

12001

REAL ESTATE

BUREAU HASTINGS PARK OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 12001

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: ^{NAGAO} ~~W~~NAGAO, Moyo

HOME ADDRESS: R. R. #1, Haney, B. C.

REGISTRATION NUMBER 03223

SEX: female AGE: 41

OCCUPATION: Housewife

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

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kanezo ^{HIM}

ADDRESS OF WIFE OR HUSBAND: Hastings Park, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Fujimi (F), Mary, Eiko (F).

ADDRESS OF CHILDREN: Haney, B. C.

AGE OF CHILDREN: 14, 11 and 5 years.

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

1. LOCATION AND DESCRIPTION: 14 th Ave., Haney, B. C. /
Mrs. Moyo Nagao.

(Lot 3, SW 28 ^{Exp 11} map 1105)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey, 7 room, wooden frame dwelling.

1 woodshed, 18' x 22' garage, small bathhouse 8' x 10'.

3. INSURANCE (Give particulars; state where policies are)
North West Fire Insurance Co (Amount \$2000 for dwelling and Furniture)
Premium \$34. Expires Sept. 1st 1944.

4. TAXES (Amount and where payable) \$25.00 for 1941 Tax at Maple Ridge
Municipal Hall.

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Thomas Davidson, Haney, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN: Two Acres in Barries; 1/2 acres Beans. 1/2 Acres Asparagus and Spuds.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: On the south side of #29 Road, between 14th Ave and Adelaide River, Haney on Lot 3, s.w. 1/4 Section 28, Township 12, Maple Ridge Municipality.

2. LANDLORD'S NAME AND ADDRESS: Mrs. Moya Nagao

~~M.R. #1, Haney, B.C.~~

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
1 Kitchen Range, 2 Heater, 2 Oil burner, 6 complete beds, 6 oak chairs, 4 kitchen chairs, 1 baby high chair, Cabinet Gramophone, coat stand, Book rack, 3 home made desks, 1 plain dresser, 2 dressers with mirror, 1 large mirror, 8 picture frames, 1 wall clock, 12 and 6 gal. crocks, 1 box kitchen utensils, 1 box tools 1 trailer, 1 wheelbarrow, hand cultivator, wedges, 2 beavie, 1 scythe, 1 scale, 2 lanterns etc, etc,

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

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

CLAIM ON ANY SUCH PROPERTY

*Myself with Mrs. Davidson
58 Maple Ridge - Haney*

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: \$400 Mortgage with Thomas Davidson, Naney, B.C. / Interest paid up to 1945
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 20th day of August 1942.

(Signature)

M. Nagao

Witness

FOR DEPARTMENTAL USE

Previously done 5/11/42
INFORMATION FROM R.C.M.P. Date Apr. 22/43

Our File No. 12001

Full Name NAGAO (MAYO) Mrs. Kaneda
(Surname in Block Letters)

Registration No. 03223

Male - Female
(check) ☒

Age Dec. 20, 1901

Former Address 14th Ave, Vancouver, B.C.

Date Evacuated Sept. 12/42. Naturalized - Canadian-Born - National
(check) ☒

Present Address Slocan Extension, B.C.
Lemon Creek

Married - Single
(check) ☒

Name of Wife —

Name of Husband Kaneda # 03224

Name of Father MATSUO, Eudematsu
(Japan)

Name of Mother MATSUO, Katsui
(Japan)

Names of Children under 16 See husband's sheet.

Requested by CC9

Registered with Custodian

(Yes or No)

Additional Information

108-64
Matsuo
Eudematsu
11/14

REAL PROPERTY SUMMARY

JAPANESE NAME: Moyo NAGAO (Mrs. Kaneko) Reg. No. 03223 File No. 12001.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/100/P First Offer.

PROPERTY ADDRESS: 2828 - 29th Road, Haney, B. C.

LEGAL DESCRIPTION: Lot 3 of the South West $\frac{1}{4}$ of Section 28, Township 12, Map 1105,
Mun. of Maple Ridge, D.N.W.

TITLE: Registered in the name of Mayo NAGAO.

ENCUMBRANCES: 74067C. 1st May 1935, Mortgage in Fee to Thomas Davison for the
sum of \$400.00 with interest at the rate of 7% per annum.
Vesting Order filed No. 24834 dated October 21st, 1942.
No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 300.00
Improvements \$1350.00 - \$1650.00. Taxes - \$24.95.

CLASSIFICATION: This is a small fruit and vegetable farm with dwelling and out-
buildings.
The Custodian's representative reported September 29th, 1942, that
this property had an area of 10 acres of which 5 acres were cleared,
rest bush, planted to the following crops: 2 acres strawberries,
 $\frac{1}{2}$ acre beans, $\frac{1}{2}$ acre mixed vegetables (M. NAGAO declared on her JP
Form signed 20th August 1942 that she had the following crops planted
2 acres berries, $\frac{1}{2}$ acre beans, $\frac{1}{2}$ acre asparagus and spuds).
1 - 2 storey 7 room dwelling 24'x38' good condition. 1 garage and
woodshed combined 24'x24' (fair). 1 small bath house with cement
floor 8'x12' (good). 1 packing shed 14'x16' (fair).
Rooms are large and papered, house left clean and in generally good
condition, not painted outside.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian, 10th December 1942, to
Richard William Roper for a term of 1 year from November 1st, 1942,
to October 31st, 1943. Consideration \$144.00 payable \$12.00 monthly
paid in advance. The centre room upstairs of the dwelling was
reserved for storing certain chattels belonging to Moyo NAGAO.

SOLD: To The Director, The Veterans' Land Act for \$1697.00 as at January 1st
1943.
Approval of Advisory Committee - June 1st, 1943.
Funds released to the credit of Mayo NAGAO as at August 2nd, 1944,
against which were the following charges: Registration Fees \$4.00,
Legal Fees \$15.00, Tax Arrears \$28.69, Davison Mtge. \$367.35
Interest 11.65 - \$379.00
= \$426.69, leaving a net credit of \$1270.31 from said transaction.

transaction.

Page 2.

File 12001.

Adjustments as at January 1st, 1943, to the amount of \$14.15 being Purchaser's share of Unexpired Fire Insurance Premiums, were placed to the credit of Mayo NAGAO'S account.

The following Fire Insurance Policy:

The North West Fire Insurance Co., Policy No. 205365 - \$1500.00, covering on the dwelling, was transferred to The Director, The Veterans' Land Act.

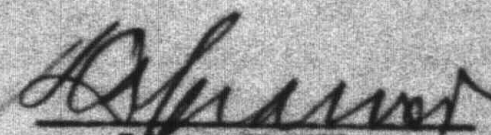
In view of the 1943 rents to the amount of \$84.00 having been collect by the Custodian, a cheque for same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 172832-E in the name of The Director, The Veterans' Land Act.

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

February 6th, 1947.

DAC:JS


D. A. CRAMER.

FIRE INSURANCE SUMMARY

File No. 12001.

Mayo (Mrs. Kenzo) NAGAO - Reg. No. 93223.

The above named Japanese declared on her JP Form signed August 30th, 1942, that she carried a \$2,000.00 Fire Insurance Policy in the North West Fire Insurance Company, covering dwelling and furniture, expiring September 1st, 1944. This was found to be correct, there being \$1500.00 covering on the dwelling and \$500.00 on household effects. The coverage on the dwelling was transferred to The Director, The Veterans' Land Act and the \$500.00 covering on the household effects allowed to expire. A credit of \$14.15, unexpired Fire Insurance Premiums, was placed to Mayo NAGAO'S credit.

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

February 7th, 1947.


D. A. CRAMER.

BAG:JS

LIABILITY SUMMARY

File No. 12001.

Mrs. (Mrs. Kanazo) NAGAO - Reg. No. 03223.

The above named Japanese declared on her JP Form signed August 20th, 1942, that she owed a personal Mortgage of \$400.00 to Thomas Davison, Naney, B.C. Interest paid to 1945, and that she had no Trade Debts.

However, on November 30th, 1942, the B.C. Electric Railway Co. lodged a claim for an unpaid Electric Light Account \$2.05.

Then, on December 11th, 1944, Mr. Alexander S. Duncan, Solicitor of New Westminster, wrote in lodging a claim for C. N. George, claiming that he was the holder of a promissory note made by K. NAGAO and M. NAGAO for \$36.10, and with Interest would amount to approximately \$40.00.

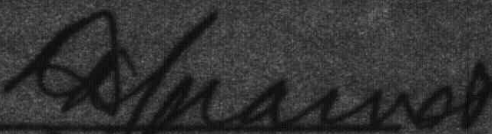
The Mortgage was paid off and a Discharge recorded in the Land Registry Office when the sale of the property was consummated.

After considerable correspondence the amount owing to the B. C. Electric Railway Co., viz., \$2.05, was paid by cheque December 15th, 1944.

With reference to the C. N. George claim for \$40.00. After having written several letters re this claim and receiving no answer we had the B.C. Security Commission representative contact the NAGAOs and finally a letter was received through the B. C. Security Commission and we quote the part referring to the C.N. George note: "In this letter you wrote to me about the claim made by Mr.C.N. George formerly of Naney, B.C. of \$36.00. Yes we did sign the promissory note which is probably in the hands of Mr. George at present. After we signed it he came down to collect the money. And we made the payment but there was still another \$2.00 or 3.00 which we still owe him. He gave me the receipt and said that he was going to cancel the note." This was passed on to Mr. Duncan, April 17th, 1945, suggesting that he get in direct communication with the NAGAOs at Lemon Creek, B. C.

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

February 7th, 1947.


D. R. CRAMER.

DAC:JS

12001

April 14, 1948.

Moyo (Mrs. Kaneko) NAGAO,
Reg. No. 03223,
Slocan City, B. C.

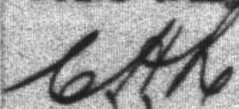
Dear Madam:

We have for acknowledgment your letter of the 6th instant, but wish to advise that we do not understand what sum of \$98.00 was referred to by you as having been paid on the mortgage and sent to you.

Probably this amount of \$98.00 was interest paid by you in 1942, which sum paid up the interest until May 1, 1945.

The amount of the mortgage was \$400.00, but if you will refer to your real property statement, you will see that the amount deducted for the mortgage was only \$367.35, with interest of \$11.65, making a total of \$379.00. Therefore, it would appear that the \$98.00 claimed by you was partly to pay the interest on the mortgage, and the balance deducted from the principal.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHM/rm

Slocan City, B.C.
April 6th, 1948.

The Custodian's Office,
Department of the Secretary
of State of Canada,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 9 1948
File No.	12001
Ans.	<i>C.H.B.</i>

Dear Sir:

Re: File #12001

May I thank you for your letter of March 31st and my account you have forwarded to me for my real and personal property left in the Protected Area.

The claim, as you have stated, for \$40.00 filed by Mrs. C. N. George has been paid some time ago.

42784
32.75
I have looked over the attached statement and found that you have not credited to my account, the mortgage which we paid to Mr. Harrison in the year 1942, the sum of \$98.00 till May 1st, 1945 which I believe should have been sent to me. And I hereby wish you would make an investigation in this account for my

in this account for my real
estate.

Yours truly,

Maryo. Nagao

Reg. #03223.

12001

March 31, 1948.

Mrs. Mayo NAGAO,
Reg. No. 03223,
Sloan City, B. C.

Dear Madam:

As requested in your letter of the 23rd instant, we enclose Custodian cheque in the Amount of \$1,287.62, which is the balance of your account, as per the attached statement.

There is one item which does not appear to have been finally disposed of, and that is the claim of \$40.00 filed by Mr. C. N. George. We have, however, written to Mr. Duncan that you say that this claim has been paid, with the exception of a few dollars, and asked him to contact you direct.

It would appear that we have accounted for all the real and personal property left by you in the Protected Area. Your account and file are therefore being closed.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (3)

STB. MAYO MACAO

File No. 12701
Reg. No. 03223

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 9 December 31	Pacific Coast Packers - 50% bean crop Harris Nov. 8 Dec.	\$	\$ 5.86 24.00	
1943 January 1	Credit re sale of property Land Registry Office - Certificate of Encumbrance Cheque to you	1.00 75.00		1,279.46
1944 December 19	B. C. Electric Railway - claim paid	2.05		
1945 April 13 April 23	Proceeds Auction Sale Legal fees re sale of property	15.00	51.35	
		<u>\$ 93.05</u>	<u>\$1,380.67</u>	

CN \$ 1,287.62

Accounting Department
March 28th, 1945

12001
11112

April 17th, 1945.

Mr. Alexander S. Duncan,
Barrister and Solicitor,
500 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

re: Mr. and Mrs. Kaneko NAGAO

Replying to yours of the 11th of December, 1944 and further to ours of the 16th of December, 1944, dealing with your claim against the above named. After writing several letters to the above and receiving no reply, we asked the local Representative of the B. C. Security Commission to contact them and we enclose a copy of his reply, dated the 15th of March, 1945. We give below an extract from a letter we have now received from Kaneko NAGAO, through the B. C. Security Commission:-

"In this letter you wrote to me about the claim made by Mr. C.N. George formerly of Haney, B. C. of \$36.00. Yes we did sign the promissory note which is probably in the hands of Mr. George at present. After we signed it he came down to collect the money. And we made the payment but there was still another \$2.00 or 3.00 which we still owe him. He gave me the receipt and said that he was going to cancel the note."

NAGAO also states in his letter that a receipt for the above transaction is among some of his belongings in Haney.

In view of the denial of the claim we think it would be more satisfactory if you wrote the above direct. Their address is:-

Registration No. 03224 & 03223,
Lemon Creek, Bloccan, B. C.

In the meantime we are holding sufficient funds to take care of your claim, if it is admitted. We would appreciate if you would advise us when you have arrived at a settlement in order that the files may be kept up-to-date.

Yours truly,

A. McAlister,
Claims Department.

AMcA:ND
Encl.

11114/12001

506 Royal Bank Building,
Vancouver, B.C.

29th March, 1945.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Mrs. K. Nagao

Referring to your letter of March 20th in which you make enquiries regarding some 16 mm. motion picture films now in the possession of the Royal Canadian Mounted Police.

Our files indicate that Mrs. Nagao declared ownership to their house on 27th Road, near 14th Avenue, Naney, and a brief list of furniture and farming equipment was declared.

Mrs. Nagao was evacuated as was also her husband in September 1942 and the premises were first inspected by our field men on September 29th. The keys of the house had been left with a neighbour. A complete inventory was taken but no films appear on our list.

The premises were leased to Mr. Roper on November 1st, 1942. It appears that Mr. Roper in changing the interior of the premises had taken down a petition boarded up under the stairs and had found the films and turned them over to the R.C.M.P. As a consequence of this, about a month ago some Army Intelligence Officers called upon him asking for details in regard to these Japanese and he in turn referred them to this office.

From the above facts it would appear that these films vested in the Custodian as they were actually left in the protected area by the Japanese.

We trust this is the information you require.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

11114
12001

March 8th, 1945.

Mr. M. L. Brown,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

re: Kenzo NAGAO, #03224 and
Reyo NAGAO (Mrs. Kenzo) #03223

We have written several times to the above regarding a claim of \$40.00 lodged by Mr. Alexander S. Duncan, Barrister and Solicitor, on behalf of his client Mr. George, but they have not replied. We would appreciate if your Representative would interview them and, if possible, get their authorization to pay this claim from Mrs. NAGAO'S credit balance in this office which, at this date, is over \$1200.00.

For your information we are enclosing a copy of Mr. Duncan's letter dated the 11th of December, 1944, from which you will see that the client is holding a promissory note.

Thanking you in advance for your assistance in this matter.

Yours truly,

A. McAllister,
Claims Department.

AMC:ND

Incl.

MEMORANDUM

File Nos.: 12001
11114

March 26th, 1945.

To: Mr. Shears

From: Mr. Green

Re: Mr. and Mrs. Kanezo NAGAO

With reference to Mr. McPherson's letter of March 20th, I have been through these files and report as follows.

Kanezo Nagao, the husband, file 11114, declared only a three-ton Ford truck which was sold for \$600.00. He said his wife, Moyo, our file 12001, owned the house.

Our file shows that the wife declared on August 20th, 1942, the house and a brief list of furniture, effects, and farming equipment. She was evacuated (as was also her husband) in September 1942, and the premises were first reported on by our fieldmen on September 29th, 1942. The keys of the house had been left with a neighbour.

We were at that time taking very full inventories but I see no reference to films on the inventory taken by our fieldmen. This, however, is explained by what I write below. The premises were leased to Mr. Roper on November 1st, 1942 including one or two items such as a heater etc.

Mr. Anderson tells me that about one month ago some Army Intelligence Officers called on him and asked for details as to these Japanese. He referred them to this office. It appeared that Mr. Roper, in changing

HFG:IF

the interior of the premises, had taken down a partition,
boarded up under the stairs, and had found the films
therein and turned them over to the R.C.M.P.
Under these circumstances, I think we can
tell Mr. McPherson that these films vested in the Custod-
ian since they were found hidden on the property of an
evacuee.

MAIL ROOM

Rec'd	MAR 22 1945
File No.	
Ans.	
Replied	

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

FORWARD ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

March 20, 1945.

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

Dear Mr. Shears:

Re: K. Nagao & Mr. Roper

I am advised that Mr. Roper occupies a house rented from the Custodian on 27th Road, near 14th Avenue, Haney, B.C., formerly the home of K. Nagao.

When Mr. Roper took over the house he found ten 16mm motion picture films which were Japanese propaganda, and apparently he turned them over to the R.C.M.P. In any event they are now in the possession of the Department of National Defence, Army, and the Army wishes to use them but wants the Custodian to state that he will protect them against all liability.

The only thing I want to determine is that the films were actually left in the Protected Area by the Japanese and have, therefore, vested in the Custodian, so that he will have the legal right to give the Department of National Defence authority to use the films.

Will you please advise me of what information you can obtain in this regard.

Yours very truly,

G. W. McPherson
G. W. McPherson
Executive Assistant

GWMcP/FC.

File No. 12001

Date Feb. 17th 1945

SUMMARY

Name: NAGAO, M File # 12001

Address: 2828-29th Rd Haney B. C.

(1) - We have today moved to auction room at HANLEY effects as per enclosed list at a total cost of \$17.67 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Budd Temple Haney where they will remain until called for. Cost of moving is included in bill above.

Pictures: 2 boxes photographs, religious articles, books

(3) - We have sold to the tenant articles as per attached list at none for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

*1 chest and pad - 3 framed pictures, tables
mirror, 1 set back & socket wrenches
5 steel blocks - 1/2 yard cable - Logging chain
Kitchen range, not worth moving
Trailer will be disposed of at later date.*

The tenant gave us the following explanation: _____

*Have never seen missing articles - previous
tenant might be able to give explanation*

NAME W. G. G. G. G.REGISTRATION NO. 03223FILE NO. 12001

The following chattels were sold by public

auction at Essex, E. C. on February 3, 10, 17, 22, 1943.

✓ Pail and sundries	\$ 0.50	plus
✓ Baskets	0.25	plus
✓ Pail of tools	0.25	
✓ Jars and bottles	0.45	plus
✓ Lamps	0.25	
✓ Grinder and lamp	0.45	
✓ Cable	0.75	plus
✓ Sawdust burner	1.50	plus
✓ Gas Stove	0.50	
✓ Wheelbarrow and sprayer	2.00	plus
✓ Sundries	1.40	plus
✓ Lunch pail and tin	0.25	plus
✓ 12 Gallon and 6 gallon crocks	1.85	plus
✓ 3 Chairs and child's chair	0.75	
✓ Dresser	3.00	plus
✓ 8 Day clock	3.00	plus
✓ Mantle clock	3.00	plus
✓ Dresser	3.00	plus
✓ Case of tools	2.00	plus
✓ Shelves	1.50	plus
✓ Gramophone	3.00	plus
✓ Locker (child's)	1.50	plus
✓ Card table	0.75	plus
✓ 6 Dining chairs	3.00	plus
✓ Hat and coat stand	0.50	plus
✓ Chest of drawers	4.00	plus
✓ Cupboard	0.25	plus
✓ Cabinet	0.50	plus
Total		

Carried Forward

42.45

~~Not included~~~~Not included~~~~Not included~~~~Not included~~~~Not included~~

NAME

H4040, Hays

REGISTRATION NO. 03223

FILE NO. 12001

The following chattels were sold by public

auction at Haney, B. G. on February 3, 10, 17, 22, 1945.

	Brought Forward	\$ 42.45
✓ 4 Ft. Bed		10.00
✓ 4 Ft. Bed		4.50
✓ Cultivator		3.00
Winnipeg couch		0.50
✓ Coal oil heater		0.10
✓ Tools		12.75
✓ 3 Cross cut saws		4.00
Sprayer		0.50

Total

\$ 77.80

Less Expenses:

Auctioneer's Fee:	97.78
Advertising:	0.57
Reprints:	18.10

\$ 26.45

Net Proceeds Credited:

\$ 51.35

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 13

Remarks.

12001
11114

February 16th, 1945.

Mr. and Mrs. Kaneko HAGAO,
Registration No. 03223 and 03224,
Lemon Creek,
Slocan, B. C.

Dear Sir and Madam:

On reviewing your file we notice that you have not yet replied to our letter to you dated the 15th of December, 1944 regarding the claim lodged against you by Mr. Alexander S. Duncan, Barrister and Solicitor, on behalf of his client Mr. George for \$40.00.

Please give the matter of a reply to this letter your immediate attention.

Yours truly,


AMcA:ND

A. McAlister,
Claims Department.

12001
11111

December 15th, 1944

Mr. and Mrs. Kanezo NAGAO,
Registration No. 03223 and 03224,
Lenon Creek,
Sleean, B. C.

Dear Sir and Madam:

This letter is to advise you that we have paid the claim of \$2.05 lodged against you by the B. C. Electric Railway Co. Ltd.

We have now received a letter from Mr. Alexander S. Duncan, Barrister and Solicitor, dated the 11th of December, 1944, copy of which we are attaching hereto. This letter is self-explanatory and it would appear that you owe Mr. George approximately \$40.00. If this claim is correct kindly authorize us to pay same from Mrs. NAGAO'S credit balance in this office, which amounts to over \$1250.00, at this time.

Please give the matter of a reply your earliest attention.

Yours truly,

AMcA:ND

A. McAlister,
Claims Department.

Encl.

NEW WESTMINSTER OFFICE
500 WESTMINSTER TRUST BUILDING
PHONE 615

ALEXANDER S. DUNCAN
BARRISTER AND SOLICITOR

New Westminster, B.C.,

11th December 1944.

MISSION CITY OFFICE
BATHERWOOD BUILDING
PHONE 55

ENEMY SECTION

Rec'd DEC 12 1944

File No.

Ans'd B.C.,

Refer'd

EVACUATION SECTION

Rec'd DEC 12 1944

File No.

Ans.

Referred

Office of the Custodian,
Japanese Evacuation Section,
509 Royal Bank Building,
VANCOUVER: B.C.

Dear Sir :

I am acting for Mr. C.N. George, formerly of Haney, B.C., but now of Port Moody, B.C., who is the holder of a promissory note made by K. Nageo and M. Nageo of an amount of \$36.10. I think these Japanese were formerly at Haney, B.C. and assume that their property is in your custody. The balance due on the note would amount to roughly \$40.00 and if there is any way of securing it against the property of the Japanese I would be very pleased if you would advise me of such.

Yours truly,

ALEXANDER S. DUNCAN.

ASD.WP.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

AUG 19 1944
506 Royal Bank Building,
Vancouver, B. C.

File No. 12001

Reg. No. 03223

Mrs. Mayo NAGAO,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Municipality of Maple Ridge- Lot 3 of the South West
Quarter of Section 28, Tp. 12, Map 1105 in the Dis-
trict of New Westminster. C. of T. 111015E.

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

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

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

Sale price of above described property		\$ 1,697.00
Add:		
Unexpired insurance premium as at January 1st, 1943		14.15
Less:		
Tax arrears to December 31st, 1942	\$ 28.69	
Registration fee	4.00	
Encumbrance—Principal	367.35	
—Interest	11.65	411.69
Net proceeds of sale		1,299.46

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

Yours truly,

F. G. SHEARS,
Director.

76.03

BC/100-P

Farm Appraisal ReportFile No. JI-256
EXHIBIT No. 363-3Land Description Lot 3 of S.W. 1/4, Sec. 28, Tp. 12, Map 1105.DATE 9 Mar. 1948

Containing _____

10 ED BY A. Fisher AcresOwner's Name NAGAO, Mayo

Post Office Address

Haney, B.C.Nearest Rail Point Haney, B.C.Distance 2 milesMarket Town New Westminster, B.C.Distance 24 "Church (give denomination) All denominations - Haney, B.C.Distance 2 "Nearest School Haney, B.C.Distance 2 "State how property was identified: Corner posts and map location

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

Direct access to 29th Road. Gravel - fair condition.Is this district a good one? Fairly good. In Co-operative marketing area.Employment opportunity Very limited in this vicinity.Predominating Nationality and religion: Mixed - Japanese predominating.Describe Fencing and its condition: No fences.

Value \$

Water supply: Domestic water from well - good supply.

Value \$

BUILDINGS ON FARM12001

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	25 x 30	Frame	2 st.	Shgl.	15	Cement	Good	2000.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 2000.00

Total Value Buildings add to farm

\$ 1500.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: Full cement basement-3' wall. Brick chimney to ground.No. rooms downstairs? 5 Upstairs? 4 How finished Wood & paper lined.Are buildings painted? Stained. Condition of paint Fair.Distance from nearest bush Adjacent to bush.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.25	Level	Sandy loam 8 to 20" (Requires adequate drains)	Sand and gravel	Mixed small fruit & vegetables.	50.00	112.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.75	Level	Gravel	Gravel	Clearing timber; stumping, levelling and draining.	150.00 to 200.00	15.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 228.75Total added by buildings to value of farm \$ 1500.00Total fruit trees add to value of farm (for use in orchard districts only) \$ -Total value of farm \$ 1728.75

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

Acreage under cultivation-crops only in fair condition; require proper drainage on Westerly portion; occupied by family of Japanese owner.

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

Limited to small acreage of fruits, and poultry could be carried.

Noxious weeds:

None of consequence on berry area; thistle making inroads on fallow land.

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

1942 Tax - \$25.08.
1941 Tax - \$24.95. - District of Maple Ridge.

Date: June 13th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of June 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

Farm Appraisal Report

Remarks:

This property can be classed from the standpoint of a homestead than from an agricultural unit. There is only a small acreage cleared and under cultivation, and the balance of the land is in bush on gravel running South to 27th Avenue.

According to the Japanese owner's wife's statements, the property has been used as a home centre for a trucking business and cleared acreage operated by womenfolk.

The dwelling is a good structure with cement foundation and is insured for \$1500.00. Other outbuilding of no value.

Electric light is installed in house.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

Potatoes - .26 acs. - fair condition .

Fallow - .35 a/c. - weedy

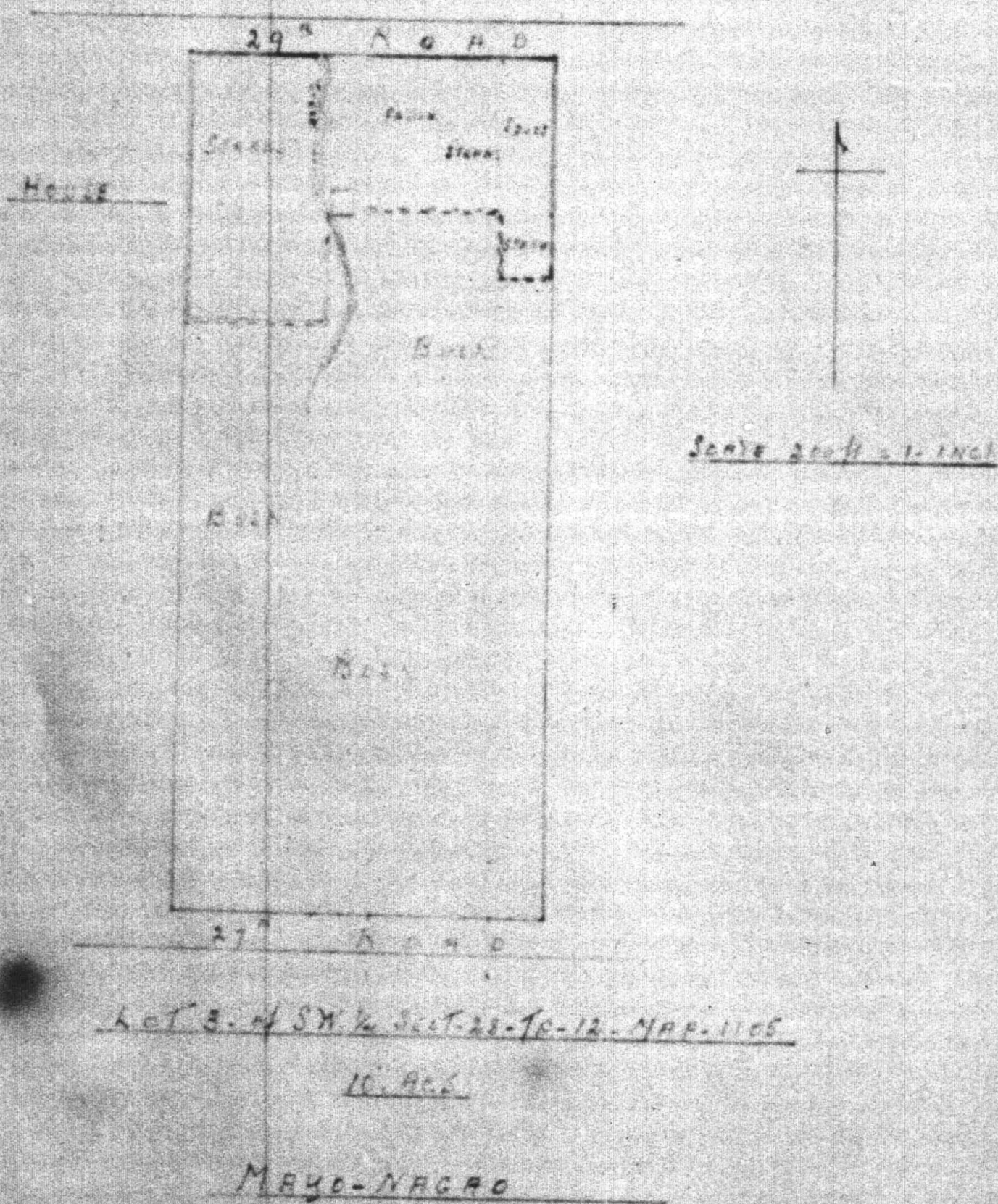
Strawberries - 1.64 acs. - fair condition.

Balance bush - on gravel.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 15th June 1942.

"I.T. BARNET"

District Superintendent.

12001

August 10, 1944.

Mr. Thomas Davison,
Haney, B. C.

Dear Sir:

Re: Moyo NAGAO - Lot 3 of SW $\frac{1}{4}$ of Sec. 28,
Twp. 12, Map 1105, Municipality of
Maple Ridge.

Pursuant to our letter of May 4, 1944, we enclose
herewith a cheque in the amount of \$379.00 being payment
in full of balance owing by subject Japanese on the
above described property, as follows:

Balance Mortgage Principal	\$367.35
Interest @ 7% Feb. 29/44 to Aug. 15/44	<u>11.65</u>
	\$379.00

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

12001

July 27, 1944.

Mrs. Moyo NAGAO,
Registration No. 03232,
Lemon Creek,
Slocan, B. C.

Dear Madam:

In reply to the part of your letter of July 4th referring to revenue from your property, we wish to advise you that the property was sold to the Director of the Veterans' Land Act as at January 1st, 1943, therefore all revenue from the property since the date of sale accrues to the purchaser.

It appears that you did not previously receive a copy of our letter of August 30th, 1943, advising you of this transaction, and we are enclosing a copy for your information. As soon as all details of the sale are completed you will receive a statement showing the sale price and adjustments.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
/EG

12001

August 30, 1944.

Mrs. Moyo NAGAO,
Registration No. 03232,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st 1943 and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears.

F. G. Shears,
Director.

FGS/PMH.

Lemon Creek
Kootenai City B.C.,
July 14, 1944

The Custodian's Office
Dept. of the Secretary of State
of Canada, Vancouver, B.C.

EXECUTION SECTION	
Rec'd	JUL 6 1944
File No.	11114 & 12001
Ans.	WDA
Referred	Richardson

Dear Sirs

We received your letter dated June 21st, 1944
which we received to day. Will you please
pay the B.C. Electric Ry Co. the sum of
\$2.05 We will have to pay them as we have
no receipt. (Debit Bal 31.99 7-7-44)

And about (the) new farmer home in
Honey. That is now being rented for \$12.00
month. We have received part of it quite
a while ago. If there is any money left (of
the rent) after paying the tax (now) Will you
please pay it to Mrs. J. Davidson of Honey
B.C. as we are in mortgage to her.

Yours Truly,
(Mrs) Mayo, Hanezo Mayo

Kananaskis
 Below BC
 June 15th 1944

The Canadian Office
 Dept of Secretary of State
 of Canada, Ottawa BC.

CIVIC HIGH SECTION	
JUN 16 1944	
Rec'd	
File	12001
Ans.	
Referred	Discrepancy

Dear Sirs:-

In your letter of June 3rd 1944 it stated
 that the BC Electric has made a claim of
 \$2.05. It is true we have not got the receipt as we
 have lost it. But we are sure that we
 have paid it up before we left. Perhaps
 if they would look at our ones again they
 will find it marked somewhere.

And if it is possible will you please
 send us some money. For the rent of our
 former home.

Sincerely
 B.

Yours truly
 (Mrs) Nanzy Maya Nagao.

Co. Rep.
 to Sup.

12001

May 9, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Duncan

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Mayo NAGAO - Lot 3 of SW $\frac{1}{4}$ of Sec.
28, Twp. 12, Map 1105, Municipality
of Maple Ridge.

We enclose herewith Discharge of Mortgage regis-
tered May 1, 1935, under number 74067C for the full
sum of \$400.00 against subject property, duly executed
May 8, 1944, by Thomas Davison.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

Discharge of Mortgage

Know all Men by these Presents

That **THOMAS DAVISON**

of **Nanay,**

in the Province of **British Columbia,**

DO HEREBY CERTIFY

That **MAYO NAGAO, #03223**

of

in the Province of **British Columbia,**

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

MAYO NAGAO #03223

as Mortgagor, to **THOMAS DAVISON, of Nanay, B. C.**

as Mortgagee

for the sum of **Four Hundred Dollars (\$400.00)** ----- Dollars,

which said Mortgage ~~was made~~

~~was made~~

and was registered in the Land Registry Office in the City of **New Westminster** in the Province of **British Columbia** on the **1st** day of **May, A.D., 1935,**

22, under number **740670.**

The following is the description of the lands and premises released and discharged hereunder:—
All and singular that certain parcel or tract of land and premises situate, lying and being
in the Municipality of Maple Ridge, in the District of New Westminster, and more particularly known and described as
Lot 5 of the south west quarter of Section 28, Township 12, Map 1105, Province of British Columbia,

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at
this **8th** day of

May,

A.D. 1944

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

Maryson
Nanay B.C.
Trickman

Thos Davison

(If given by a Company) The Common Seal of

was herewith affixed in the presence of;

364146

Dated May 1944

THOMAS DAVISON

TO

MAYO HAGO

Discharge of Mortgage

The Chas. & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C.

CHAS. & MCMASTER
SOLICITORS
RANDALL BLDG
VANCOUVER B.C.

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

I HEREBY CERTIFY that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.
who subscribed his name to the annexed instrument as
appeared before me and acknowledged to me that he is the
of the said
and affixed the seal of the
of the said
and that he is the person
(whose identity has been proved by the evidence on
who is) personally known to me,
in the Province of British Columbia,
day of _____, 194____

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
the maker thereof, and whose name
executed the same voluntarily, and
contents thereof, and that
before me and acknowledged to me that
the person mentioned in the annexed Instrument as
subscribed thereto as part
that I know
of the full age of twenty-one years,
of the full age of twenty-one years,
in the Province of British Columbia, this _____ day of _____, 194____, at _____ in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-

THOMAS DAVISON

FOR MAKER (INCLUDING MARRIED WOMEN)

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

Province of British Columbia
To Wit:
JACK MORTONSON
of
Honey
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by
the party thereto, for the purposes named therein
2. The said instrument was executed at Honey, B. C.
3. I know the said party, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at Vancouver
in the Province of British Columbia, this _____ day of _____, 194____

FOR WITNESS

A Notary Public in and for the Province of British Columbia,
Commissioner for taking affidavits within British Columbia.
Sworn before me at Vancouver
in the Province of British Columbia, this _____ day of _____, 194____

12001

May 4, 1944.

Mr. Thomas Davison,
Haney, B. C.

Dear Sir:

Re: Mayo NAGAO - Lot 3 of SW $\frac{1}{4}$ of Sec. 28,
Twp. 12, Map 1105, Municipality of
Maple Ridge.

According to advice received from you the balance
owing on the mortgage which you hold on the above property
amounted to \$367.35, as of February 29, 1944.

This property has been sold to the Director, Veterans'
Land Act, and discharge of mortgage is now required in order
to complete the sale.

We are enclosing herewith form of discharge for your
signature and we would be obliged if you would sign the
document and deliver same forthwith to our representative,
Mr. J. Moryson, whose signature appears in the margin of
this letter.

The Custodian hereby undertakes to forward you a cheque
for the above mentioned sum together with interest as soon
as the sale is completed. We expect that this transaction
will be closed in the course of the next two weeks but if
for any reason the sale is not completed, the discharge of
mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Moryson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

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

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

PHONE PACIFIC 5121
PLEASE REFER TO
FILE NO. 12001

January 19th, 1944.

REGISTERED A/R

Mrs. Kanezo NAGAO,
Registration No. 03223,
Lemon Creek,
Slocan Extension, B. C.

Dear Madam:

Re: Lot 3 of S. W. $\frac{1}{4}$, Sec. 28,
Twp. 12, Map 1105.

Mr. Thomas Davison, Mortgagee, has filed with us a statement dated November 27th, 1942, showing that you are indebted to him in the sum of \$400.00 being the balance of Mortgage. Details as follows:

Balance of Principal	\$400.00
Interest to May 1, 1945 (paid)	_____

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encl.

Approved Correct:

Moyo Nagao
(Japanese Name)

EVACUATION SECTION	
Rec'd	FEB 26 1944
File No.	12001
Ans.	
Referred	<i>Macpherson</i>

12001

February 25, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Mayo NAGAO - Lot 3 of SW $\frac{1}{4}$ of Sec. 28,
Twp. 12, Map 1105, Municipality of
Maple Ridge.

We enclose herewith Certificate of Encumbrance No.
50327, covering subject property and showing the registered
owner as Mayo NAGAO, Evancee, Registration No. 03223, with
a registered Mortgage in Fee to Thomas Davison, Haney, B. C.

We are in receipt of a statement showing the balance
owing on mortgage, from Mr. Davison, which is as follows:

Unpaid balance of principal	\$ 400.00
Interest on \$400.00 @ 7%, paid to May 1, 1945	<u>32.65</u>
Total amount owing on mortgage	\$ <u>367.35</u>

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

File No. 12001

February 16th, 1944.

Registered Mail

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

Attention Mr. Ian Macpherson

Dear Sir:

RE: Lot 3 of S.W. $\frac{1}{4}$ of Sec. 28, Tp. 12,
Map 1105, Municipality of Maple
Ridge, N.W.D.

I, the holder of a Mortgage dated May 1st, 1935,
covering the above described parcel of land given by Mayo
NAGAO, certify that on the 29th of February, 1944, there
will be owing to me in respect to said Mortgage, the sums
below stated:

Unpaid balance of Principal \$ 400.00.-

Interest on \$ 400.00 @ 7%
from Paid to Jan. 1, 1945,
to February 29th, 1944.

Interest deducted \$ 32.65 = ~~32.65~~

Total amount owing on Mortgage \$ 367.35,

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

Y.S.W.
4.66
32.65

The Dominion

offer #
1697

12001

February 16th, 1944.

Registered Mail

Mr. Thomas Davison,
Honey, B. C.

Dear Sir:

RE: Lot 3 of S.W. $\frac{1}{4}$ of Sec. 28, Tp. 12,
Map 1105, Municipality of Maple Ridge,
B.C.

The Custodian is negotiating a sale of the above described property, and in that connection would like to have from you a statement of your interest as it will be on the 29th of this month. A form in duplicate is attached which will give us the required information when filled in. Please fill in carefully the amount on which interest is computed, the rate of interest, and the date from which interest is owing, as well as the amounts to be added to make the total of the amount owing you at that date. Please sign one copy and return promptly, retaining one copy for your own record.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.

4K
12001

REGISTERED A/R

February 12th, 1944.

Mrs. Moyo (Kanezo) NAGAO,
Registration No. 03223,
Lemon Creek, Slocan Extension, B. C.

Dear Madam:

Re: Lot 3 of SW 1, Sec. 28,
Twp. 12, Map 1105, Muni-
cality Maple Ridge.

We are in receipt of confirmation of
Mortgage declaring that you are indebted to Mr. Thos.
Davison, as set forth in our letter of January 19th.

This confirmation was received and
signed by Mr. Kanezo NAGAO, your husband. As he has
no registered interest in this property I am enclosing
a copy of the confirmation form which I shall be pleas-
ed if you will sign in your own name "Moyo NAGAO", and
then kindly return it to this office in the envelope
enclosed herewith.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encs.

12001

REGISTERED A/R

February 12th, 1944.

Mrs. Moyo (Kanezo) NAGAO,
Registration No. 03223,
Lemon Creek, Slocan Extension, B. C.

Dear Madam:

Re: Lot 3 of SW 1, Sec. 28,
Twp. 12, Map 1105, Muni-
cipality Maple Ridge.

We are in receipt of confirmation of
Mortgage declaring that you are indebted to Mr. Thos.
Davison, as set forth in our letter of January 19th.

This confirmation was received and
signed by Mr. Kanezo NAGAO, your husband. As he has
no registered interest in this property I am enclosing
a copy of the confirmation form which I shall be pleas-
ed if you will sign in your own name "Moyo NAGAO", and
then kindly return it to this office in the envelope
enclosed herewith.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encs.

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

PHONE PACIFIC 8191
PLEASE REFER TO
FILE NO. 12001

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

January 19th, 1944.

Registered A/R

Mrs. Kaneko NAGAO,
Registration No. 03223,
Lemon Creek,
Slocan Extension, B. C.

EVACUATION SECTION	
Rec'd	JAN 28 1944
File No.	12001
Ans.	<i>any</i>
Referred	<i>W. H. Gibson</i>

Dear Madam:

Re: Lot 3 of S.W. $\frac{1}{4}$, Sec. 28,
Tp. 12, Map 1105.

Mr. Thomas Davison, Mortgagee, has filed with us a statement dated 27th November, 1942, showing that you are indebted to him in the sum of \$400.00 being the balance of Mortgage. Details as follows:

Balance of Principal \$400.00
Interest paid to
May 1, 1945..... \$

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

Ian Macpherson

Ian Macpherson
Title Examiner

IM:ML
Encls.

Approved Correct:

Kaneko Nagao
(Japanese Name)

12001

January 19th, 1944.

Mr. Thomas Davison,
HAWEX, B. C.

Dear Sir:

Re: Lot 3 of S.W. $\frac{1}{4}$, Sec. 28,
Tp. 12, Map 1105.

In your statement 27th November, 1942, of the amount due you from Mrs. Kaneko NAGAO on Mortgage covering the above described property, you stated that the interest on this Mortgage is paid to May 1st, 1945. As this payment of interest is so far in advance, I think that you may possibly have made an error, and as we are notifying Mrs. NAGAO of the amount due from her, I thought it advisable to bring the matter to your attention before writing her. If the interest is paid to May 1st, 1945, will you kindly confirm this.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

*Mr Davison called
on 21st Jan and
confirmed payment
of interest to 5-5-45
J.M.*

Limon Creek,
S. Juan Co. N.M.

EVALUATION SECTION	
Rec'd	JUL 1 1943
File No.	
Ans.	Anderson
Referred	

Administration Department
Vancouver, B.C.

Dear Sir:

We wrote to the Custodian sometime in June & asked them if it was possible to send us some money on our credit. And in reply they said they were going to send that request on to the Administration Dept. & we will be hearing from you shortly. So will you please send us about one hundred dollars (\$100.00) as we are unable to get relief.

Yours very truly,
(Max) Max Rago.

Registration No. 03223.
File No. 12001

12001

21st June, 1943.

Mrs. Moyo NAGAO,
Registration No. 13223,
Lenox Creek,
Slocan Extension, B.C.

Dear Madam:

The second paragraph of your letter of June 10th has been referred to this department for attention, and in accordance with your request we enclose herewith our cheque in the amount of \$75.00, being payment on account of funds held to your credit here. Kindly acknowledge receipt of this remittance.

We would point out that while we are able to remit you this amount, you have a credit balance at this office of only \$76.86, which after remitting the enclosed cheque leaves a balance of \$1.86. Your property is being rented at the rate of \$12.00 per month, and upon receipt of the June, July and August rentals funds will be available for payment of your taxes.

We have a claim of \$2.05 against you from the B.C. Electric Railway Co. for the balance of your electric light account. We ask that you confirm this claim, and we will take care of it on your behalf.

Your husband has a credit balance in his account of \$635.58. In order to conserve assets the policy of this office is to remit not more than \$100.00 in any one month. If further funds are required we suggest that your husband make future applications until funds are available in your account.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GP

12001

June 17th, 1943

Mrs. Mayo NAGAO,
Registration No. 03223,
Lemon Creek,
Slocan Extension, B. C.

Dear Madam:

Re: North West Fire
Policy #205365

We are in receipt of your letter of the 10th instant re the above fire insurance policy. It is not necessary that the policy be sent to us.

If you will refer to our letter of May 21st again you will note we did not ask you to send us the policy but merely asked you to attach the endorsement to the policy.

With reference to the last paragraph of your letter asking us to send you any money to your credit, we are sending this request on to our Administration Department and you no doubt will be hearing from them shortly.

Yours very truly,

S. H. Gibson
Insurance Department

SMG:KT

12001

January 12th, 1943.

Mr. R. W. Roper,
14th Ave.,
R. R. #1,
Haney, B. C.

Dear Sir:

Re: Mayo NAGAO

We have not as yet received January's
rent on the above Japanese property and would
appreciate your attention.

Your co-operation in keeping monthly
payments up to date when due would be of great
assistance to this office.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

12001
J.L.256

c.
11th January, 1943.

Mr. I. T. Barnet,
Soldier Settlement of Canada,
Rogers Building,
Vancouver, B.C.

Dear Sir:

re: Mayo NAGAO.

We attach hereto relative Lease No.25 in
the name of Richard Wilson Roper, Lessee.

Yours truly,

R.D. Richardson,
Farm Department.

WJI:OF

Encl:

12001

December 21st, 1942.

Mr. R. W. Roper,
14th Avenue,
R. R. #1,
Haney, B. C.

Dear Sir:

Re: Mayo NAGAO

Enclosed herewith please find your receipt for \$12.00 forwarded to this office for rent on the above Japanese property.

We are pleased to advise you that we have contacted the Soldier Settlement of Canada and it has been recommended that one month's rent be allowed for cleaning up the house. At the present time, therefore, please consider your rent paid to December 31st, 1942.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM.

Mr. Anderson.

R. R. #1 Haney B. C.

Dec 14th 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 16 1942

File 12001.

Reg. 03223

Custodian of Enemy Property.

506 Royal Bank Bldg.

Hastings and Granville

Van. B. C.,

Dear Mr. Anderson.

You will no doubt remember some time ago when in your office we asked for a months rent, to clean interior of Nagao house. Have been wondering if you have been unable to see Mr. McKay as we have not heard from you.

Rec. a letter from Mr. Richardson Sat. asking for the rent from the first of Nov. which would amount to \$24.00.

I am enclosing \$12.00 for the month of Dec. and as we have had to spend quite a bit to make the house liveable I do hope something can be done to allow us the first month free.

NAGAO, Mayo.

File 12001

03223

Rent. - Dec.

Yours truly:

R. W. Roper.

12001

December 11th, 1942.

Mr. Richard W. Roper,
R. R. #1,
Haney, B. C.

Dear Sir:

Re: Mayo NAGAO

According to your application to lease the above Japanese property, you are required to pay the sum of \$12.00 per month in advance from the 1st of November, 1942.

Please be advised that all payments are to be made to this office, cheques to be made payable to the Custodian of Enemy Property.

Your co-operation in keeping payments up to date when due will be of great assistance to this office and very much appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

Sept. 29, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
NAGAO, Moyo #03223
2828-29th. Road, Haney, B.C.

In house. (downstairs)

- 1 Heater & pad. *missing*
- 1 Table. (HM) *missing*
- 1 Cot. (HM) *5*
- 1 Telephone.
- 1 Kitchen light unit.
- 1 Light with glass shade. *5*
- 3 Drop cords with 1 shade & 2 bulbs.
- 3 Framed pictures. *missing*
- 5 prs. Curtains.
- 6 Window blinds.
- 2 Linoleum rugs.
- 1 Kitchen range. *af x value*
- 1 lge. " table. (HM) *missing*
- 1 Bench.
- 1 Wall clock. *5*
- 1 " mirror.
- 1 Broom.

Metal kitchen drain board & enamel sink.

- 3 lge. Kitchen shelves, 5 drawers & cupboards. *5*
- 1 Metal towel rail.
- 7 misc. bottles.
- 1 Egg beater.
- 1 Insulator & hook.
- 16' $\frac{1}{2}$ " rope.
- 2-lpt. Thermos bottles.
- 1 Jap. crockery bottle.
- 1 Tea pot.
- 1 Cup, no handle.
- 1 Double socket.
- 1 Knife, curved. (HM)

In house. (upstairs)

- 1 Desk. (HM)
- 1 Bdle. (misc. magazines)
- Sml. quantity of lumber.
- 2 Window blinds.
- 1 Drop cord & light.
- Sml. quantity of building paper.

In locked room. (upstairs)

- 2 Sml. desks. (HM)
- 4 " tables. (HM) *missing*
- 9 Framed pictures.
- 1 Mantle clock. *5*
- 5 Dining chairs. *5*
- 1 " arm chair. *5*
- 4 Kitchen chairs. *55*
- 1 High chair. *5*
- 1 Sml. chair. (HM) *5*
- 1 Box. (cont. 1 set of ball & socket wrenches) *missing*
- 1 Flower basket.
- 1 Ornamental wood root.
- 1 Jap. game board.
- 2 Sml. Jap. bowls. (cont. chips)

In locked room. (upstairs) cont.

- 1 Chiffonier. (cont. misc. magazines) *2*
- 1 Flower vase. (broken)
- 1 Table lamp with shade.
- 1 Sml. Kerosene heater. *5*
- 2 Dressers. (cont. misc. books, mag.) *5*
- 1 Bamboo bookshelf. *5*
- 3 Ping pong bats & net.
- 1 Baby's saw horse.
- 1 Gramophone record case.
- 1 Coat stand. *5*
- 5 Sml. cushions.
- 4 Beds & springs.
- 1 Ironing board. (sml. HM)
- 1 Lunch kit. (cont. 2 Flat irons) *5*
- 1 Bread box. *5*
- 1 Mixing bowl.

Continued on Page 3.

In the woodshed.

- 1 Cord of mixed wood.
- 3 Rim liners. (leather) for car wheel.
- 1 lge. Truck drive shaft housing.
- Sml. quantity of scrap metal.

In Packing shed.

- 1 lge. table. (HM) *missing*
- 2 Mattresses. (poor)
- 1 Wooden bed cot. *5*
- 1 Bicycle carbon light.
- 1 Suitcase. (old)
- 34 Berry trays.

Underneath back verandah.

- 9 Jap. tubs.
- 2 Wooden pails. *5*
- 1 lge. galv. wash tub.
- 12' Garden hose.
- 1 Kitchen chair. (broken)
- Sml. quantity stove wood.

Out in yard.

- 1 lge. vise. (on tree stump)
- 6' 2" pipe. (old)
- 15 Berry crates.
- 1 Child's swing. (HM)
- 1 lge. truck lumber trailer, with 4 fair tires.
- 2 Sets of wooden truck sides.
- Sml. quantity of railway ties. (old)
- 1 House aerial.

At well house.

- 1 Enameled sink, set in cement.

In bathhouse.

- 1 Broom. (short handle)
- lge. Extension cord.

Signed

J. Maryson
W. L. Stinson

Sept. 29, 1942.

INVENTORY OF CHATELS LEFT ON PROPERTY
OF
NAGAO, Moyo #03223.
2828-29th. Road, Haney, B.C.

In the basement.

- 1 Tin box. (cont. 2 paint brushes)
- 1 Berry box. (cont. light socket, screen door spring,
& misc. articles)
- 1 Berry tray. (cont. sm. roll of yarn, & few finishing
nails)
- 1 Dentists pedal drill.
- 2 Peaveys. (1 broken, NG)
- 2 Rakes. (1 broken handle)
- 2 Potato diggers.
- 5 Hoes.
- 2 Sledge hammers.
- 2 Pickaxeons.
- 2 Shovels.
- 1 Sml. scythe.
- 1 DB Axe. (no handle)
- 1 Hay hook.
- 1 Lge. scale weight arm.
- 1 Brush knife.
- 1 #120 Dandy Duster.
- 1 Lge. Duster.
- 2 Bicycle frames, 2 tires, 1 wheel.
- 1-7' Cross cut saw in wooden case.
- 1 Scythe blade. (bent, old)
- 1 Coal oil heater. (rusty)
- 1 Mattock head.
- 1 Wedge.
- 5 Misc. liquor bottles.
- 6-1qt. Sealers.
- 2-2qt. "
- 1-1pt. Sealer.
- 1 Sml. tea pot.
- 1 Glass butter dish top.
- 1 Sml. sugar bowl.
- 12 Misc. bottles.
- 2 Door hinges. (old)
- 1 Box. (cont. 2-1qt. sealers, 4 misc. bottles, & misc. articles)
- 1 Box. (nailed up, cont. unknown)
- 1 Jap. wooden basket.
- Lge. quantity of berry wire. (used)
- 1 Roll " Cable. (good) *missing*
- 1 Roll " " (old) *missing*
- 1 Roll " " " *missing*
- 2 Rolls " " (good) *missing*
- 25' Logging chain. *missing*
- 1 Anvil.
- 1 Hand cultivator.
- 1 Wheelbarrow.
- 1-6gal. Stone crock.
- 1-12gal. Stone crock. (no lid)
- 2-1qt. Sealers.
- 5 Jap. tubs.
- 2 Wooden buckets.
- 1 " barrel.
- 15 part rolls building paper.
- Lge. quantity of lathes.
- 1 Well in basement.
- 1 Water hand pump. (old)

Signed

J. Marylow
W. H. Stinson

UNITED DISTRIBUTING
COMPANY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 15 1942

A. W. STEVENSON

1272 BEACH AVENUE
VANCOUVER, B. C.
CANADA

TELEPHONE
SEYMOUR 9317-Y

September 14th 1942

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver.

Attention Mr Richardson.

Dear Sir,

The following statement shows the green beans
picked from three Japanese properties, and we have requested
the Pacific Coast Packers Ltd of 2100 McPherson Ave. New
Westminster. to send you a cheque for \$30.00 on account.

	<u>Iwase.</u>		<u>Mukai.</u>		<u>Nagao.</u>
Sept. 2	393 lbs.	Sept. 5	452 lbs.		
3.	169				
6.	688				
11.	650	11	19	Sep. 11	215
			276		302
			39		
	<u>1900</u>		<u>786</u>		<u>517</u>

Total to date - 3203 lbs.

The Pacific Coast Packers pay \$70. per ton, less
\$5.00 delivery charge from Hammond to New Westminster. The
cost of picking is 1½¢ per lb. plus ½¢ to cover carrying pickers
to and from work, sewing sacks, labelling, and cartage to a
central point at Hammond, so that there is 2¢ per lb. to be
divided between your Department and myself, according to written
advice from Mr Richardson.

I would say that there should be obtained a further
1 ton of beans from these properties depending on weather
conditions, and you will receive a final settlement covering
beans and fruit picked from these farms in due course.

Yours very truly,

Allen

MEMORANDUM

Further particulars of the registration of:

MARYE MARY (Mrs. HANCOCK)

Reg. No. 03023

was at Hastings Park,

formerly at 2828-14th Ave., Haney.

Since declarant registered her property at the above address, she has sold the following to the Maple Ridge Co-operative Store, Haney:

1/2 ton of beans cost about \$35.00

10 crates of strawberries cost about \$3.50 per crate

These were sold from declarant's own crop on land at 2828-14th Ave., Haney.

Declarant has also sold the following:

100 crates of blackberries at about \$2.00 per crate

1/2 ton blackberries for jam making at about 8¢ per pound.

These were sold from crop belonging to Mrs. V. Edge.

land at No. 32 Road, Haney, B. C. which was bought by Mrs. HANCOCK for \$15.00.

Declarant has not received the money from these sales.

September 9, 1942.

Marye Mary

Marye Mary

Signature

12001

November 19, 1942.

Thomas Davison, Esq.,
Hammond, B.C.

Dear Sir:

Re: Mayo NAGAO

We are now returning herewith your mortgage dated May 1st, 1935, from the above named Japanese which has served our purpose and for which we thank you.

We are enclosing statement in duplicate and would be pleased if you would fill in any particulars you may have regarding the balance owing, taxes and insurance, signing same and returning the original to us, and retaining the duplicate for your records.

Thanking you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC
Enclosure.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE.

Date: Sept. 29, 1942.

NAME: NAGAO, Moyo

REGISTRATION NO. 03223.

ADDRESS: 2828-29th. Road, Haney, B.C.

PROPERTY:

ACREAGE: 10. 5 acres cleared, rest bush.

KIND OF CROPS: Straws. Beans. Mixed Vegetables.

APPROXIMATE ACREAGE OF EACH: 2. 1/2. 1/2.

HOUSE: 2 Storey. VACANT: Yes. OCCUPIED

DESCRIPTION Frame, cement basement. ROOF: Shingle.

SIZE: 24 x 38. NO. OF ROOMS 7. (4 DS.-3 U-S)

CONDITION: Good.

OTHER BUILDINGS: Garage & woodshed combined(fair) 24' x 24'.
Sml. bathhouse with cement floor(good)8' x 12'. Packing shed(fair)14'x 16'
NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: 2 Wells. (1 is in ON: OFF:
 the basement)

LIGHT: Yes. ON: No. OFF:

REMARKS: Rooms are large, & papered, house was left clean & in generally good condition, is not painted outside. Has large front & back porch as well as an upstairs porch. The keys of the house have been left in the care of F. Lohstroh, next house east on same side of road.
INVENTORY OF CHATELS LEFT ON PROPERTY

See attached lists.

Signed:

J. Marples
W. H. Stinson

12001

This Indenture

Made (in duplicate) this first day of May in the year of our

Lord one thousand nine hundred and forty-three-five.

In Pursuance of the "Short Form of Mortgages Act"

Between

MAYO NAGAO of the town of Port Haney in the
Province of British Columbia. Farmer.

Insert full Name,
Street Address and
Occupation of each
party.

(hereinafter called the Mortgagor)
of the **FIRST PART**

AND

THOMAS DAVISON of the town of Port Haney in the
Province of British Columbia, Farmer.

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

WITNESSETH that in consideration of the sum of **FOUR HUNDRED (\$400.00)**-----

----- Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor
DOTH GRANT and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
the **Municipality of Maple Ridge**

Province of British Columbia, more particularly known and described as

**Lot Three (3) of the South West Quarter of Section Twenty-eight (28)
Township Twelve (12) Map No. 1105, in the District of New Westminster.**

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises,

PROVIDED this mortgage to be void on payment of **FOUR HUNDRED (\$400.00)**-----
-----Dollars of lawful money of Canada, with interest at
seven per cent. per annum, both before and after maturity, as follows: The said principal sum
of \$400.00 is to be paid three years from date hereof (i.e.
May 1, 1938).

interest for the same at the rate aforesaid, payable by equal instalments of \$ 7.00
on the first day of February, May, August,
November in each and every year
until the principal is paid, without any deduction whatsoever, the first payment of interest to be due
and payable on the first day of August, 1935.

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

THAT the Mortgagor has a good title in fee-simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanic's Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.

PROVIDED that the said Mortgagee on default of payment for one month may on thirty days'

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the

THE ATTACHED MORTGAGE IS A TRUE
COPY OF THE ONE HELD BY THOMAS
DAVISON DATED MAY FIRST, 1935.

OCTOBER 30TH, 1942.

David Hammon
A Notary Public in and for the
Province of British Columbia

shall be payable forthwith.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

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

SIGNED, SEALED and DELIVERED

In the presence of

Signature of Witness Halbert Menzies

Street Address

City or Town Port Hammond, B. C.

Occupation of Witness Notary Public

M. Nagao (Seal)

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

2258-
BC 100P
2nd 12

12001

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME NAGAO MOYO (MRS) (RCMP) Reg. No. 03223
(Print) Surname Given Name

(2) Pre-Evacuation Address HANEY, B.C.

(3) Present Address SLOCAN CITY, B.C.

(4) REAL ESTATE

(a) Street Address (if any) MAPLE RIDGE BRITISH COLUMBIA
Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

LOT 3 OF THE SOUTH WEST QUARTER OF SECTION 28, TP 12,
MAP 1105 IN THE DISTRICT OF NEW WESTMINSTER
C. OF T. 111015 E.

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
(ii) Residence Type of business
(iii) Business
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 2,000
(ii) Buildings - - - - - \$ 3,125 } \$ 4,000

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5,125.00 4000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1,253.32 1697.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3,871.68 2303.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

AT RESIDENCE HANEY, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

HOUSE

(c) How stored or packed at time of evacuation

LEFT AS IS WAS

(over)

Name of Claimant **BARAD, Mrs Mayo**Case **363**Custodian File **12003**

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
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	
					1697	1306.56			1306.56 ✓
<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		
270.90	55.35	16.60	20.5%	490.60	100.45		117.05 ✓		
TOTAL RECOMMENDATION									1483.61 ✓

12001

November 16th, 1950.

Mrs. Mayo HADAO,
433 Arlington Ave.,
Toronto, Ontario.

Dear Sir: ~~Madam~~

Re: Japanese Property Claims Commission

Case No. 363

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,423.61.

Cheque in your favour is enclosed for \$1,287.41
and we have paid the Co-Operative Committee .. \$ 136.20
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

NELSON, B.C.

9 March 1948

DEFENCE BRIEF

Mrs. Myo NAGAO

File No. 12001

Case No. 363A

REAL PROPERTY CLAIMS

1. Real Property Claim

\$4,000.00

(Same, Page 3)

Appraised at

\$1728.75

Sold for

\$1697.00

Witness - Sinclair, appraiser ^

Exhibit 1 - Real Estate Statement

Exhibit 2 - Soldier Settlement Board appraisal

PERSONAL PROPERTY CLAIM

1. Chattel Claim

\$765.90

(a) Goods valued by claimant
at \$454.50

Sold by auction \$77.80

Witnesses - C. Spencer Pallot, auctioneer
Mr. Moryson attended sale.

(b) Goods valued at \$31.00

Lost, destroyed or stolen.

Witnesses - Mr. Moryson

(c) Goods undeclared and not found \$87.40

(d) Goods valued at \$13.00
(Buddhist Temple Haney)

Stored

Witness - Mr. Moryson

(e) Goods abandoned \$181.00

Witness - Mr. Moryson ^

Notes made on inventory indicate
that a very large number of
articles were home made, old,
rusty and of little or no value.

Exhibit 2 - Chattels statement

Exhibit 4 - Claims Analysis

CASE NO. 161.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Nelson, B. C.,
March 9th, 1948.

IN THE MATTER OF THE CLAIM OF
MRS. J. NOYO NAGAO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A.W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HOBBS, Esq.,

Official Reporter.

30

2

Mrs. M. Nagao,
In Chief.

(MR. J. NOYO NAGAO, the claimant herein, being
first duly sworn, testified through the
Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Nagao, you have had an opportunity this
morning to have this form with regard to your real
estate read over to you? Are the statements contained
in it true and correct?

A Yes.

Q I would ask to have you sign it, if you would.

10 I ask to have that filed as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q You also read over to you this morning your
personal chattel claim, and you made one correction
on the form. I believe it has already been made
in my learned friend's copy. Where Mr. Leckie had
down that the key was given to the Custodian's
representative, that has been changed to read,
that the "Custodian's representative who called at
the house two days before I left asked I leave
20 the key with the next door neighbour, which I did".
I would ask that those corrections be read over
to her and is that now correct?

A The representative of the Custodian called at my
house and told me to leave the key with a neighbour,
and therefore I carried out those instructions.

MR. FISHER: That change has been made and the form
has been signed, my lord. I ask to file it as
Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

30 MR. FISHER: Dealing with the realty, I ask the Crown

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to file the Soldier Settlement Board appraisal as Exhibit 3.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. FISHER: The appraisal is for \$1500.00, my lord. Also would the Crown confirm it was rented from November 1st, 1942, for one year for \$244.00? That information is on the claim.

MR. HUNTER: November 1st, 1942, to October 31st, 1943, \$244.00, that is correct.

10 MR. FISHER: And confirmation of the assessment, my lord, in 1942, land at \$300.00, improvements \$1350.00.

MR. HUNTER: Correct, my lord.

MR. FISHER: That is all, my lord, to develop as far as that is concerned. I am afraid I should have applied at the outset to make some corrections to the claim form. On the real estate the land and buildings are struck out and placed with a total value of \$4000.00, and the total credit being given of \$1697.00, the net realty claim, \$2303.00.

20 Now, on the back there are changes made in the valuations as per the lists that have been attached to the claim, my lord. The household goods and furniture now listed in detail are valued at \$556.90 and the farm equipment at \$210.00. The uncollected accounts are abandoned. The total personalty claim is therefore \$766.90, less a credit from sales of \$77.60, leaving a net chattel claim of \$689.30, and added to the net realty claim makes for a total net claim of \$2,992.30.

30 I ask to have it amended accordingly. I would

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ask my friend to file his analysis as Exhibit 4.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: I don't know whether there is any particular
comment that might be made, my lord, other than the
claimant in this case did list her goods in fair
detail as appears in the left hand column, and
apparently a substantial amount of the stuff as
far as the explanation of the Custodian goes was
abandoned. I don't think there is any further
comment that needs to be made.

Q You went over the revised values on the list made up
by Mr. Leckie and they are fair and reasonable
values? A: She says it
isn't enough.

MR. FISHER: Mr. Leckie, in his interviews, has talked
these people down quite a bit on some of their
figures, but she still feels that she has been
talked out of it and that her values are reasonable.

THE COMMISSIONER: It might be helpful, Mr. Fisher, to
have some statement from the witness as to the
condition in which the household goods were at the
time she left them, more particularly in view of the
statement by the Custodian that a very large
quantity of the goods was abandoned.

MR. FISHER: Q: Now you stated in your claim form the
key to the property was turned over to the neighbour.
What was the condition of the goods at the time you
locked up your house? A: Prior to
that the Custodian had been in and he had seen
the things.

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Q Ask her as to the condition?

A Yes. Joti is the word for condition. Could you explain it any better, Mr. Homan?

MR. HOMAN: I don't think so, but I will try.

(Mr. Homan to the witness).

THE INTERPRETER: As There were some new goods and there were some old goods, but the old goods I put them at a price to cover depreciation.

10 MR. FISHER: It might be noted on the claim form as well, my Lord, that she had in a lot of instances filled in the year that she acquired them, particularly insofar as the household goods are concerned -- on the pages attached, my Lord, the white pages.

THE COMMISSIONER: Yes.

MR. FISHER: You will find there as far as her household goods are concerned, she has in a good number of instances filled in the year.

THE COMMISSIONER: Yes, I had not observed that. That is probably as much as you can get from her.

20 MR. FISHER: Your witness, Mr. Hunter.

MR. HUNTER: It is submitted, my Lord, that the real property was sold for its fair market value. It is further submitted that the personal property was sold for its fair market value.

THE COMMISSIONER: Have you any statement to make in regard to the very large quantity of household goods that was abandoned?

MR. HUNTER: I would like to go over the inventories filed by my friend and attached to Exhibit No. 2.

30 THE COMMISSIONER: Very well.

MR. HUNTER: If we could start with the household goods, I wish to spend some time trying to make these give with the details of the original claim filed as shown on the analysis and with the auction sheets, my lord. So that what I propose to do is to give you the item number of each item as shown on the details of the claim in the analysis. If you will notice in column 3 they are all there.

THE COMMISSIONER: That is in the analysis, yes.

10 MR. HUNTER: I will give you the item number that that corresponds to and then give you what happened to it.

THE COMMISSIONER: I see.

MR. HUNTER: The kitchen carpet, I can only say it was abandoned. Similarly with the living room carpet and the kitchen stove and the heater. The kitchen stove corresponds to items 8 and 109. The heater corresponds to item 1. The next item, the coal oil heaters, one is rusty, item 85; the other one, item 108, was sold for fifty cents. The lantern, item 100, there were two of those in item 100, one was abandoned and one was broken. The beds which are the next three items, really, are item 45. One was sold for \$10.00 and one was sold for \$4.50. The kitchen table, item 9, home-made, was abandoned. The six kitchen chairs, only four were declared. They correspond to items 27 and 63, three of them, and a child's chair, were sold for 75 cents, my lord. The living room table, the next item, was not declared and was not found.

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Three small tables, item 22, home-made, abandoned. The next two items, the baby's chair, and one of these apparently corresponds to the child's chair, sold for 75 cents with the three chairs up above-- there is only a record of one child's chair having been inventoried, so I suppose the other one must be considered as missing. This chair set, dining room, corresponds to items 25 and 26 and were sold for \$5.00. The gramophone is item 116 and was sold for \$3.00. The coat stand, item 43, was sold for 50 cents. The gramophone records, item 116, were abandoned. The three desks, items 18 and 21, were home-made and were abandoned. The chiffonier, item 35, sold for \$4.00. The bureau with mirror, item 38, sold for \$6.00. The item mirror, No. 12, was abandoned. The 8 frames, two frames and six small frames were stored in the Buddhist Temple at Hanoi. I believe they had some religious significance, my lord. All religious items, if your Lordship will recall in that area, were stored there, and most of them, I believe, are still there, my lord. The clock, item 11, was sold for \$3.00. The next two items, the two crocks are item 98, and sold for \$1.05. The set of 9 encyclopedia, item 115, sold for \$2.00. It was called a "Dominion Educator". I don't know the encyclopedia myself. The next, eight window shades, they were not declared. These were not found and they were abandoned. The next item, 5 pairs, that is ten curtains,

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they were not declared. They were found, and they were abandoned. All the remaining items on that sheet were not declared and they were not found.

THE COMMISSIONER: I do not know if there is any necessity to deal with the rest. Oh, perhaps the rest is farm equipment and we better get some detail of it.

MR. HUNTER: I don't know how helpful this is, but this is the only way I can conceive of giving it to you.

THE COMMISSIONER: It is of assistance. I do not know how I will guess as to the value of the chattel property. I am afraid this is going to resolve itself into a guessing game before I get through with it.

MR. HUNTER: I think you are right, my lord.

The wheel barrow, item 97, was sold for \$2.00. The cultivator, item 96, was sold for \$3.00. I will give you the actual items, my lord, that were either sold or abandoned because there were a lot of items sold under one general heading of tools. Of the 6 shovels, 4 were found. They correspond to items 75 and 102. The hoes correspond to item 72. The rakes correspond to item 70, and one had a broken handle. The 500 pounds of wire corresponds to item 89. It was used wire and was abandoned. The 500 feet of three-quarter inch cable was in good shape, apparently, and corresponds to item 90 and was stolen.

THE COMMISSIONER: It was stolen?

MR. HUNTER: Yes, my lord. The two 30-foot chains correspond to item 94 and they were stolen. The

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three choppers were declared and were not found.
The five blocks were declared and not found.
The eight cross-cut saws correspond to items 104,
105, 106, 107, and 83. Five of them were sold
for \$4.00. The wedges, only one was found, item
57. The hammers, item 73. The prybars, item 69,
one broken. The three axes were declared, one
double bitted axe was found, item 77. The three
sawthes, two large and one small, only one was
10 declared and one large one was found, item 103,
and one small one, item 76.

THE COMMISSIONER: Were they sold?

MR. HUNTER: Well, only in general. The six pound pick,
not declared and not found. The mattock was not
declared and one mattock head was found and
corresponds to item 86. The anvil was undeclared
but it was inventoried in item 95. The vise was
undeclared and was not found. The two pickereens,
though undeclared, were found, item 74. The next
two items, the post-hole auger and the hay hook,
they were undeclared and not found. The two
potato hooks were undeclared but found, item 71.
The scale (hanging) was found, item 78, and that
was stolen. The two spraying machines, items
80 and 81, some part of them or one or both of
them were sold for 50 cents. The two sawdust
burners, item 110, one was sold for \$1.50. The
200 feet of chicken net was undeclared and not
found. Now the items, my lord, for which I haven't
shown any disposal there, I can't tell how many of
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them were sold, but there is a general heading
in the auction sheet saying "tools, \$12.75."

There are no questions, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Nagao.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DIX)

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

J. P. Horrabin
"J.P. HORRABIN"
Official Reporter.