

7007

7007

This file is connected with files 7005
& 7006, and Case 72 which is handled on file 7005.

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: NAGAI Manjiro

HOME ADDRESS: 15th Rd., R.R. #1., Haney B.C.

REGISTRATION NUMBER 13838 SEX: Male AGE: 50

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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hideyo 7007

ADDRESS OF WIFE OR HUSBAND: 15th Rd., R.R. #1., Haney B.C.

NAMES OF ANY LIVING CHILDREN: Toshio (M) Machiko (F) Jiro (M)

Benso (M)

ADDRESS OF CHILDREN: 15th Rd., R.R. #1., Haney B.C.

AGE OF CHILDREN: 25, 17, 13, 9.

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

1. LOCATION AND DESCRIPTION: Has 3rd interest in the following
property. S.E. 1/4 of Section 15, Township 12, Save and ~~XXXX~~

the N. 20 Chains and that portion of the Said 1/4 Section lying

E. of Kanaka Creek. District of New Westminster B.C.

Title No. 59378E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 Storey wooden frame dwelling

house 13 rooms. Sawdust Bin, Green House, (15), 2 Barns,

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

4. TAXES (Amount and where payable) Taxes \$250.00. Payable at Maple Ridge
1941 Paid.

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

none

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

Power of Attorney to (Charles Howard Stonhouse,) ~~and~~Haney B.C. 13th April, 1942.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Yes, Yoichi Nagai, and
Hidesaburo Nagai.
9. IF FARM LAND STATE CROPS SOWN
See page 1, section 2.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1, section 2.

2. LANDLORD'S NAME AND ADDRESS. none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. none

4. STATE WHEREABOUTS OF LEASE. none

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. none

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
Small sawmill, farming implements and farming tools.
Small gas donkey. A piano. All to be left in house
at 15th Rd., R.R. #1, Haney B.C.

STATEMENT OF PERSONAL PROPERTY OWNED:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
2 cows, to be left on pasture.

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) Maple Ridge Co-op. \$500.00.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$--\$100.00 War Savings Certificates. In declarants possession
\$--\$100.00 Victory Bonds. In declarants possession.
2- Shares Maple Ridge Co-operative Exchange. Nos. 300. 373. \$75.00 and \$52.00
8. BANK ACCOUNTS: Bank of Montreal. Main and Hastings, Vancouver B.C.
Account No. 1101. Bank of Montreal Haney. No. 1228.
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 30th day of April 1942.

(Signature)

A. Wilbur
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

DATE June 6/45.

File No. 7007

Full Name NAGAI, Manjiro
(Surname in Block Letters)

Registration No. 13838

Male - Female
(Check)

Age Oct. 1. 1891.

Former Address 15th Road - R. R. No. 1, Haney, B. C.

Date Evacuated Aug. 31/42. Naturalized - Canadian-Born - National
(Check)

Present Address TAYLOR LAKE, B. C.

Married - Single
(Check)

Name of Wife ^{nee} (SUNADA) Hidego - Reg. #13839

Name of Husband

Name of Mother ^{nee} (YOSHIHARA) Yoshi -

Name of Father Irimatsu - Dec'd

Names of Children under 16

Andreo Jiro (M) - 10/1/28
Benro (M) - 10/15/32

Requested by E. C. T.

Registered with Custodian [Yes or No]

Additional Information Probably owner of small store or gas station. Farmer
76 1/2 acres owned between 3 brothers.

INTERIM REAL PROPERTY SUMMARY

FILE Nos. 7005
7006
7007

JAPANESE NAMES: Yoichi Nagai, REG No. 14481
Hidesaburo Nagai, REG No. 13837
Hanjire Nagai, REG No. 13838.

CATALOGUE NO: 384

PROPERTY ADDRESS: 15th Road, R. P. #1, Honey B. C.

LEGAL DESCRIPTION: The South East quarter of Section 15 Township 12 SAVE AND EXCEPT the following portions:- The North 20 chains, and that Portion of said quarter section lying East of Canada Creek, Part 2.327 acres as shown on Sketch 6979 and Part subdivided by Map 6452 Municipality of Maple Ridge New Westminster District.

TITLE: Yoichi Nagai
Hidesaburo Nagai
Hanjire Nagai -- Certificate of Title 59378-E.

ENCUMBRANCE: 2nd April, 1945 Agreement for Sale and Purchase to Lam Kwong Fat, Thomas Wong, Henry Wong and Lee Bing Lin.
20th February, 1947 Assignment of Agreement for Sale and Purchase number 955350 as to Lam Kwong Fat's One-Quarter interest by way of Quit Claim Deed to Henry Wong and Lee Bing Lin.

VESTING: Of interest of Yoichi Nagai, Hidesaburo Nagai, and Hanjire Nagai, filed as 25094 on December 10, 1942.

ASSESSED VALUE: 1942
Land 2,300.00
Improvements 15,600.00 - \$17,900.00 Taxes \$241.87.

CLASSIFICATION: From H. M. Eddie Report November 25, 1944: "I found the fifteen houses in five separate units scattered over a wide area and each served by a separate heating unit; this arrangement I consider most uneconomic.

The houses have been well and substantially built but are suffering from lack of attention in the way of paint and general repair. The five heating plants are each in somewhat dilapidated condition with the buildings just about ready to tumble down with the exception of one which burned down recently and rebuilt. Each of the heating plants appears to be barely able to take care of what is expected of them.

I find that very considerable capital expenditure would be necessary to put the whole plant in condition to meet present day operating and marketing conditions".

REAL PROPERTY SUMMARY

CLASSIFICATION:

From Wm. H. Ansell Report April 12, 1944: "Large frame house of nine rooms. House is not in any way completed inside, contains ordinary plumbing, 15 greenhouses in very good condition and 70 acres of land which is very rough cut up with ravines and gullies. There is about 200,000 ft. of second growth timber on this property.

ADMINISTRATION:

On file is copy of Power of Attorney, dated April 13, 1942 signed by Manjire Nagai, Yoichi Nagai and Hidenaburo Nagai, appointing Charles Howard Stenhouse of Honey, B. C. their attorney. The powers given by this document are comprehensive, including the power to "purchase, rent, sell, exchange, mortgage and in every way to deal with lands and premises and interests therein". This Power of Attorney was recognized by the Custodian in a letter to Wm. Stenhouse dated November 24, 1942, and Mr. Stenhouse was informed that the Custodian was thereby released from any responsibility for arrangements Stenhouse might make. (File 7005) Mr. Stenhouse informed the Custodian, on July 14, 1942, that he was acting as caretaker of the property and was being paid \$1,000.00 for such service for two years. Mr. Stenhouse was in occupation of the dwelling house and continued to be when the property was leased as below:

An offer to lease the property at an annual rental of \$1900.00 was received from H. H. Snow of G. H. Snow Fruit Dealers, Vancouver. This offer was referred to Manjire Nagai at East Lillooet, and a reply dated November 16, 1942 was received, in which he intimated that the rent was "unexpectedly low" and that Mr. Bone (of G.H.Snow) should make all arrangements with Mr. Stenhouse. On November 21, 1942, the Custodian wrote the

REAL PROPERTY SUMMARY

three Nagais advising that the matter was being referred to Mr. Stanhouse, to be arranged by him on their behalf, "Thus releasing this office from any responsibility, in any arrangement with Mr. Bone in regard to chattels, equipment and supplies,"

Mr. Snow was instructed, on November 23, 1942 to make arrangements to lease with Mr. Stanhouse, who was requested, on January 5, 1943, to report what lease arrangements had been made. Mr. Stanhouse advised, on January 6, 1943, that a lease was being drawn and a copy would be sent to the Custodian. There is no evidence on file that Mr. Stanhouse expressly approved of the lease given Mr. Snow as below:

A lease dated 15-12- was executed on behalf of the Secretary of State and George Herbert Snow, for a term of one year from October 1, 1942 at a rental of \$1900.00, payable in quarterly instalments of \$475.00. The lease excepted the dwelling house and reserved space for the storage of certain chattels and effects. Upon expiry this lease was renewed on October 27, 1943 for a further term of one year, and was renewed again for a year terminating September 30, 1945. Property passed by purchase to Lam Kwong Fat and his associates on April 1, 1945. The total rental revenue accruing from October 1, 1942 to March 30, 1945, and was credited to the joint account of the three owners, was \$4,750.00.

A fire occurring on the premises on March 28, 1944 destroyed the sawdust storage building and damaged a boiler house. The boiler house was not insured. The sawdust storage house was insured by North West Fire Insurance Co., Policy 216152 in the amount of \$1,000.00, which sum, upon proof of loss being submitted, was paid in to the credit of the Nagais' account. The tenant was allowed \$600.00 credit on rent for the rebuilding of the storage house. This was reported on April 21, 1945 to have been done, though not as large as the old one.

Supplies left on the premises by the owners of the property were used in some measure by the tenant, Mr. Snow. It does not appear that any settlement for these has yet been made.

APPRAISALS

In view of a prospect of sale the Custodian requested on November 18, 1944, Messrs H.M. Eddie & Sons Ltd. of Sardin, Brown Bros. of Hong and Wm Ansell of Thameck to inspect the property and report its probable market value. H. M. Eddie reported, on November 25, 1944 a value of \$15,000.00 and Wm. C. Brown \$15,000.00 and Wm. H. Ansell \$15,500.00.

A quantity of equipment on the premises was to be offered for sale with the realty. This was appraised by V.E. Anderson and Mr. Stanhouse and the articles so appraised were listed in Mr. Anderson's report of February 21, 1945, their value given as \$601.50. Mr. Messenger approved of this valuation.

REAL PROPERTY SUMMARY

OFFERS:

One offer only was received by the Custodian for the property, that of Mr. Lun Kwang Fat and associates of \$16,400.00.

DEED:

Under agreement for sale by the Secretary of State to Lun Kwang Fat, Thomas Weng, Henry Weng and Lee Bing Lin for \$16,400.00, this agreement dated April 2, 1945 provides for a payment in cash of \$6,560.00 and the balance of \$9,840.00 in two payments of \$4,920.00 each, on March 1, 1946 and March 1, 1947 with interest at 5%. The purchasers agree to pay taxes and other assessments and to keep the buildings insured. The agreement contains no obligation on the part of the purchasers to buy any of the equipment.

APPROVAL:

The advisory Committee approved of a sale of the property at a price of \$16,400.00 on December 6, 1944.

SALE COMPLETED:

The first payment on this agreement was made on November 20, 1947, and the purchasers have requested conveyance of title. Transmission to the Secretary of State and Deed to Thomas Weng, Henry Weng and Lee Bing Lin are now in Ottawa for execution. Lun Kwang Fat has filed a Quit Claim, as shown on Certificate of Insurance dated November 24, 1947.

CONTROL:

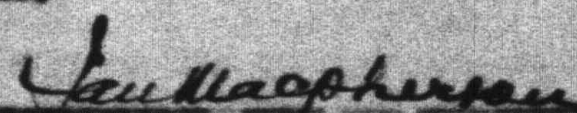
Control of the property was acknowledged by purchaser on May 4, 1945

PROTEST:

Writing on April 25, 1945 (file 7005), apparently on behalf of the owner, to the Secretary of State, Mr. R. L. Gale, sets forth their protest against a sale of their property. It is stated that the Nagais developed the property at a cost of over \$50,000.00, that in their last year of operation the crop had a value of \$30,000.00, that their annual profit, net, was from \$10,000.00 to \$15,000.00 and protested the lease at \$1,000.00 and the sale at \$16,400.00. They also claim that \$5,000.00 worth of sawdust left has been used and was not paid for.

G. W. McPherson replied to the letter by one addressed to Mr. Pickersgill, Security Commissioner, on May 17, 1945, pointing out that the lease at \$1,000.00 had been approved by Mr. Stenhouse, attorney for the owners, that three valuations had appraised the real property at \$15,000.00 to \$16,000.00; that it was necessary to lease the property to preserve it; that the purchasers had leased it for two years at a less rental; and the value of the sawdust left by the owners was open to question.

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


Ian MacPherson.

THACK

December 4, 1947

**INSURANCE SUMMARY
1946-1947**

Files: 7005
7006
7007

December 4, 1947.

Teichi Nagai - 14481
Hideohara Nagai - 13837
Hanjiro Nagai - 13838

Each of above declared no insurance on the premises owned at Hany.
This fact was brought to the attention of their attorney, Mr. Stankhouse
who instructed H. Hany to insure the buildings and insurance
was placed with the North West Fire Insurance Co., policy #210132,
\$4000.00 on buildings, boiler and connections for three years,
expiring August 4, 1946

The smallest storage house was destroyed by fire on March 26, 1944
and upon proof of loss the insuring company paid to the insured
\$1,000.00. A new storage building was erected by the tenant, who
was allowed therefor a credit of \$600.00. The boiler house was
damaged by the fire, but was not insured.

The North West Policy was replaced on expiration by policy #701090
at the Caledonia Insurance Co. in the amount of \$13,800.00 on
November 17, 1946 for three years, expiring November 17, 1949,
insurance being in the names of the purchasers, Lee Kwong Fat,
Thomas and Henry Wang and Lee Ping Lin. Pending completion of
transfer of title to purchaser this insurance was extended by
covering note of the agents of the insuring company on November
14, 1947

FOCUS

Not yet released.

OLD TITLE

Certificate of Title 993702 was declared by Hanjiro Nagai to be in
his possession

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

12-4/47

December 4, 1947

Jan Macpherson
Jan Macpherson

Catalogue No. 584

Reg. No. 14481, 13837, 13838.

Names: NAGAI, Yoichi
NAGAI, Hidesaburo
NAGAI, Manjiro

File No. 7005
7006
7007

Civic Address: 15th Avenue, Haney, B. C.

Legal Description: The South East quarter of Section 15, Township 12, Save and Except the North 20 chains and that portion of said quarter Section lying East of Kanaka Creek Save and Except 2.517 acres more or less as shown outlined in Red Colour on sketch deposited No. 6979 also Save and Except part subdivided under Map 6452, Municipality of Maple Ridge, in the District of New West'r.

Classification: Large dwelling, 15 greenhouses & equipment.

...SOLD.....

Registered in the name of: Yoichi NAGAI
Hidesaburo NAGAI
Manjiro NAGAI

Clear Title

Sold to Messrs. Lum Kwong Fat, Thomas Wong, Henry Wong, and Lee Bing Lim, for \$16,400.00 (terms) as of February 1st, 1945.

Terms: Cash - \$6,560.00 received by Custodian.
Balance of \$9,840.00 payable as follows:

\$4,920.00 on March 1st, 1946
\$4,920.00 on March 1st, 1947
with interest on the unpaid
balance at 5% per annum.

Agreement For Sale delivered to registered owners April 27th, 1945.

Claims: Nil - See memo dated June 23rd, 1945.

Chattels:

This claim arises out of the sale by the Custodian in February 1945 of a parcel of real property containing 60 acres more or less, situate 4 miles from Nancy, B.C., at a price of \$16,400.00.

Between the years 1930 and 1942 the claimant had carried on a nursery business on 5 acres of this land, on which area were erected 3 triple greenhouses, 1 single greenhouse, 5 heating plants, sawdust storage bins, and a large dwelling built in 1926 to which additions were made in 1930 and 1938.

The claimant produced annually in the years 1939 to 1942 approximately 4500 crates of tomatoes and 5000 crates of cucumbers, which in those years were marketed at a gross price of about \$22,000.00. No figures were furnished in relation to the cost of such production.

There was situate on part of the lands a stand of second growth timber, from which 445 M. ft. were cut and sold by the purchaser soon after the sale by the Custodian. The remainder of the land had not been developed.

The evidence before me discloses that the replacement cost, less depreciation, of the nursery buildings at the date of sale was approximately \$34,000.00.

Prior to the sale, which was made on bloc, the Custodian caused two appraisals to be made. That made in April 1944 by William Ansell, a long-time resident and former Councillor of the Municipality, showed a valuation of the entire property at \$15,500.00, made up as follows:

Greenhouses and equipment	-	\$12,000.00
Land at \$20. to \$25. per acre	-	1,400.00
House and buildings		1,500.00
Timber estimated at 200 M.ft.	-	600.00

On November 25th 1944 H. M. Eddie, a nurseryman of wide experience, appraised the nursery buildings and the 5 acres

of land on which they stood at \$15,000.00. He then expressed the opinion that "very considerable capital expenditure would be required to put the plant in good operating condition" and commented upon the "uneconomic" layout of the premises.

The property was rented by the Custodian in the years 1942 to 1945 at an annual rental of \$1900.00 per year which, on the evidence before me, I find to have been a fair rental. One of the joint tenants in the course of his testimony declared that a "nominal profit" had been made in the years of this operation. He withdrew from the operation at the end of two years, his co-partner remaining, and in 1948 acquired a one-quarter interest in the entire property, less timber, from the purchaser from the Custodian, at the sum of \$7800.00. The evidence before me supports a conclusion that a substantial rise in real property values had occurred in the interval between 1945 and 1948.

The claimant contends that the Custodian did not obtain the fair market value on sale of this property, since the nursery operation was under-valued on appraisal, and the market value of the timber and remaining lands was not thereby realized. Witnesses called by the claimant have said that fair market value for the entire property could have been realized if the 5 acre portion developed for the nursery business and the timber had been sold separately, and the remaining land subdivided and sold in 5 acre blocks.

It is my opinion that the appraisal price of the nursery operation alone, as calculated by H. M. Eddie, fairly reflects the fair market value of that part of the property.

Although Mr. Eddie has said that he included the dwelling in his valuation, he did not appear sure of his recollection and no mention was made of the dwelling in his written report made four years earlier than his testimony taken before me. I therefore conclude that his recollection was inaccurate and

that the appraisal covered only the nursery buildings and the lands on which the same were erected. There is evidence, which I accept, that the remaining lands, comprising 55 acres approximately at the date of sale had a market value of \$25.00 per acre, i.e. \$1375.00; that the dwelling had a market value of \$1600.00; and that 445 M. ft. timber sold in June 1945, four months after the date of sale by the Custodian at \$5.00 per M., i.e. \$2225.00, a figure which I think fairly represents the market value of the timber throughout 1945.

Consequently I find that the fair market value of the entire property at the date of sale in February 1945 was \$20,200.00. I therefore recommend payment to the claimant of the difference between \$20,200.00 and \$16,400.00 (the sum received by him being the proceeds of sale by the Custodian) i.e., \$3800.00.

September 26th 1949.

7005
7006
7007

April 22nd, 1930

Mr. H. G. Perkins,
15th Road, R. R. 1,
Hawley, B. C.

Dear Sir:

Further to our letter of January 4th, 1930
we have now received payment through the Royal Bank of Canada
of your cheque dated April 17th, 1930 in the amount of \$125.00.

This completes the payment for the chattels
left on the property by the Hagnis.

Our official receipt is attached hereto.

Yours very truly,



G. H. Road
Office of the Custodian.

CHE:HE
Encl.

7005
7006
7007

January 4th, 1950

Mr. H. G. Perkins,
15th Road, R. R. 1,
Honey, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 1st ultimo enclosing cheque dated April 17th, 1950 for \$125.00.

We have now accepted your cheque dated August 24th, 1949 for \$300.35 as a payment on account of the purchase of the chattels on the Hagai property, and our official receipt is attached hereto.

The cheque for \$125.00 has been placed with our Bankers for collection and upon payment of this cheque on due date a receipt in full settlement for the chattels and the conduct will then be sent to you.

Yours truly,



C. H. Reed
Office of the Custodian

CHE:RE
Encl.

C.C. W. E. Anderson, Esq.,
Honey, B. C.

7005
7006
7007

January 4th, 1950

The Royal Bank of Canada,
Collection Department,
Vancouver, B. C.

Dear Sirs:

We enclose for collection and credit to our
Number 4 Account on due date cheque dated April 17th, 1950
drawn on the Royal Bank of Canada, Haney, B. C., signed by
M. G. Perkins for \$125.00.

Please advise us when this cheque has been paid
or of non-payment of this cheque.

Yours very truly,

CUSTODIAN OF ENEMY PROPERTY



CHR:BE
Encl.

7005,
7006
7007

September 9th, 1949

Mr. W. E. Anderson,
Real Estate and Insurance,
Reno, N. C.

Dear Mr. Anderson:

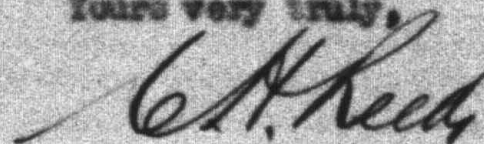
Re: Mr. H. G. Perkins and Chattels

I have discussed with Mr. Shears the above matter and while he is of the opinion that there is still room for further argument, he has agreed with me to accept Mr. Perkins' offer of \$125.00 making a total of \$425.35 in full settlement for these chattels.

If you will therefore obtain a cheque for \$125.00 from him and forward it to this office I will send receipts to you for him in full payment.

Thanking you for this co-operation.

Yours very truly,



C. H. Reed
Office of the Custodian

CHS:EK

7005
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7007

August 19th, 1949

Mr. S. G. Perkins,
19th Road,
R. R. # 1,
Honey, D. C.

Dear Sir:

Re: Chattels on Property

Referring to our letters and conversation you gave us to understand that the chattels left on the property would be paid for in August of this year. That time has now arrived and we must ask you to forward to us your cheque for the amount owing as shown on the following statement.

Sawdust	300 loads @ \$2.50	750.00
Raffia		27.60
Twine		11.05
Tomato Boxes	1200 @ 8¢	96.00
Tomato Baskets	6500 @ 1¢	65.00
Cake Boxes	1500 @ 6¢	90.00
Stripped paper		11.20
Boiler Tubes		81.00
Manure		90.00
Rubber Hose		11.00
Tiles		25.00
Newsprint		60.00

\$1,277.85

Less allowance for retubing

boilers 6500.00

Replacing of broken glass

in greenhouses 96.00 596.00

\$ 681.85

This statement is in line with the former owner's claim now before the Japanese Properties Claims Commission and the Counsel for the Custodian has instructed us to collect the amount owing, from you.

Yours very truly,

CAH

C. H. Reed, Office of the Custodian

CH:MK

7005, 7006, 7007

506 Royal Bank Bldg.,
Vancouver, B.C.,
May 27, 1949.

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Yoichi, Hidesaburo and Manjiro
NAGAI

I have your letter of the 25th in which you ask whether the funds have been paid out to the parties entitled to receive same.

In addition to the sale of this property for the sum of \$16,433.00 referred to in my previous letter, there are other credits in this account, and a cheque for \$19,672.41 was issued in the joint names mentioned above, and mailed on January 6th, 1949, with the assurance that the acceptance of this cheque would not prejudice the position of claim before the Commission. This cheque was returned to us by Manjiro NAGAI in a letter dated Jan. 18, 1949, in which he states:

"I am in receipt of your letter & cheque of Jan. 6th/49 for which I thank you.

As I am only interested in the return of my property & am not satisfied with this amount I am returning this cheque.

I trust that a day will come when we will be treated fairly. I shall be looking forward to that day."

I trust this information will be of service to you.

Yours very truly,

F.G. Shears,
Director.

FOS/CM

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
J-9
FILE NO.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
May 25th, 1949

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Rec'd	May 26
File No.	
File	Shears
File No.	

Re: Yoichi, Hidesaburo and Manjiro NAGAI
Your Files 7005, 7006 and 7007

Dear Mr. Shears:

We have for acknowledgment your communication of the 21st instant and note that property owned by the above named was sold for \$16,400.00.

You do not mention whether or not these funds have been paid out to the parties entitled and before writing Mr. Nagai, we would be pleased to learn if the funds have been paid to them or if cheques have been refused.

Kindly let us hear from you.

Yours very truly,


K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JY

*Chaque 19, 672.21 - Jan 6/49
Returned - Jan 20/49*

306 Royal Bank Bldg.,
Vancouver, B.C.,
May 21, 1949.

7005, 7006, 7007.

K.E. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Yoichi HAGAI
Hidenoburo HAGAI
Kenjiro HAGAI

I am in receipt of yours of the 16th instant enclosing copy of a letter written by Mr. Hagai to Mr. Hagai to Mr. R.L. Keanleyside, Deputy Minister of Mines and Resources. I rather fancy that this is a Japanese property you may have inspected. In any case, it was a greenhouse property in the district of Haney.

The Municipal Assessment was	\$17,800.00
Appraisal by Brown Bros. & Co.	15,000.00
Appraisal by Ansell	15,500.00
Appraisal by Eddie	16,000.00

The property was included in our catalogue and sold for \$16,400.00. A claim made by Mr. Hagai was for \$55,849.00 and his evidence was given before Mr. Justice Bird at Kamloops.

Under the formula of settlement now being worked out, there would be an award of \$2,472.00. However, this is one of the cases which Edlaater considers a special case, and it will be further considered by Mr. Justice Bird presumably in the fall. There is therefore a possibility that the award may be changed from the amount mentioned above.

This property was not sold to the Veterans' Land Act, but sold to a private individual, and title has been given by the Secretary of State to Thomas Wong, Henry Wong and Lee Sing Lin, so that it would not appear possible for this property to be returned as requested.

Yours very truly,

F.G. Shears,
Director.

FGS/GH

Ottawa, May 10, 1949.

Dear Mr. Nagai:

I refer to your letter of the 4th of May, 1949 concerning the seizure of your property during the war.

As this matter does not come within the scope of this Department I am forwarding your letter to the Custodian of Enemy Property and no doubt you will hear from him within a few days.

Yours very truly,

H.L. KEENLEYSIDE,
Deputy Minister.

Mr. M. Nagai,
c/o Graham sec.,
70 Mile House,
British Columbia.

c/o Graham Sec.,
70 Mile House, B.C.
May 4, 1949

Mr. H.L. Keeneleyside,
Deputy Minister of Mines & Resources,
Ottawa, Ontario.

Dear Sir:

Regarding my property I will appreciate very much if you will kindly help me in anyway to get my property back so that I may go back to my beloved home and spend ~~my~~ the rest of my life there. That is also the wishes of many others, I am sure, who had their properties seized by the Custodian.

At the time of evacuation I, like all other Japanese people had been promised by the Custodian that they would look after our properties for the duration of the war and return them to us at the end of war. Thus we were forced to evacuate from our home to unknown lands.

I had first evacuated to lillooet, a self supporting project and have stayed self supporting ever since. In the meantime the Custodians had seized our properties and sold them very cheap, without the knowledge or permission of its owners, to the other white citizens. I believe that is an unlawful thing to do. However that was during the war.

It is now 4 years since the end of the war but our properties have remained as in the duration of war. I am still patiently waiting to return to my home and land where I spent the prime of my life building it up. Especially now that I am too old to start anything anew but to go back continue where I have left off. Although I understand everything will not be exactly as I left it, I will be happy to return and continue my work on my farm rather than be out of work and depend upon relief from the Canadian Gov't.

I trust you will understand my situation and will greatly appreciate your kindness and your help regarding return of my property of Haney, B.C. I would like my property returned rather than the amount of money for what the property is worth.

Will also appreciate a reply at your earliest convenience.
Thank you.

Yours Very truly,

M. Nagai.
H. Nagai.

7005
7006
7007

April 29, 1949.

Mr. H. G. Perkins,
15th Road,
R. R. #1,
Honey, B. C.

Dear Sir:

Referring to our letter of March 25th last in connection with the chattels left on the property at the time you took over, you have not yet found it convenient to call upon us or to write us on this matter.

This case as you know is now before the Japanese Property Claims Commission, and this Commission is now pressing for a settlement of this account. The amount due from you for these chattels is \$1,277.85, although as stated in our letter, the Custodian is willing to discuss with you your counter claim for the cost of re-tubing of the boilers.

Some arrangement must be made by you for the payment of this account by May 14th in order to prevent this case from being placed in the hands of our Legal Department. Please write us or call at this office within the next week or ten days.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHR/fm

March 22, 1949

To: Files 7004, 7006, 7007
 From: Mr. Reed
 Re: Kishi, Kishi, Kishibara and Kishiro
Sumitomo 1000 Bank, Japan

On Tuesday, March 22, Mr. Brown and I visited Mr. Perkins on the above property to collect payment or arrange settlement for the chattels left on the property to be used by the tenant, and to be paid for by him. Perkins is still operating the property as part owner.

Discussing the payment for chattels with Mr. Perkins, he brought up the question of a counter claim for goods lost by fire, re-bulking of barrels, replacement of glass in a greenhouse which was broken by a fire in a nearby building, and the installation of two new heaters. A letter has since been received from Perkins outlining his claim. Mr. Brown and I told Mr. Perkins that if he could produce receipts and statements for work done and materials bought that the Custodian would discuss with him the allowance that could be considered.

Perkins said he would call at the office on Wednesday, March 23rd, but we have not seen nor heard from him since his letter of March 22nd.

The chattels to be paid for are as follows:

Barrel	\$ 750.00
Barrel	27.40
Tube	11.00
Tube band	95.00
- " -	65.00
Oil tank	20.00
Shipped paper	11.00
Roller band	82.00
Roller	20.00
Roller band	60.00
Roller band	11.00
Till	25.00
	<hr/>
	\$1277.00

Signed

Counter signed

CRN/ra

[Signature]
[Signature]

7005
7006
7007

March 25, 1949.

Mr. E. G. Perkins,
15th Road,
R. F. #1,
Reno, N. C.

Dear Sir:

Re: Custody on property - 15th Road, Reno, N. C.

Referring to our conversation of Tuesday, March 22nd, 1949, and your letter of the same date received yesterday, the Custodian is willing to discuss with you the cost of the re-tubing of the boilers providing you can produce statements and receipts for the work done, also for the replacement of glass destroyed by the bunker fire.

With regard to the ductwork which was destroyed when the bunker burned down in April 1944, it would appear that this must have been new ductwork placed therein by you, and not that left in the bunker by Mr. Bagel. The property was leased to George Herbert Snow from the 1st of October 1942, and operated by you from that time on. Therefore, you would be using ductwork from the 1st of October 1942 until the fire in April 1944. After the fire in April 1944, the sum of \$600.00 was allowed for the re-building of the ductwork bunker and the paid bills and statement of work done were to be sent to this office (Custodian letter to Mr. G. H. Snow, June 14, 1944, of which a copy was sent to you). These were not received by the Custodian.

In view of the foregoing, we must ask you to call at this office at your very earliest convenience to discuss these accounts.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHM/ra
c.c. Mr. E. A. Anderson

Jawa B.O., B.C.
Jan. 18, 1949.

Mr. M. L. Brown,
Office of the Custodian,
Dept. of the Sec. of State
of Canada,
Vancouver, B.C.

EVACUATION SYSTEM	
Rec'd	JAN 20 1949
File No.	
Adm.	
Returned	

Dear Sir:-

I am in receipt of your letter & cheques of Jan. 6th/49.
for which I thank you.

As I am only interested in the return of my property
& am not satisfied with this amount I am returning
these cheques.

I trust that a day will come when we will be
treated fairly. I shall be looking forward to that day.

Yours truly,
M. Nagai

7005, 7006 & 7007

6th January, 1949.

REGISTERED

Messrs. Ichichi NAGAI et al.,
Fam, P.O.,
D.C.

Dear Sirs

Enclosed please find our cheque for \$19,672.21
being the balance of your joint account at this office,
accruing from sale of your real and personal property.

A detailed statement of your account is enclosed
herewith.

Please be assured that your acceptance of this
cheque will in no way prejudice any claim you may have
before the Commission, as the Honourable Mr. Justice H.I.
Bird, Commissioner, has so ruled.

Please acknowledge receipt.

Yours truly,



W.L. Brown,
Office of the Custodian.

MLB:HA
Encls. 2 (cheque)

7007

6th January, 1949.


Mr. Manjiro HAGAI,
Regn. No. 13838,
Fawn, P.O.
B.C.

Dear Sir:

We enclose herewith cheque for \$270.51, being the balance of your account at this office derived from sale of 200 shares of Maple Ridge Co-operative and \$15.00 refund from the B.C. Electric Railway Co.

Upon receipt of this cheque would you please forward your certificate covering these shares to this office, and if the certificate is not now in your possession, will you please sign the attached copy of this letter and return it to us in the enclosed stamped addressed envelope.

Yours truly,


M.L. Brown,
Office of the Custodian.

MIB:BA
Encls. 2

MEMORANDUM

Files No. 7005, 7006,
and 7007.

January 10th, 1948.

TO: Mr. M. L. Brown
FROM: Mr. Ian Macpherson.

Yoichi NAGAI, 14481, File 7005.
Hidesaburo NAGAI, 13837, File 7006.
Manjiro NAGAI, 13838, File 7007.
The S.E. $\frac{1}{4}$ of Sec. 15, Tp. 12 S. and Except the following portions:-
The N. 20 chains, that Portion of said $\frac{1}{4}$ section lying East of Kanaka Creek
Part 2.517 acres as shown on Sk. 6979
and Part subdivided by Map 6452, Mun.
of Maple Ridge, N.W.D.

In connection with above property recorded in the New
Westminster Land Registry Office, we attach the following
documents:

1. Copy of application No. 233349, dated 10-12-47, registering title in the name of the Custodian (Transmission).
2. Copy of application No. 233350, dated 10-12-47, registering title in the names of Thomas Wong, Henry Wong and Lee Bing Lin (Deed).
3. Duplicate of Transmission, dated 2-12-47.
4. Duplicate of Deed, 2-12-47, Secretary of State to Thomas Wong, Henry Wong and Lee Bing Lin.
5. Land Registry Office notice of issue of Certificate of Title No. 233350-B, dated 8-1-48, in names of Thomas Wong, Henry Wong and Lee Bing Lin. Duplicate certificate remains in Land Registry Office to permit registration of a mortgage given by the new owners.

Ian Macpherson

December 17, 1947.

7005
7006
7007

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Canada.

Dear Mr. Wright: Re: Property of Yoichi, Manjiro and
 Hidesaburo NAGAI.

Mr. Ian MacPherson has brought the enclosed documents to me, stating that the Registrar has requested that the Deed signed by the Assistant Deputy Custodian on the 2nd December, 1947, be amended so as to indicate the respective interests of each of the Grantees. A new Deed showing these interests is submitted for execution by the Assistant Deputy Custodian in duplicate.

I am advised that a mortgage given by the new owners is awaiting registration upon conveyance of title, and it would be appreciated if these documents could be returned as soon as possible.

Yours truly,

F.G. Shears,
Custodian.

FGS/GH
Encl.

MEMORANDUM

Files 7005, 7006, 7007

25th November, 1947.

Re: Yoichi NAGAI - 14481
Hidesaburo NAGAI - 13837
Manjiro NAGAI - 13838

TO: I. McPherson

FROM: M.L. Brown

Re: Henry Wong et al.

SE $\frac{1}{4}$ of Sec. 15, Tp. 12, Save & Except the N. 20 chains
and that portion of said $\frac{1}{4}$ Sec. lying E. of Kanaka Creek
Save & Except 2.517 acres m/l as shown outlined in Red
colour on Sk. Dep. No. 6979 also Save & Except part
subdivided under Map 6452. D.N.W.

Please be advised that the consideration together with interest,
has been paid in full, up to and including November, 1947, on the above
described property, and the relative official receipt has been issued for
the sum of \$3341.14.

Will you please, therefore, prepare and have issued to Henry Wong,
Thomas Wong and Lee Bing Lin, a Deed in Fee, and forward same to Mr. Harold D.
Campbell, as requested in his letter of the 20th November.

MLB:HA

7005,6 & 7

21st November, 1947.

Harold D. Campbell, Esq.,
508-12 Standard Building,
Vancouver, B.C.

Dear Sir:

Re: Harry Wood et al.

We wish to acknowledge your letter of the 20th instant enclosing cheque for \$3341.14. We have today advised the Insurance Company that we have no further interest in this property.

Immediate steps will be taken to issue to you the required Deed in Fee.

Our official receipt No. 15689 is enclosed herewith.

Yours truly,

H.L. Brown,
Office of the Custodian.

HLB:HA
Encl.

7005, 6 & 7

21st November, 1947.

Messrs. Edwards, McHair & Russell,
744 West Hastings Street,
Vancouver, B.C.

Attention Mr. McHair

Dear Sirs:

Re: Caledonian Fire Insurance Policy
No. 701,090

With reference to your letter of the 14th November,
please be advised that payment in full has today been received
on the Nancy greenhouse property purchased by Henry Wong et al,
and consequently the Custodian has no further interest in this
property or the insurance on same.

Yours truly,


M.L. Brown,
Office of the Custodian.

MLB:HA

7005, 7006 & 7007

17th November, 1947.

H.D. Campbell, Esq.,
812 Standard Building,
Vancouver, B.C.

Dear Sir:

Lot 8, at S.E. 1/4, Sec. 15, Tn. 12, Man 6452, D.N.E.

As requested by you this afternoon, we are pleased to
set out the amount owing on the above described property, as
at 19th November, 1947.

Amount of Principal	\$3317.73
Interest to Nov. 19/47	<u>23.41</u>
	<u>\$3341.14</u>

Yours truly,

H.L. Brown,
Office of the Custodian.

HLB:BA

7005, 7006 & 7007

14th November, 1947.

Messrs. Edwards, McHair & Russell,
744 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

This is to confirm our telephone conversation of this afternoon, to the effect that, as the Custodian's claim against the greenhouses at Haney, owned by Henry Wong, Thomas Wong and Lee Bing Lin has not been discharged to date, you protect the Custodian's interest, either by a new Policy or a Cover Note on behalf of the Caledonian Insurance Company.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

7005, 7006 & 7007

17th October, 1947.

H.D. Campbell, Esq.,
Chartered Accountants,
806-12 Standard Building,
Vancouver, B.C.

Dear Sir:

Re: Lun Kwong Fat, Thomas Wong, Henry Wong and
Lee Bing Lim - Agreement for Sale.
S. vs. S.U. Sec. 15, Tr. 12, Map 6452, D.H.E.

We wish to acknowledge cheque in the amount of \$500.00
made payable to Henry Wong and the Custodian jointly. This cheque
has been credited on account of the above Agreement as follows:-

Interest owing on Principal (3776.36)	
12th July - 30th Sept., 1947 - 80 days at 5%	\$41.37
Amount paid on account of principal	<u>458.63</u>
	\$500.00

Balance of Principal owing as at 30th Sept. 1947 \$3317.73

As requested we enclose herewith Custodian receipt for
the sum of \$500.00.

Yours truly,

Office of the Custodian.

Ha

7005, 7006, 7007

7th August, 1947.

H.D. Campbell, Esq.,
Chartered Accountant,
608-12 Standard Building,
Vancouver, B.C.

Dear Sir:

Re: Lun Kwong Fat, Thomas Wong, Henry Wong,
and Lee Bing Lim - Agreement for Sale.
S. 18 S.E. Sec. 15, T. 12, R. 6452, D.N.W.

As agreed with our Mr. Anderson, the balance owing under the above Agreement was to be paid at the end of July, but to date we have not received payment.

The principal amount owing is \$3776.36, plus interest at 5% from the 12th July, 1947.

We would appreciate you giving this your prompt attention as the Custodian is anxious to have this matter cleared up.

Yours truly,

B. Good,
Comptroller.

HEA:HA

7005, 7006 & 7007

22nd July, 1947.

H.D. Campbell, Esq.,
Chartered Accountant,
808-12 Standard Building,
Vancouver, B.C.

Dear Sirs

Re: Lum Kwong Fat, Thomas Wong, Henry Wong and
Lee Bing Lin - Agreement for Sale.
S. at SE 1. Sec. 15. Tp. 12. Map 6452. D.N.M.

We wish to acknowledge cheque in the amount of \$1000.00
made payable to Henry Wong and the Custodian jointly. This cheque
has been credited on account of the above Agreement as follows:-

Interest owing on Principal (\$4711.82)	
3rd Apr. - 12th July, 1947 @ 5%, 100 days	\$64.54
Amount paid on account of principal	<u>935.46</u>
	<u>\$1000.00</u>

Balance of Principal owing as at 12th July, 1947 \$3776.36

Attached hereto is our Official Custodian receipt for the
sum of \$1000.00, as you requested.

Yours truly,

Office of the Custodian.

HA
Encl.

7005, 7006 & 7007

16th April, 1947.

Messrs. Williams & Roe,
Barristers and Solicitors,
716 Hall Building,
Vancouver, B.C.

Attention Mr. Gordon D. Roe

Dear Sirs:

Re: Agreement for Sale, Lun Kwong Fat, Thomas Wong,
Henry Wong and Lee Bing Lin.
S. Ct. SE 1. sec. 15. Tr. 12. Map 6452. D.H.M.

We wish to acknowledge cheque in the amount of \$500.00 made payable to the above and the Custodian jointly, by Mr. H.M. Perkins. This cheque has been credited as agreed, on account of the above Agreement, and you will find attached official Custodian receipt for the amount, and also attached are details as to how it was actually credited.

Trusting you will find this satisfactory.

Yours truly,

H.E. Anderson,
Office of the Custodian.

WEA:HA
Encs. 2.

NAME NAGAI, Kazuo

REGISTRATION NO. 13614

FILE NO. 7007

The following chattels were sold by public
 auction at Harvey, B.C. on Dec. 9, 1943 - Dec. 23, 1944.

Total	(Auctioneer's Fee	\$12.75	
Less Expenses: (Advertising		6.34	
(Savings		<u>17.52</u>	
Net Proceeds Credited:			<u>\$12.13</u>

Members of Custodian Staff Present. Mr. Mayson

Extracted from Auctioneering List No. May 12.

✓
7005, 7006, 7007

26th November, 1945.

Harold D. Campbell, Esq.,
Chartered Accountant,
505 -12 Standard Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 551, H&G-I Greenhouses

We wish to acknowledge your letter of the 21st November, and regret the oversight in not previously supplying you with details of equipment which was included in the Agreement of Sale to your clients. These items however are listed as follows:-

Approximately 6,000 ft. of lumber
Approximately 15,000 posts
Blacksmith forge
7 lengths of hose
1938 Chevrolet dirt truck (3 tires at present
on the truck do not belong to it)
Approximately 100 flats
Wheelbarrow
Hoes, rakes and shovels
Sundry valves, old pipe and fittings

We trust this is the information you desire, but if we can be of any further assistance we will be only too pleased to do so.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

7005
7006
7007

June 6th, 1945.

Mr. W. G. Harvey,
14th Avenue,
Haney, B. C.

Dear Sir:

We are in receipt of your letter of
May 17th and note your remarks regarding row-
boats at our storage center.

These boats are both flat bottomed,
one having a small inboard motor. I do not
believe either would be suitable for gill net
fishing but, however, if you would contact our
Mr. Horyson at Haney 11, arrangements can be
made for you to inspect them.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH

7007

June 4th, 1945.

Mr. Manjiro NAGAI,
Reg. No. 13838,
Taylor Lake, B. C.

Dear Sir:

Re: Catalogue No. 584
2969 - 15th Rd., Haney
SE $\frac{1}{4}$ of Sec. 15, Tp. 12,
S & E the N. 20 chains &
that por. of said $\frac{1}{4}$ Sec.
lying E. of Kanaka Cree,
S & E 2.517 acres m/l, etc.,
Municipality of Maple Ridge.

Please be informed that the above property has been sold as of February 1st, 1945, for the sum of \$16,400.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your joint account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on the attached statement and the proceeds from the down payment of \$6,560.00 have been credited to your joint account. The balance of \$9,840.00 is being paid under an Agreement For Sale; \$4,920.00 payable on March 1st, 1946, and the balance of \$4,920.00 on March 1st, 1947, plus interest on the unpaid balance at 5% per annum.

We are also enclosing a general statement of your joint account up to date which includes the net figure to which reference has already been made.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc. (2)
C. C. B. C. Security Commission

STATEMENT RE SALE OF:

SAGAI, Teichi #14481

SAGAI, Sanjiro #13896

Name: SAGAI, Hidesaburo #13697

Catalogue No: 384

File No: 7005 - 7006 - 7007

Street Address: 2969 - 15th Road, Hanay.

Legal Description: 384 Sec. 15, Tp. 12, Range 6 except E. 10 ch. & West
 1/4 of said 1/4 sec. lying E. of Kanana Creek, save & except 2.517 ac. or 1/4 as
 shown outlined in Red. Sketch 6779, save & except part Sub. Map 6452.

Date of Sale and Adjustments
 February 1, 1945.

Sale Price \$16,400.00 - (Agreement for Sale \$9,840.00) Cash \$ 6,560.00
 incl. certain equipment

Real Estate Agents Commission \$ 820.00 ✓

Charge for Valuation 25.00 ✓

Charge for Advertising 4.00 ✓

Land Registry Office Transmission Fee

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance 90.00

Taxes 19.93

Water

\$ 860.93

\$ 6,650.00

Net Proceeds credited to your account

\$5,741.12

June 1, 1945.

Date:.....

George Peters

Compiled by:.....

C O P Y

RICHARD C. MESSENGER
Business Consultant

812 Standard Bank Building,
510 West Hasting Street,
Vancouver, B. C.

May 17, 1945.

Your File No. 7005-6-7 ✓

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. F. G. Shears:

Dear Sirs:

Re- Catalogue No. 584
Nagai Greenhouse, Maple Ridge

The Agreement of Sale covering the purchase by my clients, Thos. Wong, et al, has now been completed and the adjustments settled. Their purchase of this property is subject to the lease between the Secretary of State of Canada and Mr. G. H. Snow, Produce Broker, expiring on the 30th of September, 1945.

It has now come to my attention that in addition to certain equipment and chattels which were included in the sale of this property to my clients, there is a certain amount of household and personal Japanese chattels and gear, presumably stored in the dwelling house which is part of the property. I note from the copy of the lease which I received from you that the use by Mr. Snow or his representative of this dwelling house was excluded for the purpose of the storage of these Japanese chattels. I find that Mr. Perkins, Mr. Snow's representative, is occupying this house and presumably has control of these Japanese effects.

This is therefore to serve notice on you that my clients accept no responsibility whatsoever for these Japanese chattels and I would like to suggest that arrangements be made for their removal at the earliest possible time. In this connection I think it would be wise if you arranged with the member of your Protection Department, who would be in charge of such removal, to meet me on the premises in order to sort out the chattels, etc., sold to my clients and those still belonging to the previous Japanese owner.

Yours very truly ,

"R. C. Messenger"

RCM:JM

Original filed on File 7005.

C O P Y

7007

14th Ave., Haney, B. C.

May 17/45.

To the Custodian of Alien Property,
Vancouver, B. C.

Dear Sir:

There are two Japanese rowboats stored
at 14th Ave. and Dewdney Trunk Road here that I
would like to examine, and if suitable for gill net
fishing I would like to make an offer of purchase,
as my fish boat was stolen and the police seem unable
to find it.

Yours truly,

"W. G. Harvey"

Original filed on File 7005.

COPY

BRITISH COLUMBIA SECURITY COMMISSION

File 7007

360 Homer Street,
Vancouver, B.C.

19th May, 1945.

G.W. McPherson Esq.,
Executive Assistant,
Office of the Custodian,
Vancouver, B.C.

Dear Mr. McPherson,

I received your letter of May 17th with reference to Y., H. and H. NAGAI, in reply to a letter written by Major Gale to the Secretary of State and letter from Y., H. and H. Nagai to the Custodian in Vancouver.

I consider that your letter explains the situation fully and we will see that a copy is forwarded to Major Gale for his attention.

I was glad to have the pleasure of making your acquaintance when you were in Vancouver on Thursday.

Yours very truly,

(signed) T.B. PICKERDILL

Commissioner.

C
O
P
Y
7005
7006
7007

17th May, 1945.

I.B. Pickersgill, Esq.,
Commissioner,
The British Columbia Security Commission,
Dick Building,
Vancouver, B.C.

Dear Sir:

Re: Y. H. and E. Nagai

I telephoned your Mr. Brown concerning Mr. R.L. Gale, who wrote direct to the Secretary of State at Ottawa on April 25th last.

Your Mr. Brown has advised me that Mr. Gale is your Supervisor at Shalalth and that it is more desirable therefore, that this office should correspond direct with you in this matter.

I am enclosing a copy of the letter written by him to the Secretary of State and the enclosure referred to, and for your information wish to give you a statement of the facts as available at this office.

The Custodian has no information as to the capital invested in this property by the Nagai Brothers, but the Custodian did have the property valued by three independent Valuers on the instructions of the Japanese Advisory Committee under the Chairmanship of Judge Whiteside of New Westminster. All these valuations indicate the present day value of the property to be between \$15,000.- and \$16,000.-, and you will appreciate that the Custodian in attempting to dispose of the property cannot take into consideration the original capital invested.

For your information, I personally visited this property after the evacuation of the owners and found it in charge of a Mr. C.H. Stonehouse who had been appointed by the Japanese as their agent.

The property was of such a nature that it was desirable to make arrangements as soon as possible to lease same, the Government's policy of liquidation not having been determined at that time and a lease was therefore arranged on the basis of \$1,900.- per annum, the amount of the rental being approved by Mr. Stonehouse on behalf of the evacuated owners. The tenants were to have the use of the property and to keep it in repair in consideration of this rental.

The Custodian has no information as to the gross or net value of the crop which the tenants took off the property, but in view of the fact that the owners' Agent had approved the rental, the Custodian does not feel that he is concerned with the profit made by the tenant when one takes into consideration that the property itself was being protected.

There is a letter on the Custodian's file sent by Mr. Regal dated November 16th, 1942, relating to the proposed rental, in which Mr. Regal stated as follows:

"Regarding your letter of October 30th (File No. 7005, 7006, 7007), I would appreciate the leasing of the property, but at the present considered price I feel that it is unworkable for the size of the greenhouses."

However, please advise Mr. Bone to make all arrangements with Mr. Stonehouse at Honey."

This I believe is in answer to the charge that the property was rented for too low a rental."

Not that it has any bearing on the Custodian's action in this matter, but you may be interested to know that information available to day is to the effect that the party who purchased the property from the Custodian has negotiated a lease with the same tenants for two years at a considerably smaller rental."

Insofar as the request is concerned, I am advised that the arrangement made with the tenant was that he would be at liberty to use the building on the property on the understanding that on the termination of his tenancy he would leave as much material on the property as was there at the time he took over, or that proper adjustments would be made."

The property has now been sold for \$16,400-- which is in line with the appraisal and the necessary adjustments respecting the surplus and other matters are no longer under discussion and it is presumed will be settled at the end of the present crop year, some time during the month of July. The Custodian's fieldmen advise that the highest the surplus on this property could not accommodate \$5,000-- north of surplus at the prevailing price at the time of the evacuation."

The Custodian's officers have, wherever possible, co-operated with Mr. Stonehouse, the former owner, representative and as far as I know he has never complained about the Custodian's actions."

As to the balance of Mr. Gale's letter, I would point out that the Custodian's records indicate that he was fully informed of all the facts and the facts were placed before the Japanese Advisory Committee referred to above and the sale recommended by that Committee."

Insofar as Mr. Gale is concerned, and insofar as other Supervisors of yours are concerned, the Custodian is pleased to supply information to it as desirable that complaints of this kind should come through your office to the Director of this office, Mr. Sherris."

Your co-operation in this matter will be greatly appreciated.

Yours truly,

O. A. McPherson,
Director of this office.

ONE/111

7005
7006
7007

C
O
P
Y

17th May, 1945.

R.L. Gale Esq.,
Supervisor,
The British Columbia Security Commission,
Shalalth, B.C.

Dear Sir:

Re: S.3 of S.B.3 of Sec. 15, Tp.12,
Maple Ridge District, Manev. B.C.

Your letter of April 25th addressed to the Secretary of State relating to the above matter was referred to me by the Secretary of State prior to my departure from Ottawa for Vancouver, and I have been in touch with the British Columbia Security Commission office here, and they have advised me that you are their Supervisor at Shalalth.

In view of this, the facts of this case insofar as this office is concerned, are being conveyed to Mr. T.B. Pickersgill.

Yours truly,

G. W. McPherson,
Executive Assistant.

GWMCP/VSM

TAYLOR LAKE B.C.
April 23rd.1945

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

APR 28 1945

7007

KPROR

Richardson

sent to sent dept

Dear Sir,

You have informed me that my property known as:-

South half of South East quarter, Section 15, Tp. 12, Maple Ridge District
containing 60 acres more or less. Province of British Columbia

is about to be sold or may by this time have been sold. As you
are aware I have never consented to such sale or ratified it,
but have at all times and do now object to the arbitrary sale
of my property.

I therefore notify you that as a naturalized Canadian Citizen
I reserve the right to such legal action as may be necessary to
recover my property, which I consider is being wrongfully sold
and disposed of.

Yours truly

Munjiro Nagai

~~XXXXXXXXXX~~ for

C.O. to Secretary of State
Ottawa, B.C.

for Munjiro Nagai
Yoichi Nagai
Hidesaburo Nagai.

7005, 7006 & 7007

April 27, 1945.

Messrs. Campbell & Pemberton,
506 Crown Building,
615 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 584
15th Avenue, Maple Ridge
Sect. 15/242, 15/243, 15/244 & 15/245

Please be informed that copy of registered Agreement for Sale covering the above described property is now ready for delivery to the purchasers, Messrs. Lun Kwong, Pat, Thomas Wong, Henry Wong and Lee Bing Lin.

Adjustments have been calculated as of February 1, 1945 and a balance of \$282.51 is charged to the purchasers as shown on the enclosed sheet.

Please have the purchasers sign the attached control receipt and return it to this office with a cheque for \$282.51 upon receipt of which copy of said Agreement for Sale and relevant insurance policy will be mailed to the person or persons designated by them.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

cc purchasers c/o Messrs. Campbell & Pemberton

Catalogue No. 584,
File Nos. 7005/7006/7007,
15th Avenue, Maple Ridge, B.C.
S. Pt. SE, Sec. 15,
(S.A. E. Sk. 6979 & 6452 & E. Creek)

April 26th, 1945.

LUM KWONG FAT, THOMAS WONG, HENRY WONG
and LEE DIM LIM

(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at February 1st, 1945)

	DEBIT	CREDIT
Purchase price	\$16,400.00	
Cheques received		6,000.00
Agreement for Sale		9,840.00
Seller's pro portion of 1945 taxes 3/365 x 234.67		19.93
Amount of rent collected (February 1st to February 28th (March 1st to March 31st - 2 months @ \$158.33		316.66
Registration fees on agreement	9.05	
Insurance premium 50.15 x 99.90	50.05	
Balance owing to purchaser \$277.49		
Balance purchase price owing by purchaser 560.00		
		<u>282.51</u>
	16,459.10	16,459.10

BALANCE OWING BY PURCHASER - \$282.51

C
O
P
Y

File 7007

Shalalth, B.C.
April 25, 1943.

Secretary of State
Ottawa, B.C.

Dear Sir,

Re S. half of S.E. quarter
of Section 15, Tp. 12,
Maple Ridge District
Honey, B.C.

The above property is owned by the Nagai brothers, Munjiro, Yoichi & Hidesaburo and at the time of evacuation they had not only brought the property into cultivation but had erected thereon over one and a quarter acres of glass greenhouses at a cost of over \$50,000.00, for early tomato and cucumber raising.

At the time of evacuation they were promised along with others, that their property would not be interfered with.

However three years ago the Custodian saw fit to rent the property to some wholesalers in Vancouver for \$1900 per annum, though last year this Company took \$30,000.00 worth of crop off the place, and almost as much the two preceding years.

There was also \$5000.00 worth of sawdust on the property which the tenants have used and not replaced or paid for.

The Custodian now informs Mr. Nagai that it is his intention to sell the property for the sum of \$16500.00.

The tenants to date have made a net profit of from ten to fifteen thousand dollars a year, have used \$5000.00 worth of sawdust and are now to be given the opportunity to purchase the property worth at least \$60,000.00 for \$16500.00.

It is hard to believe the Government can be fully aware of these facts or now that you are, will permit this dubious deal to be made, for the benefit and profit of private individuals.

We would request on behalf of Mr. Nagai that you will give me your assurance that the sale of this property will be held in abeyance until after the cessation of hostilities when the legality of the action proposed by the Custodian can be tested.

Yours respectfully,

"R. L. Gale".

R.L. Gale.

For file 9007-

File Nos. 7005, 7006 and

Catalogue No. 211

April 20th, 1945.

MEMORANDUM

To: Mr. George Tolson

From: Mr. R. A. Cramer

Yehudi HAHN,
Hannah HAHN, and
Hilshere HAHN.
Sons of Maple Ridge
Sub. 1 of Sec. 15, Tp. 12, Range and
except the E. 20 shares and that
portion of said 1/2 Sec. lying E. of
Kendall Creek, Sec. and except 2,517
acres more or less, etc.

With reference to the above property which was recorded in
the New Westminster Land Registry Office, April 12th, 1945, we
attach herewith the following documents in connection therewith.

1. Copy of application number 95335-C, dated April 12th,
1945, registering Agreement for Sale to Lee Heng Fui,
Thomas Wang, Henry Wang and Lee Hing Lin.
2. Duplicate copies (3) of Agreement for Sale dated
April 2nd, 1945.
3. Post card acknowledgment dated April 12th, 1945,
No. 95335-C, from the New Westminster Land Registry
Office, stating registration of the above has been
completed.

R. A. Cramer

Encs.
2

228

April 16th, 1945

McGregor, Johnston & Thomas, Ltd.,
414 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: North West Fire
Policy No. 220132

The property insured under the above policy
has been sold under an Agreement for Sale to LUN KWONG FAT,
THOMAS WONG, HENRY WONG and LEE BUNG LIM of Vancouver, B.C.

Will you please let us have the usual
endorsement for attachment to the policy showing the interest
of the vendor and vendee, also a certified copy of the policy
with endorsement attached.

Yours truly,

Insurance Department

KT

File No. 705/1001/1007

April 13th, 1945.

MEMORANDUM - INSURANCE DEPARTMENT

Re: - Catalogue No. 584,
15th Avenue, Maple Ridge, B.C.
S. pt. 32; Sec. 15,
(S. & E. 32. 6279 & 6452 & E. Creek)

Please transfer insurance covering the above property. This property is being sold under an Agreement for Sale between the Secretary of State and Lun Kwong Fat, Thomas Wong, Henry Wong & Lee King Lin. The Agreement for sale has now been registered.

GP/ED.

Date of Sale: February 1st, 1945.

MEMORANDUM

File Nos.: 7006
7007

March 23rd, 1945.

TO: The Files

FROM: Mr. Richardson

Re: Y. H. & M. NAGAI Property

The Hot House Sales Agency Ltd. on behalf of George H. Snow, lessee, has paid the sum of \$475.00 being quarterly payment in consideration of lease to March 31st, 1945. Official receipt No. 12252 is filed on file 7005.

4X.

/OR

March 16, 1945.

MEMORANDUM - MR. GOOD

Re: Catalogue No. 584
15th Avenue, Maple Ridge

Please be informed that the above property is being sold under an Agreement for Sale, the terms covering which are as follows:

Sale price	\$16,400.00
Rec'd by Custodian	<u>6,560.00</u>
Balance	\$ 9,840.00

The balance is payable at the rate of \$4,920.00 on March 1, 1946 and \$4,920.00 on March 1, 1947 together with interest at 5% per annum payable on the dates and days above set forth on all unpaid balances.

GP:MA

Date of Sale: February 1, 1945
Purchasers: Lam Kwong Fat, 399 East Pender Street, Vancouver
Thomas Wong, A.I.D. Inspector, R.C.A.F.
Henry Wong, 1077 Granville Street, Vancouver
Lee Bing Lin, 1077 Granville Street, Vancouver

MEMORANDUM

File Nos. 6967
7005
7006
7007

March 7th, 1945.

TO: The Files

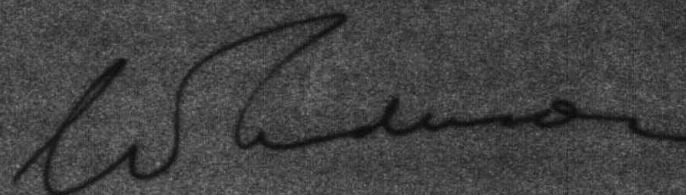
FROM: Mr. W. E. Anderson

Re: Toshio NAGAI
Declared Chattels

Subject Japanese declared himself as being the owner of blacksmith tools being left in the house at 15th Road, Haney, B. C.

The majority of the blacksmith tools were removed by them to their self-supporting scheme at Taylor Lake and, as it is impossible to segregate ownership of the remaining on the property, all tools and equipment will be handled under the property owners' files #7005, 7006, 7007, and will be up to the three brothers to make allowance for any claim.

WEA:CH



7005, 7006, 7007

March 5, 1945.

Mr. Sanjiro NAGAI,
Reg. No. 13438,
Taylor Lake, B.C.

Dear Sir:

Re: Catalogue No. 584,
S. pt. 38; Sec. 15,
(S & B Sts. 6979 & 6452 & E. Creek.)
15th Ave., Maple Ridge.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$16,400.00 which includes some equipment and chattels, and will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your joint account with Yoichi and Midesaburo, and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

7005 & 7006 & 7007,

March 1st, 1945.

Messrs. Campbell & Pemberton,
506 Crown Building,
615 West Pender Street,
Vancouver, B.C.

Dear Sirs:-

Re:- Catalogue No. 584,
S. Pt. SE $\frac{1}{4}$ Sec. 15,
(S. & E. Sk. 6979 & 6452 & E. Creek)
15th Avenue, Maple Ridge

Your letters of December 4th and January 26th enclosing cheques amounting to \$6,000.00 and offer to purchase the above property for the sum of \$16,400.00 have been received and considered. The purchase price to include certain chattels and equipment set forth in the enclosed list.

This is to advise you that we are prepared to recommend the acceptance of this offer. According to our arrangements the balance of the down payment namely \$560.00 is to be available and paid when adjustments are calculated. The balance namely \$9,840.00 is to be paid in two equal annual payments of \$4,920.00, bearing interest at 5% per annum as set out in an Agreement for Sale which, when ready for signature, will be forwarded to you, so you may arrange to have your client execute same. When this is returned it will be forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, will be signed and returned to this office for registration.

A statement of adjustments of taxes etc., including registration fees, and calculated as of the date of this letter, will then be prepared and forwarded to you.

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


We understand your clients are fully aware of the existing lease which terminates on September 30th, 1945.

We note that you request this property to be purchased in the names of the following:-

Lum Kwong Fat, Cook, 359 East Pender Street,
Thomas Wong, A.I.D. Inspector, R.C.A.F.
Henry Wong, Storekeeper, 1097 Granville Street,
Lee Bing Lim, Storekeeper, 1097 Granville Street,
All Chinese citizens of Vancouver, B.C.

Yours truly,

F.G. Shears,
Director.


Enc. 1.

CHATELAIN AND EQUIPMENT

Approximately 6,000 ft. of lumber
(tables)

Approximately 15,000 pots @ 20.00

Blacksmith forge

7 Lengths hose @ 5.00

1928 Chevrolet dirt truck

(3 tires at present on the truck
do not belong to it.)

Approximately 100 flats

Wheelbarrow

Hoes, rakes and shovels

Sundry valves, old pipe and fittings

MEMORANDUM

File No. ~~7007~~
~~7007~~
7007

December 8th, 1944.

TO: Mr. Peters

FROM: Mr. Richardson

Re: Y. H. & M. NAGAI - Catalogue No. 524

For your information please be advised that according to the catalogue, equipment was included in the sale of this property. Details of this equipment and value of same are being ascertained by our Mr. W. Anderson who has discussed this with Mr. Shears.

As noted on the property memorandum, this property is under lease to September 30th, 1945. Actual covering lease is in process of being executed, terms of which are identical of those prevailing under previous lease on file which expired September 30th last.

RDR:OH

7005
7006
7007

December 8th, 1944.

Mr. George Herbert Snow,
155 Water Street,
Vancouver, B. C.

Dear Sir:

Re: Y. H. & M. NAGAI

We enclose herewith lease covering period expiring
September 30th, 1945 for your signature.

You will note that the terms are identical with prior
lease and that a first quarterly payment was due on October 1st.

Kindly sign the enclosed and have your signature witnessed
and if convenient, please let us have your cheque for \$475.00 covering
initial payment.

Thanking you in advance for your prompt compliance, we are,

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc.

MEMORANDUM

File No. 7203
12/1/44

November 27th, 1944.

TO: Mr. Shears
FROM: Mr. Richardson

Re: Y. E. & E. HADAI - Haidou Property

For your information we give you the following:

Fire Insurance coverage - \$4,900.00
No insurance on greenhouses
No insurance previously carried by owners.

Fire loss money of \$1,000.00 paid into this office and credited to the Japanese account. Lessee was allowed \$600.00 on 1943-1944 rent for rebuilding and repairs occasioned by fire.

Acreage - 50,978 acres
Assessed Value: Land : \$2200.00
Improvements: \$15,600.00

Lease expires September 30th, 1945.

Revenue		
Gross Rental		\$1900.00 per annum
Taxes	\$235.00	
Insurance	<u>35.00</u>	<u>270.00</u>
Net Revenue		\$1630.00

There does not appear to be anything on the files from the Japanese indicating what they consider the property worth.

MR:OM

COPY

H.M. EDDIE & SONS LTD.

Sardis, B.C.

November 25th, 1944.

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

Dear Sir,

Re your file 7005.

In accordance with your request and in company with two members of the firm of Brown Bros. I visited the Japanese Greenhouse property described in your letter of the 18th.

I found the fifteen houses in five separate units scattered over a wide area and each served by a separate heating unit; this arrangement I consider most uneconomic.

The houses have been well and substantially built but are suffering from lack of attention in the way of paint and general repair. The five heating plants are each in somewhat dilapidated condition with the buildings just about ready to tumble down with the exception of one which burned down recently and rebuilt. Each of the heating plants appear to be barely able to take care of what is expected of them.

I find that very considerable capital expenditure would be necessary to put the whole plant in condition to meet present day operating and marketing conditions.

Taking the thing as a whole, considering the good condition of the houses, set off by the uneconomic heating arrangement, remoteness from transportation facilities and the most undesirable nature of the terrain I am of the opinion that a fair present day value would be \$15,000.

The above valuation does not include the acreage attached which I consider of little or no value to a greenhouse proposition because of its rough, undeveloped nature.

Yours very truly,

"H.M. Eddie"

B

COPY

Brown Bros.
& Co. Ltd.

R.R. 1, Port Hammond.
November 25/44

The Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re your file 7005

I viewed this greenhouse property with Mr. H.M. Eddie
and wish to report as follows:

There are 5 separate units each consisting of approximately
8640 square feet under glass and a heating plant with a sandust
storage bunker. These are located on a hillside and each unit is
perched on a ledge with only one 3 foot door to service the greenhouse.

The greenhouses have been well built and are in fair condition
yet but will require attention soon to prevent rapid deterioration.

The heating plants are of mediocre type - apparently not
designed by one with any engineering ability and consequently their
efficiency is of a doubtful nature. The cost of operating these 5
units must be excessive.

In addition there is a water pump and storage tank, also
a dwelling.

A fair valuation of the above and exclusive of the
acreage would in my opinion be around \$15,000.

Yours sincerely,

"Wm. C. Brown".

B.

7005
7006
7007

June 14, 1944.

Mr. G. H. Snow,
155 Water Street,
Vancouver, B. C.

Dear Sir:

Re: Yoichi, Hidesaburo & Nanjio NAGAI.

Confirming my conversation with your Mr. E. G. Perkins, please be advised that upon receipt of the balance of the 1944 lease consideration, namely \$1425.00, the Custodian is prepared to enter into a new lease for the coming season on the same terms.

The Custodian, however, will allow to you the expenses necessary to rebuild the sandblast bunker, which was destroyed by fire, and repairs necessary to the boiler house, not exceeding \$600.00 upon receipt of paid bills and notarized statement of same covering work done, after our inspection of the property.

A copy of this letter is being forwarded to your Mr. Perkins at Haney to confirm our conversation and we have no doubt that you will find it satisfactory.

Yours truly,

W. E. Anderson,
Farm Department.

WPA/EG

cc to Mr. Perkins.

LOSS REPORT

No. 61

28th April, 1944.

Files 7005, 7006, & 7007 Name NAGAI

Location No. 15 Road, Municipality Maple Ridge.

Property Damaged Bandst storage building-Item No. 8 on below policy.

Loss Caused by Fire

Date of Loss 28th March, 1944 8:30 p. m.

Policy No. 210152 Company Northwest Fire Insurance Company

Agents McGregor, Johnston & Thomas Ltd.

Sum insured \$1,000.00 - Item No. 8

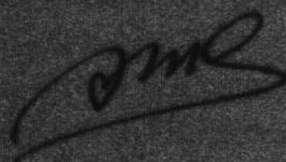
Adjusters J. M. Robertson Company.

Amount of Claim \$1,000.00

Date Claim Paid 10th May, 1944.

Insurance Period Unnecessary-building total loss

522478



COPY

R.R. 1, Whonock, B.C.
April 12th/44.

Dept. Sec. of State

Dear Sir:

Please find appraisal of the following land as
listed

No. 584 - Large frame house of 9 rooms. House is not in any
way completed inside, contains ordinary plumbing. 15 greenhouses
in very good condition and 70 acres of land which is very rough
cut up with ravines and gullies. There is about 200000 M. ft.
of 2 growth timber on this property. Values as follows.

Greenhouses and equipment	\$12000
Land 70 ac.	1400
House & buildings	1500
Timber	<u>600</u>
	\$15500
	<u> </u>

S. Pa. of SE $\frac{1}{4}$ Sec. 15, T.P. 12, N.W.D.

Appraisal Acct. \$15.00.

Wm. H. Ansell

Appraiser.

8.

MEMORANDUM

April 5, 1944.

Files 7005
7006
7007
Loss File

To: Files

From: Mr. Gibson

Re: Fire Loss--
North West Pol. #210152
15th Road, Naney, B. C.
HAQAI

Telephone message received from Mr. J. M. Robertson, Adjuster, to the effect that fire had occurred on the property covered under the above numbered policy and that Sawdust Bunker, Risk No. 13, cover for \$1,000.00 was burned to the ground.

Also Boiler House, No. 12 on the diagram on file, had been damaged or destroyed on which no insurance was maintained.

Proof of Loss will be forwarded to us for signature in the near future and I understand Mr. Robertson is prepared to recommend full settlement on the risk destroyed.



SMG:JS

Files #7005/6/7

October 29, 1943.

MEMORANDUM - MR. K. V. WRIGHT

Re: NAGAI, Yoichi,
NAGAI, Manjiro,
NAGAI, Hidesaburo.

Attached are the files with proposed renewal lease for your approval. This property is not being taken over by the Director of the Veterans' Land Act.

This lease is a renewal of lease which expired September 30th, 1943. The renewal is on the same terms as the original. From October 1st, 1943 to September 30th, 1944 - \$1,900.00 per annum payable \$475.00 quarterly, 1st October, January, April and July.

The property is owned by the above Japanese.

No charges registered or unregistered.
Certificate of Incumbrance herewith.

Annual Taxes-----\$233.27
Fire Ins. Premium----- 99.90 3 years.

Lessee has made all payments as covenanted under original lease.

RDR/MFP

7005, 7006, 7007

August 21, 1943.

Messrs. Ichichi, Hidesaburo & Nanjiro NAGAI,
Registration Nos. 14481, 13837, & 13838,
Lillooet, B. C.

Dear Sirs:

Re: North West Policy No. 210152

Please be advised that the above numbered policy covering for \$4,000.00 on various buildings on your property located on the W. side of No. 15 Road, between 17th & 21st Aves. on a portion of the S. part of the S.E. $\frac{1}{4}$ Sec. 15, Twp. 12, in the Municipality of Maple Ridge has been placed. The premium of \$99.90 has been paid to the insurance company and charged to your joint account in this office.

We decided to have this insurance placed to cover your property after discussing the matter with Mr. Stonehouse following which we had an agent of the North West Fire Insurance Company inspect the property prior to placing insurance. If you would like a copy of the policy we will have a copy issued by the company and forwarded to you.

If by any chance, you would prefer to carry no fire insurance, then a letter signed by the three of you to that effect will give us the necessary authority to cancel the policy; but bear in mind that if you do this, the risk will be entirely on your shoulders should fire take place.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

7005 7006, 7007

August 3, 1943.

Mr. C. S. Stonehouse,
Honey, B. C.

Dear Sir:

Re: NAGAI, Yoichi
NAGAI, Manjiro and
NAGAI, Hidesaburo

When in the office on July 23rd it was your intention to have Mr. Hal Mensies write a fire insurance policy to cover on the buildings on property belonging to the above named.

We have not yet heard from Mr. Mensies in this respect. We would be glad if you would get in touch with him and have him send the policy in here just as soon as possible.

Yours very truly,

S. M. Gibson
Insurance Department

SMG:JS

7005, 7006 and 7007.

June 7th, 1943.

Mr. C. H. Stonehouse,
Nanay, B. C.

Dear Sir:

NAGAI, Yoichi,
NAGAI, Kenjiro and
NAGAI, Tadamasa.

Kindly give me any information you may have please, concerning fire insurance being carried on property belonging to the above named and located on the South East 1/4 of Section 15, Township 12 on 15th Road, Nanay, in the municipality of Seale Ridge, British Columbia.

The property in question is under lease to Mr. George H. Snow, but according to the terms of the lease he is not required to maintain fire insurance protection.

If there is no fire insurance in force at the present time, I think it should be arranged unless the owners do not wish to carry it and are content to take the risk themselves. An early reply would be appreciated, please.

Yours truly,

S. H. Gibbons,
Insurance Department.

SWH:MAI.

7005, 7006,
7007

28th January, 1943.

A. E. Booth, Esq.,
2935 West 5th Avenue,
Vancouver, B. C.

Dear Sirs

Re: Toichi, Hidenoburo and
Kenjiro HIGAI

Please refer to our letters to you dated September 29th,
October 13th, November 3rd, November 26th and December 31st, and to
your verbal assurances received at intervals in connection with the
agreement you intended making with the individuals mentioned above.

We would appreciate hearing from you in writing in this con-
nection so that our files may be complete.

Yours truly,

R. P. Alexander
Manager

WALF

7007

9th January, 1943.

The Union Oil Company of Canada, Limited,
402 West Pender Street,
Vancouver, B. C.

Attention Mr. S. G. Horton

Dear Sirs:

Hai Maniro NAGAI, Haney, B. C.

On reviewing our file on the above individual we notice you were holding a credit of \$201.96 for Mr. Nagai in April of last year.

We would appreciate being advised as to whether this credit was taken up by Mr. Nagai before he was evacuated or if you are still holding it for him. In the event that you are still holding it for him would you kindly remit this amount to us in the form of a cheque made payable to the Custodian of Enemy Property.

Yours truly,

R. P. Alexander
Manager

RPA:LF

7007
R. R. #1,
Haney, B. C.
Jan 6, 1943.

Mr. R. D. Richardson.

Dear Sir:

Yours to hand of Jan 5th Mr. Boone was out today from G. H. Snow office they are going to have the lease drawn up right away & sent out & as soon as that is done there will be a copy sent to your office hoping this will meet with your approval.

Yours truly,

"C. H. Stonehouse"

7005, 7006
7007 ✓

December 16th, 1942.

Mr. C. R. Stonehouse,
Haney, D. C.

Dear Sir:

Re: Y. H. and E. NAGAI

We are taking the liberty of inquiring at this time with reference to our letter dated November 24th asking you to kindly supply us with particulars of any transactions you may have made in connection with the leasing arrangements with Messrs. C. R. Snow.

We would also appreciate your comments and any information you may have to supply us, particularly to the last paragraph of our letter, for which please accept our thanks in advance.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

14

7005,
7006,
and 7007

November 24, 1942

Mr. C. H. Stanhouse
Reno, N. C.

Dear Sir:

Re: I. H. A. H. SAKAI

After communicating with the above parties in connection with the leasing of their property to Mr. George Herbert Snow of Vancouver, we are now in receipt of a reply signed by Mr. Sanjiro SAKAI asking this office to kindly instruct Mr. Bone, Manager of Messrs. C. H. Snow, to make all arrangements with you.

We have therefore written a letter to the Japanese parties concerned stating that this arrangement will be quite satisfactory to the Custodian and that this office will not interfere with any arrangements you may make with Mr. Bone regarding use of the chattels and equipment and sale of supplies, which will be required to operate this property.

Your Power of Attorney, dated the 13th day of April, 1942, will be duly recognized by this office, and will release the Custodian from any responsibility occurring with any arrangements you may make. We would, however, request that you supply us with details of any transactions you may make so that we may have same on file. We would also remind you that any proceeds of sales are to be remitted to this office, made payable to the Custodian of Enemy Property.

In closing, we are taking the liberty of enquiring whether you have recently received a letter from the subject Japanese regarding this matter, and if so, we would very much appreciate your forwarding a copy to this office.

Yours truly,

RECORDED

E. D. Richardson
Farm Department

7005,
7006
and 7007

November 23, 1942

Messrs. G. H. Snow
155 Water Street
Vancouver, B. C.

Attention: Mr. Bone

Dear Sirs:

Re: Y. H. & H. HAGAY

We are enclosing herewith copies of our
letters addressed to the above Japanese and to
Mr. C. H. Stonhouse, which are self-explanatory.
You will kindly make arrangements with Mr. Ston-
house accordingly.

Yours truly,

R. D. Richardson
Farm Department

HRC:NDE
Enc. 1s

7005,
7006
and 7007

November 21, 1942

Messrs. Y., H., & M. NAGAI
Registration Nos. 14481, 13837 & 13838
East Lillooet, B. C.

Dear Sirs:

We are in receipt of a letter dated the 16th inst., signed by Mr. Munjiro NAGAI, Registration No. 13838, in reply to our letter dated October 30th, in connection with the use of equipment and sale of supplies to Mr. G. H. Snow.

We assume that Mr. M. Nagai is writing after discussing this matter with all parties concerned and is answering on their behalf.

We are today writing to Mr. Stanhouse, informing him, in accordance with your letter, that he is to make all arrangements that he thinks necessary on your behalf - thus releasing this office from any responsibility occurring in connection with arrangements that may be made regarding the chattels, equipment and supplies on your property with Mr. Bane, Manager of Messrs. G. H. Snow, Fruit Wholesalers, 155 Water Street, Vancouver, B. C.

We are enclosing herewith copy of our letter to Mr. Stanhouse, which is self-explanatory.

Yours truly,

R. D. Richardson
Farm Department

HBC:HDE
Enc.

4007

Copy

Co Sory Pulp Co.,
Via Squamish & Hazelton
R. P. O., B.C.

Nov. 16, 1942.

Office of the Custodian,
506 Royal Bank Bldg.,
Westings and Granville,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 19 1942

Dear sir:

Regarding your letter of October 30th file
(no. 7005, 7006, 7007) I would appreciate the
leasing of the property but at the present
considered price I feel that it is respect-
ably low for the size of the gunhouses.
However, please advise Mr. Bone to make
all arrangements with Mr. Stonhouse at Honey.
I remain

Yours truly,
M. Nagai

7005, 7006
7007

November 10th, 1942.

Mr. Manjiro Nagai,
Reg. No. 13838,
East Lillooet, B. C.

Dear Sir:

May we ask to be favored with an early reply to our letter dated October 30th, requesting you to let us have your comments on the leasing of your property to Messrs. G. H. Snow, Fruit Wholesalers of Vancouver, B. C.

Mr. G. H. Snow has expressed the desire to entertain the proposition without further delay and your co-operation in this respect would be greatly appreciated.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/RE

7005, 7006
7007

November 5th, 1942.

Messrs. G. H. Snow,
155 Water Street,
Vancouver, B. C.

Attention: Mr. Bone

Dear Sirs:

Re: Y.H. & H. Nagai

We wish to confirm our telephone conversation of yesterday morning, at which time we were given to understand that you were going up to Lillooet to contact the Nagai family regarding their property located at 15th Road, Whonnock, B.C.

Please be advised that any transactions that may transpire on your visit we request that this office be supplied in writing and signed by the three above Japanese so that we may place same on file.

Thanking you in anticipation, we are

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

7005, 7006, 7007

September 29, 1942.

Mr. A. E. Booth,
2936 W 8th Ave.,
Vancouver, B. C.

Dear Sir:

Re: Yoichi, Hidesaburo and Manjiro
NAGAI. Haney, B. C.

Attached you will find copy we have
made of the list of articles handed to Mr. Bruce
McFavish by Mr. C. H. Stonhouse who holds the
Power of Attorney issued by the three Nagai brothers.

We would appreciate receiving from you
at an early date Agreement you have made with the
three Nagai brothers covering the use of the equip-
ment mentioned above.

Yours truly,

R. P. Alexander,
Manager.

RPA:NA
Enc.

Files Nos. 7005, 7006 & 7007

22nd September, 1942.

MEMO - MR. IAN MACPHERSON

Would you please be good enough to search title to property described as S.E. $\frac{1}{4}$ Section 15, Township 12, save and except the N. 20 chains and that portion of the said $\frac{1}{4}$ section lying East of Kanaka Creek, District of New Westminster, B. C.

This property is believed to belong equally to Yoichi NAGAI, Registration No. 14481, Hidesaburo NAGAI, Registration No. 13837 and Hanjire NAGAI, Registration No. 13838.

RPA:LF

MEMORANDUM.

Files #7005, 7007 & 7008.

14th July, 1942.

re: Y., M. & I. NAGAI.

Mr. C. H. Stonhouse brought in a copy of Power of Attorney signed by the above Japanese, and also a letter from same, stating that arrangements had been made for Mr. & Mrs. Stonhouse to occupy the living quarters as caretakers.

Mr. Stonhouse states that he has received the sum of \$1000.00 to cover fee for two years as the Japanese full Power of Attorney and caretaker of their properties. He also states that the 1942 Taxes have been paid and that he has money on hand to pay the 1943 taxes. They have no other liabilities.

Wl

WEA:GF

24th April, 1942.

The Union Oil Company of Canada, Limited,
402 West Pender Street,
Vancouver, B. C.

Attention Mr. S. G. Horton

Dear Sirs:

Re: Return of Stocks by Japanese

With further reference to your letter of the 1st inst. and my conversation with Mr. Horton I wish to confirm that in any case where these Japanese have been evacuated it would be advisable for you to communicate first with this office so that the matter can be referred to the proper agent and arrangements made for you to get back the barrels. I believe it would be advisable if you could, in as many cases as possible, make arrangements with the Japanese before they leave for the return of these goods. I understand that you will keep us informed of these cases so that we may keep our records complete.

I note that you are holding \$201.96 at credit for Mr. Nagai. I understand from our conversation that he has not yet been evacuated and he will probably arrange to take up this credit before going. Should he not do so we will advise you when he is registered so that arrangements can be made to pay this over to the Custodian for him.

Yours truly,

C. L. Drewry
Manager

CLD:LF

Union Oil Company of Canada, Limited

402 - W. PENDER STREET

VANCOUVER, B.C.

SGH-263

131 Ret. Stock.

April 1st, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 2 1942

Attn. Mr. Drewry.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Return of Stocks by Japanese

Reference our recent conversation we are from time to time asked to accept the return of various commodities which have been purchased from us by Japanese who are about to be evacuated. We have consistently refused these requests except in cases where there were unbroken packages, and in order to keep within the regulations of your Dept., we are getting in touch with the Mounted Police to ascertain whether or not these parties have been evacuated.

We have before us the request of M. Nagai, 2969 15th Road, Albion P.O., Haney, for the return of seventeen *barrels* of gasoline valued at \$201.96. A check has been made with the Provincial Police at New Westminster, also the Mounted Police Barracks here, and our information is to the effect that Nagai has not been evacuated. We are therefore issuing him the above credit. *(for drinking engine?)*

As and when other cases arise we will supply you with particulars and keep your office informed generally so that no monies will be paid out that should go through the Custodian.

Trusting the above is satisfactory.

Yours very truly,

AP Bennett
Asst. Div. Sales Manager.

S.G. Horton:FF

File Nos. 7005
7006
7007

December 18th, 1944.

LEASE EXTRACT

<u>Lessor:</u>	Secretary of State (Y., H. & M. NAGAI)
<u>Lessee:</u>	George Herbert Snow
<u>Date:</u>	October 27th, 1944.
<u>Term:</u>	One year - October 1st, 1944 to Sept. 30th, 1945.
<u>Consideration:</u>	\$1900.00 payable, \$475.00 Oct. 1st/44, Jan. 1st/45, April 1st/45 and July 1st/45.
<u>Property:</u>	S.E. $\frac{1}{4}$ of Sec. 15, Tp. 12, Municipality of Maple Ridge.
<u>House:</u>	Not included
<u>Chattels:</u>	Not included

(Original Lease on File 7005)