

3056

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: NAKAGAWA KazuoHOME ADDRESS: 8741 Selkirk St. Vancouver B. C.REGISTRATION NUMBER 00445SEX: MaleAGE: 18OCCUPATION: Fisherman

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

EMPLOYER: selfMARRIED? noNAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: none

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: none2. BUILDINGS AND OTHER IMPROVEMENTS: none3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) none5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none6. OCCUPANCY AND LEASES (If vacant so state) none

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

*little sister
to be with
her father
Kumakichi
Nakagawa
see file
1542*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 8741 Selkirk St. Vancouver B.C.
dwelling house
2. LANDLORD'S NAME AND ADDRESS: Mr. Kumakichi Nakagawa 01671
8741 Selkirk St. Vancouver B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: rent free
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: none
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)
3 \$5.00 war savings certificates, in owners possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Ins. Vancouver B.C. no. unknown, 20 or 25
yr. endowment \$1000., beneficiary Mr. Kumakichi Nakagawa policy in
owners possession

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 13th day of April 1942

(Signature)

D. S. Nakagawa

W. J. Logan
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date April 26th, 1943

Our File No. 3056

Full Name NAKAGAWA, Kazuo
(Surname in Block Letters)

Registration No. 00445 Male - Female
(check) Age 6 - 6 - 22

Former Address 8741 Selkirk Street, Vancouver, B. C.

Date Evacuated 16 - 4 - 42 Naturalized - Canadian-Born - National
(check)

Present Address Solsqua Camp, B. C.
241 Carlton St. Toronto Ont.

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother (Nee UYEDA) Miki (Dec'd) Name of Father Kumakichi - #01688

Names of Children under 16 _____

Requested by AM Registered with Custodian Yes
(Yes or No)

Additional Information Fishing - salmon gill net

S O L D

Cat. No. 240 (also advertised separately on Nov. 20th, 1943).

NAKAGAWA, Kazuo

Reg. No. 00445

File No. 3056

Civic Address:

8700 Block Selkirk Street, Vancouver, B. C.

Legal Description:

Lot 5, Blk. 8, D.L. 318, Op. 1, N. W. D., Plan 1749.

Classification:

Vacant Land.

Registered in the name of : Kazuo NAKAGAWA

State of Title : Clear

Sold to : Libboo Singh, Sawmill Hand, 8665 Logan Street,
Vancouver, B. C. and
Basant Singh, Fuel Dealer, 8741 Selkirk Street,
Vancouver, B.C. (Tenants in Common).

For : \$280.00 cash

As at : October 19th, 1944.

Title covering above property and Lot 4/8/318, 8741 Selkirk St., Vancouver (Cat. 246), in the names of Libboo Singh and Basant Singh, delivered to Libboo Singh on February 14th, 1945 (Signed receipt filed on file 1542 - father of Kazuo Nakagawa).

Funds from above sale released to credit of father's account, namely Kumakichi Nakagawa - file 1542, as per letter of agreement on file dated December 14th, 1944.
(Net amount \$264.59)

Insurance : Nil.

Chattels : Nil.

Administration: The above vacant Lot 5 adjoined Lot 4, namely 8741 Selkirk Street, owned by the father, Kumakichi Nakagawa. At the request of the son, Kazuo Nakagawa, and in agreement with his father proceeds from the sale of this vacant land were credited to the father's account, file 1542. The Lot was sold for \$280.00 and the valuation was \$150.00. For any further information see real property summary on file 1542.

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

P. Douet
P. Douet

PD/ER
January 3rd, 1946.

SUMMARY of LIABILITIES

File No. 3096

September 26th, 1945

Re: NAKAGAWA, Kasuo (Mr.) - #00445.

A claim for \$37.16 against the above Japanese person was registered by Shinkichi YAMAHAKA under date of May 12th, 1942. No evidence of payment is shown on this file but on checking Yamahaka's Claim File No. 9085-A the notation "payment received" is written opposite this account.

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


P. Doust

P.S.

January 28, 1946.

In reply to our letter of January 3rd Kasuo NAKAGAWA states he does not understand our reference to this claim as neither he nor his father have any knowledge of Yamahaka. In view of the fact that this claim has been marked as paid it is not considered necessary to take any further action in this matter.

P. Doust.

PERSONAL PROPERTY SUMMARY

File No. 3056

September 26th, 1945

Re: Kazuo NAKAGAWA - Reg. #00445.

CHATELS:

No chattels involved on this file.

BONDS, etc.:

In his declaration form dated April 13th, 1942, the above Japanese person stated he has in his possession three \$5.00 War Savings Certificates. Nothing further revealed on this file in connection with these certificates.

Life Insurance:

A Sun Life Insurance Company 20 or 25 years Endowment Policy for \$1000.00 was declared by the above Japanese person, beneficiary being Kumakichi Nakagawa. This policy is mentioned as being in possession of the owner and the file does not reveal that it ever came into possession of the Custodian, nor is there any evidence on file that premiums have been paid from this office.

Specified
Articles:

No Specified Articles were declared or indicated on this file.

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

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


P. Doust.

OFFICE OF THE COMMISSIONER
JAPANESE SECTION
RECEIVED
NOV 14 1942

Shenao?
Unit # 1,
Soleana, B.C.
Nov. 11, 1942.

J. Shenao
Department of the Secretary of State,
Vancouver, B.C.

Dear Sirs:

I have received
your letter in connection of
property, Lot 5, Block 8, D.L. 318
which I am full owner. It
is a vacant lot which had,
up to the present been used
as a garden.

Yours truly,
K. Nakagawa.

Ad inserted November 20th, 1943

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of Vancouver:

Lot 198, Town of Hastings, except the South 8 feet, City of Vancouver, known as 2788 Yale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 264A, Group 1, New Westminster District, Plans 883 and 1771, known as 1822 East First Avenue, being a 6-room, 2-storey house.

Lot 36, Block 40, D.L. 196, Group 1, New Westminster District, Plan 196, known as 881 Powell Street, being a 2-storey frame store with rooms above.

Lot 3, Block 43, D.L. 196, Group 1, New Westminster District, Plan 196, known as 638 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 38, Block 31, D.L. 181, Group 1, New Westminster District, Plan 181, known as 108 East Cordova Street, being a 7-room, 2-storey house and garage.

Lots 12 and 13, Block 33, D.L. 196, Group 1, New Westminster District, Plan 196, known as 338-34-35 Powell Street, being a 3-storey frame building with stores on ground floor and rooms above.

Lots 9 and 10, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, being Vacant Lots in the unit block on Renfrew Street.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, known as 23 Renfrew Street, being a 6-room, 2-storey dwelling.

West 1/2 of Lot 19, Block 465, D.L. 326, Group 1, New Westminster District, known as 2885 West Sixteenth Avenue, being a 1-storey store building with 2 rooms at rear.

Lots 1 and 2, Block 11, D.L. 302, Group 1, Map 177, New Westminster District, known as 2898-4-18-18-28 Yukon Street, being a 2-storey frame store building with rooms above.

Lot 4, Block 26, D.L. 37, Group 1, New Westminster District, Plan 2606, known as 6324 David Street, being a 4-room dwelling.

Lot 26, Block 86, D.L. 196, Group 1, New Westminster District, Plan 196, known as 431-33 East Georgia Street, being a rooming house with store front on ground floor.

Subdivision 1 of Lots 16 and 17, in subdivision "C" D.L. 318, 324, and part of 323, Group 1 New Westminster District, Plan 6182, known as 1628 South-West Marine Drive, being a 7-room dwelling and garage.

Lots 1 and 2, Block 1 of Block 4, D.L. 322, Group 1, New Westminster District, Plan 3085, known as 1888 Ontario Street, being a 6-room dwelling and garage.

Lot 7, Block 304, D.L. 326, Group 1, New Westminster District, Plan 1276, known as 1124 West Eleventh Avenue, being a rooming house.

Lot 1 and the North 20 feet 7 inches of Lot 2, Block 1, Subdivision "A" of the North-East Quarter of Section 51, Town of Hastings Suburban Lands, Plan 1722, being a Vacant Lot on the South-West corner of Twenty-second Avenue and Boundary Road.

AND

Parcel B, Reference Plan 1186, D.L. 791, Group 1, New Westminster District, being approximately 2 acres of unimproved land in the District of North Vancouver, being the South-East corner of Pipe Line Road and Dollarton Road.

Lot 12, and the East 17 feet of Lot 13, Block 13 of the North Half of Lot 116, Group 1, Map 1236, known as 4663 Frances Street, Burnaby, B. C., and being an 8-room dwelling.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 912 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C., and each envelope must be marked on the outside "Tender for Real Estate."
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

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

Neither the highest nor any tender will necessarily be accepted.

Handwritten signature

TONITE
HEATHER BELLES
OLD-TIME
MUSIC

RE-150 E. 15th, PAIR 5270
DUCTION
Students prepared for teaching. Opera.
action pre-adolescent method. Aud.
PAIR 5270
RE-150 E. 15th, PAIR 5270

COPY FOR FILE 3056

March 23rd, 1944.

Mrs. J. Donaldson,
8742 Hudson Street,
Vancouver, B. C.

Dear Madam: Re: Kumakichi HAKAGAWA,
 8741 Selkirk Street

With reference to your call Tuesday this
is to confirm that as hitherto in view of your
collecting rents and keeping an eye on the above
premises, we are agreeable to your using garden
space next to the above house during the 1944
season.

Yours truly,

P. Douet,
Administration Department.

PD/ER

1542/3096

May 30th, 1944.

Mr. Kunakichi NAKAGAWA,
Regn. No. 01688,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

Re: 8741 Selkirk Street,
Vancouver, B. C.

This is to advise you that there is a credit balance in your account at the amount of \$160.25—you are aware that for some time now the Hindu tenants of this property have been paying the water account and, of course, the electricity.

It will be necessary for us to retain approximately \$55.00 for 1944 taxes due July 3rd, and we shall be glad to know if it is your wish that we pay the 1943 taxes on Lot 5, amounting to about \$21.00, next to 8741 Selkirk Street, which property as you are aware is in the name of Kasuo Nakagawa, whom we understand is your son. You are aware, of course, that this property is for sale and may be sold at any time, but if either Lot 4 or Lot 5 is sold, any outstanding taxes will be paid from the proceeds of the sale.

Please advise us if you wish any funds sent to you from your above credit balance.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Cc to B. C. Security Commission.

K. Douet
9.20

3056/1542

August 22nd, 1944

The Advisory Committee on
Japanese Properties in Greater Vancouver,
315 Royal Bank Building,
Vancouver, B.C.

Re: Catalogue Nos. 240 & 246
8700 Block, Selkirk Street

Dear Sirs:

The assessment and appraisal on the above properties are as follows:

Cat. No. 240	Assessment \$ 400.00	Appraisal \$150.00
Cat. No. 246	Assessment \$1585.00	Appraisal \$600.00

Your Committee has set a minimum price on the two properties of \$1150.00. We have previously received an offer for \$150.00 on catalogue no. 240 and offers for \$400.00, \$450.00 and \$550.00 on catalogue no. 246.

We have now received a communication from Mr. J. W. Fairhall, in which he offers to purchase the above properties, on behalf of Mr. Naran, a Hindu, for the sum of \$850.00. He has been advised of your acceptable minimum price, but an excerpt from his letter reads as follows:

"This is hard to understand especially when comparing this property with other Japanese property on the same street which is held at approximately the same price. There are two fifty foot lots with a couple of cottages on one. These cottages are in a dilapidated condition and are rented to Hindus, which means they are rapidly getting into poorer condition than ever".

Your advice in regard to a further reply to Mr. Fairhall would be appreciated.

Yours truly,

F. G. Shears,
Director.

FGS/MHG

1542
3096

9th September, 1944.

Mr. Lallo Singh,
c/o. Fraser Bridge Lumber Co.,
Ft. St. George Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue Nos. 240 & 246
5714 Selkirk St. and adjoining lot

You have made several offers for the purchase of the above property which have not been acceptable.

For your information our Advisory Committee still expresses the opinion that \$1,150.00 should be considered as a minimum price for this particular property.

We have received an offer of \$850.00 from another party which has been refused. We have, however, advised them that if a revised offer of an amount somewhere between \$850.00 and \$1,150.00 was received we would be willing to formally submit it to the Advisory Committee for favourable consideration.

If you are interested any further offers which we receive will be considered on Monday, September 11th.

Yours truly,

F. G. Shears,
Director.

FCS/PBH

1542 & 3056

October 10, 1944.

Messrs. Libbo Singh & Basant Singh,
6741 Selkirk Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue Nos. 240 & 246
8700 Hk. & 8741 Selkirk St.
Lots A & B. Hk. S. D.L. 318

Your letter of September 22nd and offer to purchase the above property for the sum of \$1,150.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the amount of the purchase price, namely, \$1,150.00.

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

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

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

The tenants will then be advised that the property has been sold, subject to the existing tenancies, and the owner will then be in a position to assume control of this property.

Yours truly,

F. C. Shears,
Director.

JS
GP:10

1542 & 3056

October 26, 1944.

Mr. Kusanichi KAZAMURA,
Reg. No. 01688,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue Nos. 240 & 246,
8700 Blk. & 8741 Selkirk Street,
Lots 4 & 5, Blk. 8, D.L. 118.

Please be informed that the above properties are in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account as to Lot 4, and to the account of Kasuo Kusanuma as to Lot 5, and will be available to you respectively when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

We note that titles to these two lots are in your possession, and we would ask you to kindly forward both Title No. 41927-K and No. 66940-L to this office in the enclosed stamped addressed envelope.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

MEMORANDUM

November 16th, 1944.

TO: Mr. Green, Protection Department

FROM: Administration Department.

Re: NAKAGAWA, Kasuo - 8700 Blk. Selkirk St., Vancouver - File 3056-Vacant Land
NAKAGAWA, Kunakichi - 8741 Selkirk St., Vancouver - File 1542

- CHATTELS -

With relation to chattels, we are only concerned with File No. 1542.

In his "JP" Form dated March 18th, 1942, Kunakichi NAKAGAWA (File 1542) declared the following:

5 - beds	2 - sewing machines (pedal)
Bedroom Furniture	Garden Tools
1 - Kitchen stove	Carpenter Tools
2 - heaters	Fishing net in wood shed
1 - bathtub	Fishing Boat taken over by
1 - organ	Government.

Mr. J. D. Hather who inspected and reported on this property on June 10th, 1942 advised that personal effects were correct with the exception of the following:

1 - bathtub	2 - sewing machines (removed by owner)
Fishing Nets (he was informed these had been sold by Nakagawa)	

He reported that the furniture and tools remaining were of little value. This was again confirmed by Peabertons on Sept. 21st, 1942, when they inspected the property on our behalf. They stated that the furniture in the house was of very little value and they did not believe it was worthwhile removing same to storage.

On Sept. 26, 1942 Mr. Spain wrote to Nakagawas follows:

"We are informed that you sold or otherwise disposed of your chattels and for the purpose of our records please confirm this fact by signing and returning to us the enclosed copy of this letter."

No reply was received from Nakagawa.

We would here explain that it was impossible for us to get any agent to look after this property in view of its dilapidated state. It has been rented all along to two or three families of Hindus. A Mrs. Donaldson who knew the evacuees has been collecting rents and forwarding same to us. She also has confirmed that the chattels are of no value. Two of the Hindus who live at the premises have purchased the property recently and state they would not do anything about the odd bits of furniture left so we must assume that they have no value and that there are no chattels on the premises with which we are concerned.

P. Douet.

2542-3056

*Both handed to
Mr. Libboe Singh
4/17/44*

November 29th, 1944.

Mr. Libboe Singh,
8665 Logan Street,
Vancouver, B. C.

Dear Sir:

We enclose two Hindu Identification Forms, one for yourself and the other for Basant Singh which it will be necessary to have completed in connection with the purchase of Lots 4 and 5, at 8741 Salkirk Street and adjoining vacant lot.

We are sending both forms to you as you have been acting for Basant Singh, and in view of the detailed information required to be filled in it will no doubt be necessary for you to obtain the assistance of a friend, or if necessary a lawyer, so that the forms are correctly completed.

We shall be glad if you will see that the forms are returned as soon as possible.

Yours truly,

la
P. Douet,
Administration Department

PD/ER
Encs.

Catalogue Nos. 240 & 246
 Files Nos. 1542 & 3056
 6700 Blk. & 6741 Belkirk St., Vancouver
 4 & 5/8/318

February 7, 1945)

LIBBO SINGH AND BASANT SINGH
 (purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 19, 1944)

	DEBIT	CREDIT
Purchase price	\$1,150.00	
Cheques received		\$1,150.00
<u>Amount of rent collected - Rear Building</u>		
October 19th to October 31st - 12/31 x \$8.00		3.12
Nov. - Dec. - Jan. - 3 mos. @ \$8.00		24.00
Registration fees on deed - \$1,150.00	6.53	
Insurance premium - 57.51 x \$5.90	3.39	
Purchaser's proportion of 1944 taxes -		
73/365 x \$73.58	14.72	
Rental front - Oct. 1st to Oct. 18th -		
18/31 x \$10.00	5.81	
Balance owing by purchaser		3.37
	<u>\$1,180.47</u>	<u>\$1,180.47</u>

BALANCE OWING BY PURCHASER 63.37

February 21st, 1945.

Mr. Kasuo NAKAGAWA,
Reg. No. 00445,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 240
8700 Blk. Selkirk St., Vancouver, B.C.
Lot 5, Block 6, D. L. 116

Please be informed that the above property has been sold as of October 19th, 1944 for the sum of \$260.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes have been taken into account.

The net result of this sale appears on an attached statement, the amount being \$264.59. We are enclosing a general statement of account number 1542, in the name of Kunakichi Nakagawa, which statement includes the net figure mentioned above. This statement, it will be seen, also includes the net proceeds from the sale of 8741 Selkirk Street, owned by Kunakichi Nakagawa.

You will recall that it was agreed by you in December last that proceeds from the sale of this vacant land should be credited to the account of the above, and this has been done. The total credit balance in this account is \$1209.33.

Yours truly,

P. Donat,
Administration Department

PD/ER
Encs.
cc to B. C. Security Commission.

✓
1544 - 3056

November 28th, 1944.

Mr. Kunakichi NAKAGAWA, Reg. #01688 and
Mr. Kasuo NAKAGAWA, Reg. #00445,
241 Carlton Street,
Toronto, Ontario.

Dear Sirs: Re: 8700 Block Selkirk Street &
 8741 Selkirk St., Vancouver, B. C.

We duly received your letter of the 16th of November and thank you for the two Certificates of Title, Nos. 66940-L and 41927-K relating to the above properties which have recently been sold. We note your remarks as to your idea of the values of the properties but would again point out that these were sold based on independent valuations obtained.

Respecting the chattels left at the house, we understand from Mrs. Donaldson of 8742 Hudson Street, Vancouver, that you left in her care the following items and she confirms that these are still on hand:

- 1 - Trunk of Books
- 1 - Clock
- 1 - Mandolin

Regarding the rest of the furniture which you left behind (Mrs. Donaldson confirms that you took the two sewing machines and sold the fishing nets you declared in your "JP" form) we would remind you that we wrote you on September 26th, 1942 as follows:

"We are informed that you sold or otherwise disposed of your chattels and for the purpose of our records please confirm this fact by signing and returning to us the enclosed copy of this letter."

but no reply was received from you. We, however, found that there were some odd pieces of furniture on the premises but these were considered of very little value by our agents who inspected the premises for us. This also was the opinion of Mrs. Donaldson and our own representative.

(OVER)

1942 - 1956

AIR MAIL

December 14th, 1944.

Mr. Kunioichi NAKAGAWA, Reg. #0188 and
Mr. Yasuo NAKAGAWA, Reg. #0445,
241 Carlton Street,
Toronto, Ontario.

Dear Sir: Re: 8700 Block Selkirk St. & 8741 Selkirk
 Al., Vancouver, B. C.

With reference to Lots 4 and 5, Block 8, D. L. 316, which you are aware has recently been sold for a total figure of \$1150.00 (\$870.00 for Lot 4 and \$280.00 for Lot 5—vacant land), will you please advise us by return if it will be in order for us to keep this in one account as has been done up to the present, or whether two separate accounts should be set up. You are aware, of course, that taxes, etc., on the vacant land, in the name of Kaseo Nakagawa, have been paid from funds standing to the credit of Kunakichi Nakagawa and it is because of this we are suggesting that it might be as well to keep all the charges in one account. If this is done then the final credit balance in the account will be in the name of Kunakichi Nakagawa, and any remittances made from the account will of course be in the one name.

If Kasuo Sakagawa is in agreement with this it will be necessary for him, as well as for you, to give your agreement to such an arrangement, and if you do agree then we shall be glad if you will both sign the enclosed copy of this letter and return same to this office. If, on the other hand, separate accounts are required then we presume that any payments for taxes, etc., made from Kunakichi Sakagawa's account should be charged to the other account from the proceeds of the sale of this vacant land.

Will you please let us have your immediate reply to the above that we may make the necessary arrangements with our Accounting Department?

Yours truly,

P. Doust,
Administration Department

FD-302a
Rev. 1-25-60

AGREED THAT ALL FUNDS BE KEPT IN KUMAKICHI NAKAGAWA'S ACCOUNT:

Kasuo NAKAGAWA -/00445.

Kumakichi NAKAGAWA - #01688.

(signed copy on file 1542)

1942 - 3056

Please file

January 19th, 1945.

Mr. Barnohan Singh
8741 Selkirk Street
Vancouver, B. C.

Dear Sir: Re: 8741 Selkirk Street,
 Vancouver, B. C.

We thank you for your letter of January 18th and your cheque for \$32.00, dated January 3rd, which were handed to us by Mr. Basant Singh.

We have noted your remarks and understand there is some trouble between Mr. Basant Singh and Libbee Singh. In the circumstances we are afraid we cannot handle the cheque enclosed which is made out to "Basant Singh and Libbee Singh" and therefore return same to you. We suggest that you destroy this cheque and send us a new cheque for \$32.00 made out as follows:

"Custodian of Enemy Property"

If you will let us have this cheque we will give you a formal receipt for rent for the months of October, November and December 1944 and January 1945. Please see that this cheque is sent to us by return and to assist you in replying promptly a stamped addressed envelope is enclosed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Encs.

February 21st, 1945.

Mr. Kasuo NAKAGAWA,
Reg. No. 00445,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 240
8700 Hik. Selkirk St., Vancouver, B.C.
Lot 5, Block 8, D. L. 318

Please be informed that the above property has been sold as of October 19th, 1944 for the sum of \$280.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes have been taken into account.

The net result of this sale appears on an attached statement, the amount being \$264.99. We are enclosing a general statement of account number 1542, in the name of Kunakichi Nakagawa, which statement includes the net figure mentioned above. This statement, it will be seen, also includes the net proceeds from the sale of 8741 Selkirk Street, owned by Kunakichi Nakagawa.

You will recall that it was agreed by you in December last that proceeds from the sale of this vacant land should be credited to the account of the above, and this has been done. The total credit balance in this account is \$1209.33.

Yours truly,

P. Douet,
Administration Department

PD/ER

Encs.

cc to B. C. Security Commission.

January 3rd, 1946.

REGISTERED LETTER

Mr. Kazuo HAKAGAWA,
Registration No. 00445,
241 Carlton Street,
Toronto, Ontario.

Dear Sir:

We wrote you fully on February 21st, 1945 regarding the sale of the vacant land, Lot 5, Blk. 8, D.L. 318 - 8700 Block Selkirk Street, Vancouver, the proceeds of which at your request were credited to your father's account. We are now forwarding the balance of funds on hand in your father's account to him and closing both his account and file. Your file is also being closed and having already given you a detailed statement of the net proceeds from the sale of this vacant land we have no further comment to make respecting the disposal of this Lot.

A review of your file shows that no chattels were declared by you. Any chattels left at the adjoining property, which was owned by your father, have of course been dealt with on his file.

The claim of \$37.16 registered against you by Hirokichi Yamanaka was reported by him as having been paid and no other claims appear on your file.

The \$1000.00 Sun Life Assurance Company policy, beneficiary being Kazukichi Hakagawa (your father), declared by you, remained in your possession and no premium payments were made by this office.

From the above it would appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and your file is now being closed.

Yours truly,

P. Doust,
Administration Department

PD/ER

241 Carlton St.,
Toronto, Ont.

EVACUATION SECTION	
Rec'd	JAN 28 1946
File #	3056
Ans.	28/1/46
Dauet	

File No. 3056

Jan 21st/46

Mr. P. Dauet

Administration Department.

Dear Sir:-

I received your registered mail on Jan. 3rd. You had mentioned in the letter that you were forwarding the balance of our property. The cheque was not enclosed in the letter so we had thought that the cheque would follow in a day or so by my father's name. Ten days have past since we received your registered letter but as yet the balance you were forwarding us has not been received by us.

Another thing in the letter which we can not understand is the claim of \$37.⁰⁰ registered against us by Hirokichi Yamazaki. Have you not got this person mixed with someone else. For we do not know any such person connecting with our property or anything else.

We are very anxious to receive that cheque. So please mail to us immediately. You wrote to us that our account of our

property is being cleared now and would
close both your file and account.

We do not wish to have our account
and file closed without receiving the
balance (by cheque) first.

Yours truly

Yozo Makogawa

Registration

No. 00445

STATEMENT RE SALE OF:

Name: NAKAGAWA, Kasuo

Catalogue No: 240

File No: 3056

Street Address: 8700 Blk. Selkirk

Legal Description: 5/8/318

Date of Sale and Adjustments October 19/44

Sale Price \$ 280.00

~~Bank-Related-Adjustment~~

\$

Charge for Valuation 5.00

Charge for Advertising 13.20

Land Registry Office Transmission Fee 1.25

~~Insurance~~

~~Interest~~

~~Stamp Duty~~

~~Transfer of Title~~

~~Other Charges~~

Adjustments:

~~Interest~~

Taxes

4.04

~~Interest~~

19.45

\$ 284.04

a/c No.1542

Net Proceeds credited to ~~YOUNG & RUBICAM~~
NAKAGAWA -
Kusakichi

264.59

Date:..... February 20th, 1945

Compiled by:..... Mr. George Peters