

1482



Powell St.  
**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: Atsuro NAGAMATSU (Mrs Goichiro)HOME ADDRESS: 567 P.O. Box 88, Pitt Meadows, B.C.REGISTRATION NUMBER 14214 SEX: Female AGE: 47OCCUPATION: Berry Grower.

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: GoichiroADDRESS OF WIFE OR HUSBAND: P.O. Box 88, Pitt Meadows, B.C.NAMES OF ANY LIVING CHILDREN: Sumiko (F) Toruo (M) Taya (F)ADDRESS OF CHILDREN: 567 P.O. Box 88, Pitt Meadows B.C.AGE OF CHILDREN: 11. 8.. 7.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: 2291 Ford Road, Pitt Meadows, B.C.P.O. Box 567. (1) Municipality of Pitt Meadows Lot A., Block 11.

Certificate of Title No. 98501 E, (From Certificate No 59144E)  
of Section 36, Block 6, North Range 1, East Map 1707. (2) Certificate of  
Title No. 98500E, (From Certificate No. 59143E)  
Municipality of Pitt Meadows Lots 9 and 10, of Section 36, Block 6,  
North Range 1, East Map 928 in the district of New Westminster. B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden Frame and Bas- Dwelling House2 Storeys and Basement. Wood Shed, Garage, Chicken House, Pig Pens3. INSURANCE (Give particulars; state where policies are) \$1000.00 Fire InsuranceMarine Insurance Co. Vancouver B.C. No. 442219 in possession of  
declarant.4. TAXES (Amount and where payable) \$23.49 paid last year at Corporation of the  
District of Pitt Meadows. New Westminster B.C.

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

none

EXHIBIT NO.

DATE

FILED BY

6. OCCUPANCY AND LEASES (If vacant so state)

none Occupied by self and family.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owners possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, vegetables, fruit trees  
(Apple and Cherry) on 4 Acres.

**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:
- 2291 Ford Road, Pitt Meadows B.C. Refrigerator, Cooking stove, 2 tables  
1 Cupboard, 1 Box of Aluminum Cooking ware, glass and china, in Kitchen.  
in the basement Electric Washing Machine, water pump with tank, Living room  
8 Chairs, 1 Stove, 2 Tables, 1 Bed couch, Mirror, Bedroom, 1 Bed, 2 Bureau  
1 shoe Closet, 1 Clothes closet, 1 book shelf, 2 Bedroom, 2 Beds, 1 Table  
Upstairs, 2 Chairs, 2 Beds, 1 Table, 2 Wardrobes, 1 clock, Basement Farming  
Equipment including shovel, axes, sledge hammers, hoes, saws, forks etc.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- 15 Chickens, 1 cat, 2 Sows and 18 young Pigs,
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: \$1000.00 Fire Insurance  
Policy number unknown (Policy Left at home) (Brought Later)  
No. 193978. North West Fire Insurance Co. Policy in declarant's possession.

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)

100 Pounds Imperial Japanese Gov. 4% Sterling Loan ~~EXCEPION~~ (Thirteen.)

2--\$5.00 War Savings Certificates in the name of 2 Children Sumiko and  
Torio. In owners Possession.

8. BANK ACCOUNTS: Approx \$300.00 Bank of Montreal Haney B.C.

9. LIFE INSURANCE: Pension Bond, No. 563544 on the life of Torio Nagamatsu  
with the Confederation Life Association (41 annual premiums of \$32.32)  
premiums paid up to date \$96.96. In owners Possession.

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney B.C.

#### LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

#### REMARKS:

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 28th day of March 1942.

(Signature) Genryu Nagamatsu

Dorothy M. Chape.  
 Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Nov. 19/43

Our File No. 1482

Full Name NAGAMATSU, Tsurine (Mrs. Goichiro)  
(Surname in Block Letters)

Registration No. 14214

Male - Female <sup>V</sup>  
(Check)

Age Aug. 25/1894

Former Address P.O. Box 88, Pitt Meadows, B.C.

Date Evacuated 12/9/42

Naturalized - Canadian-Born - National <sup>V</sup>  
(Check)

Present Address New Denver, B.C.

<sup>V</sup>  
Married - Single  
(Check)

Name of Wife \_\_\_\_\_

Name of Husband Goichiro #14594

Name of Mother <sup>nee</sup> (YOSHIDA) Toye (Dec'd) Name of Father MATSUMURA, Jihe (Dec'd)

Names of Children under 16 \_\_\_\_\_

Requested by E.C.T.

Registered with Custodian \_\_\_\_\_  
(Yes or No)

Additional Information Berry Grower . Owner of 6 acres- 1 house.



REAL PROPERTY SUMMARY

Catalogue No.: S. S. B. 227 P)

File No. 1482

Name: NAGAMATSU, Tsurine (Mrs. Goichiro)

Reg. No. 14214

Civic Address: Ford Road, Pitt Meadows, B. C.

Legal Description: Lots 9 and 10 of Section 36, Block 6 North Range 1 East, Map 928, Municipality of Pitt Meadows, District of New Westminster; and Lot A of Block 11 of Section 36, Block 6 North Range 1 East, Map 1707, Municipality of Pitt Meadows, District of New Westminster.

Classification: 6.02 acres of which 4.8 acres are cleared and in grass. Dwelling is old but in fair condition, other buildings old shacks.

Registered Owner: Tsurine NAGAMATSU

State of Title: Clear

Administration & Revenue:

Leased by Custodian Oct. 1/42 for 1 Yr. @ \$12.50 per month  
Rents after Jan. 1/43 accrued to V.L.A.

Sold to The Director, Veterans' Land Act for \$1,202.00 cash  
as of January 1, 1943.

Title delivered February, 1944.

Payment received and credited March 16/44 net sum of \$1,213.00  
after receiving \$17.00 Insurance refund and paying \$6.00  
Reg. Fees.

Chattels: Not involved in property sale except Electric Water  
outfit as fixture.

Insurance: On buildings - transferred to V.L.A.  
On Household effects - cancelled Aug. 29/45

Certified a Correct Summary of File

August 29/45

*W. E. Anderson*  
.....



14314

## RESULTS

**NAGAMATSU, Tsuruyo (Mrs. Goichiro)**

FILM NO.

1482

[illegible]



INSURANCE SUMMARY

Name: NAGAMATSU, Tsarine (Mrs. Goichiro)

File No. 1482

Reg. No. 14214

Confederation Life Association:

Policy No. 563544

Pension Bond on life of Torio NAGAMATSU (minor son)

Premiums paid on Husband's Insurance from the account:

New York Life Insurance Co. - \$44.90

Sun Life Assurance Company - \$152.45

(at request of Japanese, January 31/45)

Certified Correct

Aug. 29/45

*H. E. ...*



August 11, 1947.

PERSONAL PROPERTY SUMMARY

Re: (Mrs.) Tsurine NAGAMATSU  
Reg. No. 14214

Chattels:

This Japanese made her declaration to the Custodian on March 28, 1942, and was evacuated from her residence at Pitt Meadows to New Denver, B. C. on Sept. 12, 1942.

The "JP" Form of March 28, 1942, shows the chattels were left at 2291 Ford Road, Pitt Meadows, B. C.

We have on file also a list dated August 28, 1942 signed at Vancouver, showing goods left in care of Mr. Fred Walsh at 2291 Ford Road, Pitt Meadows, B. C.

Mr. Walsh leased the property on October 1, 1942, and included in the lease were certain chattels for which we have the owners written consent.

Particulars of chattels <sup>are</sup> shown on attached Chattel Schedule although final disposition is to be found in her husband's file #8684, Goichiro Nagamatsu, #14594.

Specified Articles:

Mrs. Nagamatsu did not declare owning any specified articles and no reference to such is found in her file.

Securities:

Mrs. Nagamatsu in her "JP" Form of March 28, 1942, declared the following:

£100 Imperial Japanese Govt. 4% Sterling Loan  
2 \$5.00 War Savings Certificates, one each in the name of her children, Sumiko and Torio.

Approximately \$300.00 in Bank of Montreal, Haney, B. C.

These securities were not taken over by the Custodian.

Life Insurance:

A Pension Bond with Confederation Life Assn., # 563544 on life of Torio Nagamatsu, a minor son, was declared on "JP" Form.

This policy did not come under control of Custodian at any time.



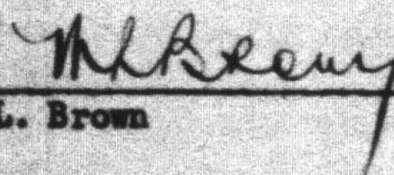
Accounts Receivable: "None"

Note:

The "JP" Form of March 28, 1942, lists 15 chickens, 1 cat, 2 sows and 18 young pigs. As there is no further reference to this livestock it is presumed that it was disposed of by private sale before evacuation.

No property interests, other than the above-mentioned appear on this file.

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

  
\_\_\_\_\_  
M. L. Brown

MLB/JJW



August 12, 1947.

CHATTEL SUMMARY

Re: (Mrs.) Taurine NAGAMATSU  
Reg No. 14214

This Japanese made her declaration to the Custodian on March 28, 1942, and was evacuated from her residence at Pitt Meadows to New Denver, B. C., on September 12, 1942.

She declared to have left her personal effects at 2291 Ford Road, Pitt Meadows B. C., as set out in "JP" Form March 28, 1942.

On October 30, 1942 we obtained from her a list of household goods which she consented to have included in the lease granted to Mr. Fred J. Walsh, who had leased the property at 2291 Ford Road, Pitt Meadows, B. C.

A Schedule is attached showing chattels listed on "JP" Form also those listed by Mrs. Nagamatsu on October 1, 1942.

The final disposition of chattels is shown in her husband's file #8664, Goichiro Nagamatsu, # 14594.

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

  
M. L. Brown.

WLB/JJW



File No. 1482

August 12, 1947.

CHattel Schedule

Re: (Mrs.) Taurine NAGAMATSU  
Reg. No. 14214

DECLARED ON "JF"  
FROM MAR. 28/42.

1 Kitchen Range  
6 Tables  
1 Dayboard  
1 Ex. Cooking Ware  
Qty Glass & Chinaware  
1 Electric Washer  
1 Water Pump & Tank  
10 Chairs  
1 Bed Couch  
1 Mirror  
2 Bureaux  
1 Shoe Closet  
1 Clothes Closet  
1 Book Shelf  
4 Beds  
2 Wardrobes  
1 Clock  
Farm Implements  
Shovels, Axes, Sledges,  
Hammers, Hoes, etc.

DECLARED BY  
MRS. T. NAGAMATSU  
AUG. 28/42.

1 Kitchen Range  
(Beach-Lady Ann)  
  
Kitchen Utensils  
1 Electric Washer  
8 Kitchen Chairs  
1 Winnipeg Couch  
1 Mirror (full-length)  
  
1 Coat Hanger  
5 Double Beds & 5  
Springs  
2 Cardboard Wardrobes  
  
Farm Implements

INCLUDED IN  
LEASE. OCT. 1/42.

1 Kitchen Range ✓  
  
  
  
1 Elect. Washer (Thor) ✓  
1 Batty Elect. Pump ✓  
8 Kitchen Chairs  
1 Winnipeg Couch  
2 Bureaux  
  
1 Double Bed (complete)

OTHER  
DISPOSITION

For final  
disposition  
see file  
8684 of  
Geishiro  
NAGAMATSU  
#14594 hus-  
band of  
Taurine  
NAGAMATSU  
#14214  
Treated as  
fixture.



LIABILITY SUMMARY

File No. 1432

Re: NAGAMATSU, Tsune (Mrs. Goichiro)  
Reg. No. 14214

This file reveals no liabilities nor does the file  
of her husband.

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

WRA:EH  
May 17., 1946

*VE Hudson*



SUNDRY ASSETS

File No. 1482

Name: NAGAMATSU, Tsurine (Mrs. Goichiro)

Reg. No. 14214

Declared to be in Owner's Possession:

100 £ Imperial Japanese Government 4% Sterling Loan #13

2 - \$5.00 War Savings Certificates in names of two children

Approximately \$300.00 in Bank of Montreal, Haney, B. C.

(Not administered by office.)

NAGAMATSU, Tsurine (Mrs. Goichiro) - holder of Power of

Attorney from NOBORU NAGAMATSU (son) under which  
sale of his property was negotiated and completed  
through Hal Menzies' office for \$1,300.00 net and  
credited to her account on March 9, 1943.

Certified Correct

August 29/45

*R. E. Hanson*  
.....



*File this*

OFFICE OF THE CUSTODIAN  
RECEIVED

*Coffey*  
*Esquire*

File No. 1422

October 30, 1942

Name: Mr. Tsuruye NAGAMOTO

NOV 1 1942

Reg. No: 14214

*To be used by house.*

INVENTORY OF CHATTELS AT 2221 BOND ROAD, NEW BRIDGE, N. J.

- ✓ 1 kitchen range (Bosch, Lady Ann)
- ✓ 1 electric washing machine (Thor)
- ✓ 1 double bed (iron) — complete
- ✓ 1 Winnipeg couch
- ✓ 3 kitchen chairs
- ✓ 2 bureaus
- 1 Beatty electric pump in basement

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

DATE: *Nov 6, 1942* SIGNED: *(Mrs) Tsuruye Nagamoto*

Please sign and return one copy to the Custodian.

EXHIBIT No. *200-5*  
DATE *23 April 1948*  
FILED BY *Crown*







October 13, 1942

Name: Mr. Goichiro NAGAMATSU

Reg. No: 14594

Address: 2291 Ford Road, Pitt Meadows, B.C.

200 - 8

EXHIBIT No.

DATE 23 April 1948

FILED BY

Claimant

INVENTORY OF CHATTELS LEFT ON PROPERTYIn house (downstairs)

wall mirror  
 bed couch, mattress, pillow  
 2 dressers  
 ironing board  
 9 kitchen chairs  
 heater, protection pad  
 sml. wood box  
 end table  
 sml. wall rack with 2 hooks  
 3 linoleum rugs  
 lamp shade  
 2 double sockets  
 2 coat hangers  
 1 framed picture  
 flower vase (sml.)  
 8 window blinds  
 10 window curtains  
 7 curtain rods  
 stn. (cont. child's dolls, poor)  
 Chest drawers, shelves cont:  
 misc. books, dress patterns,  
 2 sets Jap. playing cards,  
 rags.  
 wooden wardrobe (complete with  
 hangers, 3 ties)  
 sml. school suitcase  
 2 prs. eye glass in cases  
 3 window screens  
 cardboard wardrobe (cont. 3 coats,  
 1 cushion, 4 cushion covers)  
 2 beds, springs, mattresses  
 1 bed pillow  
 sml. mantle clock  
 sml. table (cont. misc. in drawer)  
 flat metal tin with cap  
 kitchen cabinet (cont. misc. art. NV)  
 lge. rice tin (Beach bed Anne)  
 6 lgr. biscuit tins (empty)  
 sml. roasting pan  
 sml. table with drawers (cont. misc.  
 utensils)  
 wash stand

enameled wash basin  
 heavy roll waxed paper marked  
 Mother Hubbard Bread  
 metal dish holder  
 porcelain sink  
 4 cups (no handles)  
 jar (cont. 2 sml. rolls incense)  
 1 metal towel rail  
 broom (poor)  
 Jap. paper lantern

Kitchen table

2 benches  
 sml. book shelf  
 box (cont. old clothes)  
 water pail  
 2 door mats (1 rubber)  
 hand water pump and wooden drain  
 frying pan  
 aluminum pot  
 1 l gal. glass jug  
 2 tins of floor wax (used)  
 2 sml. coffee tins (empty)  
 cooky baking tin  
 1 l# Ctn. Parawax  
 sml. liquor measuring glass  
 statue mantle doll  
 cooler (homemade)  
 sml. wooden bench  
 2 stove lid lifters, ash shaker  
 sml. religious picture (round)  
 stairway curtain

In house (upstairs)

cedar fumed wardrobe (cardboard)  
 1 kitchen chair  
 2 beds and springs  
 1 window screen  
 sml. box (cont. 2 Budahs)  
 sml. box (cont. ash tray)  
 ctn. (cont. misc. books)



File No: 8684

Name: Goichiro NAGAMATSU

Reg. No: 14594

Inventory of Chattels continued

3 table leaves  
 bundle of wool padding  
 badminton racquet  
 wooden table lamp and shade  
 lge. quantity misc. books,  
 magazines.  
 bench

In basement (pump room)

elec. pump and tank  
 1 5 gal. stone crock  
 1 6 gal. stone crock (cont. beans)  
 1 10 gal. stone crock  
 lge. dish pan  
 ctn. (cont. sake bottles)  
 2 alum. pots  
 lge. mixing bowl  
 lge. alum. kettle  
 3 section box (enam. washbasin)  
 ctn. (cont. dishes)  
 5 ctns. (tied up, cont. unknown)  
 Jap. brass bound tub (cont.  
 dishes)  
 2 sml. wooden boxes (black)  
 ctn. (cont. 2 china jars)  
 3 section Jap. dish  
 iron kettle  
 enameled roasting pan  
 2 alum. roasting pans  
 enameled tea pot  
 2 china tea pots  
 3 2 qt. sealers  
 alum. pot (cont. al. pot,  
 misc. kitchen utensils)  
 sml. wicker basket  
 wooden tray  
 wooden scrubbing board  
 lge. wooden box

In main basement

6 Jap. tubs

sml. box (cont. misc. gard. tools)  
 sml. shelf (homemade)  
 2 straw hats  
 6 Conduit nipples  
 ctn. old clothes  
 13 burlap sacks  
 roll twine on stick, used  
 box cont. bicycle pedal, 2 hinges,  
 misc. sml. tools  
 sml. Jap. saw  
 ctn. (cont. 2 stove steel spindles)  
 3-4 gal. tins (empty)  
 bdle. paper fruit labels  
 spool (cont. 20' Packard cable, #18 gauge)  
 2 Jap. parasols (lge.)  
 axe (SB) poor  
 3 prs. work gloves  
 sml. hand Flit sprayer  
 sml. ctn. (1/2 full paper tags)  
 2 mole traps (1 new)  
 sml. ctn. (cont. misc. parts for bicycle)  
 3 baseball gloves  
 1 baseball mitt  
 12 plum baskets (used)  
 30 sml. grape baskets  
 1 Brown's Crystal Duster  
 2 cultivator attachments  
 sml. ironing board  
 block (wood)  
 lge. table  
 20 berry trays  
 ctn. (cont. 7 light fixtures)  
 bdle. of knock-down boxes  
 3 window frames (glass broken)  
 2 window frames (glass o.k.)  
 1/2 gal. varnish  
 4 tins misc. paint (partially used)  
 3' x 3' sheet galv. iron  
 ctn. (cont. P.C.U. berry statements)  
 50# sack of sulphur flour  
 4 cross cut saws (good)  
 lantern



Oct. 13, 1942

File No. 8684

**Name:** Goichihiro NAGAMATSU, #14594

Inventory of Chattels continued

- 1/2 gal. tin with cap (empty)
- suitcase (old)
- box (cont. wooden block and  
7 iron brackets)
- 1 5 gal. oil can
- box (cont. 8 wooden trays)
- washing machine, wringer (GE)
- 2 beds and springs
- 2 shovels
- 2 mattocks
- 3 hoes
- 1 potato fork
- 1 DB axe
- 2 pickaroons
- sack (cont. 50# cement)
- 1 peavey (short handle)
- 2 sledge hammers
- 1 grub hoe
- 2 bicycle tires
- 6 picker's berry tins
- box (cont. rubber boots, poor)
- 5' 1" water pipe
- 15' garden hose
- 2 crow bars
- Jap. tub (wrapped with wire)
- 2 wicker clothes baskets
- baby's crib (cont. old blankets)
- high chair
- wooden clothes drier
- otn. (cont. set International  
Truck chains)
- tool box (empty)
- 1 bench
- sm. quantity of odd chains

## In Woodshed

1 shovel  
1 hoe  
1 cord wood  
baby bed and spring  
1 pr. rubber boots

Jap basket  
water pail

In KARAKO

- 2 wheelbarrows
- 16 berry trays
  - pr. of truck chains (old)
- 1 10 gal. oil drum (empty)
- 1 5 gal. tin (empty)
  - sm. quantity mixed lumber
- 8 burlap sacks
  - cream can (old)
- 3 Jap. tubs (wrapped with wire)
- 12' ladder
- lge. milk can (old)

On front porch

3 sml. flower pots  
5 flower pots cont. cactus plants  
1 umbrella  
1 screen door  
1 door mat  
2 sml. mats

In front of house

sml. quantity of bean poles  
cord of wood

On house

radio serial

At north end of property

2 cords of wood

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

**DATE:** ..... **SIGNED:** .....

Please sign and return one copy to the Custodian.

I hereby certify that the foregoing words are a true copy  
of the original whereof they purport to be a copy.  
May 20, 1948



CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 2482

805 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

October 30, 1942

Mr. Tsuruye NAGAMATSU,  
Registration No. 14214,  
New Denver, B.C.

Dear Sir:

Mr. Fred J. Walsh has applied to lease  
your property at 2291 Ford Road, Pitt Meadows, B.C.,  
and has asked for the use of certain chattels left  
on the property for the year ending December 31, 1943.

Enclosed you will find a list in duplicate  
representing the chattels to be included in the lease.  
If you are agreeable that these be included in the  
lease, kindly sign and return one copy to this office  
as soon as possible.

Yours truly,

"R.D. Richardson"  
R. D. Richardson,  
Farm Department.

GLA:FC  
Enclosure.

200 - 9

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

23 April 1948

DATE \_\_\_\_\_

FILED BY Claimant

I hereby certify that the foregoing words are a true copy  
of the original whereof they purport to be a copy.

May 20, 1948

- In Oustall

J.M.



File No: 1482

October 30, 1942

Name: Mr. Tsuruye NAGAMATSU

Reg. No: 14214

INVENTORY OF CHATTELS REMAINING AT 2291 FORD ROAD, PITT MEADOWS, B.C.

1 kitchen range (Beach, Lady Ann)  
1 electric washing machine (Thor)  
1 double bed (iron) -- complete  
1 Winnipeg couch  
8 kitchen chairs  
2 bureaus  
1 Beatty electric pump in basement

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

DATE: ..... SIGNED: .....

Please sign and return one copy to the Custodian.

I hereby certify that the foregoing words are a true copy  
of the original whereof they purport to be a copy.

May 20, 1948

M. L. Lail

J. M.



Extract from Lease No. 6.

File No. 1482.

Lessor: T. NAGAMATSU.

Lessee: Fred James WALSH.

Date: 1st October, 1942.

Term: 1 year from 1st October, 1942 to 30th September, 1943.

Consideration: \$150.00, payable \$12.50 monthly commencing 1st October, 1942.  
No taxes.

Property:

Land: Lots 9 & 10 of Section 36, Block 6 N., Range 1 E, Map 928, and

Lot "A" of Block 11 of Section 36, Block 6 N., Range 1 E, according  
to Map 1707 (2291 Ford Road) Municipality of Pitt Meadows.

Buildings: Included.

Chattels: 1 kitchen range (Beach, Lady Ann)  
1 electric washing machine (Thor)  
1 Double bed (iron) - complete  
1 Winnipeg couch  
8 kitchen chairs  
2 bureaux  
1 Beatty Electric pump in basement.

Lease handed to S.S.B. 22/7/43.



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

File No. 1482

506 Royal Bank Building,

Reg. No. 14214

Vancouver, B. C.

Mrs. Tsuruyo NAGAMATSU  
New Denver, B. C.

Dear Sir: Madam: 2291 Ford Road, Pitt Meadows, B. C.

Re: Lots 9 and 10 of Section 36, Block 6 North, Range 1 East,  
Map 928, District of New Westminster, C. of E. 50247.

and  
Lot "A" of Block 11, of Section 36, Block 6 North, Range 1  
East, Map 1707, District of New Westminster, C. of E. 50248.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1202.00
Add:	
Unexpired insurance premium as at January 1st, 1943	17.00
	<u>\$ 1219.00</u>

Loss:

Tax arrears to December 31st, 1942	\$	
Registration fee	\$ 6.00 (2 parcels)	
Encumbrance—Principal		
—Interest		
		<u>\$ 6.00</u>
Net proceeds of sale		<u>\$ 1213.00</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.



**This Indenture,**Made in triplicate this First day of October A.D. 1942.**IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"**

Between:

THE SECRETARY OF STATE FOR CANADA,  
acting in his capacity as Custodian under and by  
virtue of Order-in-Council P.C. 1665, and Amend-  
ments thereto.

Hereinafter referred to as the  
LESSOR OF THE FIRST PART.

FRED JAMES WALSH, (on Compensation), of Pitt  
Meadows, in the Province of British Columbia,

Hereinafter referred to as the  
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of

Pitt Meadows, in the New Westminster  
District, in the Province of British Columbia, more particularly described as

Lot Nine and Ten (9 & 10), of Section Thirty-six (36), Block Six North  
(S.N.), Range One East (1. E.), according to a registered map or plan  
thereof deposited in the Land Registry Office, City of New Westminster,  
Province of British Columbia, and therein numbered Nine Hundred and  
Twenty-eight (928).

AND Lot "A" of Block Eleven (11) of Section Thirty-six (36), Block  
Six North (S.N.), Range One East (1. E.), according to a registered map  
or plan thereof deposited in the Land Registry Office, City of New  
Westminster, Province of British Columbia, and therein numbered Seventeen  
Hundred and Seven (1707) - (also known as 2201 Ford Road).

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be  
erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and  
appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and  
excepting

No exceptions.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying  
adjoining lands from time to time, their respective families and servants, and all other persons  
with the Lessor's or their permission, going to or from the said adjoining lands, free and uninter-  
rupted right at all times hereafter and for all purposes to go, return, pass and repass with or with-  
out horses, cattle, and vehicles from and to any highway by crossing through and over the demised  
premises; and Doth Further Let on Hire the following chattels, namely:—

- ✓ 1 kitchen range (Boach, Lady Ann)
- ✓ 1 electric washing machine (Thor)
- ✓ 1 Double bed (iron) - complete
- ✓ 1 Winnipeg couch
- ✓ 3 kitchen chairs
- ✓ 2 Bureaus
- ✓ 1 Satty Electric pump in basement.

from the First day of October A.D. 1942, (or from  
the date hereof) for the term of One (1) years thence ensuing and fully to  
be determined on the Thirtieth day of September, 1943.

Yielding during the said term therefor the clear (annual) rent of \$50.00

One Hundred and Fifty Dollars,  
of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British  
Columbia, on the following days and times, that is to say: Twelve Dollars and Fifty cents  
the first payment to be made on the First day of October, A.D. 1942,  
and the further sum of Twelve Dollars and Fifty Cents (\$12.50) on the first day of  
each and every month thereafter until the said term has been completed.



2. That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay rates and charges for water, electric light, gas and telephone.~~ AND TO repair; and to keep all ditches and drains clean, open and free from obstruction and in good working order; and to keep up fences; and not to cut down timber; ~~and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire;~~ AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be constructed according to the extended form in Schedule Two (2) of that Act.

3. The Lessee Further Covenants and Agrees with the Lessor:—

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises.

~~(e) To keep the hired chattels insured in the name of the Lessor throughout the term against loss or damage by fire to the full insurable value thereof with some reputable insurance company.~~

(f) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands.

(g) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand shall have been made thereof, or in case of the breach or non-performance of any of the covenants and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy, and such notice shall have been deemed to have been received by the Lessee on the date on which it shall have been deposited in the Post Office at Vancouver, British Columbia, and mailed and addressed to the Lessee at **the Post Office**

**Pitt Meadows, in the Province of**

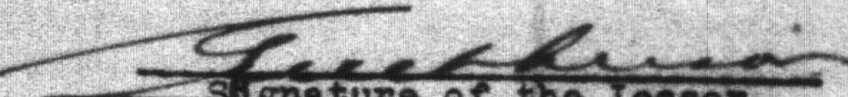
British Columbia; Such notice may also be served upon the Lessee personally or by posting it on any part of the said premises if vacant, or by serving it upon any grown up person on the said premises if occupied and if the Lease shall terminate as herein provided on any day other than the



(H) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(I) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor so demanding by reason of judgment obtained against the Lessee, or breach of any term of this Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(J) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.

  
Signature of the Lessor.

  
Signature of the Lessee.



last day of the year of the tenancy the rent for the year in which the lease terminates as aforesaid shall be apportioned by charging the Lessee a reasonable rent having regard to the stipulated rent, and the opportunity of the tenant to have obtained or to obtain the crops in that year, reserving to the Lessee the right to re-enter upon the demised premises to cultivate and harvest crops maturing in the year of the tenancy in which the termination occurs unless the incoming occupant shall pay to the Lessee a fair value for the crops maturing at the time of the termination, which value shall be determined by a person appointed by the Lessor or by an authorized Deputy of the Lessor in his capacity of Custodian from those persons to whom may be delegated any power or duty conferred or imposed on the Custodian.

6. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his  
authorized deputy, in the  
presence of:—

*[Signature]*

*[Signature]*  
(G. W. McPHERSON)

Authorized Deputy of the Secretary  
of State and/or Custodian

Signed by the said Lessee  
in the presence of:—

*George L. Aspinall*  
*506 Royal Bank Bldg.*  
*Vanier DC*

*Frederick James Walsh*

Approved by the Director of Soldier  
Settlement of Canada.

*as to land and buildings*

*[Signature]*



Dated October 1st, A.D. 194

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THE SECRETARY OF STATE  
OF CANADA

— and —

FRED JAMES WALSH

---

**Lease**  
(YEARLY BASIS)

---

LOCKE, LANE, GUILD & SHEPPARD  
Barristers, etc.,  
Vancouver, B. C.





NAME NAGAMATSU, Goichiro

REGISTRATION NO. 14594

FILE NO. 8884

The following chattels were sold by public  
 auction at Hanay, B. C. on 17/3 - 24/3 - 31/3/43.

Washing machine	\$ 25.00 ✓
Hall stand	0.10
3 Chairs	1.50 ✓
Clothes cupboard	2.00 ✓
Chest of drawers	5.00 ✓
Clothes cupboard	0.50 ✓
Cabinet	0.50
Tools	0.50 ✓
Wheelbarrow	2.50 ✓
2 Tubs and contents	0.60
Couch	6.50 ✓
Tire chain and saw	0.50 ✓

Total  
 Less Expenses: (Auctioneer's Fee: \$ 4.52  
 (Advertising: 0.71  
 (Moving: 10.59

Net Proceeds Credited:

	45.20
	15.82
	<u>29.38</u>

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 14.

Remarks.



BC-227-P  
BC-1352-B

BC/227-P  
BC/1352-B

Page 1

S.S. Form No. 43  
(Sheet 1)

## Farm Appraisal Report

File No. 71-486

Land Description Lots 9 & 10, Sec. 36, Blk. 6, N., Map 928.  
Lot "A" - Blk. 11, Sec. 36, Blk. 6, N., Map 1707.

House #2291.

Containing 6.03 Acres

Owner's Name NAGAMATSU, Tsuruyo

Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows

Distance 1/2 mile

Market Town New Westminster, B.C.

Distance 13 "

Church (give denomination) Protestant, Pitt Meadows

Distance 1/2 "

Nearest School Pitt Meadows

Distance 1/2 "

State how property was identified: Map location and corner posts.

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

Direct access to Ford Road, gravel - good condition.

Is this district a good one? Fairly good. Co-operative marketing.

Employment opportunity Two sawmills, brickyard, peat plant.

Predominating Nationality and religion: Mainly British.

Describe Fencing and its condition: Fenced on South

Value \$

Water supply: Domestic water from well. Electric pressure pump Value \$  
for house.

### BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	<u>26 x 28</u>	<u>Frame</u>	<u>1st.</u>	<u>Shgl.</u>	<u>23</u>	<u>Cement</u>	<u>Fair</u>	<u>800.00</u>
Shed	<u>24 x 24</u>	<u>"</u>	<u>9-14</u>	<u>"</u>	<u>23</u>	<u>Wood</u>	<u>Fair</u>	<u>50.00</u>
BARN	<u>X</u>							
	<u>X</u>							
BARN	<u>X</u>							
	<u>X</u>							
GRANARY	<u>X</u>							
	<u>X</u>							
	<u>X</u>							
	<u>X</u>							

Total present day value \$ 850.00

Total Value Buildings add to farm \$ 850.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: Cement basement; brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? 2 How finished Wood finish.

Are buildings painted? Yes. Condition of paint Fair.

Distance from nearest bush 140 feet.

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



## Cultivated Land

BC/227-P  
BC/1352-B

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.85	Level W-63	Sandy loam, 12" to 18"	Hard-pan	All in sod.	75.00	362.25
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.20	Level P-20 W-63	Sdy. lm. 12-18"	Hard- pan	All in sod.	200.00 to 250.00	10.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 374.25

Total added by buildings to value of farm \$ 850.00

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

Total value of farm \$ 1224.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Property in sod and has not been cropped this year.  
Occupied by Japanese owner and family.State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Suitable for residential purposes only.

Noxious weeds:

No serious weed situation.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:Taxes - Lot 9 - \$ 6.82  
" 10 - \$ 6.82 - District of Pitt Meadows, B.C.  
" "A" \$13.12

2676

Date: July 3rd, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 1st day of July 1942

Inspector's Signature

"H.L. SINCLAIR"

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



# Farm Appraisal Report

Remarks:

This is a property with limited acreage close in to Pitt Meadows.

The soil in this location is a sandy loam over hardpan and North portion of the property is subject to flood in winter, spring and very rainy periods.

The present owner advised me that he had had the cleared area in strawberries, but had given the venture up as land was too cold for profitable production. Further that the location was not suitable for Raspberries.

Due to location of property, I consider its value is from a residential standpoint rather than as an agriculture unit.

The dwelling is old, but has been kept in good condition. Electric light is installed.

(FOR ORCHARD LANDS ONLY)

**REMARKS:** re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

## ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

4.83 acres Sod.

\$

1.20 " Bush.

\$

\$

\$

\$

\$

\$

\$

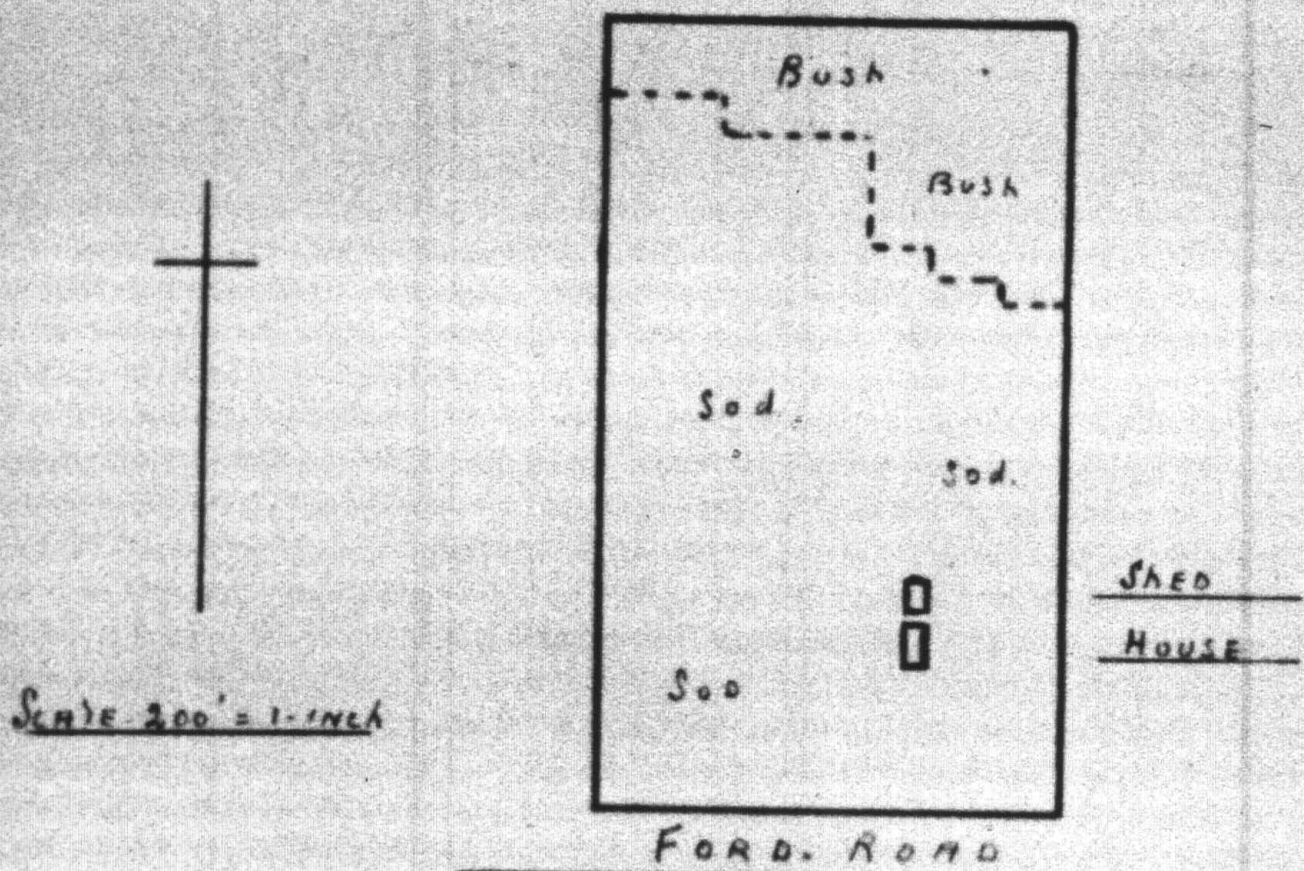
\$

Total \$

Amount fruit trees add to value of farm \$



Diagram of Property



LOTS 9 & 10 of S PTN. of SECT 36 B1X 6 N. TP. 9. MAP 92.8

LOT "A" B1X 11-SECT 36-B1X 6 N MAP 17-7

6.03 Acs

TSURUYE - NAGAMATSU

Following careful review of this appraisal report, it is my opinion that the present  
value is \$ 1800.00

Date 6th July 1942.

"I.T. BARNET"

District Superintendent.



2 points  
filed 1482  
1024

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/2572  
(32-426)

Vancouver, B.C.

FEB 29 1944

A.G. Duncan Crux, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B.C.

NACAMATEO, Vancouver

Dear Sir:-

Re: Lots 2 & 10 of Sec. 36, Blk. 6 North,  
Range 1 East, Map 922. - C.T. No. 166951-N  
and Lot "A" of Blk. 11 of sec. 36, Blk. 6,  
North, Rge. 1, E., Map 1707-C.T. No. 166952-N  
MUNICIPALITY OF PITT MEADOWS

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. (see above) of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 1,202.00, in favour of The Secretary of State,  
forwarded to you and dated February 28th, 1944, is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price	- \$	1,202.00
Less arrears of taxes to January 1st, 1943.	- \$	-
Amount paid to Secretary of State	- \$	1,202.00 ✓

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate hereof  
and return it to me.

Yours truly,

*W.K. Chandler*

W.K. Chandler,  
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase  
price in full of the land above described.

FEB 29 1944

Date

Solicitor for  
The Secretary of State



FILE NO. 100.

FILE NO. 100.

RE: J. J. J. J.

RE: J. J. J. J.

RE: J. J. J. J.

- 1. J. J. J. J.
- 2. J. J. J. J.
- 3. J. J. J. J.
- 4. J. J. J. J.
- 5. J. J. J. J.
- 6. J. J. J. J.
- 7. J. J. J. J.
- 8. J. J. J. J.
- 9. J. J. J. J.
- 10. J. J. J. J.

RE: J. J. J. J.

RE: J. J. J. J.



1482

Lease #6

OFFER TO LEASE JAPANESE PROPERTY.

File No.

L. 426

Place

Vancouver B.C.

Date

2) 4 Aug / 47

Custodian of Enemy Property,  
Vancouver, B.C.

Re:

Tsuruyo HAGAMATSU

Property.

OK → Lots 9 & 10, Sec. 36, Blk. 6, N., Map 928.

Lot 11, Sec. 36, Blk. 6, N., Map 1707.

I hereby offer to lease the above described property

on the following basis:

Term:

From 1st September 1942

to

30th Sept.

1943.

Cash Rental: \$ 12.50 per month to be paid as follows:

monthly in advance.

Lease to include all land and buildings, - except:

Other special conditions (if any):

The following taxes will be payable by me: Nil

Land & School Taxes:

Irrigation Taxes:

Dyking or Drainage Taxes:

"

Tolls:

Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

Full Name:

James Fred Walsh

Address:

1110 H. Broadway

Vancouver, B.C.

Fred James Walsh

I recommend that Lease on the above terms be approved.

C. J. MacKay  
Field Supervisor,  
Soldier Settlement of Canada.

Mr. Fred Walsh

1291 Lord Road

Pitt Meadows







MEMORANDUM

File No.: 8697  
8684  
1482

March 1st, 1943

To: FILES

From: Mr. Green

Re: Mr. & Mrs. Goichiro NAGAMATSU  
Mrs. Eiichi (Mariko) ONISHI

On file 8684, Mr. Goichiro Nagamatsu signed on October 19th a list of chattels as comprising all his chattels remaining in any protected area of British Columbia. This may be taken to cover the chattels declared by his wife, our file 1482.

On file 8697, Mrs. Eiichi Onishi lists the following articles as left at the house of her mother, Mrs. Goichiro Nagamatsu as above at 2291 Ford Road, Pitt Meadows, B. C.

- 1 Brown enamel steel double bed
- 1 Cable spring for above bed
- 1 Cream colored baby's play-pen
- 1 Flat cardboard box containing man's personal belongings.

HFG:IF



1482✓  
1540

9th March, 1943.

Mr. Hal Mensies,  
Honey, B.C.

Dear Sir:

re: Noboru NAGAMATSU and  
Tsurue (Mrs. Goichiro) NAGAMATSU.

Thank you very much for your visit to this office on March 9th in connection with the sale made by you to Edwin and Elina Huha on behalf of Noboru Nagamatsu and Mrs. Tsurue Nagamatsu of property known as Lot 8 of Subdivision 36, Block 6 North, Range 1 East, Map 928.

Attached please find our receipt No. 399 for \$1,300.00 covering cheque for the same amount which you left with us, together with Indenture in duplicate dated February 27th, Application for Registration of Fee-simple prepared by you, original Power of Attorney dated April 1st, 1943, from Noboru Nagamatsu to Tsurue Nagamatsu, and statement dated March 5th, 1943, from the Corporation of Pitt Meadows to the effect that there are no arrears of taxes on the property in question.

You will also find attached original of letter dated March 9th addressed by this office to the Land Registry Office in New Westminster regarding the Custodian's Vesting Certificate on the property mentioned above, together with copy made in this office of P.C. Order in Council No. 469 dated January 19th, 1943.

Please find attached also a copy of our letter addressed to Mrs. Nagamatsu, asking her to forward to us duplicate Certificate of Title No. 141412-E. As soon as we receive the relative duplicate Certificate of Title we shall be happy to forward it to you, in order that you may complete your task of conveying title to the purchasers.

Yours truly,

R. P. Alexander,  
Manager,

RP4:GP  
REGISTERED.



1482✓  
1540

9th March, 1943.

Mrs. Tsurue HAGAMATSU,  
Registration No. 14214,  
New Denver, B.C.

Dear Madam:

Mr. Hal Menzies came to this office today and brought us Indenture dated February 27th, 1943, covering sale made under your instructions and under authority granted to you by Power of Attorney from Noboru Hagamatsu, to Edwin and Elina Bruha, of land described as Lot 8 of Subdivision 36, Block 6 North, Range 1 East, Map 923, for the sum of \$1,400.00.

At the same time Mr. Menzies left with us a cheque for \$1,300.00, he retaining as arranged by him with you the sum of \$100.00 to cover his fees and services. This sum of \$1,300.00 has been credited in your trust account with us.

The Custodian's Office has arranged, on your behalf and on behalf of Noboru Hagamatsu, as well as on behalf of Mr. Hal Menzies and the buyers, to lift or cancel the Custodian's Vesting Certificate on the property in question to facilitate registration of the deed. Additionally we have aided Mr. Menzies in this connection. However, the title cannot be properly conveyed without the production of duplicate Certificate of Title No. 141412-E, which please send to us immediately by return mail. Our records show that when Mr. Noboru Hagamatsu registered his assets with the Custodian on March 28th, 1942, he declared to us that he was holding the relative Certificate of Title, and we were subsequently advised on April 7th, 1942, that the Certificate of Title had been delivered by the Registrar at New Westminster to Noboru Hagamatsu on September 15th, 1941.

We take this opportunity of acknowledging receipt of and thanking you for your letter to us dated March 1st in connection with sale of the property in question, and



1482✓  
1540

9th March, 1943.

Mrs. Teurue HAGEMATSU,  
Registration No. 14214,  
New Denver, B.C.

Dear Madam:

Mr. Hal Menzies came to this office today and brought us Indenture dated February 27th, 1943, covering sale made under your instructions and under authority granted to you by Power of Attorney from Noboru Hagematsu, to Edwin and Elina Huha, of land described as Lot 3 of Subdivision 36, Block 6 North, Range 1 East, Map 923, for the sum of \$1,400.00.

At the same time Mr. Menzies left with us a cheque for \$1,300.00, he retaining as arranged by him with you the sum of \$100.00 to cover his fees and services. This sum of \$1,300.00 has been credited in your trust account with us.

The Custodian's Office has arranged, on your behalf and on behalf of Noboru Hagematsu, as well as on behalf of Mr. Hal Menzies and the buyers, to lift or cancel the Custodian's Vesting Certificate on the property in question to facilitate registration of the deed. Additionally we have aided Mr. Menzies in this connection. However, the title cannot be properly conveyed without the production of duplicate Certificate of Title No. 141412-E, which please send to us immediately by return mail. Our records show that when Mr. Noboru Hagematsu registered his assets with the Custodian on March 25th, 1941, he declared to us that he was holding the relative Certificate of Title, and we were subsequently advised on April 7th, 1942, that the Certificate of Title had been delivered by the Registrar at New Westminster to Noboru Hagematsu on September 15th, 1941.

We take this opportunity of acknowledging receipt of and thanking you for your letter to us dated March 1st in connection with sale of the property in question, and



while we would like to comply with your request for funds, please note that we cannot at this time forward to you any portion or the whole of the \$1,300.00 in question until we receive either from you or from your son the Certificate of Title mentioned above, and until when Mr. Hal Menzies is unable to complete his task of conveying title to Mr. and Mrs. Huuha.

Yours truly,

R. P. Alexander,  
Manager.

RPA:GF

cc: Mr. H. Menzies.



9423, 1482,  
9424

March 19, 1943.

Mr. Fred James Walsh,  
2291 Ford Road,  
Pitt Meadows, B. C.

Dear Sir:

Bearer of this letter is Mr. Akira Haganawa, who is now being evacuated from Hastings Park to New Denver and wishes to pick up some articles belonging to his family. Please let him take with him anything he wishes. It might be as well to get his receipt for any articles he takes, and he will also give us a list on his return to Vancouver.

Yours truly,

E. F. Green  
Protection Department.

HFG:DT



1482✓  
1540

7th April, 1943.

Mrs. Tsuruye NAGAMATSU,  
Registration No. 14214,  
New Denver, B.C.

Dear Madam:

Pursuant to your letter of March 29th, we enclose herewith our cheque in the amount of \$100.00, being payment to you on account of your credit balance at this office. Kindly acknowledge receipt of this cheque.

With reference to the sale of Noboru Nagamatsu's property, for which you hold a Power of Attorney, the following is a statement of your account at this office:-

By Rent, 7 months @ \$12.50 per month		\$ 87.50
" Sale of N. Nagamatsu's property		1300.00
To Cheque, November 13th, 1942	\$ 25.00	
" " January 20th, 1943	23.00	
" Land Registry Office,		
2 Certificates of Encumbrance	2.00	
" 1 " " "		
(N. Nagamatsu's property)	1.00	
" Cheque herewith	100.00	
" Balance	1236.50	
	<u>\$1387.50</u>	<u>\$1387.50</u>

By Balance at credit - \$1236.50

In order to conserve your cash assets and make the funds which we have at your credit available to you over as long a period as possible, we will be pleased to make monthly remittances to you as long as funds at your credit last, or should you desire funds we have on hand to be invested, we will be glad to purchase Government securities on your behalf and hold the bonds in safekeeping for your account.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA:GF  
Encl:



1482,1540

April 30th, 1943.

Mrs. Tsuruyo NAGAMATSU,  
Reg. No. 14214,  
New Denver, B. C.

Dear Madam:

We are in receipt of your letter of the 22nd instant and would inform you that a further remittance will be made to you on the 7th of May.

In view of the fact that you have the sum of over \$1200.00 lying idle at this office, we would advise that you authorize us to invest all or a portion of these funds on your behalf in Government securities and hold the bonds in safe-keeping for your account.

Please give this your preferred attention and we would appreciate hearing from you in this respect.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA/EM



1482

May 25th, 1943.

Mr. J. A. McIver,  
Port Hammond, B. C.

Dear Sir:

Re: Mrs. Tsuruye (Goichiro) NAGAMATSU.

The above named is owner of property described as Lot "A" of Block 11, Section 36, Block 6 N., Range 1 E., Map 1707, and being No. 2291 Ford Road, in the Municipality of Pitt Meadows. The buildings on this property apparently include a dwelling, wood shed, garage, chicken house, pig pen and some chattels. There is in force at the present time a North West Policy No. 193978, covering for \$1,000.00 on household furniture and personal effects coming up for renewal on June 5th next.

I understand there also was a Mercantile Policy No. 442219 covering for \$1,000.00 on the dwelling which expired August 20th, 1942, and I understand in this connection that you wrote to the Insurance Company at the time of expiry advising them not to renew. Possibly you got instructions from the Japanese owner in this respect. Would you kindly let me know what the circumstances are because at the present time unless the Japanese owner definitely stated that he did not wish to carry insurance, we wish to have insurance placed.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAI.





# MERCANTILE INSURANCE COMPANY

J. E. ROSE  
MANAGER  
RESIDENT AGENT  
J. A. McIVER

British Columbia & Alberta Branch

RENEWAL	
Rec'd	MAY 27 1943
File No.	
Ans.	1 M. 3
PORT HARMON, B.C.	

May 26th 1943

Mr. S. M. Gibson,  
Insurance Department,  
Office of the Custodian,  
Vancouver, B.C.

Dear Sir:

Re: File No. 1452 Mrs. Iwano (Goichiro)  
Nagamoto.

Your letter, of July 24th, regarding Mercantile Policy No. 442219 covering the dwelling of the above named Japanese was received today.

The Policy was in the name of K. Nagamoto and I was unable to get in touch with him for renewal of the Policy. I wrote the Office of the Custodian about the renewal and I am enclosing their reply herewith. It may be that the Japanese had given me the wrong initial on his application which caused the confusion.

In view of Mr. Wright's letter that the Policy drop Har-  
low I will be glad to insure the property and include any  
buildings that are insurable. Yours truly  
R.A.C. Lee July 24/43. J.A. McIVER Agent.





# MERCANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE  
MANAGER

RESIDENT AGENT

J. A. McIVER

PORT HAMMOND, B. C.

May 27/43

Mr. S. M. Gibson.

Insurance Dept. Office of the Postmaster,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 29 1943
File No.	
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

Re: File No. 1482 - Mrs. Sauraya (Sachio) Nagamatsu -

I inspected the property owned by the above named Japanese today and report as follows: the household furniture and chattels insured for \$1000.00 under North West Policy No. 193978 were nearly all sold by the owner before he left; but there is a good electric pump, a Range, a washing machine, Bed Stead & chair in the dwelling worth say 200.00.

The dwelling is a 1 1/2 story frame with full basement, concrete walls and concrete basement floor. \$1000.00

The woodshed, garage and chicken house are combined. 100.00

The pigpen is a small affair of no insurable value.

I have forwarded an application to the Mercantile Insurance Company covering this, and trust it meets with your approval.

Yours truly

J. A. McIVER  
Agent.

*[Signature]*



1482

26th May, 1943.

J.A. McIver, Esq.,  
Port Hammond,  
B.C.

Dear Sir:-

Re: Tsuruwa (Mrs. Goichiro) HAGAMATSU

We wish to thank you for your report of May 26th in response to our letter of the 25th.

Kindly have the policy written to replace the coverage expired under Mercantile Policy No. 442219, under which the dwelling was protected to the extent of \$1000.00.

Please also add \$1,000.00 to cover household furniture and personal effects belonging to the above named and still stored on the premises. The household furniture and personal effects are at present covered under North West Policy No. 193978, which we will allow to expire June 5th.

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:FM

*only want  
\$200 as per  
inspection report  
mc Ivor of May 27*



1482

August 30, 1943.

Mrs. Tsuruyo NAGAMATSU,  
Registration No. 14214,  
New Denver, D.C.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st last and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

*F. G. Shears*

F. G. Shears,  
Director.

FCS/PMH.



**MEMORANDUM**

File No. 1632  
8697  
1482

September 21st, 1944

TO: FILE

FROM: Mr. W. J. Iversen

Re: CHISHI, E.  
CHISHI, M.  
307 East Avenue

Re: Chatsals

From the evidence on file it would seem that all effects were removed by Mrs. CHISHI from 307 East. She left the following at her mother's place, Mrs. C. NAGIMATSU, 2291 Ford Rd., Pitt Meadows.

Brown Enamel Steel Bed  
Spring for same  
Baby's Play Pen  
Cardboard box of man's effects

The bed and spring were shipped to her and it is possible that other effects not identified may have been left with the mother also. Insofar as files 1632 and 8697 are concerned they can be closed in respect of Chatsals.

WJ/ME



% J. J. Heda,  
Box 568.  
Vancouver, B.C.,  
May 21, 1947.

The Custodian's Office,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B.C.

RECEIVED SECTION	
JUN 2 1947	
Rec'd	
File No.	1482
Ans.	
Referred	<i>[Signature]</i>

Dear Sir:

Re file no. 1482

I have acknowledged receipt of your letter and the attached cheque.

Looking at the statement I do not notice of any furnishings left in the house with the treasure being sold. As we are in dire need of the following for our new home,

kitchen range  
washing machine  
bedroom bureau  
sofa

Would you please have the matter looked into and the above mentioned sent out immediately.

Yours truly,  
Mrs. T. Nagamatsu  
Reg. no. 14214



1482

6th June, 1947.

Mr. Fred James Walsh,  
Pitt Meadows, B.C.

Dear Sir:

Re: Tsurine NAGAMATSU / Reg. No. 14214

According to the file of the above Japanese, a quantity of household furniture was left in your care, which include, a Beach kitchen range, a Thor Washing machine and other household furniture.

Will you please advise us as soon as possible if you are prepared to crate these articles for shipment to the Japanese.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA



Pacific Pacific 0121

PLEASE REFER TO

FILE NO.

1482

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B. C.

20th October, 1947.

REGISTERED

Mr. Fred James Walsh,  
Pitt Meadows, B.C.

Dear Sir:

On the 6th June last, we wrote to you regarding certain chattels belonging to Taurine NAGAMATSU, and as yet we have not received your reply. We are enclosing a copy of our previous letter.

As the chattels in question are of considerable value and in view of the fact that they were included in your lease, we would ask you to please advise us if these chattels are still in your possession.

Unless we hear from you within a matter of a few days, we shall be obliged to take other steps to trace these articles.

Anticipating an early reply.

Yours truly,

*M.L. Brown*

M.L. Brown,  
Office of the Custodian.

MLB/HA  
Encl.

*Reply in Reverse Suber.*



Frederic B. ©  
Oct 31 1947

EVACUATION SECTION	NOV 6 1947
Rec'd	File No.
Ans.	Referred

Dear Sir,  
I did not receive a letter last year  
and have I just received your registered letter.  
The article referred to in your letter  
was written to a "The House" as the name  
was written. He visited the House. The members  
by the way in charge of Japanese affairs  
in the House. I have heard from  
the House then has been with  
I have a letter. "Bill Galt" being  
in Bill Galt's name, who was being with  
me with a letter this. He could tell you that  
first name. I like to see in May, 1944  
It seems this will add you in  
acknowledging the matter out.  
I remain  
your truly  
Fred Galt



17th November, 1947.

W.E. Anderson, Esq.,  
P.O. Box 314,  
Hansy, B.O.

Dear Mr. Anderson,

Re: Teurine NAGAMATSU - Regn. No. 14214  
formerly of 2291 Ford Road, Pitt Meadows.

You may recollect that on the 6th June, you wrote to Mr. Fred J. Walsh, asking him to ship to the above named owner, 1 Thor washer, 1 kitchen range, 1 sofa and 1 bureau, which were included in Walsh's lease, and that no reply was received from Walsh.

We have since been able to locate this party, and have been informed by him that the chattels were rented to Mr. G.O. Lewis by "the man in charge of Japanese affairs in New Westminster".

We are now endeavouring to locate Mr. Lewis and the missing chattels. Any assistance you can give us in this matter will be appreciated.

Yours truly,



M.L. Brown,  
Office of the Custodian.

MLB:HA

*These chattels sold at auction  
and credited to factored  
by Gordon file 8684.*



IN THE MATTER OF THE INQUIRIES ACT  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Vernon, B.C.

April 23, 1948

IN THE MATTER OF THE CLAIM OF  
(MRS) TSURUYE WAGAMATCHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the  
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the  
Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon  
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30



2

T. Nagamatsu  
In Chief.

MR. McMASTER: Mrs. T. Nagamatsu, No. 210 on the original list.

THE COMMISSIONER: This will be case No. 200.

TSURUYE NAGAMATSE, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct me to draw this statement with regard to the real property with respect to which you are claiming, and is that your signature on the statement? A: Yes.

Q: Are the statements contained in there true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I am sorry, my friend draws my attention to the fact that I neglected to speak to the amendment to the claim. I thought I had. I guess I did it only in my own mind.

I would ask to strike out from the face of the claim the claim for crops and the equipment as shown on the face of it. If that would be stricken out, the claim for the real estate is for \$2800.00, \$1202.00 was the price at which it was sold by the Custodian. The chattel claim for household furniture and equipment is \$217.00. The items claimed for will appear on the statement that the claimant will file in her evidence.

I would ask to file on behalf of my learned



friend the Farm Appraisal Report of the Soldier Settlement Board with regard to this land.

(APPRAISAL REPORT MARKED EXHIBIT NO 2)

Q: Witness, this property was situated a quarter of a mile from Pitt Meadows, is that correct?

A: Yes.

MR. McMASTER: Referring to Exhibit No. 1, your honour,

10 the property is a six acre farm. It was purchased in 1929 for \$1500.00 with two acres cleared and four acres uncleared. At the time of purchase there was a three room house on the property which was later extended as shown farther down in the statement. The claimant states they cleared three acres at an approximate cost of \$250.00 per acre, that they had planted two acres in strawberries and certain other improvements have been made to the land. The buildings are shown there, and the approximate cost of adding the extension to the house. There was an electric pump and motor, and electricity had been  
20 brought into the house in 1932.

With regard to the appraiser's report, the claimant states that neither she nor her husband recall telling anyone that the land was too cold for strawberries and not suitable for raspberries. She states that neither she nor her husband recall seeing the appraiser at all, and that neither of them speak enough English to convey such an idea to him. She states that this is perfectly good ground for growing strawberries on but that they come later  
30 than the average. They had ever-bearing plants



there which brought two crops a year. Being later berries, they brought a better than average price. She states that they had grown strawberries commercially on these premises for years. And she states that while she is not an expert on land values, she believes the land and premises should have sold for at least \$2800.00.

10 Q: Now, witness, did you instruct me to draw this statement with regard to your personal chattels and is that your signature on the statement?

A: Yes.

Q: And did you instruct me to draw this list of chattels setting out the approximate date of purchase, the condition when purchased, the price paid and the condition when evacuated and the estimated market values?

A: Yes.

Q: And that is your signature on the inventory?

A: Yes.

20 Q: And that is the list which is referred to in the statement which I just had you identify?

A: Yes.

Q: Are the statements contained in this yellow form and in the inventory true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would ask to file the statement together with the inventory as Exhibit No. 3

(STATEMENT AND INVENTORY MARKED EXHIBIT No. 3)

30 MR. McMASTER: Referring to the last exhibit, your honour, the claimant states that she and her husband left all their chattels at 2291 Ford Street, Pitt Nea-



dows, B.C., and locked the door. In October, 1942,  
the Custodian advised that a Mr. Fred J. Walsh  
wanted to rent her place and asked her to let him  
use certain chattels until December 31, 1942, and she  
agreed that they be included in the lease made by  
the Custodian. She states that all chattels for  
which she is claiming are on the attached list and  
her husband has agreed that any of these which  
might be deemed to be his chattels should be claim-  
ed for by her. All these chattels appear on an  
inventory taken by the Custodian in October 1942  
headed with her husband's name. She states that  
about May, 1947, she asked the Custodian to ship to  
her her range and washing machine and other house-  
hold goods. I believe those were sold, were they  
not, Mr. McTavish?

MR. McTAVISH: Some articles were sold at auction.

MR. MCMASTER: But that she never received these things  
that she requested.

Your witness.

MR. McTAVISH: It is submitted, your honour, that the  
real property was sold for its fair market value.  
It is submitted that the personal properties sold  
were sold for their fair market values. It is  
submitted that the values claimed by the claimant  
for personal property not sold are exorbitant.  
It is further submitted that the personal property  
was left by the claimant in the custody of someone  
other than the Custodian and that the Custodian  
can only be held responsible for when he assumed



control.

I ask my friend if he would be good enough to admit the assessed value of the real property.

MR. McMASTER: What year?

MR. McTAVISH: The assessed value as shown on the 1942 assessment notices for Lot 9, improvements \$50.00, land \$300.00; for Lot 10, improvements \$50.00, land \$300.00, and for Lot "A" of Block 11, improvements \$650.00, and land \$300.00.

10 With regard to the real property, your honour, it is only a question of value

CROSS EXAMINATION BY MR. McTAVISH:

Q: Would you ask the witness if, at the time she left the property, she had leased it?

A: Only the house.

Q: Who had she leased it to? A: Mr. Wells?

Q: Walsh. A: Yes, Mr. Walsh.

Q: And did you leave the chattels, for which you claim, in the house at that time? A: Yes.

Q: When the property was re-leased by the Custodian, did you consent to have the chattels included in the lease? A: I didn't lend them all. The things that I lent were detailed in a letter.

Q: Is this the letter that details the list?

A: These are the things, and that is my signature.

MR. McTAVISH: I put that in as an Exhibit, your honour.

(LETTER MARKED EXHIBIT NO. 4)

30 Q: Did you later consent to these articles being in-



cluded in the next lease applied for?

MR. McMASTER: What is the date of that?

MR. McTAVISH: This is October 20, 1942.

A: I don't remember lending them the second time, just the first time only.

Q: Did you sign this document?

A: Yes, I signed it.

MR. McTAVISH: I put this in as Exhibit 5, your honour.  
It is an inventory of chattels to be used by lessee,  
dated October 30, 1942.

10 (INVENTORY OF CHATTELS MARKED EXHIBIT NO. 5)

MR. McTAVISH: Your honour, I would like to put in as  
Exhibit No. 6 the Custodian's Analysis of Personal  
Property Claim.

(ANALYSIS MARKED EXHIBIT NO. 6)

MR. McTAVISH: It appears, your honour, that several of  
the articles claimed for were lost at some time, we  
don't know when. The Custodian has no record of  
them other than on the lists that are put in already.

20 With regard to the other articles, the General  
Electric washing machine was sold at auction for  
\$25.00. The two dressers claimed for were sold at  
auction for \$5.50. The chest of drawers was sold  
at auction for \$2.00. The eight kitchen chairs were  
sold at auction for \$1.50, and some tools were sold  
at auction for \$3.00. The last two items on the  
list, International Truck chains and Brown's Crys-  
tal Duster are not shown at any time.

30 MR. McMASTER: Well, they are shown on the inventory of  
the husband's that I referred to; the claims analy-



sis doesn't refer to it.

MR. McTAVISH: Oh.

Q: Would you ask the witness if she remembers this J.P. form? A: I signed this.

MR. McTAVISH: I put it in as Exhibit No. 7.

(J.P. FORM MARKED EXHIBIT NO. 7)

MR. McTAVISH: That is all, your honour.

RE DIRECT EXAMINATION BY MR. McMASTER:

10 Q: Witness, I produce to you an inventory of chattels left on the property at 2291 Ford Road. Did you or your husband receive that inventory from the Custodian? A: Yes.

Q: Are all of the chattels with respect to which you are now claiming included in that list?

A: Yes.

MR. McMASTER: I ask to file that as the next Exhibit.

(INVENTORY MARKED EXHIBIT NO. 8)

MR. McMASTER: It is a list dated October 13, 1942.

20 MR. McTAVISH: That includes the truck chains and the --?

MR. McMASTER: Yes, I think so.

Q: Now, witness, I produce to you a letter dated October 30, 1942, addressed to yourself from the Custodian's office, and an inventory dated October 30, 1942. Did you receive those from the Custodian?

A: Yes, I received this.

MR. McMASTER: And this is a letter, your honour, dated October 30, 1942 from the Custodian's office addressed to the Claimant which advises: "Mr. Fred J.

30 Walsh has applied to lease your property at 2291 Ford



Road, Pitt Meadows, B.C., and has asked for the use of certain chattels left on the property for the year ending December 31, 1943. Enclosed you will find a list in duplicate representing the chattels to be included in the lease. If you are agreeable that these be included in the lease, kindly sign and return one copy to this office as soon as possible."

10 Q: Now, did she sign a copy of the inventory and return it to the office?

MR. McTAVISH: That is Exhibit 5, isn't it?

MR. McMASTER: I think so.

A: I think I did.

MR. McMASTER: Could I see Exhibit 5, please?

(Handed to Mr. McMaster)

20 MR. McMASTER: Yes, the inventory, I think my friend will admit, is the same as Exhibit 5. Wait a minute. I will file the inventory with the letter. I draw attention to the fact that in Exhibit 5 the words appearing on the copy that the claimant had reads, "Inventory of Chattels remaining at 2291 Ford Road, Pitt Meadows, B.C.," and on the copy the Custodian has filed, or that the Crown has filed, the words, "remaining at 2291 Ford Road, Pitt Meadows, B.C.," have been crossed out and in pencil has been written the words "to be used by lessee." However, I will file the letter of October 30, 1943, and the inventory as the next exhibit.

(LETTER AND INVENTORY MARKED EXHIBIT NO. 9)

30 Q: Witness, referring to Exhibit No. 5 which has your



signature on it, at the time you signed that document were these words that are written in pencil on the document?                      A: I don't know.

Q: I see. Is that your writing?

A: No.

MR. McMASTER: Thank you. Now would my learned friend be good enough to admit that the Custodian took an inventory of the goods and chattels on these premises on the date of the inventory that I filed, on October 13, 1942, Exhibit No. 8?

10

MR. McTAVISH: Your honour, I have nothing on my file to show that.

MR. McMASTER: It is probably on the husband's file. You have the husband's file here, but I suppose there is no chattel claim.

MR. McTAVISH: No chattel claim.

MR. McMASTER: I see.

20

Would my learned friend advise me whether he has any inventory that was taken at the time this property was sold to the Soldier Settlement Board, of the chattels of this claimant?

MR. McTAVISH: I haven't, your honour.

MR. McMASTER: And would my learned friend advise me as to whether any rental was collected for the use of these chattels after January 1st, 1943, when the Soldier Settlement Board sale was effected?

MR. McTAVISH: I haven't any information with regard to that, your honour.

30

MR. McMASTER: Would my learned friend advise me whether any inventory was taken by the Custodian when the



T. Nagamatsu  
Discussion,  
Re-cross exam.

lease referred to in Exhibit No. 9 expired on December 31, 1943?

MR. McTAVISH: I can't answer that.

MR. McMASTER: Would my learned friend advise me at what date the rest of the goods and chattels, or the main portion or any portion of the goods and chattels were removed from the claimant's premises by the Custodian?

10 MR. McTAVISH: The only information I have, your honour, is that they were sold by auction in March and April of 1945.

MR. McMASTER: That is all.

MR. McTAVISH: I have one more question I would like to ask the witness, your honour, with regard to the truck chains claimed for.

RE-CROSS EXAMINATION BY MR. McTAVISH:

Q: Were the truck chains your property?

A: Yes.

20 Q: Did you own a truck?

A: The truck was my husband's.

Q: Did you buy the chains for the truck?

A: I bought it.

MR. McTAVISH: That is all.

30 MR. McMASTER: There is just one question. If my friend is alleging that some of this property belonged to the husband, in the statement that was filed -- I think as Exhibit No. 3 -- the claimant stated that her husband had authorized her to make claim in the event of any of the property being deemed to be



T. Haganaton

his, and the husband is here if my friend is pressing that point, and I will be pleased to call the husband to confirm the fact that he gave that authority.

MR. McTAVISH: I am not pressing the point, your honour, the chains are only valued at \$10.00.

(Witness aside.)

(PROCEEDINGS ADJOURNED SINCE HERE)

10

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

*Gordon Hambleton*  
G. Hambleton  
Official Reporter.

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

20

*W. R. Archibald*  
Sub-Commissioner.

30



DEFENCE BRIEF

V.L.A.  
VERNON B.C.  
23/4/48

Mrs. Tsuruyo NAGAMATSU

File No. 1482

Case No. 200

REAL      PROPERTY      CLAIMS

1. Claim - Real Property. Question of Valuation only. (Page 5 Transcript)

<u>Claim</u>	<u>Assessment</u>	<u>Sale Price</u>
	Land \$900.00)	
	Bldgs. 1500.00)	
\$2800.00	\$2400.00	\$1202.00

Soldier Settlement Board Valuation:-

Land - \$374.25  
Buildings - 850.00

Soldier Settlement Board Top Value

Buildings - 850.00

Barnet's Value-

1200.00

Soldier Settlement Board Top Valuation

Land & Buildings 1224.25

Custodian Sale Price -

1202.00

Purchase Price (1929)-

1500.00

Value improvements after purchase-

1285.00

Percentages - Custodian Sale Price to:

Assessment 50%  
Soldier Settlement Board Top  
Valuation 90%  
Claim 42%

Soldier Settlement Board Appraiser - Sinclair.

Property wholly owned by claimant.

PERSONAL      PROPERTY      CLAIMS

2. Claim - Chattels

The Japanese is claiming for a small list of chattels  
the total claim amounting to \$217.00.

These articles are:-

	<u>Amount Claimed:</u>	<u>Disposition:</u>
Kitchen range	\$50.00	Theft?
Washing Machine	75.00	Auction - \$25.00.
Double bed and spring	20.00	Theft?
2 Dressers	13.50	Auction - \$5.50.
Chest - Drawers	7.50	Auction - \$2.00
Wall Mirror	8.00	Theft
9 Chairs (8 sold)	8.00	Auction - \$1.50
4 Crosscut saws	20.00)	Auction - \$1.00
Truck Chains	10.00)	
Brown's Crystal Duster	5.00	Theft
Total	\$ 217.00	Auction \$35.00

Goods valued at \$109.00 - Sold by auction for \$35.00

Goods valued at \$108.00 - Recorded - now missing.

.....



For the articles sold by auction - defence submission is that they were sold for fair market value.

For the articles not sold - the claim is exorbitant (Page 4)

There appears to be no record of what happened to the missing articles though the range, bed, mirror and saws were declared in J.P. Form Presumably the Crystal Duster was included in generalizations in J.P.

The auction sheet shows tire chain and saw as being sold for 50¢ and tools for 50¢. It is possible that some of the saws were missing too.

In addition to the two submissions above there is a defence submission of agency, Page 4, that Custodian can only be held responsible when he assumed control.

In October 1942 Custodian advised that a Mr. Fred J. Walsh wanted to rent claimant's place and asked her to let him use certain chattels until Dec. 31, 1943. These chattels were included in the lease. The lease was to terminate Sept. 30, 1943. (See Exhibit 5)

It is possible that the ~~source~~ <sup>to me</sup> of the missing articles disappeared during the tenancy.

The kitchen range and bed and spring were included in the lease

The mirror was included in a list of articles left in care of Walsh. (Exhibit 4)

The claim for chattels therefore resolves itself into two issues:

1. Were the chattels that were sold - sold at a fair price.
2. Who is responsible for the missing chattels?

There is no record of Custodian having taken an inventory at time of sale to Soldier Settlement Board and there is no record of an inventory having been taken when the lease expired.

Witness:- Attended auction - Mr. Moryson.

JLG/ma



Name of Claimant **NADAMATHU, Teurige**  
 Custodian File **1482**

Case **300**

<u>REAL PROPERTY</u>										Total
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	Total Award 80% of all Sale Prices & Amount Total	Sale Price	Total Award 125% of all Sale Prices & Amount Total		
					1202	608.97				608.97 35.00
<u>PERSONAL PROPERTY</u>										
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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 Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</u>										
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			
109.00	35.00	10.50	32.11	108.00	34.67		45.17			
TOTAL RECOMMENDATION										609.34



September 22nd, 1950.

Mrs. Tsuruyo HIGAMATSU,  
P. O. Box 355,  
Vernon, B. C.

Dear Madam:

Re: Japanese Property Claims Commission  
Case No. 200

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$689.14.

Cheque for \$674.28 is enclosed herein, and the sum of \$14.86 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FCS/js  
1 encl.