or about 83 Moncton Street  
in the Townsite of Steveston  
in the County of Vancouver in the Province of British Columbia.

And all the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same, and every part thereof:

To have and to hold the said assigned goods and personal chattels and each and every of them and every part thereof, with the appurtenances, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use Forever:

But with the express understanding that the Grantor shall have the right to repurchase from the Grantee for the like amount, viz. Six Hundred Dollars (\$600.00) on the return of the Grantor to the Town of Steveston on the termination of the war with Japan.

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:

That the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof: And that the said Grantor now has in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents; And that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever; And that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

**Signed, Sealed and Delivered**

IN THE PRESENCE OF

(Signed) \_\_\_\_\_ (Signed) \_\_\_\_\_

SIG. OF WITNESS: Hiroshi Niwatsukino. Ryutaro Nakagama.

ADDRESS \_\_\_\_\_

OCCUPATION \_\_\_\_\_

This is the paper-writing marked "A" referred to in the Affidavit of Hiroshi Niwatsukino sworn before me this 22nd day of May A.D. 194 2

T.C.K.  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits within British Columbia.

**"BILLS OF SALE ACT"**  
**Acknowledgment of Officer of Corporation**

I, \_\_\_\_\_ of \_\_\_\_\_  
(State whether President, Secretary or Director) of the \_\_\_\_\_ (Name of Corporation)

- make oath and say as follows:—
1. That the paper writing hereto annexed and marked "A" is a true copy of a bill of sale, and of (or, when an original bill of sale if filed, is a bill of sale together with) every schedule or inventory thereto annexed or therein referred to as made, given, and executed by the said \_\_\_\_\_ (Name of Corporation)
  2. That I, as \_\_\_\_\_ (State whether President, Secretary or Director) of the said Corporation, being duly authorized so to do, did affix the seal of the said Corporation to the said bill of sale, did sign the said bill of sale \_\_\_\_\_ (State whether President, Secretary or Director) of the said Corporation, and did duly deliver the said bill of sale as the act and deed of the said Corporation on the \_\_\_\_\_ day of \_\_\_\_\_ 194 \_\_\_\_\_
  3. That the head office or chief place of business of the said Corporation in British Columbia is situate at \_\_\_\_\_ in the said Province.  
[State fully the whereabouts of the head office or chief place of business, such as street and number (if any).]

Subscribed to and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 194 \_\_\_\_\_

\_\_\_\_\_

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

"BILLS OF SALE ACT."

COUNTY OF

TO WIT: I, Wing Sam of the Townsite of Steveston

in the Province of British Columbia, the Grantee in the foregoing Bill of Sale named, make oath and say: That the sale therein made is bona fide and for valuable consideration, namely, the consideration of the sum of Six Hundred Dollars (\$600.00) dollars; as set forth in the said Bill of Sale; and not for the purpose of enabling me this deponent to hold the goods and chattels mentioned therein as against the creditors of the said grantor; and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the grantor or of preventing such creditors from obtaining payment of any claim against the grantor.

Sworn before me at the Townsite of Steveston in the Province of British Columbia, this 22nd day of May A.D. 1942 (Signed) Wong Sam T.C.K.

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

The Clarke & Stuart Co. Limited, Law Printers and Stationers Vancouver, B.C. Form No. 13

Bill of Sale (ABSOLUTE)

Wong Sam.

TO

Ryutaro Nakagama

Filed May 21st 1942

"BILLS OF SALE ACT"

COUNTY OF TO WIT: I, Hirose Nitwatsukino of Steveston make oath and say as follows:

1.—That the paper-writing hereunto annexed, and marked "A", is a true copy of a Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by Ryutaro Nakagama

2.—That the Bill of Sale was made and given by the said Ryutaro Nakagama on the 21st day of May, in the year of our Lord one thousand nine hundred and forty two

3.—That I was present and did see the said Ryutaro Nakagama, in the said Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said 21st day of May in the year aforesaid.

4.—That the said Ryutaro Nakagama at the time of making and giving the said Bill of Sale, resided and still resides at 83 Moncton Street Steveston, B.C. and then was and still is Merchant

5.—That the name Hirose Niwatsukino set and subscribed as the witness attesting the due execution thereof, is of the proper handwriting of me, this deponent, and that I reside at Steveston, B.C. and am a finished Student.

Subscribed to and sworn before me this 22nd day of May A.D. 1942 at the Steveston of (Signed) Hirose Niwatsukino. in the Province of British Columbia. T.C.K.

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

EVACUATION SECTION  
 Rec'd JUN 7 1944  
 File No. 3871  
 Ans. \_\_\_\_\_  
 Referred McKelvie

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address C/o Albert Dainty Date June 7/44  
239, 15th St. N.  
Lethbridge Alta

EXHIBIT No. 710-8  
 DATE Sept 23/48  
 FILLED BY G. R. Rice

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Ryutaro Nakagama Police Registration No 04342  
 hereby request you to release to me the under-noted property  
 stored at 80 Moncton St. Steveston BC  
 in possession of Home of S. Sogawa  
 and I release you from any claim whatsoever with respect to  
 such property.

Description of Property:

- 1 New Carpet 12 x 16 - 1 Chesterfield Sofa
- 1 Box about 2 x 4 containing dinner set
- 1 Box about 2 x 4 containing Pots & Pans
- 1 Mattresses 4 x 6 & 1 Coil Bed spring 4 x 6

Original Address Ladner Steveston BC  
 Date Evacuated to Vancouver April 22/42  
 Date Evacuated to Present Address May 24/42  
 Number in Family - 12 years and over 2  
 Number in Family - 5 to 11 years old 1  
 Number in Family - under 5 1  
 TOTAL NUMBER IN FAMILY 4

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:  
 BRITISH COLUMBIA SECURITY COMMISSION

Per: \_\_\_\_\_

R Nakagama  
 Claimant (Signs Here)

1 Wooden Bed  
 1 Dresser with 3 Drawers  
 1 Chiffonier with 5 Drawers  
 2 Benches  
 in one set