

1939



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: HAGANO, SaimatsuHOME ADDRESS: 205 No. 3 Road, Lulu Island, B. C. / 215 & 216 Dawson Bldg., 193 E. Hastings St., Vancouver, B. C.REGISTRATION NUMBER: 05681 SEX: Male AGE: 40OCCUPATION: Housewife

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: KiyonoADDRESS OF WIFE OR HUSBAND: 215 & 216 Dawson Bldg., 193 E. Hastings St., Vancouver, B. C.NAMES OF ANY LIVING CHILDREN: Teruko (F) Hisako (F) Harumi (F) Yoko (F)ADDRESS OF CHILDREN: 215 & 216 Dawson Bldg., 193 E. Hastings St., Vancouver, B. C.AGE OF CHILDREN: 13, 10, 8, 7.

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

1. LOCATION AND DESCRIPTION: No. 3 Road, Eburne, B. C. Lots NOS. 15 & 16, Blk 45,  
supplied by declarant at present. Official definition of property cannot be  
2 lots 32 X 120 (S. E. of Sects 21 & 22 Blk 5 North,  
Range 6 West,  
Richmond, B. C.  
Map # 1555.

BUILDINGS AND OTHER IMPROVEMENTS: On lot 15 - 26' X 74' wooden frame  
building with 12 rooms. On lot 16 - 17' X 40' wooden house  
used as a store at present.

2. INSURANCE (Give particulars: state where policies are) On the houses on lots 15 & 16  
is Mr. S. W. Munsey, 834 West Pender St., Vancouver, B. C. Declarant thinks the  
policy will expire in 1943. Policy No. and other details unknown as the policy is  
at declarant's home.

3. TAXES (Amount and where payable) On the property of lots 15 & 16 - \$48.00 p.a.  
last paid in 1940. This matter has been entrusted to Mr. Fairfull (?) of Marpole, B. C.

4. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Payable at  
There is a mortgage on the property lots 15 & 16 of \$510.00, being reduced by \$100.00, and  
Mr. S. W. Munsey, 834 W. Pender St., Vancouver, B. C. handling same.

5. OCCUPANCY AND LEASES (If vacant so state) The houses on lots 15 & 16 have been  
rented to various parties and Mr. Fairfull of Marpole, B. C. acts for the declarant  
in the capacity of agent.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In the hands of Mr. S. W. Muncey,  
874 W. Pender St., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

**STATEMENT OF REAL PROPERTY OCCUPIED**

- Dawson Building
1. LOCATION AND DESCRIPTION: 193 Hastings St., Vancouver, B. C., Suite 215 & 216  
East
2. LANDLORD'S NAME AND ADDRESS: Dawson Building, 193 Hastings St. Vancouver, B. C.  
East
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$25.00 per month paid up to date.
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:
- In Suites 215 & 216, Dawson Bldg., 193 East Hastings St., Vancouver, B. C.:-  
1 Large Electric Massaging Machine  
1 Small " " "  
Tables, Beds, Chairs, Sheets, Blankets, Sofas, Fixtures Etc. Total value approximately  
\$1600 the lot.  
Circumstances might necessitate declarant removing these goods elsewhere for storage.

*Removed to Cottrell Storage by Jap  
prior to sale.  
See Pers. Prop. Summary*

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom):  
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts):  
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1,000.00 Sun Life Assurance Co., Endow. at 70. Premium \$53.00 p.a. paid up to date. Beneficiary wife, Mrs. Kiyono Nagano, 215, 216 Dawson Bldg. Vancouver, B. C. Policy No. unknown as policy is at declarants home.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

#### LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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 8th day of April 1942.

(Signature)

Geo. H. H. H.  
Witness

FOR DEPARTMENTAL USE



To be included with  
Registration already  
completed.

Additional Memorandum.

Reg. No. 05681.

NAGANO Saimatsu,  
193 E. Hastings St., or 326 Powell St.,  
Vancouver, B.C.

Lots Nos. 15, 16, B75 S. D. of Section 21 & 22,  
B5 W. Range 6W Richmond, Map 1555, Situated 203  
No. 3 Road, Lulu Island, B.C.

Mr. S. Nagano would appreciate receiving checks  
for any credit balance which may stand to his  
credit at any time after payments and receipts  
have been adjusted.

*S. Nagano*

*S. Nagano*



INFORMATION FROM R.C.M.P.

DATE \_\_\_\_\_

Our File No. 1939

Full Name NAGANO, Saimatsu  
(Surname in Block Letters)

Registration No. 05681 <sup>V</sup> Male - Female  
(Check) Age Feb. 25/1896

Former Address 203 #3Rd. Lulu Island, B.C.  
193 East Hastings St., City

Date Evacuated \_\_\_\_\_ <sup>V</sup> Naturalized - Canadian-Born - National  
(Check)

Present Address Mountain View Sanitarium  
Hamilton, Ontario

<sup>V</sup> Married - Single  
(Check) Name of Wife Kiono Sakae (Japan)

Name of Husband \_\_\_\_\_

Name of Mother Deceased Name of Father Kotaro #00353

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

Requested by E.C.T. Registered with Custodian yes  
(Yes or No)

Additional Information Masseuse. Owner of 1 house above address.

*Released from Internment Camp*  
*Sept. 15/43, See Notice*  
*See Notice of Release dated*  
*Sept. 25/43*



File No. 1939

October 3, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO.: Specially advertised. FILE NO.: 1939  
RGN. NO.: 05681

JAPANESE NAME: Saimatsu NAGANO

CIVIC ADDRESS: 203 #3 Rd., Lulu Island, B. C. (Eburne P.O., B. C.)

LEGAL DESCRIPTION: Lots 15 and 16, Blk. 75, S.D. of Sec. 21 and 22, B 5N,  
Rge. 6 W, Map 1555, Mun. of Richmond, Prov. of B. C.

CLASSIFICATION: A building 28' x 78' of frame construction, shingled roof,  
post foundation, containing four suites.  
AND  
A building 16' x 38' of frame construction, shingled roof,  
being a store.  
THE  
size of lots being 66' x 120' (Agents report d/29/Apr/42-  
See picture in RP Section)

CERTIFICATE OF TITLE: Reg'd in name of Saimatsu NAGANO.  
C of T No. 67721-E  
(LRO Search 13/7/42)

WHEREABOUTS OF TITLE: In possession of Registrar, New West'r L.R.O. (LRO  
Search 13/7/42).

STATE OF TITLE: Encumbrance #81575C - Mortgage dated 24/4/40 to James S.  
MILLER, prin. \$610.00 8%. (LRO Search 13/7/42)

VESTED In Custodian. Cert. of Vesting No. 24393, C of E No. 51495  
dated 24/Mar/43 on file.

ASSESSED VALUE: (1942) Lot 15:

Value of land	\$112.00
Value of Imp.	400.00
Total Valuation	512.00
Taxable Valuation	312.00
1942 Rates Bylaw	6.86
1942 Dyking chges	1.07
1942 Total Taxes	7.93



(1942)	<u>Lot 16</u>	Value of Land	112.00
		Value of Imp.	<u>2500.00</u>
		Total Valuation	2612.00
		Taxable Value	1362.00
		1942 Rates Bylaw	29.96
		1942 Dyking Chge	<u>1.07</u>
		1942 Total Taxes	<u>31.03</u>

Consolidation:

Total value of land-Lots 15 & 16	224.00
Total value of Imp.-Lots 15 & 16	<u>2900.00</u>
Total valuation of property	3124.00
Total taxable value	1674.00
Total 1942 Rates Bylaw	36.82
Total 1942 Dyking chges.	<u>2.14</u>
Total Taxes	<u>38.96</u>

**APPRAISED VALUE:**

\$2000.00 - (Report of Johnson & Reeve dated 13/May/43)

A reiteration of appraised value, plus further details, and an Estimate of Revenue appear on a further report by Johnson and Reeve under date of 26/June/43.

**INSURANCE:**

Transferred to new owners as at 30/June/43. (Stat. of Adjustments d/13/7/43)

**CHATELS:**

Not involved.

**SOLD TO:**

Martha Lorena GANION (housewife) of 1341 South West Marine Drive, Vancouver, B. C.

AND

John REIFFERSHEID (Merchant) of Eburne, B. C.

**APPROVED:**

By the Custodian, Ottawa, Ontario. (Letter of 7/Jul/43)

**SOLD AS AT:**

30/June/43 (Stat. of Adjmts. d/13/7/43).

**PURCHASE PRICE &  
TERMS OF SALE:**

\$2000.00 Cash.

**DATE OF REC. OF  
PURCHASE PRICE:**

13/Jul/43 (Rec. No. E 670)



DATE OF REC. OF  
FINAL ADJUSTMENTS:

16/July/43 (Rec. No. E 679)

G OF T TO NEW OWNERS:

G of T #161828E held for safekeeping at LRO New West'r, B.C.  
(Letter to new owners 18/1/43 and LRO receipt 16/8/43).

ADVICE TO JAP. RE SALE:

No correspondence in this connection disclosed by file, and  
no comments from Magano recorded.

HISTORY OF ADMINISTRATION

Agent's report of W. J. Carter dated 29/Apr/42 and reports of Johnson  
and Reeve dated 13/May and 26/June/43 should be read in full in order that  
a complete picture of the property may be obtained.

RENTALS

The four suites in one building and the store building were tenanted at time  
of coming under control of this office. Total monthly rentals amounted to  
\$65.00, being \$47.00 from the suites and \$18.00 from the store.

These rentals were obtained without lapse until sale of the property  
as at 30/June/43 and the property was sold subject to existing tenancies  
(11/June/43)

Prior to sale, the firm of A. E. Austin & Co. Ltd., Vancouver, B. C.  
were appointed agents and maintained this agency throughout the duration of  
the Custodian being interested in the property.

During the period 1/May/42 until date of sale as at 30/June/43 the fol-  
lowing rents were received, and disbursements (other than taxes, water rates  
made:

Gross revenue of property	Agents Commission and collection Expenses	Repairs to Property	Gross Proceeds derived excl. Taxes, Water etc
\$880.20	\$47.51	\$77.17	\$755.52

TAXES AND WATER RATES

Arrears of Taxes and Water Rates were paid out of rentals received.

MORTGAGE

A Statutory Declaration signed by James L. Miller appears on file in regard  
to the mortgage against this property

The Declaration states that at date of signature (8/May/42) the out-  
standing portion of the encumbrance amounted to \$370.00, payable at the rate  
of \$10.00 per month plus interest at 8%.

On 4/June/43 cheque No. 1073 in the amount of \$382.00 was forwarded  
to satisfy the outstanding balance, and on 3/Aug/43 Application for



Cancellation of a Charge #35186 was entered at the Land Registry Office with Release of Mortgage.

SALE

An offer to purchase in the amount of \$1562.00 was forwarded to Nagano 9/Jan/43 and his refusal is contained in V G of C letter 15/Jan/43.

An offer dated 19/Apr/43 was forwarded and his refusal to accept \$2000.00 appears on V G of C letter dated 22/Apr/43.

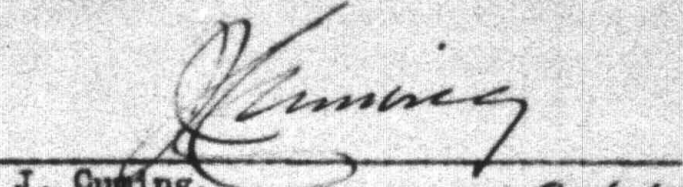
The property was offered for sale by tender, advertisements appearing in Vancouver newspapers on 20 - 21 - 22 May, 1943. (Copy on file).

An offer to purchase for \$2000.00 was accompanied by a deposit of \$200.00 from A. L. Ganion, Vancouver, B. C., and accepted in our letter of 10/June/43 pending decision of higher authority.

An offer in the amount of \$2075.00 was refused in ours of 10/June/43 as it was not accompanied by a 10% deposit. Further information in this connection is under dates of 12 and 14 June, 1943.

Full particulars re the property and Ganion's bid were forwarded to Ottawa 28/June/43 and their letter of 7/July/43 concurred in the sale at the price offered.

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

  
J. Cuming.

11 Oct 47



1939

31 Mar 48

## REAL PROPERTY CLAIM

**CLAIMANT** Saimatsu NAGANO Regn No 05681

**PROP. SUBJECT OF CLAIM** 203 No.3 Rd., Lulu Island, B.C.  
being  
Lots 15 & 16, Blk 75 of Secs 21 & 22,  
B5N/6W, Map 1555 Mun. of Richmond, D.N.W.

**CLASSIFI-  
CATION** A bldg 28' x 78' frame construction, shingled roof, post  
foundation, containing four suites. (Lot 16)  
and  
A bldg 16' x 38' of frame construction, shingled roof,  
being a store. (Lot 15)  
Size of lots being 66' x 120'.

**CLAIMANT'S  
EMPLOYMENT** NOTE: Claimant operated a Massage business at 215-6 193 E  
Hastings St., Vancouver, B.C.

**CLAIM** Est. value: Real Property \$ 7500.  
Item 4(e) (111) 10000. \$17500.  
Cstdn Prop credit 2000. Ø  
CLAIM \$15500.

( Ø - Gross sale price of a/m Real Property)

REFERENCESHISTORY

JP Decl. above property 8 Apr 42.

RP.1 C of E #51495 d/24 Mar 43 notes Claimant as Regd Owner,  
vesting in Custodian and a Regd. Charge as follows:  
81575C 24 Apr 40 Mortgage in Fee to James Livingston  
Miller for \$610. with int. 8% per annum.

RP.2 1942 current half year water rates \$60.00

RP.3a,b. 1942 Assessment:

Lot #15	Land	\$ 112.	
	Imp	400.	\$ 512.
Lot #16	Land	112.	
	Imp	2500.	\$ 2612.
			\$ 3124.
	Taxes	36.82	
	Dyking charge	2.14	\$ 38.96

RP.4 Photographed ??

RP.5 Copy of Indenture Nagano/Miller mortgage.

RP.6 Custdn agent F.J. Carter report 29 Apr 42.

RP.7 Copy of newspaper advertisement of 20-1-2 May 43 in Vanc-  
ouver Sun, News Herald, Province.

RP.8 Johnson & Reeve appraisal 13 May 43 \$2000. (Complete report  
on property included -- see also report 26 Jun 43 RP. )



1939

Saimatsu NAGANO

31 Mar 48

Real Property Claim (Cont'd)

RP.9

OFFERS TO PURCHASE/TENDERS

Ganion & Reiffersheid	8 Jan 43	\$1562.	Refused
do	15 Apr 43	2000.	Refused
do	3 Jun 43	2000.	Accepted
Bush & Miller	4 Jun 43	2075.	Refused

§ First two offers forwarded Nagano and refused by him.  
# Could not be accepted as cheque not enclosed with tender

RP.10

Further detailed report on property supplied by Johnson & Reeve 26 Jun 43 in which they recommend acceptance of \$2000 offer.

RP.11

All information forwarded Ottawa 28 Jun 43 (evidently contained in Mr. Shear's files) and Ottawa letter of 7 Jul 43 concurs in the sale.

RP.12

Sold as at 30 Jun 43 \$2000. to Ganion & Reiffersheid.

--  
Real Property Summarized 4 Oct 47.

JC/..



October 3, 1947.

FIRE INSURANCE SUMMARY

Re: Saimatsu NAGANO  
Regn. No. 05681

In his "JP" Form declaration Nagano stated existence of \$1000.00 fire insurance in force.

The above policy was Prov. Wash. Ins. Co. policy #69883, \$1000.00, date of expiry 10/May/44, with loss if any payable to J. A. Miller who held the mortgage.

On the recommendation of A. E. Austin & Co., and to provide protection for Nagano's investment, our letter of 25/June/42 authorizes A. E. Austin to place sufficient insurance for that purpose.

Policy No. 383163, face value \$1000.00 and #383162, \$1500.00 was placed with the Palatine Ins. Co. to cover the store and apartment respectively.

The above were renewed on 17/June/43 on expiry and policies #384169/70 were received.

At time of sale, all three policies were transferred to the new owners and the amount of \$62.19, representing the unused portions of the premiums paid, was credited to Nagano.

One claim in the amount of \$9.00 is disclosed on file. Heat from a nearby fire broke windows on Nagano's property. However, as the fire occurred on 4/Aug/43 and the property was sold as at 30/June/43, the claim was paid to the new owners.

No further information in regard to Fire Insurance is disclosed on file.

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

  
J. C. Goring

4 Oct 47

JC/JFW



P/W A-112

1042

**NAGANO, Seizaburo**

1998

650 Int.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Palatine Insurance Company	<i>Received \$1,000.00</i> 383163	\$1,000.	June	17	1943	Lot 15, \$12.75, Subd. of Sec. 21 & 22, \$12.50, Apt. 58, 303 No. 3rd, San. Richmond.
Palatine Insurance Company	<i>Received \$1,500.00</i> 383162	\$1,500.	June	17	1943	Lot 16, \$12.75, Subd. of Sec. 21 & 22, \$12.50, Apt. 58, 303 No. 3rd, San. Richmond.
Providence Washington Insurance Co.	<i>Transferred to purchaser</i> 69683	\$1,000.	May	10	1944	16, \$12.75, Subd. of Sec. 21 & 22, \$12.50, Apt. 58, 303 No. 3rd, San. Richmond.
Palatine Insurance Company.	<i>Transferred to purchaser</i> 384167	\$1,000.	June	17th	1944	Lot 15, \$12.75, Subd. of Sec. 21 & 22, \$12.50, Apt. 58, 303 No. 3rd, San. Richmond, D.C.
Alme Insurance Company.	<i>Transferred to purchaser</i> 384170	\$1,500.	June	17th	1944	Lot 16, \$12.75, Subd. of Sec. 21 & 22, \$12.50, Apt. 58, 303 No. 3rd, San. Richmond, D.C.

*Transferred to purchasers.*



October 3, 1947 :

PERSONAL PROPERTY SUMMARY

Re: Saimatsu NAGANO

Reg. No. 05681Chattels:

No chattels were declared to be at the property on Lulu Island, but at Nagano's home (Stes 215/6, Dawson Bldg., Vancouver, B. C) he declared goods to the value of \$1600.00 which he did not inventory in full.

The agent's report of 29/Apl/42 advised this office that Nagano was moving his equipment from the Dawson Bldg on or about 1/May/42, and a letter from the Internment Camp dated 5/Aug/42 stated that he had stored it with G.H.Cottrell Ltd of Vancouver, B. C.

A number of shipments were made by Cottrell's at Nagano's request, and the accounts were submitted to this office for payment. Storage charges were also paid by this office.

On 10/May/46 Nagano requested this office to sell various articles of furniture that he had left at the Dawson Bldg, (not previously declared to the Custodian). On receipt of particulars in regard to these articles this office investigated and advised Nagano on 30/Oct/46 that the janitor, in whose custody the chattels had been left, had left the building and could not be traced.

On Oct 30/46 Cotterells advised this office of the goods which they were still holding for Nagano and requested direction as to their disposal as they considered them valueless.

Nagano was advised by copy of their letter 31/Oct/46 and requested to deal direct.

NOTE: At no time were any chattels belonging to Nagano under the control of this office.

No further information or correspondence appears on file in regard to chattels.

Bonds:

None declared or disclosed on file.

Bank Account

None declared or disclosed on file.

Life Insurance

Nagano declared on his Form "JP" one \$1000.00 policy with the Sun Life Assurance Company.

Sun Life pro forma dated July, 1942, revealed the above to be Endowment policy #2,269,833 of \$1000.00 face value.



In view of the fact that Nagano was interned, this office attempted to procure the above policy in order to ensure its proper administration. Our letter to the Camp Comdt elicited the information on 14/Jul/42 that Nagano had left it in the custody of a friend.

On receipt of premium notice 1/Apr/43 a letter from the Internment Camp dated 13/Apr/43 in answer to our query of 7/Apr/43 stated that Nagano was paraded and did not want this office to pay his insurance.

On 9 and 31 March, 1945 Nagano was advised that his policy was lapsing, and his letter of 30/Apr/45 authorized this office to pay the outstanding charges.

Receipt from Sun Life appears on file under date of 14/May/45.

1946 premium was paid by this office on receipt of authorization from Nagano of 11/Mar/46.

1947 premium was paid by this office on 29/Apr/47 and Sun Life receipt appears on file.

No further correspondence appears on file in this connection.

ACCOUNTS RECEIVABLE:

None declared or disclosed on file.

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

  
"J. Cuming

4 Oct 1947



File No. 1937

October 3, 1947.

LIABILITY SUMMARY

Re: Salvatore MAGARO  
Exec. No. 25421

Declared nil on Form "JP" dated 8/Apr/42 and none disclosed  
on file.

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

  
J. Cuning.

20/178



File No. 1939

October 3, 1947.

SPECIFIED ARTICLES SUMMARY

Re: Saimatsu NAGANO  
Regn. No. 05681

Cameras:

Boats:

Firearms:

Radio:

Cars:

None declared or disclosed on file.

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

  
J. Cuming

4 Oct 47

JC/JJW



ADVERTISED AS FOLLOWS

The Sun ..... May 20/43

The News Herald ..... May 21/43

The Province ..... May 22/43

RP  
7

# REAL ESTATE FOR SALE BY TENDER

The Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

Lot 11, Block 22, District Lot 200A, Group 1, New Westminster District, Plan 127, known as 22 West 5th Avenue, being a seven-room frame dwelling and garage;

Lot 12, Blocks 22 and 24, Subdivision "B", District Lots 219, 221 and part of 222, Group 1, New Westminster District, Plan 4116, known as 2077 Guler Street, being a small one-storey frame dwelling;

Lot 2 of Parcel "B" of Lot 14, Block "C", District Lots 212, 224 and part of 222, Group 1, New Westminster District, Plan 2532, known as 2221 Guler Street, being a four-room frame dwelling with basement;

Lot 3, Block 21, District Lot 121, Group 1, New Westminster District, Plan 124, known as 242 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 14, Block 21, District Lot 121, Group 1, New Westminster District, Plan 124, known as 242 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 12, except the West 24 feet 6 inches and the West 12 feet of Lot 12, Block 22, District Lot 200 "A", Group 1, New Westminster District, Plan 127, known as 275 West 5th Avenue, being a two-storey seven-room frame dwelling and garage;

Lot 20, Block 22, District Lot 124, Group 1, New Westminster District, Plan 124, known as 242 East Cordova Street, being a two-storey eight-room frame dwelling;

Lot 24, Block 20, District Lot 124, Group 1, New Westminster District, Plan 124, known as 207 Powell Street, being a one-storey brick store building with part-basement;

South Half of the South Half of Lots 22 and 24, Block 21, District Lot 200 "A", Group 1, New Westminster District, Plan 127, known as 2200 Columbia Street, being a six-room two-storey frame dwelling;

Lot 12, Block 22, District Lot 124, Group 1, New Westminster District, Plan 124, known as 242 East Cordova Street, being a six-room two-storey frame dwelling;

## ALSO

Lots 12 and 14, Block 75, Sections 21 and 22, Block 1 North, Range 6 West, Map 1222, Municipality of Richmond, known as 222-224 W. 9 Road, Esala Island, being a one-storey frame store building and a one-storey frame shingled building, containing 2 suites;

West Half of Lot 1, Block 11 of South Half of Lot 116, Group 1, Map 2222, New Westminster District, known as 2202 Union Street, Burnaby, being a single-storey frame dwelling.

Tenders for the individual parcels will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, Vancouver, B.C., marked "Tender for Real Estate," up to Noon, Daylight Saving Time, on the fifth day of June, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets, and are subject to existing leases and/or encumbrances, if any.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 4th day of June, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, B.C., this 20th day of May, 1943.

The Custodian of Enemy Property,  
912 Royal Bank Building,  
Vancouver, B. C.

EXHIBIT No. 1045-4  
DATE 13 May 1948  
FILED BY JWS Hunter

XX



## JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

TELEPHONE MARINE 8264

CABLE ADDRESS "JOHREE" VANCOUVER

Rec'd MAY 14 1943  
File No. ☒  
Ans. ☒  
R. No. 100 MR. PERE

BANK OF NOVA SCOTIA BUILDING  
602 WEST HASTINGS STREET  
VANCOUVER, B.C.

13th May, 1943.

*Entered on list  
to be auctioneered  
for sale*

The Custodian's Office,  
Room 912,  
Royal Bank Building,  
675 West Hastings Street,  
VANCOUVER, B.C.

EXHIBIT No. 1045-2  
DATE 13 May 1943  
FILED BY J.W.G. Butler

File No. 850  
Legal Department

Attention of Mr. K.W. Wright

Dear Sir:

re P/W A-112 - NAGANO, Saimatsu  
Lots 15 and 16, Block 75, Sections 21 and 22  
Block 5 North, Range 6 West, Map 1555  
Municipality of Richmond  
203-205 No. 3 Road, Lulu Island

In accordance with your instructions we have inspected this property and beg to report as follows:

The location of this property is convenient of access and in view of the proximity of sawmills and other industries, there would be no difficulty in obtaining tenants for the living quarters at any time. The store premises are rented at present, but the mainstay of the business apparently used to be fish and chips which is practically discontinued because of the scarcity of potatoes. We mention this to indicate that there is some possibility that the rent of the store may be reduced. The buildings are as follows:-

1. A one storey frame building with a small shop in front and two rooms for living quarters at the back. The size of the building is approximately 18' x 38'. We could not examine the foundations but understand that these are woodsills laid on the ground concrete. The only plumbing is a w.c. and sink. There is no hot water tank. The ceilings and walls are lined with V-joint and the shop front is not plate glass.

2. A one storey frame building with a basement space underneath finished with siding and shingles outside and lined with V-joint inside. The building is 28' x 74' approximately, and is divided into four suites. One containing five rooms, bath and w.c., and the other three containing three rooms each. There is a sink in each of these but only one w.c. for the three tenants at the end of a long verandah which gives access to the suites. The foundations are woodsills and appear to be in fairly good condition. There are two beams running the length of the building, but the posts are not set on concrete and there is, of course, a liability that these will decay in course of time and will have to be renewed. There is some evidence of settlement in the building already.

The rents obtained for the suites total \$47, which is very satisfactory, but we understand that the Japanese owner had some difficulty in finding tenants until he employed Mr. Darroch, who occupies Suite 4, to look after the renting. Mr. Darroch has been there about eight years and is of the opinion that the building is about 18 years old.



# JOHNSON AND REEVE

ESTATE AGENTS  
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES  
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

BANK OF NOVA SCOTIA BUILDING  
802 WEST HASTINGS STREET  
VANCOUVER, B.C.

The Custodian's Office,  
VANCOUVER, B.C.

13th May, 1943.

The taxes are \$39. per year and the water rates, \$120. per year.

This kind of property is not attractive as an investment except perhaps to some localman who has employees or a man who might occupy part of the premises himself and sublet the remainder. In this connection, it may not be possible in hard times to maintain the rents now being obtained.

We are of the opinion that the present market value of the property is Two Thousand Dollars (\$2,000).

Yours faithfully,

JOHNSON, REEVE & WATSON

per *Dw. Lee*

DWR



1939

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
APR 29 1942

Registration 05691 Agents Investigation Report

Nagano Saimatsu, 203 No. 3 Road Lulu Island  
Business; Masseuse with offices at 216-215, 193 Hastings St. E.

The property stated to be owned by the above is described as:

Lots 15, 16 B75 S.D. of Section 21 & 22  
B5 E. Range 6W Richmond Map 1555

The building 28 x 78 is of frame construction shingled roof  
post foundation and is composed of four suites, rented to  
white tenants as follows:

One Suite @ \$ 20.00 month  
Two Suites @ 10.00 month each  
One Suite @ 7.00 month

The \$ 7.00 suite is occupied by the caretaker whose post office  
address is D. Darrow, Eburne P.O. The basement is used for  
wood and storage purposes. Each suite has a sink and water  
tap, one bath and two toilets for use of tenants. Rents are due  
on May 1st next and caretaker requires instructions where to  
make payment. Caretaker is also asking free rental for suite 7  
he is occupying in lieu of services as a caretaker.

*Insurance 1000.00 agent P. J. Kuder 11*  
The store on the property (16 x 38) is of frame construction and  
shingled roof and is rented at \$ 18.00 month. Size of Lots 66 x 120  
arrears of Taxes are as follows:

Lot 15	1940	\$ 2.33
15	1941	8.63
16	1941	<u>34.04</u>
Total		\$45.00

*as Insurance on 1000*  
Certificate of Title registered in New Westminster We recommend  
that this property be placed in the hands of a reliable real estate  
firm such as A.E. Austin & Company, 833 West Hastings Street who  
will collect the rents and supervise the property seeing that taxes  
and water rates are paid and the necessary repairs attended to as  
owner does not wish to sell property.

*Valuation of property with buildings 3000.00*  
The owner is still operating as an electrical masseuse at 215-216  
Dawson Building. The equipment and furniture etc. is as stated on  
the personal information report. He desires to remove this  
equipment to where he is evacuated as he wishes to carry on his  
duties in the camp.

Yours truly,

*J. H. Darrow*  
*agent*

*Vancouver B.C.*  
*April 29. 1942.*



RP

5

# This Indenture

made in duplicate the ~~Twenty-fourth~~ day of April  
one thousand nine hundred and ~~Forty~~.

In pursuance of the Act respecting Short

Forms of Mortgages:

Between

State Full Name  
Address and  
Occupation.

SAIMATSU NAGANO, Fisherman, of the Village of Burne,  
Municipality of Richmond, in the Province of British  
Columbia.

(hereinafter called "the Mortgagor") of the FIRST PART  
AND

Full Name and  
Address and  
Occupation.

JAMES LIVINGSTON MILLER, of 3352 Cambie Street, in  
the City of Vancouver, Province of British Columbia,  
(Retired)

(hereinafter called "the Mortgagee") of the SECOND PART

WITNESSETH that in consideration of the sum of ---SIX HUNDRED TEN---  
Dollars (\$ 610.00.....)

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt  
whereof is hereby acknowledged), the said Mortgagor DOTH GRANT AND MORTGAGE unto the  
said Mortgagee, forever ALL that certain parcel or tract of land situate in the

Province of British Columbia, more particularly known and described as  
Lots Fifteen (15) and Sixteen (16), Block Seventy-Five (75), of Sub-  
division of Parts of Sections, Twenty-One (21) and Twenty-Two (22), Block  
Five (5) North, Range Sixty West, as per Map No. 1555 in the Municipality  
of Richmond.



PROVIDED this Mortgage to be void on payment of the sum of ----- SIX HUNDRED TEN -----

----- Dollars  
of lawful money of Canada, with interest at 5 per cent. per annum, as well after as before maturity,  
as follows:

TEN DOLLARS (\$10.00) of the principal sum to become due and payable  
with interest on the 29th., day of each and every month commencing  
May 29th., 1940 until April 29th., 1943, when the balance of the  
principal sum shall become due and payable.

the first payment of interest to be made on the Tenty-ninth day of May  
next (1940), arrears of both principal and interest to bear interest at the rate above mentioned, and  
such interest on arrears to be a charge on the land in the same manner as all other money hereby  
secured. The said several payments of principal and interest to be made in lawful money of Canada.

And taxes and performance of Statute Labor.

THE said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage  
money and interest and observe the above proviso, and that the Mortgagor has a good title in fee simple  
to the said lands.

And that he has the right to convey the said lands to the said Mortgagee. And that on default  
Mortgagee shall have quiet possession of the said lands free from encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.  
And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than  
the principal money hereby secured in dollars currency. But it is agreed that if and whenever such  
sum be greater than the insurable value of the buildings, such insurance shall not be required to any  
greater extent than such insurable value; and if and whenever the same shall be less than the insur-  
able value, the Mortgagee may require such insurance to the full insurable value. And it is further  
agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new  
insurance effected in the office of any company named by him and also may of his own accord effect or  
maintain any insurance herein provided for, and any amount paid by him therefor shall be forthwith  
payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon the said  
lands.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands. Subject  
to the said proviso. The said Mortgagor covenants with the said Mortgagee that he will keep the said  
lands and the buildings and improvements thereon in good condition and repair according to the nature  
and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those  
claiming under him commit any act of waste on the said lands or make default as to any of the cov-  
enants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee  
forthwith become due and payable, and in default of payment the powers of sale hereby given may be  
exercised.

PROVIDED that the said Mortgagee on default of payment for One (1) month may on one month  
notice enter on and lease or sell the said lands. And provided also that in case default be made in pay-  
ment of either principal or interest for three months after any payment of either falls due, the said  
powers of entering and leasing or selling or any of them may be acted upon without any notice by the  
said Mortgagee. And also that any contract or sale made under the said powers or without them  
may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or  
any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred.  
Provided that such sale may be either by public auction or private contract, and either for cash or on  
credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands  
may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee  
may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, or taxes as hereinbefore pro-  
vided, the principal secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes,  
rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encum-  
brances on said land, or pay property, mortgage or income tax imposed, or that may be imposed on the  
Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby,  
and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with  
all costs and charges, including all solicitors' charges and commission for the collection of any overdue  
interest, instalment of principal, insurance premiums, and all other moneys whatsoever payable by the  
Mortgagor hereunder, which may be incurred by taking proceedings of any nature in case of default by  
the Mortgagor, and the amount so paid or incurred shall be a charge on the said lands in favor of the  
Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the  
rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto  
enabling, shall be forthwith exercisable.



PROVIDED that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown-up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest, as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to acquire the mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands from such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid upon the capital so recovered by way of indemnity.

AND ALSO IT IS AGREED that neither preparation nor registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

**In Witness Whereof** the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered  
IN THE PRESENCE OF

Signature  
Address and  
Occupation of  
Witness.

*W. M. Munn*  
834 Pendw. St.  
*Booker*

*S. Majumdar*



1341 S.W. Marine Drive,  
Vancouver, B.C.  
January 8th, 1943.

Your File No. 850

RP 9

Rec'd	JAN 8 1943
File No.	
Ans.	MA BELL
Referred	

K.W. Wright, Esq.,  
Office of the Custodian,  
912 Royal Bank Building,  
VANCOUVER, B.C.

Re: P/W A-112 - NAGANO, Seimatsu  
and 203 & 205 #3 Road, Lulu Island

Dear Sir:

I hereby offer the sum of \$1,562.00 for the property known  
as -

203 #3 Road Lulu Island  
and  
205 #3 Road Lulu Island

I am attaching my cheque for \$100.00, as a deposit and will  
remit the balance in cash on transfer of the title.

Please let me know as soon as possible if this offer will be  
accepted.

Yours very truly,

Ahlaiuon & John Rufford  
Per Ahlaiuon

AG:HW.  
Encl.

Mr Bell  
Pls leave attached  
cheque with acct for safekeeping  
& write internee. Obtain Cert of Encumbrance.



1341 S.W. Marine Dr.,  
Vancouver, B.C.  
April 16th, 1943.

Mr. K. W. Wright,  
The Custodian of Enemy Property,  
912 Royal Bank Building,  
Vancouver, B.C.

RECEIVED	APR 17 1943
FILE NO.	
APPROVED	<i>MRS Warrick</i>

Re. File No. 850-MAGAN0, Salmatou

Dear Sir:

With reference to your file No. 850 and our past correspondence, we wish to amend our offer to to above for the property listed in our previous offer, (IE: 203 and 205 No. 3 Road Lulu Island, Land and Buildings) to \$2000.00 (Two thousand 00/100 Dollars) Cash.

Should you wish our cheque as deposit, Just telephone me at Marine 4928.

Yours truly,

A.L.Ganion & John Reiffersheid,

Per.

*A.L. Ganion*  
A. L. Ganion.



22 1341 S. W. Marine Dr.,  
Vancouver, B.C.  
June 3rd, 1943.

The Custodian of Enemy Property,  
675 W. Hastings St.,  
Vancouver, B.C.

Re: 203 and 205 No 3 Road, Lulu Island

Dear Sir:

We wish to offer (\$2000.00) two thousand 00/100  
dollars for the above described property, advertised for  
disposal by yourself in the Vancouver Sun.

We enclosed Certified cheque for the sum of  
\$2000.00 as deposit.

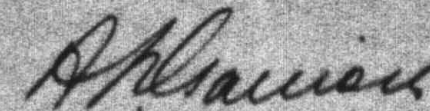
We are prepared to pay the balance in cash  
on receipt of notice that our offer has been accepted.

The above offer is for clear titles to the  
properties, or property, irrespective of the physical  
condition of building or lands.

We thank you for your consideration, of our  
offer.

Yours truly,  
Al L. Ganion and J. Reiffersheid.

Per.



A. L. Ganion.



LEN BUSH

## RED CEDAR SHINGLES

EDJUNE/ EC/ JUNE/ 4th/ 1943

Rec'd JUN 7 1943  
File No.  
Ans.  
Refered

675 WEST HASTINGS ST

VANCOUVER / 22 /

DEAR SIR :-

WE WISH TO BID ON THE FOLLOWING REBELY ALIEN PROPERTY:

LCTS # 203 & 205 NO # 3 ROAD / LULU ISLAND / EO/

AT PRESENT XXX OWNED BY S NAGANI

2075.00    TERMS CASH.

PUSH & MILLER

TER.

No cheque enclosed.  
S.D.D.

Int Section

Plain rubly

mw



File 1939

S. Nagano

1 Chesterfield Sofa

1 armchair

- % Janitor

Dawson Building

193 Hastings St E

All at auction

Unable to Locate

Wm Wells



THE CUSTODIAN  
DEPARTMENT OF THE SECRETARY OF STATE  
VICTORIA BLDG., 7 O'CONNOR STREET  
OTTAWA, CANADA

THE CUSTODIAN  
REGULATIONS RESPECTING  
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. . . . .  
From the Sun Life. As. Insurance  
Company of Canada  
Date of Discovery. July. 1942 . .

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy  
or annuity contract for each "enemy"

Policy No.	2,269,833	Date of Policy (i.e., due date of first regular premium)	April 1, 1939
Life Insured	- Name Saimatsu Nagano Born February 25, 1890 Address Vancouver	Plan of Policy	26-year Endowment
		Sum Assured <del>on</del>	Can.\$1,000
Owner - if third party insurance	- Name - Address -	Premium - Amount	Can.\$51.95
		How Payable	Annually
		Due Dates	April 1st
Beneficiaries	- Names Kiyono Nagano Addresses - Relationship to Life Insured Wife	Policy Loans (automatic or otherwise)	Can.\$47.05
Record of Current Assignments (other than to company for policy loan)	-	Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Can.\$43.82
- give names and addresses -		Nature of Automatic Non-forfeiture Provision	Automatic Premium Loan
		Approximate Cancellation Date under Automatic Non-forfeiture	April 1945

Special Notes:



File #850

January 4th, 1943.

MEMO TO MR. WRIGHT:      Re: P/W A-112, NAGANO, Saimatsu.

The above named, Registration #05681, owns property described as Lots 15 and 16, Block 75, S.D. of Section 21 and 22, B5N Range 6W, Richmond Map 1555, known as #203, #3 Road, Lulu Island.

There is a building on this property 28' x 78' of frame construction, shingle roof, which is composed of four suites rented to white tenants as follows:

1 suite.....\$20.00 per month  
2 suites.....\$10.00 per month each  
1 suite.....\$ 7.00 per month (caretaker)

There is also a store on the property 16' x 38' of frame construction and shingled roof that is rented for \$18.00 per month.

There is a \$2500.00 fireinsurance policy on the apartment house - \$1000.00 in Providence Washington Fire Insurance Co. Policy #69883. This policy expires May 10th, 1944; \$1500.00 in Palatine Insurance Co. Premium \$36.15 expires June 17th, 1943.

There is \$1000.00 fire policy in Palatine Insurance Co. on store. Premium \$21.70, expires June 17th, 1943.

A. E. Austin and Company are agents for the property, which has been searched and title found to be in the name of Saimatsu NAGANO and vested, under No.24393.

There is a mortgage against this property held by Mr. James L. Miller, c/o Glen C. Miller, Esq. 4504 - 16 N.E., Seattle, Washington. in the amount of \$370.00 with interest at 8%. A cheque for \$14.80 was sent to Bank of Toronto, Seymour and Hastings Streets, on October 29th, 1942, being payment of interest due on this mortgage. This was credited to Mr. Miller's account in that bank.

Internee has a \$1000.00 26-year endowment life insurance policy with Sun Life Assurance Company. Premium is \$51.95.

Internee's credit balance amounts to \$6.78.

His liabilities are as follows:

Amount owing on mortgage.....approximately \$370.00  
Taxes.....83.96

Total..... 453.96

This property is on Mr. Good's list.

/W



REVIEWED AS OF 7-1-43

P/W A-112 NAGANO, Saimatsu

File 850

7-1-43 Ledger balance- - - - - \$6.78

Debts

J. L. Miller - Mortgage outstanding at 8% interest-\$370.00

Taxes in arrears- - - - - 83.96 *paid*

\$453.96

Life Insurance

Policy #2269833 with Sun Life 26 year endowment for \$1,000.00  
stored away by a man called Nakata.

Real Property.

Lots 15 - 16, B. 75 S, D.of Section 21 & 22, B 5N, Range 6 W.  
Richmond.

Insured with Providence Washington Ins. Co. For \$1,000 -  
expires May 10, 1944.

Property registered by a title in name of Saimatsu Nagano.  
Vested.

Insured with Palatine Ins. Co. for \$2500. expires June 17/43.

Property is all rented through A. E. Austin & Co. for  
\$65.00 per month.

Fees

Carter and Tomlinson - - - -(paid)- - - - - \$20.00

Future Disposition:

Taxes should be paid as soon as funds are sufficient.



**CARTER & TOMLINSON**  
Chartered Accountants805 ROYAL TRUST BUILDING  
626 PENDER STREET WEST  
Vancouver, B. C.

May 1, 1942.

Rec'd	AUG 18 1942
File No.	
Ans.	
Referred	

C.L. Drewry, Esq.,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Re: Japanese Evacuation Section

I have now completed the following cases given me by the Department for investigation and separate reports have been duly filed with your office as requested.

08119, Ire Seihachi, 1280 77th Avenue  
→ 05681, Saimatsu Nagano, No. 3 Road, Lulu Island  
06827, Rokutaro Ide, 4695 McHardy Street  
09871, Kawamoto Koichi, 332 Powell Street  
01827, Shintani Yutaka, Hutchinson Street

Any further instructions from the Department will receive our attention.

In the matter of Saimatsu Nagano, No. 3 Road, Lulu Island, the caretaker is collecting the rentals and paying the money to us. We have received \$ 20.00 for May rent paid in advance by one of the tenants.

I enclose my accounts for this work which have been made out separately in each case. The out of pockets for expenses and transportation in doing this work have been taken care of and are included in our fees.

We shall be pleased to handle any further cases in the same manner and on the same basis if satisfactory to you.

Yours truly,

Agent.



1939

May 5, 1942

F. J. Carter, Esq.,  
503 Royal Bank Bldg.,  
Vancouver, B. C.

Re: NAGANO, Gaimatsu

We are in receipt of your report of the  
29th ult. for which we thank you.

We notice that Nagano is removing his  
effects from 215-16 Dawson Bldg. An inventory  
should be made of these goods and we advised where  
they have been stored. If Nagano can arrange it,  
it will be in order for him to take his electrical  
massaging machinery with him on his evacuation.

In regard to the real estate as recommended  
we will place this in the hands of A. E. Austin & Co.

We return your copy of "JF" form for your  
files.

Yours truly,

C. L. Drewry  
Manager

Enc.

GDW:IF

*Understand from D. Dawson  
that A. E. Austin & Co. is  
fully entitled to the  
215-16 Dawson Bldg.*



1939

May 5, 1942

Messrs. A. E. Austin & Co., Ltd.,  
833 Hastings Street,  
Vancouver, B. C.

Re: WAGANO, Saiyatsu

Gentlemen:

We wish to place to you for your conservation and management, the following property which is now fully rented:

Lots 15, 16 B75 N. D. of Section  
21 & 22, B5 N. Range 6W Richmond  
Map 1555. Situated 203 No. 3 Road  
Lulu Island.

The building contains four suites which are rented. One at \$20.00 per month, two at \$10.00 per month, and one at \$7.00 per month. In regard to the \$7.00 suite, this is occupied by the caretaker, Mr. D. Darrow, Eburne P.O. He is asking free rent in lieu services as caretaker. Please report on this.

The store on this property is rented at \$18.00 per month. Will you kindly advise all the tenants to pay the rent to you and report monthly to us?

There is \$1,000 Fire Insurance on the building containing the suites, which has been placed through Mr. S. W. Muncey, 834 Pender Street. Mr. Muncey is also attending to a mortgage on this property of \$510 which is being reduced every month.

Mr. Fairfall of Warpole has been acting as agent for these properties and we would ask you to assume full management.

There is no Fire Insurance on the store. Will you check on this and see that the property is properly covered?

Yours truly,

C. L. Drewry

GDM:IF



May 7, 1942

Mr. D. Barroch,  
Eburne P.O.

Dear Sir:

Re: Saimatsu Nagano. Lots 15, 16 B75 S.D. of  
Section 21 & 22, B5 N. Range 6W Richmond  
Map 1555. Situated 203 No 3 Road Lulu Isl.

With reference to our interview with you this  
afternoon at the above premises, we enclose herewith a  
copy of our instructions from the Custodian of Japanese  
property to look after the above property.

You informed us that you had the rents in hand  
of the corner suite and also of suites 2 & 3, but you  
refused to hand these moneys over.

We hereby request you to do so without further  
delay.

We shall be glad to hear from you.

Yours truly

A. E. AUSTIN & CO. LIMITED.

per

Agents.

MD/S  
Encs.

COPY ONLY



CABLE ADDRESS  
AUSTIN VANCOUVER  
CODES  
WESTERN UNION AT

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

**A.E. AUSTIN  
& CO. LTD.**

633 HASTINGS STREET WEST  
**VANCOUVER,**  
CANADA

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
MAY 8 1942  
ESTABLISHED 1908

Shears.

May 8, 1942

The Office of The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Saimatsu Nagano.  
Your File #1939.

We have to acknowledge receipt of yours of the 5th inst. We yesterday inspected the property in question, situated at 203 #3 Road, Lulu Island.

The Building containing the Suites is occupied as follows: Suite #1 by a family named Gillis, at a rent of \$20.00 per month. This Suite contains 5 rooms, standard bath and toilet. The tenant was in the course of moving out yesterday. Suite #2 occupied by H. V. Anderson. This is a 3 room Suite, and the rent is \$10.00 per month. Suite #3, 3 rooms, occupied by F. E. Willet, at a rent of \$10.00 per month. Suite #4, 3 rooms, occupied by D. Darroch, at a rent of \$7.00 per month.

There is a common toilet for Suites 2, 3, & 4 at the westerly end of the Building. There is a basement underneath the whole of this Building, which is used by the various tenants for keeping fuel and for other storage purposes.

Darroch, the tenant of Suite 4 wishes to be allowed rent free for looking after the property. We could not recommend that this arrangement be approved. Apparently he was allowed an abatement of \$3.00 per month in his rent for keeping his eye on the property for the Japanese Owner. Had he been willing to adhere to this arrangement, we would have recommended its acceptance. He informed us that he had collected certain rents, but he refused to hand them over to us. He stated he had been instructed by the Custodian to pay these rents to a party named Stacey. For your information we enclose herewith a copy of a letter we wrote to him last night.

The tenant in the Store, Mrs. Robinson paid us a month's rent amounting to \$18.00.



The Office of The Custodian

May 8, 1942

We consider the amount of Fire Insurance, \$1000., being carried on the Suite Building, is insufficient. In our opinion the Building could stand to carry \$2500. worth of Insurance. We would also recommend that the Store Building be insured for \$1000. None of these Buildings are plastered. They are finished in V-joints. The board insurance rate is \$3.45 per hundred on the Suite Building, and \$2.75 per hundred on the Store Building. Both these are annual rates.

We shall be glad to have your further instructions, as to this matter.

Yours truly

A. E. AUSTIN & CO. LIMITED.

per *Matthew Davidson*  
Agents.

P.S.

Since writing the foregoing, Mr. Darroch has come in. He has paid us the rents for Suites 2 & 3. He has apparently paid over the rent of Suite 1 amounting to \$20.00 to Mr. F. J. Carter. He has shown us Mr. Carter's receipt for this amount, and Mr. Carter will no doubt be accounting to you for it.

MD/S  
Encs.



1939

May 13th, 1942.

Messrs. A.E. Austin & Co. Ltd.,  
833 West Hastings Street,  
Vancouver, B.C.

Dear Sirs:-

re Nagano. Saimatsu

We have your letter of May 8th in connection with the above and thank you for the information contained therein.

Mr. Darroch has just called at our office and we understand from him that he has been acting somewhat in the way of a janitor for the suites in question. In the past he has figured the rent for his own suite to have been \$9.00 and \$2.00 allowed to him for the work which has been done, making a net payment of \$7.00 per month. He claims, however, that a lot of the work in the past was done by the owner, Nagano, and that in future he will be called upon to do considerably more work than in the past and he appears to want some further allowance made to him for this service.

However, this is a matter for you to handle according to the merits of the case as you obtain same upon the ground. We did not commit ourselves but referred him back to you.

It might be well for you to contact him and have a definite understanding as to what he is to do.

With reference to the matter of insurance, apparently the owner Nagano has considered the present amount of the policy as being sufficient coverage. As he is still here we think that you should approach him and secure his consent to any increase. If he does not agree to this, upon his evacuation the matter should be brought again to our attention.

Yours truly,

FGS:EB

R.P. Alexander  
Assistant Manager



Shear

CABLE ADDRESS:  
AUSTIN VANCOUVER  
CODES  
WESTERN UNION A1

**A.E. AUSTIN  
& CO. LTD.**

TELEPHONE  
MA RINE 2431  
ESTABLISHED 1906

633 HASTINGS STREET WEST

**VANCOUVER,**  
CANADA

June 17, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUN 18 1942

The Office of The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

In connection with our general instructions as to the seeing that the properties we are looking after on your behalf are properly insured, we were advised that the policies should be written in the name of "G. W. McPherson, Deputy Custodian, or His Successor," on behalf of the different Owners.

With reference to the properties on which there is existing insurance, should these policies be endorsed in this way?

Are we to use our own discretion to see that all the properties are adequately covered?

Re: Nagano, Your file #1939.

With reference to yours of the 13th Inst., as to the insurance on this property, as explained to you, we do not consider this property is adequately covered. Your letter, however is not explicit, as to what we should do about this insurance.

We shall be glad to hear from you.

Yours truly

A. E. AUSTIN &amp; CO. LIMITED.

per

*Matthew Davidson*  
Agents.

MD/S



1939

June 25th, 1942.

Messrs. A.E. Austin & Co. Ltd.,  
833 West Hastings Street,  
Vancouver, B.C.

Dear Sirs:-

re NAGANO, Saimatsu

We have before us your letter of the 17th instant in which you ask for general instructions regarding fire insurance.

With reference to properties on which there is existing insurance we do not think that it is necessary to have the policies endorsed in the name of G.W. McPherson. In the event of a fire loss contact will doubtless be made with this office before any fire adjustment payment is made. Regarding the question as to the discretion to be used in seeing that properties are adequately covered. It is our policy to leave this to the discretion of our agents to protect the properties in a reasonable amount, subject to the following provisos. If the Japanese has not previously insured the property we are not placing any insurance, while either himself or his family remain in occupation. In line with this we would not increase any amount of previous insurance while the owner or the family still remain here. Upon evacuation, however, we desire that reasonable protection be given.

The above will answer your question regarding Nagano, File No. 1939, and we would suggest that if Nagano and his family are not now residing here and if you consider some extra protection is reasonable, that you place an additional policy for the amount so required. The above applies to real estate.

Our policy in regard to coverage on furniture and contents is as follows. If the owner has not previously insured contents we are not placing coverage on such contents while they remain in the same location as when the owners were living here. If, however, such furniture and contents is removed and, for example, locked in



Messrs. A.E.Austin & Co.Ltd.

-2-

June 25th, 1942.

one of the rooms we consider that we should assume responsibility and reasonable insurance should be placed on the contents. If the furniture is removed to one of our central storages coverage will be taken care of by this office.

We hope that the above information will be what you require.

Yours truly,

FGS:EB.

Manager  
Administration Department

00



Quote: 101-P-Pers

DEPARTMENT OF NATIONAL DEFENCE  
- Army -

Internment Camp,  
ANGLER, Ontario,  
14th July, 1942.

Authorized Deputy Custodian  
of the Secretary of State,  
501 Royal Bank Bldg.,  
Vancouver, B.C.

Rec'd	JUL 20 1942
File No.	850
Ans.	
Referred	<input checked="" type="checkbox"/>

re: No. A-112 - 05681 P/W NAGANO, Saimatsu

Reference your file 850 dated July 10th.

2. The following information has been obtained from the m/n P/W.

Para. 1 The P/W claims to have taken out these policies, and they were given to a friend named NAKATA, who put them in a box and had them stored with some Storage Company.

Para. 2 The P/W has no knowledge of NAKATA's whereabouts, or address of Storage Company holding the above mentioned box.

*W.J.H. Ellwood*  
(W.J.H. Ellwood) Lieut-Colonel,  
Commandant,  
Angler Internment Camp,  
Veterans Guard of Canada.

*File*  
CVD/CAR



3740

Mr. Glen C. Miller  
4504-16-N.E.  
Seattle, Wash.  
July 20, 1942.

Rec'd	AUG 25 1942
File No.	850
Ans.	
Referred	✓

Office of the Custodian  
501-Royal Bank Building  
Vancouver B.C.

Attention Mr. K. W. Wright

Dear Sir:-

In reply to your request for a description of the property of Mr. S. Nagano an interned Japanese. I am sending in this letter giving full details of the property title and a statement of the amount of the mortgage along with method of payments.

The property description is as follows. Lots 15 and 16  
Blk. 75 Sec. 21 and 22 N.W.  
Range 6 W.  
New Westminster B.C.

The balance owing as of May 4, 1942 was the sum of \$370.00. The payments on the above amount were \$10.00 per month plus interest payable monthly at the rate of 8% as of agreement. All payments fell due on the 24th. of each month.

In order to bring the payments up to date the amount owing is as follows \$30.00 (Prin.) plus \$7.40 (Int.) for the three months when no payments were made this would bring the account up to date to and including the payment of Aug. 24th 1942. Leaving a Prin. balance of \$340.00.

This amount should be paid into the savings account of Mr. J. L. Miller in the Bank of Toronto corner of Seymour and Hastings Streets in Vancouver B.C.

Yours truly

*J. L. Miller*

J. L. Miller

per

*Glen C. Miller*

Glen C. Miller



501

Mr. G. C. Miller  
4504-16-N.E.  
Seattle, Wash.  
July, 21, 1942.

JUL 23 1942

Rec'd	JUL 23 1942
File No.	
Ans.	
Refered	

1939

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Bldg.  
Vancouver B.C.

Dear Sir:-

Would you please disregard the letter which you received from me on or about July 1, 1942. As this letter was sent out by mistake and not meant as a statement regarding Mr. S. Nagano. It was my firm intention to go into the matter more fully as I realize that you have a number of accounts similar to this account.

In view of the fact that my father Mr. J. L. Miller holds a mortgage on the property of Mr. S. Nagano an evacuated Japanese who once resided at this mailing address (Box 32 Eburne P.O. Lulu Island) and who has since been evacuated and the mortgage still remain on the property mentioned it is Mr. Miller's wish to have an understanding in regards to this matter. As I understand there was an affidavit form of the amount owing sent into your office on May 8, 1942 there should be a record of this in your office. As nothing was discussed about the continuance of payments it was understood that there would be some provisions made regarding these payments. I don't quite know how you handle these affairs but, I thought that it would be much the same as down in this country and that a payment would be made from the rental of the said property or business of the party concerned. As some statement regarding this case should be made by your office and sent to me as soon as possible as the matter should be cleared up as soon as possible. Mr. J. L. Miller while staying in Canada was residing at 3238-Cambie Street in Vancouver B.C. and who is now residing in Portland, Oregon. A reply to this letter as soon as possible would be very much appreciated. Bank for payment was Toronto (Main)

Yours truly,

*J. L. Miller*

J. L. Miller

per

*Glen C. Miller*

Glen C. Miller



EBURNE SHEET METAL  
& PLUMBING WORKS

A. V. HUNTER

REGISTERED PLUMBERS

PHONE: LAngara 0400

8935 HUDSON STREET  
VANCOUVER, B.C.

October 22, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 23 1942

Official Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

We are writing this day regarding an  
outstanding account on our books.

On April 5, 1942, we did some repair  
work, amounting to \$7.10, at 203 #3 Road, Lulu  
Island, and as yet have not been paid for it. The  
work was ordered by J.W. Fairhall, 1318 S.W. Marine  
Drive, as instructed by the owner, S. Nagano, but  
the house has now been taken out of his hands.

We would like to get this account settled,  
as it has been outstanding now for seven months.  
We are enclosing a copy of the bill, and we hope  
that you will be able to help us clear it up.

Very truly yours,

EBURNE SHEET METAL & PLUMBING WORKS,

per... *A. V. Hunter* .....

AVH/B  
Encl.



Rec'd	NOV 9 1942
File No.	
Ans.	
Referred	

Quote: 101-P-112

DEPARTMENT OF NATIONAL DEFENCE  
-ARMY-

Internment Camp,  
ANGLER, Ontario,  
5th November, 1942.

To:- Authorized Deputy Custodian,  
912 Royal Bank Bldg.,  
VANCOUVER, B.C.

Re: P/W A-112, NAGANO. Saimatsu

Receipt is acknowledged of your letter file 850  
dated October 30th regarding m/n.

2. The above internee has been paraded and questioned  
regarding the account for \$7.10 from Eburne Sheet Metal and  
Plumbing Works, and he states that he has no knowledge of this  
account and he cannot consent to the payment of same.

*E. D. B. Kippen*  
(E.D.B. Kippen) Major,  
Commandant,  
Angler Internment Camp,  
Veterans Guard of Canada.

EDBK/CAR



*Internee*  
**J. W. FAIRHALL***Indiv*  
**Notary Public****REAL ESTATE - INSURANCE - CONVEYANCING  
LOANS - RENTALS**

Rec'd	<b>DEC 12 1942</b>
File No.	_____
Ans.	_____
Referred	_____

OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION  
**RECEIVED**  
DEC 11 1942

1318 Southwest Marine Drive  
VANCOUVER, B. C.

Dec. 10, 1942.

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sirs: Re NAGANO, Saimatsu, File No. 650.

In April of this year the above Japanese appointed us agents for his property at 203 No. 3 Road, Bridgeport Road, Lulu Island, B. C. This property consists of a house and a tenement building. Before we had collected any rents the plumbing in some of the suites broke down and on two different occasions we had to send plumbers over to repair it.

Mr. Nagano then decided to let some one also manage the property for him. I believe it was his mortgagee. We showed him the two plumbing bills and he paid us for one and took the other one with him saying he would see the plumbers about it and pay them direct.

This bill amounted to \$7.10 and was from the Burne Sheet Metal and Plumbing Works, 8935 Hudson St., Vancouver. On our advice this bill was sent to your office on Oct. 22 last and a reply received saying that Nagano would not honor the bill therefore it could not be paid by the Custodian.

We are really responsible to the plumbers for this small bill, but as we were acting in good faith as Nagano's agent, we feel that the bill should be paid out of his rents whether or not he approves. There is no doubt that he has received value for the bill in repairs to his plumbing.

Yours very truly,

J. W. FAIRHALL

per *[Signature]*



January 9, 1943.

850

Camp Commandant,  
Internment Camp,  
Angler, Ontario.

Dear Sir:

Re: P/W A-112 HAGANO, Saimatsu

Will you kindly parade the above and inform him that we have received an offer from Messrs. A. L. Canion and John Keifferschied, of \$1562.00 for the property known as 203 #3 Road, Lulu Island and 205 #3 Road, Lulu Island, and which we understand is the property of the above internee.

We shall be glad if you will ask the internee whether he wishes to accept this offer. A reply as soon as possible will be appreciated.

Yours truly,

K. W. BRIGHT.  
Counsel to the Custodian.

WCB/EFP

*Letters & memos  
18/12/42  
20/11/42*



850

912 Royal Bank Bldg.,  
Vancouver, B. C.  
January 9, 1943.

Messrs. A.L. Canion and  
John Reifferschied,  
1341 S.W. Marine Drive,  
Vancouver, B. C.

Dear Sirs:

Re: P/W A-112 NAGANO, Saimatsu

We thank you for your letter of the 8th enclosing cheque for \$100.00 representing a deposit on your offer of \$1,562.00 for the property known as 203 #3 Road Lulu Island and 205 #3 Road Lulu Island. We are passing this offer on to the internee for his consideration and will advise you in due course.

Yours truly,

K. W. WRIGHT.  
Counsel to the Custodian.

WGB/MFP



quote 101-P-112

Internment Camp,  
ANGLER, Ontario.  
15th January, 1943.

Re: P/W A-112, NAGANO, Saimatsu

2. Copy of your letter has been shown to the above internee, and he states that he does not accept the offer of \$1,562.00 mentioned in your letter.

(E.D.B. Kippen) Lieut- Colonel.  
Commandant,  
Angler Internment Camp,  
Veterans Guard of Canada.

**COPY TO: C.I.O., Ottawa.**



Rec'd	FEB 5 1943
File No.	850
MISS WATKINS	

February 2, 1943.

Mr. K. Wright  
Office of the Custodian  
Royal Bank Building

Dear Sir:-

In reference to a case which you are handling for an interned Japanese by the name of Mr. S. Nagano formerly residing on Lulu Island B.C. I would at this time like to inform you that nothing has been paid on this account for the past three months. Would you please make reply to this letter by depositing into the Savings Account of Mr. J. L. Miller in the Bank of Toronto Seymour and Hastings Streets in your city a cheque to cover at least the interest payments. The interest payment amounting to (\$4.41) will cover the interest payments for Nov. 1942, Dec 1942 and Jan 1943. This does not include any payment for Principal.

As Mr. J. L. Miller is the party holding the mortgage on this property he would like a statement as to Taxes, Waster and Insurance. Would you please look into this matter within the next few days and send a reply to Mr. Glen C. Miller at 7320 Keenway-Seattle, Washington. U.S.A.

Yours faithfully

Glen C. Miller---U.S. Army.  
Son of Mr. J. L. Miller---Portland, Ore.



850.

912 Royal Bank Building,  
Vancouver, B.C.  
February 5th, 1943.

The Manager,  
Bank of Toronto,  
Seymour & Hastings Sts.,  
VANCOUVER, B.C.

Re: P/W A-112 - NAGANO, Seimatsu

Dear Sir:

Enclosed please find a cheque for \$4.41 in favour of  
Mr. J.L. Miller.

This represents the payment of interest for November  
and December, 1942, as well as January, 1943, on a mort-  
gage held by Mr. Miller, and we have been instructed to  
send this cheque to you for deposit to the credit of Mr.  
J.L. Miller's Savings Account in your Bank.

Will you kindly acknowledge receipt.

Yours truly,

K.W. BRIGHT.  
Counsel to the Custodian.

KWB:HW.  
Encl.

*See 300 more*



Quote: IOI.P.112

DEPARTMENT OF NATIONAL DEFENCE

-Army-

Rec'd APR 17 1943

File No.

Ans

Received

*MISS Graham*

Internment Camp,  
Angler, Ontario,  
13th April 1943

Authorized Deputy Custodian,  
912 Royal Bank Building,  
VANCOUVER, B.C.

Re: P/W. 112 NAGANO. Saimatsu

Receipt is acknowledged of your letter file 850  
dated 7th April 1943 regarding m/n

The m/n was paraded and states that he does not  
want to pay his insurance at present.

HW

Copy to C.I.O.

*J. G. M. Bradshaw*  
(C. G. Bradshaw) Lieut-Col.  
Commandant,  
Angler Internment Camp,  
Veterans Guard of Canada.



850  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
April 19th, 1943.

Mr. A. L. Canion,  
1341 S.W. Marine Drive,  
Vancouver, B. C.

Dear Sir:

Re: P/W A-112, HAGANO, Saimatsu  
and 203 #3 Road, Lulu Island.

We wish to acknowledge your communication of  
the 15th instant, amending your previous offer of \$1,562.00  
to \$2,0000.00 cash, for property at 203 #3 Road, Lulu  
Island, B. C.

We have written the above named internee to  
this effect, and will advise you further upon receipt  
of his reply. There is no need for you to send us a  
cheque as deposit at this time.

Yours truly,

KWF/W

K. F. WRIGHT  
COUNSEL TO THE CUSTODIAN



DEPARTMENT OF NATIONAL DEFENCE  
-Army-

Quote: IOI.P.112

APR 26 1943

Rec'd

File No.

Ans.

Received

*MR Pearson*

Internment Camp,  
Angler, Ontario,  
22nd April 1943

Authorized Deputy Custodian,  
912 Royal Bank Building,  
VANCOUVER, B.C.

Re: P/W A-112 NAGANO, Saimatsu

Receipt is acknowledged of your Letter file 850  
dated 10th April 1943 regarding m/n

The m/n was paraded and he states that he does  
not wish to accept the offer mentioned in the latter.

*J. G. McChie*  
(A.P. Cameron) Major.

for A/Commandant,  
Angler Internment Camp,  
Veterans Guard of Canada.

HW

Copy to C.I.O.



**GEO. McKNIGHT**DRAIN AND SEWER WORK  
CLEANING AND REPAIRS*Septic Tanks a Specialty*

VANCOUVER, B.C.

Rec'd	JUN 5 1943
File No.	
Ans.	
Refused	

*April 24<sup>th</sup>/43**A. E. Austin & Co. Ltd.**833 W. Hastings St.**Van. B.C.**For Labor & Material on  
Septic Tank**@ 203 - No 3 Road Sea Island**ALL**\$30.00**Paid in full. H.B. Knight.**Geo Mc Knight**Suite 1 - 101 E. 9<sup>th</sup> Ave.**Van. B.C.*



850.  
Legal Dept.

912 Royal Bank Building,  
Vancouver, B.C.  
May 22nd, 1943.

Messrs. A.L. Gannon & John Reifferschied,  
1341 South West Marine Drive,  
VANCOUVER, B.C.

Dear Sirs:

With reference to your letter of April 15th last,  
offering to purchase the property known as 203-208 #3  
Road, Lulu Island, we beg to advise that this property  
is advertised for sale in the Vancouver Sun on May  
20th, the News Herald on May 21st and the Province  
on May 22nd, and tenders close at twelve noon, daylight  
saving time, June 5th, 1943.

Yours truly,

K.W. WRIGHT.  
Counsel to the Custodian.

GWP:HW.



830.  
Legal Dept.

912 Royal Bank Building,  
Vancouver, B.C.  
May 22nd, 1943.

Mr. D. Darroch,  
Ste. 4, 203-205 #3 Road,  
LULU ISLAND, B.C.

Dear Sir:

The property which you are renting at 203-205 #3 Road, Lulu Island, has been advertised for sale by tender and the tenders close at twelve noon, daylight saving time, June 5th, 1943. We are writing you to request that you allow prospective purchasers to view the premises.

All prospective purchasers will be supplied with a letter from the Custodian, and you need not allow any unauthorized persons to inspect the premises.

The property is advertised for sale subject to existing tenancies.

Thanking you in anticipation of your co-operation, we remain

Yours truly,

K.W. WRIGHT.  
Counsel to the Custodian.

GHP:HW.



830.  
Legal Dept.

912 Royal Bank Building,  
Vancouver, B.C.  
May 25th, 1943.

Messrs. A.E. Austin & Co.,  
833 West Hastings Street,  
VANCOUVER, B.C.

Re: #203-205 #3 Road, Lulu Island

Dear Sirs:

We beg to advise you that the property under your management, known as #203-205 #3 Road, Lulu Island, has been advertised for sale by tender and tenders close at twelve noon, daylight saving time, June 5th, 1943.

The tenant has been advised of our action and informed that sale will be subject to the existing tenancy. They were also advised that they need not allow inspection except to persons with a letter of authority from the Custodian.

In case the tenant communicates with you in regard to inspection, please inform him to co-operate.

Yours truly,

K.W. WRIGHT,  
Counsel to the Custodian.

GHP:HW.



850  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
June 10th, 1943.

Mr. A. L. Ganson,  
1341 S.W. Marine Dr.,  
Vancouver, B. C.

Dear Sir:

Re: P/W A-112, NAGANO, Saimatsu  
and 203-205 23 Road, Lulu Is.

We wish to acknowledge and thank you for your offer of \$2000.00 for above property and your cheque for \$200.00, being ten percent deposit on same.

If you will be kind enough to forward us a marked cheque for the balance, viz. \$1800.00, we will be pleased to prepare the necessary documents relating to the transfer. Your offer will be sent to the Custodian at Ottawa, and we will recommend acceptance of same. If our recommendation is acted upon, the documents will be signed and returned to us for delivery to you.

Yours truly,

KWW/W

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN



850

912 Royal Bank Bldg..

Vanover, H. C.

June 10th, 1943.

Messrs. Bush & Miller,

Gentlemen:

Re: P/W A-112, SAIMATEU NAGANO

and 203-205 #3 Road, Lulu Is.

We regret to advise that your offer of \$2,075.00 for property known as 203-205 #3 Road, Lulu Island, B. C. has been rejected.

For future guidance, may we draw your attention to the fact that a certified cheque for ten percent of your bid was not forwarded in compliance with the advertisement terms.

Yours truly,

RECEIVED

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN



850  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
June 11th, 1943.

Mr. A. L. Canion,  
1341 S.W. Marine Drive,  
Vancouver, B. C.

Dear Sir:

Re: P/W A-112, NAGANO, Saimatsu  
and 202-205 #3 Road, Lulu Is.

Further to our letter to you of 10th instant, in  
connection with your offer of \$2000.00 for above property,  
we wish to advise that the suites are rented at a total of  
\$47.50 per month and the store at \$18.00 per month.

It is to be understood that sale, if any, is  
subject to existing tenancies.

Yours truly,

KWW/W

K. F. WRIGHT  
COUNSEL TO THE CUSTODIAN



Internal File #53

12th June, 1943.

MEMORANDUM

Date	JUN 12 1943
File No.	
App.	
Initials	MA Peers

To: Mr. R.N. Wright  
From: Mr. F.G. Sherry.

Re: Salmon Hatchery.

With regard to Bush & Miller's letter of June 11th which you handed me to-day.

On making enquiries I find that Mr. Russell has a busy idea that some while ago these people did 'phone in regard to making an offer on a property. Not appreciating that the enquiry was in connection with my advertisement calling for tenders, Mr. Russell stated that if they were interested in purchasing a property they should send in their offer, and on being asked if a deposit was necessary he replied "yes".

In regard to the second part of the letter, Mr. Davidson received this telephone call and he tells me that while he informed Bush & Miller that he was in the renting department, he did suggest that they should send in another tender.

It is regrettable that this was done but I mentioned to Mr. Davidson that the very fact that Bush & Miller stated that their offer had been rejected should have indicated to him that tenders had been closed, and in any case before making definite statements he should have discovered that this was an Emergency Section matter and refer the request to you.

I would suggest that Bush & Miller's cheque for \$207.50 should be returned together with the statement that an offer satisfactory to the Custodian has already been accepted.

Yours truly,

*F. G. Sherry*  
F. G. Sherry,  
Acting Director.

*MA Peers  
has been  
sent for  
to make  
a check  
on the  
matter  
F. G. Sherry*



850.  
Legal Dept.

912 Royal Bank Building,  
Vancouver, B.C.  
June 14th, 1943.

Messrs. Bush & Miller,  
VICTORIA P.O., B.C.

Re: P/W A-112 - NAGANO, Saimatsu

Dear Sir:

In reply to your letter of June 11th with regard to  
203-205 No. 3 Road, Lulu Island, we regret to advise  
you that we must reject your offer for the purchase  
of this property, as a satisfactory tender has al-  
ready been recommended for acceptance.

We return herewith your certified cheque amounting  
to \$207.50, and we would ask you to kindly acknowledge  
receipt.

Yours truly,

K.W. WRIGHT.  
Counsel to the Custodian.

GHP:HF.  
Encl.



1341 S.W. Marine, Drive,  
Vancouver, B.C.,  
June 16th, 1943.

File No. 850.

Date	JUN 21 1943
File No.	
Ans.	
Replied	MRS Yarrick

Mr. K. W. Wright,  
The Custodian of Enemy Property,  
695 W. Hastings St.,  
Vancouver, B.C.

Re: P/W A-112, NAGANO, Saimatsu,  
and 203 -205 #3 Road, Lulu Island.

Dear Sir:

We wish to acknowledge receipt of your letters of June 10 and June 11th, and that we have noted contents re, rental rates and tenencies.

We enclose cheques in the total of \$1500.00, balance on our bid of \$2000.00. We will await your statement of adjustments and costs in connection with the transfer of the properties, in the event that the sale is completed to us.

We thank you sincerely for the consideration you have given our bid.

Yours truly,  
A.L. Canion and John Reiffersheid,

*A.L. Canion*  
Per. A. L. Canion.

*Alfred Patrick Lloyd Canion*

900.00  
900.00  
Total - 1800.00



2,072-50

Send made out

850  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
June 21st, 1943.

Mr. A. L. Canion,  
1341 S. W. Marine Drive,  
Vancouver, B. C.

Dear Sir:

Re: P/W A-112, NAGANO, Saimatsu  
and 203-205 #3 Road, Lulu Island.

We wish to acknowledge receipt of your communication of the 16th instant, enclosing two cheques for \$900.00 or a total of \$1800.00, being balance due in connection with your offer of \$2000.00 for above property.

The documents relative to the transfer herein are being prepared and will be forwarded to Ottawa and acceptance recommended. You will hear from us further in this regard in due course.

Yours truly,

KWW/W

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN



Mountain Sanatorium  
Hamilton Ontario  
June 21, 1943

E. H. Cottrell Limited  
349. Railway Street.  
Vancouver, Canada.

Dear Sir:

After departing from the inter-war  
Camp. sometime last year. I have been  
working now as ever in this Mountain  
Sanatorium in Hamilton. I find that one  
of my special machines is needed immediately  
for the curing of patients. I would appreciate  
very much if you would. Kindly send me  
by express. at your earliest possibilities

This particular machine is wrapped up in  
with a stout fishing line that I am sure you  
will be able to recognize immediately. The Box  
itself weighs approximately about forty or between  
that to sixty. and its size is about 16 by 30 inches  
when sending the machine. please be it that  
it should be in the best of care.

Here wishing you Many Thanks I am.

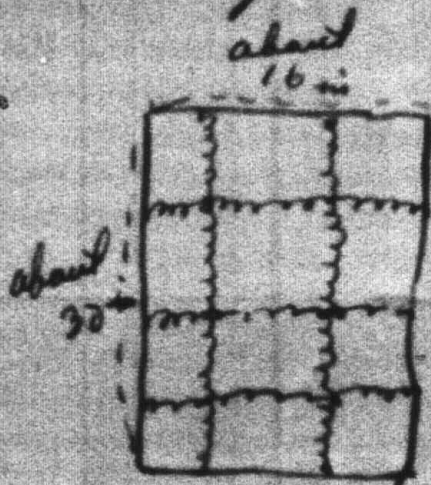
Sincerely Yours,  
L. Nagard.



2.

I have forgotten Completely the address of my Custodian, for which this letter should be sent. I wonder if you would, please, call him up, and discuss this situation with him. The payment for the time and express will be charged to the Custodian.

The diagram of this certain Box, as follows.



please note that (only one) of this particular Box is needed to be sent, and it will be the only one with a Rope tied around.

Here's Hoping that every thing is fine.  
I Remain

Yours. Very truly  
Sam. Nagano

W. E. London



CABLE ADDRESS:  
AUSTIN VANCOUVER  
CODES:  
WESTERN UNION AI

**A.E. AUSTIN  
& CO. LTD.**

TELEPHONE  
MARINE 2431  
ESTABLISHED 1908

833 HASTINGS STREET WEST

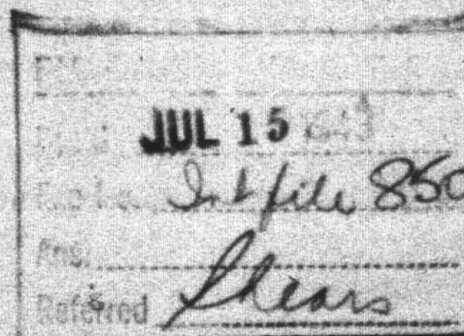
**VANCOUVER,**  
CANADA

July 14, 1943

The Office of The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.

Attention of Mr. Shier:

Dear Sirs



Re: Nagano - 203 #3 Road, Lulu Island  
Your File #1939 - 850

We have heard that the above property has been sold. If we are correctly informed, we are rather surprised at this information. We have been advised by your Office that it was not feasible to sell this outside property at the present time. We have advised various parties that it was no use submitting tenders at this time.

We recently submitted a proposal to purchase the Domai property 209 #3 Road, Lulu Island, your file #13761, but this deposit was returned to us; the reason given being that you did not wish to sell at the present time.

We shall be glad to hear from you.

Yours truly

A. E. AUSTIN & CO. LIMITED.

*Matthew Davidson*  
Agents.

MD/S



Int. 890, 13761

Messrs. A. E. Austin & Co., Ltd.,  
833 Hastings Street West,  
Vancouver, B.C.

Dear Sirs:

In reply to your letter of the 14th instant.

In regard to 209 No.3 Road, Lulu Island, we submitted your offer to the Japanese owner and he replied that he did not wish to sell.

In view of our policy of liquidation we are not now referring offers to the Japanese owners. As you are aware, certain properties in Greater Vancouver are being advertised for sale by tender and in due course properties in other locations will also be offered. This applies to all evacuee properties.

The circumstances in regard to 203 No.3 Road, Lulu Island, are somewhat different. This is enemy property and may or may not be sold according to the circumstances of each particular case.

However, before selling enemy property it has to be advertised so that the general public may have an opportunity to bid and this particular property was advertised in the Vancouver Sun on May 20th and the News Herald and Vancouver Daily Province on May 21st.

We trust that this will explain the situation in regard to the two properties to which you refer.

Yours truly,

F. G. Shears,  
Director.

FUS/PWH



PHONE: PACIFIC 8167-68

# J. M. ROBERTSON CO.

ENGINEERS AND INSURANCE  
ADJUSTERS

803-5 YORKSHIRE BUILDING

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	SEP 17 1943
Chas. H. 1250	FIRE
M. S. 34	AUTOMOBILE
Referred	BURGLARY
	BOND, ETC.
	<i>Robertson</i>

Sept. 16th 1943.

Custodian of Enemy Property,  
675 West Hastings Street,  
Vancouver, B.C.

Dear Sir:-

We enclose herewith Proofs of Loss for the sum of \$9/00 covering repairs to cabin building (installing new glass) in the Cabins located on No. 203, No. 3 Road, Lulu Island, B.C. This work was carried out by Stirling & Co., contractors.

Kindly sign all forms in the usual manner and return to this office.

Yours truly,

J. M. ROBERTSON CO.,

per *J.M.R.*

ENCLO.



1939?

THE WILLSON STATION

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 19 1942

DOMINION OF CANADA  
PROVINCE OF BRITISH COLUMBIA

In the Matter of

To wit:

J. JAMES L. MILLER

of the city

of Vancouver

in the Province of British Columbia,

Do Solemnly Declare that I hold a mortgage of \$~~370.00~~ <sup>370.00</sup> ~~at 6% p.a.~~ <sup>at 6% p.a.</sup>, Interest 6%. Monthly payments of \$10.00 plus interest against the following property in British Columbia, more particularly known and described as Lots Fifteen (15) and Sixteen (16), Block Seventy-Five (75), of Subdivision of Parts of Sections, Twenty-one (21) and Twenty-two (22), Block Five (5) North, Range Six (6) West, as per Map No. 1555 in the Municipality of RICHMOND.

Registered in the name of S. Nagano (a Japanese)

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "CANADA EVIDENCE ACT."

DECLARED before me at

Vancouver in the

Province of British Columbia this

8<sup>th</sup> day of May

A.D. 1942

*James L. Miller*

*W. C. Atherton*

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



File 850

MEMO

Apparently there are the following debts :-

Water Rates (I believe discount of \$12.00  
will be allowed if paid before  
September 30th, 1942)

\$72.50

*Paid*

Taxes

83.96

Mortgagee (approximately)

370.00

N.B - There is also the account of \$20.00 re  
F. J. Carter's bill, which was paid by the  
evacuation section and which has not been charged  
to Internee's account. What is to be done about  
this?

*Paid*

No other debts.

Amount at credit ----- \$111.75

.....

2868  
Jan 12 - 20.12  
Apr 17 - 2.57  
Apr 29 - 60.50

The property is rented and rent will be coming in so that in due  
course there should be sufficient to pay the above accounts.

X



File 850.

1341 S.W. Marine Dr.,  
Vancouver, B.C.  
June 24, 1943.

Rec'd	JUN 24 1943
File No.	
Ans.	
REPTED	

Mr. K. W. Wright, Counsel to,  
The Custodian of Enemy Property,  
675 W. Hastings St.,  
Vancouver, B.C.

Re: 203-205 No. 3 Road, Lulu Island.

Dear Sir:

If possible we would like the application for  
DMS to be made in the name of the following:

Martha Lorena Ganion, Housewife, 1341 S.W. Marine,  
and  
John . Reiffersheid, Merchant, Burnaby, B.C.

This, of course, is subject to acceptance of our  
offer.

Yours truly,  
A.L. Ganion and John Reiffersheid

*A.L. Ganion*  
Per. A. L. Ganion.

7/22 4928



June 25, 1943

MEMORANDUM

To: Mr. Wright

From: Mr. Peers

Re: 203-205 No. 3 Road, Lulu Island.

Reasons for Selling:

Store building, 18x38, frame building with store in front and living quarters consisting of two rooms with bath.

1.

No bath or hot water tank.

2.

Foundations consist of wood sills laid on the ground and subject to rot.

3.

Store used as Fish & Chip establishment and owing to the scarcity of potatoes, we may be forced to accept a lower rental.

Tenement Building, 28x74, frame structure divided into one five-room suite and three three-roomed suites.

1.

No baths for three-roomed suites.

2.

Only one toilet for three-roomed suites.

3.

Foundations of posts set in the ground are rotting and there is evidence that the building is already settling.

4.

The building is eighteen years old.

5.

Mr. Reeve states that the property is not an attractive investment as it may not be possible to maintain present rentals.

GHP/JY







File No. 100-100000  
100-100000

August 13, 1943.

MEMORANDUM

Rec'd	AUG 18 1943
File No.	
Ans.	
Entered	

TO: MR. E. V. WRIGHT  
FROM: MR. J. L. CRANE

Re: WILSON, Benjamin  
Lots 13 & 14, Blk. 73, Sections 21 & 22,  
SW 1/4, Range 36, Twp 15N, R. 1E, S. 1E, S. 1E.

With reference to your memo of July 29th, 1943,  
the above property has been recorded in the New Westminster  
Land Registry Office.

We enclose herewith the following documents in  
connection therewith:

1. Copy of application No. 161827-75 dated August 4th, 1943  
registering property in the name of the Custodian (Transmission).
2. Copy of application No. 161828-75 dated August 4th, 1943  
registering the property in the name of Martha Lorena  
Ganion and John Reiffersheid (Deed).
3. Copy of requisition for charges \$11.75 showing the  
distribution of Land Registry Office Fees.
4. Duplicate of Transmission dated 5th July, 1943.
5. Duplicate of Deed dated July 6th, 1943 - Secretary of State  
to Martha Lorena Ganion and John Reiffersheid.
6. Copy of letter returning Certificate of Defensible  
Title No. 161828-75 dated August 19th, 1943.
7. Postcard dated August 16th, 1943 from Land Registry Office,  
New Westminster, confirming registration of documents.

*DiPravet*

DAC:FB



Int. 850

File Int 850

LAND REGISTRY OFFICE.

New Westminster, B.C., Aug. 16th, 19 43

Re: C.O.T. 161828E.

Sir:

Your letter of the 13th instant, enclosing  
the documents therein mentioned, duly received.

Yours truly,

E. S. STOKES, Registrar.

1M-243-3179

EH/MC

per: 



850  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
August 18th, 1943

Mr. A. Boubine,  
Suite No. 2,  
203 No. 3 Road,  
Lulu Island, B. C.

Re: 203-205 No. 3 Road,  
Lulu Island, B. C.

Dear Sir:

This is to advise you that the property known as  
203-205 No. 3 Road, Lulu Island, has been sold to Messrs. Genion  
& Reiffersheid, and the new owners have assumed control as at  
June 30th last.

The property has been sold subject to existing  
tenancies.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JT



Int. 890

August 20, 1943.

W. S. Holland Agencies Ltd.,  
834 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Providence Washington Policy No. 69883

Please be advised that the property covered under the above numbered policy has been sold to Martha Lorena Gannon of 1341 S.W. Marine Drive, Vancouver, B. C. and John Heiffersheid of Burnaby, B. C. This transfer is to be effective June 30th last. We have no further interest in this property and loss, if any, is to be payable to the assured.

Would you kindly complete the transfer form and return the policy which is enclosed herewith. We are returning herewith certified policy for which we have no further use.

Yours very truly,

S. M. Gibson,  
Insurance Department

SMS:JS  
Encl.



850  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
August 20th, 1943.

Messrs. A. E. Austin & Co. Ltd.,  
633 West Hastings Street,  
Vancouver, B. C.

Gentlemen: Re: 203-205 #3 Road, Lulu Island.

The above property has been sold to Martha Lorena  
Ganion of 1341 S.W. Marine Drive, Vancouver, B. C. and John  
Reiffersheid of Eburne, B. C., and we have no further interest  
in same.

We understand that you have collected the August  
rent on this property and this is your authority to pay the  
sum collected less commissions to above parties.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W



850

Legal Department

912 Royal Bank Bldg.,

Vancouver, B. C.

August 20th, 1943.

Mr. A. L. Garton,  
1341 South West Marine Drive,  
Vancouver, B. C.

Dear Sir:

Re: 203-205 #3 Road, Lulu Island.

The adjustments herein having been made as of June 30th, 1943, you are entitled to the income of the above properties since that date. Messrs. A. E. Austin & Co. Ltd., our agents, collected the rent for July and remitted \$61.25. This amount is arrived at as follows:

<u>Due Date</u>	<u>Tenant</u>	<u>Monthly Rental</u>	<u>Amt. Due</u>	<u>Amt. Paid</u>
July 1	#1 E. Case	\$20.00	\$20.00	\$20.00
July 1	#2 A. Boubine	\$10.00	\$10.00	\$10.00
July 1	#3 F. E. Willet	\$10.00	\$10.00	\$10.00
July 1	#4 D. Darroch	\$ 7.00	\$ 7.00	\$ 7.00
July 1	Store (Mrs. Robinson)	\$18.00	\$18.00	\$18.00
			<u>\$65.00</u>	<u>\$65.00</u>

DISBURSEMENTS.

To D. Darroch - carfare July.....	50
To Commission - 5% on \$65.00.....	<u>3.25</u>
	Balance
	<u>\$61.25</u>

We are therefore enclosing our cheque in the amount of \$61.25 and would be obliged if you would acknowledge receipt. We are advised by phone that they also collected the August rent but in accord with the usual practice, will not be sending this in until the end of the month. Enclosed you will find an order directing them to pay the sum collected less commissions to you. We are taking this course as we understand it is your intention to have them continue to collect the rent on your behalf.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/W



# G E N E R A L T R A N S P O R T A T I O N

**TORONTO**  
ONTARIO  
82 ADELAIDE ST. W.

**WATERLOO**  
ONTARIO  
C.N. FREIGHT SHEDS



**HAMILTON**  
ONTARIO  
200 FOREST AVENUE

**MONTREAL**  
QUEBEC  
GUY TOMBS LTD. AGENTS

345 RAILWAY STREET  
**VANCOUVER**  
CANADA  
Oct. 30, 1946.

EVACUATION SECTION	
Rec'd	OCT 31 1946
File No.	
Ans.	
Referred	<i>Lewis</i>

Custodian of Enemy Property,  
675 West Hastings Street,  
Vancouver, B.C.

Attention: Mr. Peters

Dear Sir:

Re: S. Nagano

As requested by telephone, the following is a list of goods owned by S. Nagano which we are holding in our warehouse.

2 Wooden chairs	1 Small Wooden Table
1 Rocking Chair	1 Ash Tray
1 Small Wooden Desk	1 Wooden Couch
1 Very small medicine chest	2 Very Small Stands

As explained to you over the telephone, we do not consider these items of any value, and we would appreciate your disposal instructions as soon as some decision has been arrived at.

Yours very truly,

G. H. COTTRELL, LIMITED.  
*G. H. Cottrell*

Office-Manager.

TPD/IH



Mt. San. Hamilton, Ont.  
Oct. 22, 1945.

Re. Mr. Saimatsu Nagano  
Reg. No. 05681.

Mr. G. H. Milson  
Administration Department  
Department of the Secretary of State  
Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B. C.

RECEIVED SECTION	
NOV 3	OCT 27 1945
FILE NO.	1939/1
ATTN.	Mr. Milson
RECORDED	INDEXED

Dear Sir:

I am planning to open a business in Hamilton, similar to the one I operated in Vancouver.

I will need to have my equipment transferred to this city.

In order to facilitate this, would you please place G. H. Catterell, Limited, 349 Railway Street, Vancouver B. C. in charge of this work.



I desire to have the consignment  
left at that company's Hamilton  
office from where I will  
arrange for further disposition.

Please do not send the following  
items:

1. Large table — I would like  
to have any material in the table drawers.
2. 3 small table.
3. Do not send chairs other  
than the two painted white, send these.
4. Please remove frames  
from pictures and send only  
the pictures.

The above rejected items can  
be disposed of at your convenience.

I would like to have the remainder  
of my effects and equipment  
packed well in wooden crates  
and shipped as soon as possible.

P.S. Please  
have shipment  
insured for  
One Hundred  
Dollars.

I thank you.

Very Truly Yours,

S. Nagano



May 28, 1946.

The Custodians Office,  
Department of the Secretary of the State,  
Japanese Evacuation Section,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUN 3 1946
File No.	1939/1
Ans.	
Referred	

Dear Sir:

In answer to your letter of the 18th, I wish to thank you for arranging matters with the W. H. Cottrell Co., for the shipment of some of the goods that I had left there for storage. I have attended to that matter.

In answer to your question regarding the two articles of furniture that I left at the Dawson building, 193 Hastings Street East, I have the following information for you. The goods consisted of a chesterfield sofa, and one armchair. They were left in the care of the Janitor of the afore mentioned building. I hope that this is enough information. Please dispose of them as best you can.

Thanking you again, I am

Yours truly,

*S. Wajima*

% Mountain Sanatorium  
Hamilton, Ont



May 10, 1946.

Department of the Secretary of State,  
Office of the Custodian  
Japanese Section, Evacuation,  
506 Royal Bank Building  
Hastings and Granville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 17 1946
File No.	1938
Ans.	
Referred	<i>Spur</i>

Dear Sirs:

In reply to your letter of May 2, I would like to have the following matters attended to as regards to the articles in question.

The following articles are to be left:

One wooden bed  
All the chairs (five or six)  
Two desks  
Flower pots

Regarding the desks, please remove all the contents of the drawers, and pack for shipping. I do not want the many picture frames, but would you remove the pictures from their frames, and pack just the pictures. The articles that I do not want are to be disposed of in the best manner possible.

Excluding the articles listed above, that is the beds, etc., I would like to have everything sent to my address. Please pack all the electrical equipment with care, especially the sun lamp, as the stand is quite fragile.

Also, at the Dawson Building, 193 Hastings, Vancouver, I have a few articles of furniture. Please sell these at the best price available. I am leaving the packing and the shipping in your hands. I hope that the financial side of the matter can be taken care of by your department, as I have not the funds at the moment.

Thanking you, I am

Yours truly

Mr. Sainatsu Nagano,  
Registration No. 05681,  
Mountain View Sanatorium,  
Hamilton, Ontario.

*S. Nagano*

ENEMY SECTION

Rec'd	MAY 17 1946
File No.	
Ans'd	
Refer'd	



COPY OF LETTER  
SENT BY NAGANO TO G. H. COTTRELL LTD.

June 14, 1946.

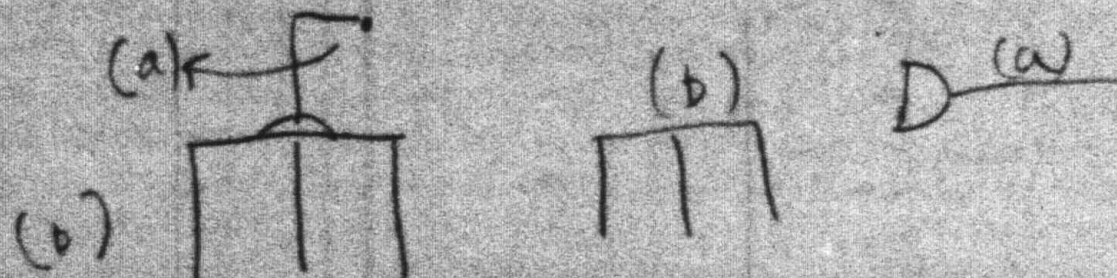
G. H. Cottrell  
General Transportation,  
394 Railway St.,  
Vancouver, B.C.

Dear Sir:

I am sorry that all this inconvenience is being caused by my own forgetfulness. The Reg. No. is 05681. I hope that you will have no trouble with the Custodian.

I do not like to harp on one thing all the time, but I would like to say that I am very anxious that no damage is done to the electrical equipment. If you thought that it would make it easier for you, you might unscrew the top part of the sun-lamp.

The top screws of at the base.



I would also like to have my table clothes sent to me as they are quite difficult to obtain. Again I say that I am leaving the packing to you. As for the rest of the stuff that I am going to leave there, I think that the packing men might be able to make some use out of them. Ask them to accept them as a gift from me.

Yours truly,

"S. NAGANO"



Department of the Secretary of State  
Office of the Custodian  
Japanese Evacuation Section

August 9/46  
Mr. Sano

EVACUATION SECTION	
Rec'd	AUG 13 1946
File No.	12391
Ans.	
Referred	

Dear Sir:

I am sorry to bother you with this matter again, for I can imagine how busy you are at the present.

However, I am still having difficulty getting things done as I want them to be carried out. You have given your consent for certain articles to be sent here. As yet, although I have written numerous letters to that effect to the party in question, the G. W. Cottrell Transp. Co., the action has been somewhat haphazard-like.

I have sent them another letter stating what I want. I would like to be too much trouble. I asked your department to make sure that my requests are granted.

I sincerely hope that it can be arranged, although I do not like to see undue burdens heaped on you.

Thanking you very much  
I remain  
Yours truly

File no. 1439/1

Reg. No 05681

S. Sano



# LOSS REPORT

No. 17

File No. 1979A

Ship: SOUTHERN SAILING

Location: 103-23 Road, Lulu Island.

Property: Sailing

Loss caused by: Fire

Date of loss: August 4, 1943

Policy No. 384170

Company: Palatine Insurance Co.

Agent: A.E. Austin & Company

Amount: \$1,500.00

Insured: J.M. Robertson Company

Amount of claim: \$9.00

Date claim paid: September 16, 1943

Insurance received: Satisfactory

Remarks: Damage to these cabins is only slight, being caused through heat breaking glass windows in the cabins. The damage was repaired by Stirling & Company.

1943/74



File No 1939/1

Mountain Sanatorium,  
Hamilton Ont.

Dept. of the Secretary of State  
Office of the Custodian  
Japanese Evacuation Section

EVACUATION SECTION	
Rec'd	MAY 4 1945
File No.	✓
Ans.	
Referred	Wilson

Dear Sir:-

Re: Sun Life Policy #269833.

Received your letter in regard to my policy with the Sun Life. It states that a net premium due April 1st of \$45.31 and an automatic premium loan of \$152.54 are to be paid by me. Also another sum of \$5.00 before October 10th 1945.

Your suggestion indicating my payment from my credit balance of \$1,954.90 would be perfectly satisfactory.

Please make all payments as I do not wish my policy to expire.

Yours Truly.

S. Nagano

Reg. No. 05681

1954



NEVER USED FOR FREIGHT TO ORDER OR C.O.D.  
INSERT "ORDER" OR "C.O.D." HERE

DUPLICATE PREPAID FREIGHT BILL

SHEET NO.

Origin & Destination  
STATION TO  
STOP CAR AT  
HAMILTON  
ONT

2425 HAMILTON ONT

DATE

PRO.

1939/1

CANADIAN PACIFIC RAILWAY COMPANY

FOR CHARGES ON ARTICLES WAYBILLED

From Number, Station

W/B Date

W/B No.

Shipper's Name

Car Init. & Number

VANCOUVER WHARF BC NOV 24/35 12865 B H COTTRELL LTD CP 295000

No. of Packages	Description of Articles and Marks	Weight	Rate	Freight	Advances	Prepaid	Collect
2	WOODEN CASES HOUSEHOLD EFFECTS	360	400	14 40		14 40	
	BAX CAR						
	O R RELEASED						
TOTAL							

Received Payment for the Company

Date

19

\$

Agent

All freight transported by this Company is subject to its published terms and regulations. All claims for overcharge must be sent to the Auditor of Freight Receipts, Montreal, accompanied by freight bill.

Make Cheques Payable  
to Order of

CANADIAN PACIFIC RAILWAY CO.  
Mail to Local Freight Agent



1939/1

October 30, 1946.

Mr. Saimatsu NAGANO,  
Registration No. 05681,  
Mountain View Sanatorium,  
Hamilton, Ontario.

Dear Sir:

This will acknowledge receipt of your letter  
of October 23, 1946.

We have been in touch with G.H. Cottrell Ltd.,  
and they inform us they recently made two shipments to you to Ontario.  
The only articles left are old chairs and junk. The packing and crating  
of these articles would cost more than the goods are worth. However,  
they will supply us with a list and as soon as this is received, we will  
forward you a copy so that you may decide whether you wish to have these  
goods shipped or discarded.

With reference to the list of goods which you  
state were left with the janitor of the Dawson Building, 193 East  
Hastings Street, Vancouver, B.C., we regret very much we cannot locate  
this man. He is no longer the janitor of the Dawson Building and no  
one seems to know where he has gone.

Yours truly,

George Peters,  
Office of the Custodian.

GP/ic



October 23, 1946.

Department of the Secretary of the State,  
Office of the Custodian,  
Japanese Evacuation Section,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	OCT 28 1946
File No.	19391
Ans.	
Referred	Matheson

Dear sir:

I have written to you once before about this matter that I am going to speak of. I had at the time of my evacuation, put certain articles into storage at the G. H. Cottrell Co. I have asked them to send me all that I had put in there, but I have encountered a little difficulty.

They claim that they have sent everything that I had put in storage, but I am positive that they still have a few articles of mine left. They state that they are sure that nothing was stolen, and that there is nothing of mine left there.

I wonder if it would be too much bother to send someone from your department to look into this matter for me. I would be very much obliged if you could clear this matter up for me.

There is also the matter more pertinent to your department that I would like to have done. I know that there should be a sum of money in my account resting with you. This amount should be more than the original amount in that it would have been augmented by rental income.

I wonder if you could send me a statement, if not the money, showing everything that has been added to or taken from the original sum.

Thanking you for all your past favours and hoping that you will be able to take care of this matter without too much trouble, I remain,

Yours truly,

*S. Nagano*  
*Sam Nagano*



File 1939/1

August 16, 1946.

MEMORANDUM

To: Mr. W. Mills

From: Mr. G. B. Spain

Re: Mr. Saimatsu NAGANO

The above mentioned person writes that he left the following articles in care of:

The Janitor,  
Dawson Building (Suite 215 & 216)  
193 East Hastings St.,  
Vancouver.

1 Chesterfield Sofa  
1 Armchair  
1 Large Electric Massage Machine  
1 Small Electric Massage Machine  
Tables  
Beds  
Chairs  
Blankets  
Sofas  
Fixtures

Please recover these articles and sell at auction.

*G. B. Spain*

G. B. Spain.

GBS:CG

*Not Located Aug 17/46  
W. Mills*



PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 1939/1

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

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

March 11th, 1947.

Mr. Saimatsu NAGANO,  
Registration No. 05681,  
Mountain View Sanatorium,  
Hamilton, Ontario.

Dear Sir:

Re: Sun Life Assurance Company  
policy no. 2,269,833

We have received a copy of your premium  
notice due April 1st, 1947, to the Sun Life Assurance Company of  
Canada in the amount of \$44.12.

Kindly let us know if you wish this amount  
paid from your account with the Custodian.

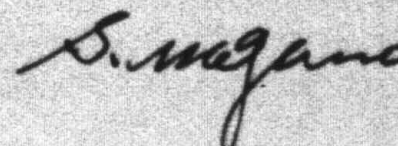
Yours truly,



George Peters,  
Office of the Custodian.

GP/ic

Please pay the above premium from my account.



EVACUATION	
Rec'd	APR 22 1947
File No.	1939
Ans.	
Referred	



IN THE MATTER OF THE "INQUIRIES ACT"  
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE  
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Toronto, Ontario,  
May 13th, 1948.

IN THE MATTER OF THE CLAIM OF  
RAYATSU NAGANO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

H.A. BEST, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. F.L. HANDFORD,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30



2  
S. Nagano,  
In Chief.  
Dismissed on.

10 MR. BEST: First of all, perhaps, my lord, I should say  
as the claim appears on the list, it shows a much  
more substantial sum than is being claimed for now.  
The claimant intended, apparently, to claim \$5,000.00  
on an electric massage business. We now discover  
that actually all the machines which were used in  
that business were kept by the Custodian and sent  
to him and I presume there was no effort to sell the  
business, so there would be no claim for goodwill  
under the terms of reference.

SAIMATSU NAGANO, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

THE COMMISSIONER: Then, Mr. Best, in the result the claim  
for \$10,000.00 is abandoned, is it?

20 MR. BEST: That is correct, my lord. It was a claim for  
goodwill, really; in a business which apparently the  
Custodian didn't sell or attempt to sell. That is  
correct, isn't it, Mr. Hunter? So far as you know  
there was nothing done by the Custodian as far as the  
business is concerned?

MR. HUNTER: I don't know. I haven't read the file.

MR. BEST: In any event, we are relying on the real  
estate claim only.

THE COMMISSIONER: I see.

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Nagano, is that your signature?

A Yes.

30 Q And was that form prepared upon your instructions?



A Yes.

Q And the contents of it are true?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Mr. Nagano, I understand that your claim now is for two pieces of real estate side by side, Nos. 203 and 205, No. 3 Road, on Lulu Island?

A Yes.

10 MR. BEST: Perhaps if my friend would like to put in the appraisal, it may speed things up now.

MR. HUNTER: I tender a copy of the appraisal of Johnson & Reeve, dated the 13th of May, 1943, appraising these properties at \$2000.00.

MR. BEST: Q: Now, according to your claim, Mr. Nagano, this store and dwelling house are both built side by side on two lots of identically the same dimensions?

A Yes.

20 Q Now in the appraisal which was made by Johnson & Reeve of your premises in May of 1943, there is a statement in regard to the larger building, that is the dwelling house, in which there are four suites of apartments. Perhaps I had better read the latter part of the paragraph. "The foundations are wood-sills and appear to be in fairly good condition. There are two beams running the length of the building, but the posts are not set on concrete and there is, of course, a liability that these will decay in course of time and will have to be removed. There is some evidence of settlement in the building already." Now, Mr. Nagano, at the

30



S. Nagano,  
In Chief.

time you were evacuated and left these buildings, was there any evidence at that time of the buildings settling down or sagging in any way?

A No, there wasn't.

Q I see. On your claim, Mr. Nagano, you say that the larger buildings, the rents totalled \$52.00, and I notice in the appraisal the total shown for the rents is \$47.00. Is that a mistake in the appraisal?

A Yes.

10 Q You are sure that the \$52.00 was the amount you were getting?

A: Yes, sure.

Q Now there is a further statement here, Mr. Nagano, "The rents obtained for the suites total \$47.00, which is very satisfactory, but we understand that the Japanese owner had some difficulty in finding tenants until he employed Mr. Darroch, who occupies Suite 4, to look after the renting. Mr. Darroch has been there about eight years and is of the opinion that the building is about 18 years old."

20 Q What do you say about that? Apparently Mr. Darroch first rented a suite from you in 1935, is that right?

A Mr. Darroch in my house?

Q Yes.

A: He says Mr. Darroch took his house over in 1939.

Q In 1939?

A: Yes.

Q Did you have any difficulty, Mr. Nagano, in renting the suites in this building before Mr. Darroch came to you?

A: Before he took his house over in 1939 he had occupied it once before, but he had trouble with him and asked him to leave,



S. Nagano,  
In Chief.  
Discussed on; Cross-Ex.

but at his request he allowed him to lease the place again in 1939.

MR. HUNTER: My lord, may I substitute the original appraisal for the copy?

THE COMMISSIONER: Yes.

MR. HEST: Q: I don't think you have answered my question. There is a statement here which says, Mr. Nagano, that you were having trouble renting these suites before Mr. Barroch took over. Now, is that true or not?

A: Yes, he had trouble.

MR. HEST: That is all, thanks, my lord.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, Mr. Nagano. Is the building which is partially shown on the left the store premises, and is the building to the centre and right the dwelling?

A: Yes, sir.

Yes, the right house is my house and the left building is the store.

MR. HUNTER: I will tender that as Exhibit 3.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: This property was advertised as follows, in the "Sun" on May 20th, 1943, in the "News-Herald" on May 21st, 1943 and in the "Province" on May 22nd, 1943. I tender a copy of the advertisement with a red "X" opposite this particular property as Exhibit 4.

(ADVERTISEMENT MARKED EXHIBIT NO. 4).

MR. HUNTER: Tendere received were as follows: Canyon A



6  
S. Nagano,  
Cross-Island.

10 Bosharahad (?), the 5th of January, 1943, for \$1563.00. This was refused. Again from the same firm, the 15th of April, 1943, \$2000.00. These two offers were both forwarded to Nagano for acceptance and he refused them. On the 3rd of June, 1943, a further offer was received from them of \$2000.00, this was accepted. On the 4th of June, 1943, there was an offer from Busch & Miller for \$2,075.00 which was refused inasmuch as they had not complied with the terms of the advertisement and not enclosed their certified cheque for the 10% required.

I have a further report or appraisal by Johnson & Reeve, dated the 26th of June, 1943, referring to these properties. They say, "In reply to your enquiry as to whether we would recommend acceptance of an offer of \$2,000. cash, which you have received for this property, we have read over our report of 13th May last, and our notes.

20 "In our report we described the buildings and need only add that, in cheap structures of this class, depreciation is rapid, especially with wood foundations. The latter, on the wet soil of Lala Island, require frequent renewals. Although there is a minimum of plumbing it is exposed to damage by frost in winter. The lack of fall for drainage from the septic tank impairs its efficiency. I understand that you have recently paid out \$57. for repairs to the tank. The 2 chimneys of the tenement building are not built from the ground, but on wood brackets above floor level.

30



"We attach an estimate of the revenue from the property, in which we have allowed \$150, for maintenance, current and periodical. This is not too much for five occupancies, even when the tenants are not exacting. The taxes are low in this Municipality but the water rates are high. We have only allowed five per cent for vacancies, because of the current shortage of housing accommodation, but in previous years the owner had some difficulty in keeping the dwellings fully occupied, as we have already mentioned in the report.

"Buyers of this kind of building are not attracted unless they can get a high rate of interest in good times, to offset the lean years that inevitably occur.

"Some repairs and exterior painting should be done in the near future, on the tenement building and a buyer would take this into account.

"We are of the opinion that \$2,000 is a fair and adequate offer for the property and recommend acceptance."

And attached thereto is an estimate of the revenues; Rent from the store at No. 205 per month \$18.00, building No. 203, Suite 1, 5 rooms, \$20.00; Suite 2, 3 rooms, \$10.00; Suite 3, 3 rooms, \$10.00; Suite 4, 5 rooms, \$ 7.00; For a total of \$65.00, yearly \$780.00. Expenses, taxes, 1943, \$38.96; Water Rates, \$120.00; Fire Insurance on the store for \$1,000.00, \$21.70; and on the dwelling for \$2500.00, \$60.25; total \$81.95 for insurance, Maintenance, \$150.00; Collections 5% of \$780.00, \$39.00.



S. Nagano,  
Cross-Exam.

for a total of \$429.91, leaving \$350.00. Allowance for vacancies, 5%, \$39.00, Depreciation \$100.00, Total \$139.00, and deducting \$140.00 from \$350.00, leaves a net revenue of \$210.00. I would tender that as Exhibit 5.

(APPRAISAL MARKED EXHIBIT NO. 5).

That is all, my lord. There are no questions.

THE COMMISSIONER: Any re-examination, Mr. Best?

MR. BEST: No, my lord.

10 THE COMMISSIONER: Thank you, Mr. Nagano, that is all.

THE WITNESS: Thank you very much.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrabin*

"J. P. HORRABIN"  
Official Reporter.



DEFENCE BRIEF

Saimatsu NAGANO

File No. 1939

Case No. 1045

Rural Real Estate  
other than V.L.A.

Toronto, Ontario.  
May 13, 1948.

Real Property Claim

Claim

\$7500.00

Appraised at

\$2000.00

Sold for

\$2000.00

(a) Witness - Johnson Reeve and Co., Appraisers.

Claim has been amended so that the only claim is for real property. This amounts to \$7500.00.

LEGAL DESCRIPTION OF PROPERTY- Lots 15 and 16 Block 75 of Sections 21 and 22 Block 5 North Range 6 West Map 1555 Municipality of Richmond in the District of New Westminster. (203-5 No. 3 Rd., Lulu Island).

The property contains 2 buildings, one of which is 28' x 78' and contains 4 suites. The other building is 16' x 38' and is a store.

Question of fair market value.

See Exhibits 2 and 5 re Appraiser's comments.

(b) Property owned by claimant subject to mortgage - 81575 C 24th April 1940 to James L. MILLER for \$610.00

*CLAIM FOR GOODWILL ABANDONED - ref. 21*

Summary of Defence Witnesses

Witness

Johnson Reeve

Where required

1 (a)

JLG/mw



Name of Claimant **MAGAW, Sainaton**  
Custodian File **1939**

Case **1045**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		2000	200	12.50		+ 875.00 SPECIAL				75.00
										212.50
<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 CHATTELS</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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										287.50



1979

December 8th, 1950.

Mr. Saimatsu NAGANO,  
16 Arthur Ave., N.,  
Hamilton, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1045

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$287.50.

Cheque in your favour is enclosed for \$215.87  
and we have paid the Co-Operative Committee .. \$ 71.63  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS/js  
1 encl.