

3119

COGHILAN
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 3119

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: NACHIRA, Teruzo

HOME ADDRESS: ~~Wm~~ Walnut Grove, Langely Prairie, B.C. (R.R. 1, Milner)

REGISTRATION NUMBER 01564 SEX: Male AGE: 55

OCCUPATION: Farmer

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

EMPLOYER: Myself

MARRIED? ~~Yes~~ Widower

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 6 $\frac{1}{2}$ acres of land on Homestead Rd.,
Milner, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Small dwelling house 14' x 16'

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$13.25 per year. Payable Murryville, BC
Paid up for 1940

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office New Westminster

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, farm implements, in my house at Milner, BC

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: \$100 Japan & Canada Trust Co., Vancouver, B.C.
9. LIFE INSURANCE: None
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 14th day of April 1942.

(Signature)

J. Nagura

P. T. Williams
Witness

FOR DEPARTMENTAL USE _____

P. D.
INFORMATION FROM R.C.M.P.

Date June 29/43

Our File No. 3119

Full Name

NAGURA, James

(Surname in Block Letters)

Registration No. 01564

✓
Male - Female
(check)

Age

55

Former Address

Shalmut House, Langley, British Columbia

R.R. #1, Milner, B.C.

Date Evacuated

Oct 20/42

Naturalized - Canadian-Born - National
(check)

Present Address

Vashone, B.C.

✓
Widower
Married - Single
(check)

Name of Wife

Deceased

Name of Husband

Name of Mother

Dec'd

Name of Father

NAGURA, James (Dec'd)

Names of Children under 16

Requested by

L. Forayth

Registered with Custodian

YES
(Yes or No)

Additional Information

Farmer (fruit) owns land &
house at above address.

REAL PROPERTY SUMMARY

File 3119

V.L.A. 'B.C. 339-P

JAPANESE NAME: Teruso NAGURA -- Reg. No. 01564.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Walnut Grove, Milner, B. C.

LEGAL DESCRIPTION: Lot 46 of East half of Section 36 Township 8 Map 1125
Municipality of Langley, in the District of New Westminster.

TITLE: In name of George NAGURA (identity proven by letter dated
August 2nd, 1942 from NAGURA).

ENCUMBRANCE: Vesting in Custodian 24415, 31st July 1942.

ASSESSED VALUE: 1942 - 6.5 acres.
Land \$250.00
Improvements \$250.00 Total \$500.00 Taxes \$13.25.

CLASSIFICATION: No inspection report. In JP form owner declares house
14 x 16. No cultivation. Vacant at time of evacuation.

HISTORY OF
ADMINISTRATION: None.

SOLD: To The Director, The Veterans' Land Act for \$179.00 as at
1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of George NAGURA - Sale price
\$179.00; less Certificate of Encumbrance \$1.00, registration
fee \$3.00, legal fee \$15.00, total debits \$19.00. Net
amount released \$160.00.

TITLE: Included in C. of T. 166965-E, and payment of consideration
to Custodian included in cheque dated 8th February 1944.

The above summary is certified to be in accordance with the
information on file and on record by accounting department.

DATED December 14th, 1945.

David Macpherson

IN:ML

3119
61564

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/2507
121-2001

Vancouver, B.C.

FEB 29 1944

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

NAOVRN, George

Dear Sir:-

Re: Lot 46 of B¹ of Section 36,
Sp. 8, Map 1122,
MUNICIPALITY OF LANGLY

I beg to acknowledge receipt of Duplicate Certificate of Title No. 1669682 of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 23,924.11, in favour of The Secretary of State, forwarded to you and dated February 8th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 179.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	<u>\$ 179.00 /</u>

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

FEB 29 1944

Date

Solicitor for
The Secretary of State

J.L. No. 329

Canada

DEPARTMENT OF THE SECRETARY OF STATE OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 3119

Reg. No. 01564

APR 13 1944

Mr. George (Teruo) NAGURA,
Tashiro, B. C.

Dear Sir:

Re: Lot 46 of East half of Sec. 36, Township 8,
Map 1125, Dis. of New Westminster, Mun. of
Langley, C. of E. 50645.

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

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

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

Sale price of above described property	\$ 179.00
Add:	
Unexpired insurance premium as at January 1st, 1943	179.00

Less:

Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 176.00

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

Yours truly,

F. G. SHEARS,
Director.

R

1943

Jan. 1 Credit re Sale of property
Land Registry Office C/E

Debit Credit Balance

\$176.00

\$1.00

\$1.00 \$176.00 CR \$175.00

Farm Appraisal ReportFile No. JL 339Land Description Lot 46, s.d. of E₂ of Sec. 36, Tp. 8Containing 6.50 AcresOwner's Name NAGARA, G.Post Office Address R.R. 1, Milner, B.C.Nearest Rail Point MilnerDistance 3 miles.Market Town New WestminsterDistance 15 miles.Church (give denomination) All denominations, Langley Prairie Distance 5 miles.
or closer.

Nearest School

Distance 1½ miles.State how property was identified: Map, roads, owner.

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

On fair gravelled cross road. Always passable with car.Is this district a good one? Fair.Employment opportunity Seasonal farm work here and there.Predominating Nationality and religion: British, Protestant.Describe Fencing and its condition: Only neighbour's fence and very poor Value \$
berry wire front fence.Water supply: None. Well obtainable easily. Value \$**BUILDINGS ON FARM**

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BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Shack	10x14x10	frame	9' eave	rbd	1 yr.	wood		25.00
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 25.00

Total Value Buildings add to farm

\$ nil

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Shack is. Covered with heavy paper or rubberoid, roof and sides.Fit only for some other purpose.

\$

Describe the basement and chimneys: Metal chimney, no basement.No. rooms downstairs? 1 Upstairs? How finishedAre buildings painted? No. Condition of paintDistance from nearest bush 36 feet.Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.9	level	12" cl. loam	clay	grass - fair pasture This is old clearing plus a little he has done in past year.	60.00	54.00
Area which can be cultivated without cost other than for breaking.						
.3	level	as above	as above	grass, spirea, no stumps Been once cleared and allowed to grow up to spirea, which is not bad.	40.00	12.00
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
5.3	fairly level	as above	light alder, some stumps	Looks as though a crop of alder had been taken off at 10 years ago and young stuff allowed to grow again.	125.00	20.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 172.00

Total added by buildings to value of farm \$

14 old apple trees, 9 yearling mixed fruit trees
Total fruit trees add to value of farm (for use in orchard districts only) \$ 10.00

Total value of farm \$ 182.00

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

Garden only tilled. Jap still in occupation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Not suitable till cleared and then too small acreage.

Noxious weeds: Some couch grass but not more than average.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Langley - \$13.25.

This is unfit for agriculture till cleared. No land close by to attach it to.
Acreage is too small. Clearing runs full width and is all on front. A sketch
would therefore appear unnecessary. Shack is 20 yards from front line.Date: June 20, 1942.
Place: Chilliwack, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 19th day of June, 1942.

Inspector's Signature

"H.L. KANSAY"

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

LIABILITY SUMMARY

File No. 3119

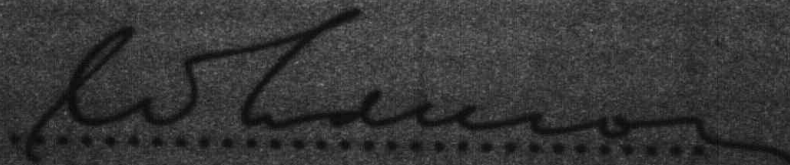
20th December, 1945

Re: NAGURA, Terazo (George) - Reg.No.01564

This file reveals no liability interest.

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

Dated: Dec.20/45
WEA:EH



FIRE INSURANCE SUMMARY

File No. J119

20th December, 1945

Re: NAGURA, Teruo (George) Mr.
Reg. No. 01564

This file reveals no Fire Insurance interest.

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

Dated: Dec. 20/45
WEA:EH

A handwritten signature in dark ink, appearing to be "W. L. ...", is written over a horizontal line of small dots.

PERSONAL PROPERTY SUMMARY

File No. 3119

26th March, 1946.

Re: NAGURA, Teruso (George) - Reg. No. 01564

CHATELS The above Japanese registered with this office on the 14th April, 1942, and was not evacuated until 20th October, 1942. When registering with this office, he declared, generally, "household furniture and farm implements" left in his home at Milner. No inspection report was apparently taken by our fieldmen. However, in September 1944, all saleable articles found on the property were removed and sold at Auction. The net proceeds from same totalling \$5.25 were credited to his account.

The auctioned goods consisted only of miscellaneous odds and ends there being neither household furniture nor farm implements. It is therefore assumed that such declared goods were either sold by the Japanese himself prior to his evacuation or they were stolen. There is no correspondence on file regarding these chattels, with the Japanese.

BANK ACCOUNT The above Japanese declared \$100.00 in the Japan and Canada Trust Company, Vancouver, B.C. This account was not brought under the control of the Custodian.

This file reveals no other Personal Property interest.

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

Dated: 27th March, 1946.
WEA:HA

W E Cameron
.....

3119

August 10, 1942.

Mr. Teruzo (George) Nagura,
R.R. #1,
Milner, B. C.

Dear Sir:

In making declaration of your property
on Homestead Road, Milner, B. C. to the Custodian,
your signature was T. Nagura and it was reported
that your full name is Teruzo Nagura of Walnut
Grove, Langley Prairie.

On making search of the property declared,
Lot 46 of the East half of Section 36, Township 8,
Map 1125, I find that the title stands in the name of
George Nagura. I am disposed to think that you use
the name George on occasion and that both names refer
to you. I shall be glad if you will advise me if this
supposition is correct and if not, will you kindly ad-
vise me who George Nagura is and let me also have his
address.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:PB

Jan Macpherson
Thursday Aug. 13th x 2
Walnut Grove St.

OFFICE OF THE CUSTODIAN

RE

AUG 17 1942

Mr. Jan Macpherson

Dear Sir,

Re. File No. 3119. In reply to
your letter of Aug 10th Mr Nagura
has asked me to inform you
that his proper name is TERUZO
NAGURA, but that he has been
known as George Nagura for
years as a matter of convenience
and that when he bought the
land referred to, the papers were
made out in that name. Hoping
this is the information you
require.

Yours truly
A. E. Clarke

R.R. 1 Milnes, B.C.

NAME WAGURA, Tomio

REGISTRATION NO. 01562

FILE NO. 3110

The following chattels were sold by public
auction at Abbotsford, B. C. on September 13, 1944.

Wooden pail	\$ 0.80
Pail of jars	0.25
Tools (potato shovel)	1.00
Pail and rubbers	0.25
Box of sundries	0.50
Box of odd cups	0.50
Box of rags	0.50
Single cot	0.50
2 Traps and lantern	0.25
Box stove	2.75

Total		\$ 7.30
Less Expenses:		\$
(Auctioneer's Fee)	\$0.73	2.05
(Advertising)	0.35	
(Moving)	0.97	
Net Proceeds Credited:		\$ 5.25

Members of Custodian Staff Present. Mr. R. H. Anderson

Extracted from Auctioneering List No. Abbotsford 9

Remarks. *See inventory in file*

22nd March, 1946.

REGISTERED

Mr. Teruzo George KAGURA,
Registration No. 01564,
Brookmere, B.C.

Dear Sir:

Your request that we send your funds held at this office, has been received, and we take this opportunity of giving you a brief report of our administration of your affairs.

Real property at Langley, which you declared to be yours, became vested in the Custodian, upon your registration with this office. No tenant was found for it and the property therefore, remained non-productive under our administration. In accordance with the policy of liquidation decided upon by the Canadian Government, it was sold as of the 1st January, 1943, to the Director of Veterans Land Act. You were fully advised of this in our letter of the 13th April, 1944, and from which you will have noted that the proceeds were credited to your account here. Legal fees in connection with the conveyance of the property amounted to \$15.00, and this sum was later charged to your account.

You declared a quantity of household furniture and farm implements left on the property. Our fieldmen made an inspection of them and removed all saleable articles to auction, where they were sold in accordance with the Canadian Government's policy, for the net sum of \$5.25. This sum was credited to your account here, bringing your credit balance to the amount of \$165.25.

You declared that you had an account in the Japan and Canada Trust Company, but this was not brought under control by the Custodian.

In accordance with your request, we have attached hereto Custodian cheque in the amount of \$165.25, being all the funds held to your credit at this time.

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 in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.