

11681



REAL ESTATE

BUREAU POWELL STREET  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE No. 11681

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: NAGAMI Yoshikatsu  
HOME ADDRESS: 1752 W. 2nd Ave., Vancouver, B. C.  
REGISTRATION NUMBER 01950 SEX: ☒ Male AGE: 40  
OCCUPATION: Gardener

(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: Tokiko 11223  
ADDRESS OF WIFE OR HUSBAND: same as above  
NAMES OF ANY LIVING CHILDREN: Susumu (M)  
Keiko (F) Akiko (F)  
Kumie (F)  
ADDRESS OF CHILDREN: same as above  
AGE OF CHILDREN: 10, 7, 5, 1 yrs.

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

1. LOCATION AND DESCRIPTION: 1752, W. 2nd Ave., City of Vancouver,  
Declarant states that wife registered his property. Title  
deed and details unknown. Declarant was evacuated on March 11,  
1942 and has just returned.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 3 storey, 6 room, wooden  
house.  
One chicken house.

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

4. TAXES (Amount and where payable) About \$80.00, payable City of Vancouver,  
1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by wife, Tokiko.  
The property has been put in the hands of an agent living at 4th  
Ave., Declarant does not know the name or the house number, but  
states that wife has registered this



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In wife, Tokiko's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN

none

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

none

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

#### STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

none



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: \_\_\_\_\_

none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \_\_\_\_\_

none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \_\_\_\_\_

none

8. BANK ACCOUNTS: Bank of Commerce, Kitsilano Branch. Bank book in  
wife's possession, details unknown.9. LIFE INSURANCE: Manufacturers Life Insurance Co. \$1000.00.Policy number unknown. Beneficiary wife, Tokiko, In wife's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: \_\_\_\_\_

none

11. SAFETY DEPOSIT BOX: \_\_\_\_\_

none

**LIABILITIES:**

1. PERSONAL DEBTS: \_\_\_\_\_

none

2. TRADE DEBTS: \_\_\_\_\_

none

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

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

Dated this 23rd day of July 1942.

(Signature)

Yoshe Kateu UragamiS. M. Chope  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



INFORMATION FROM R.C.M.P.

DATE July 16, 1943

Our File No. 11681

Full Name NAGAMI, Yoshikatsu  
(Surname in Block Letters)

Registration No. 01950 Male - Female  
(Check) Age April 3, 1901

Former Address 1752 W. 2nd Avenue, Vancouver, B. C.

Date Evacuated ? Naturalized - Canadian-Born - National  
(Check)

Present Address Tashme, B. C.

*Long 9/4 P.O. Box 483 Lethbridge, Alta.*

Married - Single  
(Check) Name of Wife Tokiko - #08864

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

Name of Mother Nee MURA, Jen Name of Father Manjiro (Deceased)

Names of Children under 16 Sasumu (M) - 23/9/32; Akiko (F) - 4/11/37;  
Keiko (F) - 9/7/35; Kuniye (F) 9/7/41.

Requested by P. Hunter Registered with Custodian Yes  
(Yes or No)

Additional Information Gardener



ANALYSIS OF REAL PROPERTY CLAIM

April 27, 1948

CLAIMANT: Yoshikatsu NAGAMI Reg. No. 01950 File No. 11681

SUBJECT  
of CLAIM: Lots 9 and 10, Block 228, District Lot 526, Group 1, New  
Westminster District, Plan 590

ADDRESS: 1752 West 2nd Avenue, Vancouver, B. C.

ASSESSED  
VALUE: 1943 - Land \$ 900.00  
Improvements \$1300.00 - \$2200.00.

-----  
CATALOGUE NO. - 315. (Tenders closed October 4, 1943).

APPRAISAL: \$1850.00 - J. R. Reid & Company, February 14, 1944.

TENDERS: NO TENDERS RECEIVED.

OFFERS: \$1850.00 - August 14, 1944, from E.H. Pennell through J.L. Clark.  
Rejected.  
\$2000.00 - August 12, 1944, from Massa Singh, through Foote's  
Agency, Vancouver. ACCEPTED.

Approved by Advisory Committee - August 16, 1944.

Mr. Nagami advised of this sale January 22, 1945.

SOLD: To Massa SINGH for sum of \$2000.00.

Date of Adjustments - August 25, 1944.

Net credit derived from sale - \$1915.85, as per  
Statement of Sale on Claim File.

CLAIM:

Estimated value of Land as given by Claimant	- \$1000.00
" " of Buildings, given by Claimant	- 2000.00
	<u>\$3000.00</u>
Less amount which Claimant states he received from Custodian (Gross Selling Price was \$2000.00)	- 1888.50
	<u>Loss now being claimed - \$1111.50</u>

/ER  
April 27, 1948

*E. Robertson*



11681  
11223  
11589

April 15th, 1947.

REGISTERED MAIL

Mr. Yoshikatsu NAGAMI,  
Reg. No. 01950,  
P. O. Box 483,  
Taber, Alberta.

Dear Sir:

We have just received a letter from Mr. Masanori HAYAKAWA in connection with chattels which reads in part as follows:

"We have heard from Mr. Nagami recently and have given him the answer that we are going to give him the funds from the sale, so will you please do so."

The proceeds from the sale of chattels at public auction were credited to your account but as these goods were declared by your wife, Mrs. Tokiko Nagami, we are enclosing our cheque made payable to you and your wife jointly, and are leaving it to you to make settlement direct with Mr. Hayakawa in connection with the chattels he left in your care at 1752 West 2nd Avenue, Vancouver. We are advising Mr. Hayakawa by concurrent mail that the funds from the sale of chattels have gone forward to you and your wife that he may get in touch with you regarding his portion of the proceeds.

You have already been forwarded a statement relative to the sale of 1752 West 2nd Avenue, Vancouver, together with a statement of your general account up to September 23, 1944, which showed a credit balance at that time of \$1961.52. Since then the following entries have been made, leaving a balance of \$68.91, the amount of the cheque now enclosed:

Credit balance as per last statement		\$1961.52
<b>Loss</b>		
Apr. 4/45	Cheque to you	100.00
May 15/45	Repayment of debt to Shigetaka Sasaki	100.00
May 30/45	Repayment of debt to Nobuo Teshima	300.00
May 30/45	Repayment of debt to Masao Sasaki	230.00
Nov. 16/45	Cheque to you	100.00
Aug. 21/46	Cheque to you	<u>1062.61</u>
		<u>1892.61</u>
		68.91 cr.



Mr. Yoshikatsu NAGAMI

April 15, 1947

- 2 -

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,  
Office of the Custodian.

/RM  
Enc. - Custodian cheque \$68.91  
- Return envelope



MEMORANDUM

March 13th, 1945

TO: File No. 11651

FROM: Administration Department

RE: CLAIMS

Robuo YERINA (File 3389)

- \$300.00

Waseo SASAKI (File 14750)

- \$230.00

Shigetaka SASAKI (File 11767)

- \$100.00

*John Henry 2/10*  
*John Henry 2/10*  
*John Henry 12/10*



PHONE PACIFIC 8181

PLEASE REFER TO

FILE NO. 14750 - 11681

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

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

May 30th, 1945.



Mr. Masao SASAKI,  
Reg. No. 04812,  
Mile 15 Camp,  
Hope-Princeton Highway,  
Hope, B.C.

Dear Sir:

Re: Yoshikatsu NAGAMI - \$230.00

We enclose cheque for \$230.00 representing payment in full of debt contracted in 1941 by the above. Please acknowledge receipt of this cheque as full payment of the debt by signing the attached copy of this letter, which we wish you to return to us in the enclosed stamped and addressed envelope.

A copy of this letter is being forwarded to Mr. Nagami that he may know that this debt has been settled.

Yours truly,

*[Signature]*  
P. Doust,  
Administration Department

PD/ER  
Enc.

cc to Yoshikatsu NAGAMI

AGREED that Yoshikatsu NAGAMI has paid above debt in full

*M. Sasaki*  
Masao SASAKI - 04812



*bc. bal  
41961.52*

Tashme, B. C.,  
March 13th, 1945.

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

Dear Sir:

Re: Cash Accounts

This will be your authority to pay to the  
following from my account.

*5389*

*File 14750-*

*rough 11767  
10774*

- |  |        |            |
|--|--------|------------|
| 1. Mr. Nobuo TESHIMA<br>P.O. Box 483<br>TABER, Alberta                           | Amount | \$300.00   |
| 2. Mr. Masao SASAKI<br>c/o 15 Mile Road Camp<br>Mines & Resources<br>Hope, B. C. | Amount | \$230.00 X |
| 3. Mr. Shigetaka SASAKI<br>Tashme, B. C.   | Amount | \$100.00   |

Would you be kind enough to forward me the  
total sum of \$268.91 from my account for the purpose  
of clothing for the family and dentures for my wife.

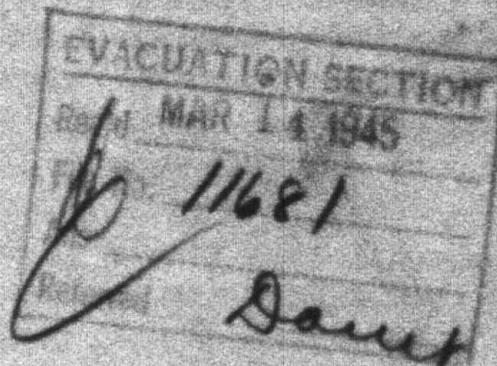
Thanking you in anticipation.

Yours truly,

Yoshikatsu NAGAMI  
Reg. No. 01950

YN:k

*Yoshikatsu Nagami*





## TRANSFER AND CONSENT

Company **Halifax Insurance Company**

Agency

Date of Expiry **January 14th, 1946**

Policy No. **FD-R-29-8927**

Name of Insured **The Secretary of State of Canada, acting in his capacity as Custodian.**

FOR VALUE RECEIVED, **We** hereby transfer, assign and set over unto

**MASSA SINGH**

of **1692 West 2nd Avenue, Vancouver, B. C.**

the **Purchaser of the Prop. rty.**

Insert on this line—The Purchaser of the Property—The Mortgagee of the Property—As Collateral Security—as the case may be.  
all **our** right, title and interest in this Policy of Insurance and all advantages to be derived therefrom.

Witness **our** hand **at** **Vancouver, B.C.** this **27th** day of **October**

**1944**

Signed, **[Signature]** in the presence of **For and on behalf of The Secretary of State of Canada,**  
**acting in his capacity as Custodian of Enemy Property.**

By:

**[Signature]**

The

(Insert Name of Company)

hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon; it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the insurance under said Policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.



Dated

194

B. C. Standard Form  
No. 101 (June, 1925)  
10M-8-44.

**[Signature]**

Agent.



11681

August 19, 1944.

Foots' Agency,  
140 East Broadway,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 315  
1752 West 2nd Avenue  
9 & 10/228/526

Your letter of August 12th, enclosing cheque for \$200.00 and offer to purchase the above property for the sum of \$2,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,800.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

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

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

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

Yours truly,

F. G. Shears,  
Director.

For:

GP:ED



July 15, 1942

J. L. Clark Esq.,  
Messrs. J. L. Realty Co.,  
2173 West 4th Avenue,  
Vancouver, B. C.

Dear Sir:

Re: Stephen Atsuna KAHIRO - File #10446  
Mrs. Isenatsu Katsuyo SUMI - File #10734  
Mrs. Yoshikuni Yoshiko ADACHI - File #11216  
Mrs. Yoshikatsu Tokiko HAGAMI - File #11223 11681  
and Mrs. S. KANEKA - File #11320

We have before us your letter of July 6th from which we note that the properties owned by the above have been handed to you for rental and control.

In view of what you mention in the last paragraph of your letter in connection with a cheque which was returned to you "S. S. P." connected with work on Mrs. Sumi's property, we suggest that you should never overlook the fact that Japanese property, after registration or evacuation, becomes vested in the Custodian and you should not therefore proceed with any major work without our consent.

Mrs. S. Kaneda does not appear to have registered with us. If you will kindly supply us with her full name, we will endeavour to locate her address and send her forms so that she may complete registration with us.

We note in connection with Mrs. Kaneda's house that intensive repairs appear to be necessary. Until Mrs. Kaneda has registered with us or we have authoritative evidence that she has been evacuated, we cannot issue any definite instructions in connection with her affairs.

We are enclosing herewith our form letter which is sent to Agents which have been appointed by Japanese. In order that our files may be complete we require a written authorisation from the Japanese owners appointing you to act for them. Were your instructions verbal or have you any document which you can send us to support our file in this regard?



Enc. 1

WHS/WH

F. G. Shure,  
Assistant Manager.

Yours truly,

The enclosed herewith our Rental Form to be used  
each month when making remittances to this office. The top  
white and the pink copy of the Rental Statement should be  
sent to this office and also the Blue Agents Summary in  
duplicate.

You have mentioned the monthly rental amounts to  
which these properties have been rented, will you please  
supply us with the names of the tenants and let us have the  
dates the tenancies commenced and any funds which are already  
on hand.

Will you please have any further correspondence  
in connection with any of the above sent to us in separate  
letters and refer to the file numbers set opposite their  
names.

In connection with some of the above there is  
personal property declared for which we need confirmation  
from the tenants, but we will leave this matter for the men-  
tion.

Be note that you are regarding the amount which  
money to be deposited in their bank accounts. In this  
connection it will be necessary for you to follow our General  
Policy of remitting rentals in full (less the usual 5% commission)  
to this office each month.



Catalogue No. 315  
File No. 11681  
1752 West 2nd Avenue  
Vancouver/9&10/228/526

Receipt of Certificate of Title No. 112141-L is by me hereby acknowledged  
and I agree that all adjustments and incidents connected with the sale to  
me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Halifax Insurance Company policy No. 29-8927  
which has been assigned to me.

Receipt is also acknowledged of cheque for \$31.72 representing closing of  
adjustments on sale to me of 1752 West 2nd Avenue.

Dated at Vancouver, B. C., this

5<sup>th</sup>

day of

January

1945

Wesley Singh



File No. 11681

Dear Sirs:-

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

*John D. Jones* Signed



File No. 11681.  
Catalogue No. 315.

October 12th, 1944.

**MEMORANDUM**

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Hanna SINGH  
City of Vancouver  
Lots 9 & 10, Blk. 228, D.L.  
326, Co. 1, N.E.D., Plan 523.

Attached is an Identification Form to be used where  
Applicant is a Hindu. Please have Hanna Singh complete  
this form and return as soon as possible.

*D. A. Cramer*

DAC:JS  
Atch.



September 26th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 11681

NAME: Yoshikato NAGAMI

CATALOGUE NO: 315

RE: 1752 West Second Avenue, Vancouver, B. C.  
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lots 9 and 10,  
Block 228, District Lot 526, Group 1,  
New Westminster District, Plan 590

Encumbrances: Nil

Taxes: 1944 taxes of \$78.12 paid. No arrears.

Vested: No. 34615

VALUATION BY APPRAISER: \$1,850.00

AMOUNT OF BID: \$2,000.00

APPROVED BY ADVISORY COMMITTEE: August 16, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$2,000.00

NAME OF PURCHASER: Massi Singh

KWW/JF  
Attach.

K. W. WRIGHT



Date... August 16/44.....

REAL PROPERTY MEMORANDUM

File No. 11681

Name..... Yoshikatsu NAGAMI ..... Registration No. 01950

Re: Catalogue No. 315

Address: 1752 W. 2nd Avenue, Vancouver, B. C.

Legal Description: Lots 9 & 10/228/526. - Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 72450-L Whereabouts: Registrar.

Registered owner: Yoshikatsu NAGAMI Reg. No. 01950.

Property: City of Vancouver, Lots 9, and 10, Block 228,  
District Lot 526, Group 1, New Westminster  
District, Plan 590.

B. Charges.

Registered: None

Vesting: 34615. August 11th, 1942.

Unregistered: No evidence found.

Taxes: \$78.12 net - 1944 taxes paid.

Water: \$5.25 - pd. to June 6/44. Commercial Meter.

Insurance: \$2000.00. Expires Jan. 14, 1946.

Assessed Value: Land: \$900.00 Improvements: \$1300.00

Valuation by Appraiser: \$1850.00

Amount of Bid: \$2000.00

Approved by Advisory Committee: August 16, 1944

Paid as shown in attached letter: \$2000.00 paid in full.

Name of transferee as attached letter: Massa Singh.  
1692 W. 2nd Ave. Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding  
furniture or equipment)

Monthly tenancy. Tenant: Irene GAGEN  
Rental: \$30.00 per month.

Leasehold: (State period, consideration & unusual clauses and whether  
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

No chattels on premises - see Mr. Green's Memo on file of July 4/44.

Named Agent:

This memorandum has been prepared by Mr. Douet.



C  
O  
P  
Y

J. R. REID and COMPANY

515 Granville Street,  
Vancouver, B.C.

February 14, 1944

#315

1752 West 2nd Avenue.

This property comprises 2 lots with a total of 50 ft. frontage, on which is erected a 7 room house with wood exterior.

There are 3 rooms on the main floor and 4 on the second floor. The bathroom is on the main floor and toilet up stairs. Fire place in front room.

The furnace looks in good shape, but a very poor basement with no floor.

Chicken house in rear of property.

Valuation \$1,850.







REG NO.	01950	NAME	NAGAMI Yoshikatsu		FILE NO.	11681	
ASSURED	Secretary of State acting in his capacity as Custodian						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION	
Halifax Insurance Company	FD-R-29-8927	\$2000.00	\$10.00	.50	3yrs.	Jan. 14, 1946	
PROPERTY INSURED			LOCATION				
\$2000.00 on frame building roofed with shingles. occupied as private dwelling.			#1952 West 2nd Avenue, Vancouver, B. C.				
LOSS PAYABLE		INSURANCE AGENT		RENTAL AGENT			
Assured		J. L. Clark		J. L. Clark			
REMARKS		Transferred to New Owner - Maria Singh 27/10/54					



PERSONAL PROPERTY SUMMARY

File No. 11681

August 21, 1946

Re: Yoshikatsu NAGAMI  
Reg. No. 01950

Chattels: Although the chattels were declared by the wife, not the husband, they have been dealt with on both files and the proceeds from the auction sales credited to the husband's account, number 11681. See Supplementary Summary and Schedule attached. (Copy of Summary & Schedule placed on wife's file.)

Specified Articles:

No Specified Articles are revealed on this file.

Bonds: Nil

Bank Account: This Evacuee declared "Bank of Commerce, Mitsilano Branch. Bank Book in wife's possession, details unknown". On the wife's file, 11223 she declares \$3.75 in the above Bank, Account No. 282, and states that this account has just been opened so that the agent can pay in the rent. No action regarding this account has been taken by the Custodian.

Life Insurance:

Mr. Nagami declared a Manufacturers Life Insurance Policy for \$1000.00 number unknown, policy in his wife's possession. Beneficiary, wife - Tokiko.

No action regarding this policy has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson  
E. Robertson.



# REAL PROPERTY SUMMARY

File 11681

JAPANESE NAME: Yoshikatsu NAGAMI - - Reg. No. 01950.

CATALOGUE NO: 315.

PROPERTY ADDRESS: 1752 West 2nd Ave., Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lots 9 and 10, Block 228, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: In the name of Yoshikatsu NAGAMI.

ENCUMBRANCE: Vesting 34615 - 11th August 1942.

ASSESSED VALUE: 1943 -  
Land \$900.00  
Improvements \$1300.00 Total \$2200.00 Taxes \$82.03.

CLASSIFICATION: Urban dwelling property. No inspectors report on file.

HISTORY OF ADMINISTRATION: This property was rented by the owner at \$30.00 per month to a Mr. CAINES. The J.L. Clark Realty Co., was appointed as agent by the owner and this appointment was confirmed by Mrs. Yoshikatsu NAGAMI on the 9th September 1942. During the period of control by the Custodian the total rentals amounted to \$775.00.

SOLD: To Massa SINGH as at 31st October 1945 for \$2000.00.  
Price was approved by the Advisory Committee on August 16th, 1944.

FUNDS: Released to the credit of Yoshikatsu NAGAMI, sale price \$2000.00, plus rentals \$775.00, total \$2775.00; less commission on rentals \$49.82, repairs \$183.03, sundries \$43.37, taxes \$243.70, Certificate of Encumbrance \$1.00, insurance \$10.00, valuation \$5.00, advertising \$4.00, registration fee \$10.75, commission on sale \$100.00, closing adjustments \$31.72, total \$682.39. Net amount released \$2092.61.

TITLE: Delivered to Massa SINGH as registered owner on January 8th, 1945.

OLD C. OF T. NO. 72450 *in*  
In possession of Mrs. Yoshikatsu NAGAMI: *Registrar*

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

DATED August 14th, 1946.

IM:ML

*J. A. Macpherson*

EXHIBIT NO. *706-6*  
DATE *Sept 23/48*  
FILED BY *G. R. A. Rice*



NAME WAGNER, Washington

REGISTRATION NO. 01050

FILE NO. 11601

The following chattels were sold by public  
 auction at 732 Penick, Vancouver, B.C. on June 14, 1944

3 Trays	\$ 1.45
Dog Figure	0.60
2 Tennis Racquets	1.60
Portable gramophone	5.75
Carton of dishes	0.65
2 Large plates	3.75
2 Large bowls	3.25
3 Dishes	2.00
Trays and sundries	1.80
Box of glassware	0.25
9 Glasses	0.50
Carton of crockery	1.10
4 Boxes of Ceramonic Dolls	1.10
13 Old pictures	1.00
2 Table covers	0.50
Box of dishes	1.00
Toy table and racquet	0.50
Kiddie car	3.50
Garden shears	1.75
Garden tools	0.60
Shears	2.10
Spray	1.20
Shears	1.70
Shears	1.75
Shears	1.60
Shears	1.60
Tray	0.50
Tray	1.10
Total	

Carried Forward

\$ 44.20

\$

\$

~~WAGNER, Washington~~

~~WAGNER, Washington~~

~~WAGNER, Washington~~

~~WAGNER, Washington~~

~~WAGNER, Washington~~



NAME MAGNET, Yoshitatsu

REGISTRATION NO. 01950

FILE NO. 11461

The following chattels were sold by public  
 auction at 992 Powell, Vancouver, B.C. on June 14, 1944.

	Brought Forward	\$ 44.20
Spray		1.00
2 Small tables		1.10
Center table		0.60
Table		0.80
Table		0.75
Gramophone		3.00
Cross cut saw		1.25
Chest of drawers		1.00
Sideboard		1.50
Wooden cabinet		3.00
Dresser		1.50
Iron pot		1.35
5 Gallon crock		2.35
2 Barrels of miscellaneous		2.00
10 Gallon crock		4.25
12 Gallon crock		5.25
Toal bed		1.10
Bamboo book shelf		0.50
Couch		0.50
2 Forks and cutter		1.50
Long pruner		3.25
Long pruner		1.70
Lamp shades and glassware		0.85
Total		\$ 84.30
Less Expenses:		\$ 19.81
(Auctioneer's Fee: \$8.43		
(Advertising: 1.98		
(Movings: 9.40		
Net Proceeds Credited:		\$ 64.49

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 24

Remarks.

*Original funded to Erac.  
 Set. 6/45*



NAME NAGAMI, Yoshikatsu

REGISTRATION NO. 01950

FILE NO. 11681

The following chattels were sold by public  
auction at 992 Powell St., Vancouver, B.C. on June 26, 1944.

✓ 12 Chairs

\$ 5.25

Total

Less Expenses: (Auctioneer's Fee: \$0.52  
(Advertising: 0.10  
(Movings: 0.21

\$	
\$	5.25
\$	0.83
\$	<u>4.42</u>

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 25.

Remarks.

*Original forwarded to Vancouver Feb 6/48*



# CHATELAIN SCHEDULE

File No. 11681

Yoshikatsu NAGAMI (Mr.)

Reg. No. 01950

File No. 11223

Tokiko NAGAMI (Mrs. Yoshikatsu)

Reg. No. 08864

Chattels declared  
by Tokiko NAGAMI  
in JP form, July 8,  
1942, as being left  
in one room on 3rd  
floor of premises,  
1752 W. 2nd Avenue,  
Vancouver

## AUCTIONED

## SHIPPED

## OTHER DISPOSITION

2 double beds  
2 baby cribs  
1 baby's high chair  
1 dining room table  
1 buffet  
Gasoline Stove  
1 kitchen cabinet  
1 bookcase  
Japanese Miniature  
Dolls & Houses  
1 bureau  
1 sofa  
1 convertible Sofa

14/6/44

14/6/44

Taken with Mrs. Nagami  
when evacuated - see  
additional declaration  
Sept. 9/42 attached to  
JP form.

Abandoned - see Memo  
June 28/44

2 tables  
7 chairs  
2 wooden benches  
Gramophone & Records

14/6/44

28/6/44 (12 sold)

Abandoned  
Oct./43 as per release form of  
Sept. 2/43.

Abandoned - worn out &  
unless.

Linoleum

1 tricycle  
1 Dresser with Mirror  
and hangers  
2 book shelves  
Curtains  
Garden Tools  
Kitchenware  
Seeds and Plants in garden

14/6/44

14/6/44

Not found  
Abandoned  
Not found

Declared by Mrs. Nagami in  
undated letter rec'd by Custo-  
dian 19/8/43: 1 Upright Gramophone 14/6/44

Not removed from  
premises.

The following articles were  
also auctioned and proceeds  
credited to Y. Nagami's account  
although these were not itemis-  
ed in Mrs. Nagami's declaration

Dog Figure  
2 Tennis Racquets  
13 old pictures  
4 boxes Ceremonial Dolls  
Toy Table & Racquet  
2 small tables  
Centre Table  
Portable Gramophone

Sideboard  
Wooden Cabinet  
Lamp Shades  
(12 chairs sold, although only 7 declared)

NOTE: Auctions sheets covering the sale of these goods  
were sent to this Evacuee with our letter of  
February 6, 1945, and no comments were received  
from the Nagamis.



CHATELS SUMMARY

File No. 11681  
File No. 11223

Yoshikatsu NAGAMI (Mr.)  
Tokiko NAGAMI (Mrs. Yoshikatsu)

Reg. No. 01950  
Reg. No. 08864

The husband, Yoshikatsu NAGAMI, declared in his JP form dated July 23rd, 1942, that he had no chattels in the protected area of British Columbia, but his wife, Tokiko NAGAMI, declared a list of goods left in one room on the third floor of the real property owned by her husband at 1752 West 2nd Avenue, Vancouver, B. C.

On September 9, 1942, Mrs. Nagami gave this office further particulars of registration and stated at that time that she was taking with her a number of the chattels previously declared by her.

As requested in Custodian Release Form dated September 2, 1943, a Gramophone and Records were shipped to these Evacuees in October, 1943. (B. C. Security Receipt dated October 23, 1943 covering this shipment is on file).

The remainder of the chattels declared were sold at Vancouver Auctions 24 and 25, on June 14th and June 28, 1944, respectively, with the exception of those which were abandoned as being of no value (see memo on file dated June 14/44 signed by Mr. Wills and the Auctioneer). The chattels seem to have been handled on both the husband's and Wife's files, although the proceeds were credited to the husband's file only.

The Auction sheets covering the sale of chattels above mentioned were forwarded to Mr. Nagami with our letter of February 6, 1945.

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

E. Robertson  
E. Robertson.  
August 21, 1946.

NOTE: April 15, 1947

On March 19, 1947 Mr. Nagami advised us that Mr. N. Hayakawa (file 11589) owed part of the goods which were stored at 1752 West 2nd Avenue, Vancouver. On writing to Mr. Hayakawa he requested us to send all the funds derived from the sale of chattels which were removed from the above address, to Mr. Nagami. (Ltr. dated Apr. 8/47). Accordingly all chattel funds are being remitted to Mr. and Mrs. Nagami, and it is being left to them to make settlement direct with Mr. Hayakawa regarding his portion of the proceeds. *E.R.*



LIABILITY SUMMARY

File 11661

Re: Yoshikatsu NAGAMI

Reg. No. 01950.

Yoshikatsu NAGAMI declared no liabilities in his JP declaration of 23rd July 1942. On the 13th March 1945, Mr. NAGAMI reported to the Custodian that he owed to:

Nobuo TESHIMA	\$300.00
Nasao SASAKI	250.00 and to
Shigetaka SASAKI	100.00.

These amounts having been loaned to him to assist him in building his house, and he gave the Custodian authority to pay these amounts from his account. As Mr. NAGAMI was a resident in an interior housing project, the B.C. Security Commission at first refused to recommend payment of these loans but subsequently withdrew this objection and the three amounts recorded were paid on the 30th May 1945. There is no record of any outstanding liabilities.

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



DATED August 14th, 1946.

IN:ML



File No. 11681.  
Catalogue No. 315.

December 16th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yoshihito NAGAMI  
Lots 7 & 10, Blk. 228,  
D.L. 326, Qp. 1, N.W.D.,  
Plan 590.

With reference to the above property which was recorded  
in the Vancouver Land Registry Office, dated October 23rd, 1944,  
we attach herewith the following documents in connection therewith.

1. Copy of application number 112140-L, dated October 23rd, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 112141-L, dated October 23rd, 1944, registering the property in the name of Masaa Singh (Deed).
3. Duplicate of Transmission dated September 30th, 1944.
4. Duplicate of Deed dated September 30th, 1944 - Secretary of State to Masaa Singh.
5. Certificate of Indefeasible Title number 112141-L, dated December 8th, 1944, covering the above property in the name of Masaa Singh.

*D. A. Cramer*

DAC:JS  
Atch.



File No. 11681.  
Catalogue No. 315.

September 25th, 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Testimony HARRY - Reg. No. 02990  
City of Vancouver  
Lots 9 & 10, Hk. 228, D.L. 526,  
Op. 1, Hk. D., Plan 790.  
Certificate of Vesting No. 34615.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... HARRY SINGH.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 72450-L, is in the Land Registry Office.

DAJ:JB  
Encs.

*D. A. Cramer*



File No. 11681  
Reg. No. 01950

Yoshiakatsu NAGAMI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 16	Rents collected Agent's commission \$7.50, Repairs \$68.26, Sundry \$5.02	\$ 80.78	\$ 120.00	
1943 January 27 February 20 July 3 September 27 December 16	Land Registry Office - Certificate of Encumbrance Fire Insurance premium 1942 taxes Cheque to you Rents collected Commission \$27.07, Repairs \$114.77, Sundry \$31.45	1.00 10.00 84.51 50.00 173.29	350.00	
1944 January 26 April 17 June 27 July 29 August 1	1943 taxes Cheque to you 1944 taxes Proceeds Auction Sale " " " " Rents collected Commission \$9.00, Sundry \$1.65 Balance rents to date net Credit re Sale of Property Cheque to you	81.07 50.00 78.12 64.49 4.42 180.00 10.65 100.00		
1945 May 17 June 1	Shigetake Sasaki - claim paid Masao Sasaki Hobuo Teshima Cheques to you - Apr. & Nov. - 2 @ \$100.00 each	100.00 230.00 300.00 200.00		
1946 November 19 August 23	Cheque to you Cheque to you	1,062.61 68.91		
1947 April 16	Cheque to you			
		<u>\$2,680.94</u>	<u>\$2,680.94</u>	

NIL

Accounting Department  
April 28th, 1948



Catalogue No. 315  
File No. 11681  
1752 West 2nd Avenue  
9 & 10/228/526

December 29, 1944.

NASSA SINGH  
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 25, 1944)

	DEBIT	CREDIT
Purchase price	\$2,000.00	
Cheques received		\$2,000.00
<u>Amount of rent collected</u>		
August 25th to August 31st - 6/31 x \$28.50		5.52
September 1st to September 30th )		
October 1st to October 31st ) 2 x \$30.90		61.80
Water from June 7th to August 24th -		
78 days @ 6¢ a day		4.68
Registration fees on deed - \$2,000.00	8.25	
Insurance premium - 46.3% x \$10.00	4.63	
Purchaser's proportion of 1944 taxes -		
128/365 x \$78.12	27.40	
Balance owing to purchaser	31.72	
	<u>\$2,072.00</u>	<u>\$2,072.00</u>

BALANCE OWING TO PURCHASER \$31.72



## STATEMENT RE SALE OF:

Name: **NAGAMI, Yoshikatsu**Catalogue No: **315**File No: **11681**Street Address: **1752 West 2nd.  
Vancouver, B.C.**Reg. No. **01950**Legal Description:  
**9 & 10/228/526/1/590.**Date of Sale and Adjustments ..... **August 25th, 1944** .....Sale Price **\$ 2,000.00**Real Estate Agent's Commission **\$100.00**Charge for Valuation **5.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.50**~~Insurance~~~~Unpaid interest~~~~Stamp duty~~~~Land transfer tax~~~~Other charges~~

## Adjustments:

Fire Insurance **4.63**Taxes **27.40**Water June 7th to Aug. 24th. **4.68****116.18** **\$ 2032.03**Net Proceeds credited to your account **1915.85**Date:..... **January 22nd, 1945.****George Peters.**

Compiled by:.....



File No. 11661  
Reg. No. 02950

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962 December 16	Rents collected Less Disbursements	\$ 60.76	\$ 120.00	
1963 January 27	Land Registry Office - Certificate of Disbursement	1.00		
February 20	Fire Insurance premium	10.00		
July 3	1962 taxes	64.51		
September 27	Cheque to you	50.00		
December 16	Rents collected Less Disbursements	173.29	350.00	
1964 January 26	1963 taxes	61.07		
April 17	Cheque to you	50.00		
June 27	1964 Taxes	78.12		
July 29	Proceeds Auction Sale		64.49	
August 1	Proceeds Auction Sale Rents collected Less Disbursements		4.42 180.00	
August 25	Balance rents to date debt	10.65		
September 23	Credit re Sale of Property Cheque to you		46.18 1,915.85	
		100.00		
		<u>\$ 719.42</u>	<u>\$2,680.94</u>	

CR \$ 1,961.52



Name of Claimant **NAGAMI, Yoshikatsu**  
 Custodian File **11661**

Case **704**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
2000	100 12.50									112.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										112.50



DEFENCE BRIEF

Lethbridge, Alberta.  
September 23rd, 1948.

Yoshikatsu NAGAMI

File No. 11681

Case No. 708

REAL PROPERTY CLAIM

(All claims shown are Gross)

Amended Claim

City of Vancouver, Lots 9 & 10,  
Blk. 228, D.L. 526, Gp. 1,  
N.W.D., Plan 590.

\$3,000.00 (See Exhibit 1 p.3)  
(Trans., p.3, lines 20-22)

Appraised at

\$1,850.00

Sold for

\$2,000.00

Witness: J. R. Reid & Co., Appraisers.

Offers:- \$1850.00 - Aug.14/44, rejected.  
\$2,000.00- Aug.12/44, accepted.

Submission:- Transcript p. 3, lines 25 and  
26. "I am submitting, your Honour, that  
the real estate was sold for its fair  
market value".

Summary of Defence  
Witnesses

Where Required

Summary of Documents  
to be filed

Witness  
Proving same.

J. R. Reid & Co.

/js



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE  
(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER).

Lethbridge, Alberta,  
September 23rd, 1946.

IN THE MATTER OF THE CLAIM OF  
YOSHIKATSU NAGAMI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

CHAS. RICE, Esq., K.C., appearing for the  
Dominion Government.

W.S. RUSSELL, Esq., appearing for the  
Claimant.

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MISS LILLIE THOMAS, Secretary.  
D.J. HANDFORD, Esq., Official Interpreter.  
S.R. HOWARD, Esq., Official Reporter.



2  
Y. Nagami,  
In Chief.

THE SECRETARY: Case No. 706, Yoshikatsu Nagami.

YOSHIKATSU NAGAMI, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

10 Q Mr. Nagami, I am showing you a document entitled  
"summary of evidence in support of claim". This  
document was prepared by yourself, or with your  
assistance and under your direction?

A Yes.

Q This is your signature (indicating)?

A Yes.

Q This contains the evidence or summary thereof upon  
which you are basing your claim? A: Yes.

Q Do you swear the contents true to the best of your  
knowledge, information and belief?

A Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

20 MR. RUSSELL: Q: I am showing you three pictures of a  
building, taken from different angles; do you  
recognize the building shown in these pictures?

A That is my house. When I left the fence wasn't  
broken like this (indicating).

Q And the second picture, that is the back of the  
house?

A: Yes, taken  
from the back of the house. I am a gardener and  
there were all kinds of plants and flowers in the  
foreground here (indicating) which do not appear  
in this picture.

30



3  
Y. Nagami,  
In Chief.

Q When were these pictures taken? A: As it appears on the back.

Q March, 1948, is that correct? A: Yes.

Q And attached to these three pictures is a sketch plan (indicating); could you tell me what that is?

A That is from memory, as well as I can remember; it is pretty close to an actual plan.

Q A plan of what? A: That is a plan of my house.

10 Q It is the interior plan of the house shown in the pictures, is that right? A: Yes.

MR. RUSSELL: I will put those three photographs and the sketch plan in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 2).

MR. RUSSELL: I have here the 1941 assessment showing the value of the land and the improvements as \$2250.00; that is from the City of Vancouver. I will put that in as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

20 MR. RUSSELL: That is all I have, sir, except to point out that this claim is amended downward from \$1111.50 to an even \$1000.00.

MR. RICE: There is no claim for chattels?

MR. RUSSELL: No, there is no claim for chattels.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I tender as an exhibit an assessment notice from the City of Vancouver for the year 1943 showing the land to be assessed at \$900.00 and the improvements \$1300.00, total \$2200.00.



Y. Nagami,  
Cross-Exam.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. RICE: I submit a copy of an appraisal made on this property by J. R. Reid & Company, dated February 14th, 1944, 1752 West Second Avenue,

"This property comprises two lots with a total of fifty feet frontage, on which is erected a 7-room house with wood exterior.

"There are 3 rooms on the main floor and 4 on the second floor. The bathroom is on the main floor and toilet upstairs. Fireplace in front room.

"The furnace looks in good shape, but a very poor basement with no floor.

"Chicken house in rear of property.

"Valuation \$1850.00"

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. RICE: I also submit a summary of the real property and an analysis of real property showing the property was advertised for sale by tender and sold for \$2000.00.

(DOCUMENTS MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q When did you buy this property?  
A January, 1941.

Q Did you buy it for cash?  
A; \$1000.00 cash  
and the balance \$30.00 a month.

Q How much was the balance?  
A: \$400.00.

Q And according to the statement you have filed, you spent in repairs on the property \$450.00?



5  
Y. Hagani,  
Gross-Kran.

A Yes.

Q And for a property that cost you \$1925.00 you  
are now claiming \$2000.00? A: Yes.

Q All right.

MR. RUSSELL: No further questions.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

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

*S. R. Howard*  
"S. R. HOWARD" Official Reporter.

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

SUB-COMMISSIONER.

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30