

13467

File No. 6928
13467

SUMMARY RELATIVE TO CLAIM OF
Masato SAKAURA - Regn. No. 13704 &
Hidekazu SAKAURA - Regn. No. 16645

14th June, 1948.

REAL PROPERTY: Municipality of Maple Ridge, Part 18.73 acres more or less of Section 21,
Tp. 12, as shown outlined red on Sketch 7168, D.M.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Assessment</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>
Land	\$1200.00	\$ 687.10		\$4350.00
Improvements	<u>1700.00</u>	<u>1500.00</u>		<u>2650.00</u>
	\$2900.00	\$2187.10	\$2147.00	\$7000.00

18.73 acres

Land valued by claimant at \$232.00 per acre.

Fire insurance for \$3150.00 was carried with North West Fire Insurance Co.,
expiring 6th January, 1945, covering the following:-

Dwelling	\$1000.00
Barn	150.00
Chicken house	1000.00
Household effects	1000.00 - owned by father of claimants.

Insurance covering buildings was transferred to the Director, Veterans'
Land Act as at 1st January, 1943, and the \$1000.00 on effects was cancelled.

connected with case 991
file 6928

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REAL PROPERTY SUMMARY

JAPANESE NAMES: Masato NAKAMURA Reg. No. 13764 File No. 6928.
Hidekazu NAKAMURA " " 16645 " " 13467.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/102-P. First Offer.

PROPERTY ADDRESS: 2849 - 22nd Road, Naney, B. C.

LEGAL DESCRIPTION: Part 18.73 acres more or less of Section 21, Township 12 as shown
outlined Red on Sketch No. 7166, Municipality of Maple Ridge, B.C.W.

TITLE: Registered in the names of Masato NAKAMURA and Hidekazu NAKAMURA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25305, dated January 15th, 1943.

ASSESSED VALUE: Land - \$1200.00
Improvements - \$1700.00 - \$2900.00. Taxes - \$57.37.

CLASSIFICATION: This appears to be a Chicken Farm with a small portion devoted to
fruit, with Dwelling and out-buildings.
Masato NAKAMURA claims on his JP Form that this property has an
area of 18.73 acres, which agrees with Maple Ridge Assessment Roll.
One 1 1/2 Storey 6 room dwelling, 1 woodshed, 1 barn, 1 bath house,
1 garage, 3 brooder houses, 1 chicken house with 14 compartments.

HISTORY OF ADMINISTRATION: An evacuation did not take place until 13th October, 1942, this
place was not leased until 20th February, 1943, when it was leased
by the Custodian to Mrs. Jakob Loewen for the Term of 10 months
from 28th February, 1943 to 31st December, 1943. Consideration
being \$175.00 - \$75.00 on 1st August, 1943 and \$100.00 on 1st
November, 1943. No Taxes.
Buildings included. Space reserved for storing chattels.

SOLD: To The Director, The Veterans' Land Act for \$2,147.00 as at 1st
January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Masato NAKAMURA and Hidekazu NAKAMURA
Joint Account, as at May 8th, 1944, against which were charges for
Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit
of \$2,129.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$25.83,
covering unexpired Fire Insurance Premiums were placed to Masato
NAKAMURA and Hidekazu NAKAMURA'S Joint Account.

The following Fire Insurance Policy -
The North West Fire Insurance Co., Policy No. 205792 - \$2,150.00,
covering \$1,000.00 on Dwelling, \$150.00 on Barn, \$1,000.00 on
Double-deck chicken house, was transferred to The Director, The
Veterans' Land Act.

Rents for 1943 appear to have been paid direct to The Director,
The Veterans' Land Act.

Certificate of Title No. 169516-E in the name of The Director,
The Veterans' Land Act.

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

March 9th, 1946.

D. A. Cramer
D. A. CRAMER.

DAG:JS

13267

LIBRARY STAMP

File No. 13267 and
13268.

Name: KAWADA - Reg. No. 13764.
Address: KAWADA - Reg. No. 13545.

The above named Japanese declared, on their JP Form,
dated 30th April, 1942, that they had no Personal or
Trade Debt.

We can find no evidence of any claims having been
filed against them.

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

March 11th, 1946.

R. J. [Signature]
R. J. [Signature]

13267

FIRE INSURANCE SUMMARY

File Nos. 6028 and
1329.

Wanted: WILLIAMS - Reg. No. 13761.
WILLIAMS - " " - 13761.

The above named Japanese declared, on their JP Forms, dated April 30th, 1945, that there was a Fire Insurance Policy for \$1,000.00 covering the Building.

It was found that The North West Fire Insurance Co., Policy No. 20729 for \$1,000.00 was in force and under instructions from E. WILLIAMS to his agent Mr. Ed. Smith this Policy was increased to \$3,150.00, covering the following items:

On Building	- \$1,000.00
On Box	- \$ 150.00
On Contents - house	- \$2,000.00
On Household effects	- \$2,000.00 - \$3,150.00.

Policy expiring January 5th, 1945. The Insurance covering the Building was transferred to The Director, The Veterans' Land Act, on 28 January 1st, 1945, and the \$2,000.00 covering the Household effects was cancelled.

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

March 11th, 1946.

Dehannet
E. A. GIBBS.

ENCLOSURE

[illegible]

PERSONAL PROPERTY SUMMARY

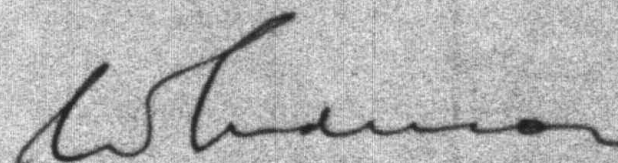
File No. 13467

26th March, 1947.

Re: Hidekazu NAKAMURA - Reg. No. 16645

This file reveals no personal property assets of
any kind.

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

A handwritten signature in dark ink, appearing to be 'Whamion' or similar, written in a cursive style.

HA

File Nos. 6928 & 13467

STATEMENT OF ACCOUNT
WASATO TAKAHARA - Regt. No. 13764
HIDOKUSU TAKAHARA - N/A

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 Jan. 1	Credit to sale of property		2169.83	
1944	Land Registry Office, Cert. of Encumbrance	11.00		
June 19	North American Life Assurance Co., premium on Policy No. 325915, Wasato TAKAHARA	38.54		
1945	Transfer to account, Hidokusu TAKAHARA, to equalize payment	38.54		
Apr. 23	Legal fees in connection with sale of property	15.00		
1946				
Jan. 23	Division of proceeds - Wasato TAKAHARA Hidokusu TAKAHARA	1038.37 1038.38		
		2169.83		

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26th March, 1947.

Mr. Hidekazu NAKAMURA,
Registration No. 16645
c/o Department of Labour,
Lethbridge, Alberta.

Dear Sir:

As requested by you through the Department of Labour, we are enclosing herewith Custodian cheque in the amount of \$1076.92. This sum represents equal division of proceeds derived from sale of real property registered jointly with your brother, Masato.

In January, 1946, your brother Masato, requested payment through this office of his North American Life Insurance policy premium in the amount of \$38.54, and in order to keep your accounts equal, a similar amount was credited to a personal account for you here, and this sum is included in the above cheque.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl. (cheque)

6928 + 13467
13764 N/R

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/102P
File No. (JL-322)

Vancouver, B. C.

NAKAMURA, Masatoshi

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

Dear Sir:-

Re: Part 13.73 acres more or less of
Section 21, Tp.12, as shown Red
on Sketch No. 7168.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169516-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 21,704.41, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 2,147.00
Less arrears of taxes to January 1st, 1943,	- \$. -
Amount paid to Secretary	- <u>\$ 2,147.00</u>

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

Yours truly,

(signed) W. K. Chandler

WKC/W

W. K. Chandler,
LEGAL ADVISER.

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

"April 28, 1944"
Date

Solicitor for
The Secretary of State

J.L. No. _____

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 6925, 13407
Reg. No. 19764, N/A

506 Royal Bank Building,
Vancouver, B. C.

Mr. Masato HAKENURA, and
Mr. Hidemasa HAKENURA.

MAY 22 1944

a minor under 16 years

Dear Sir:

Re: R. R. 1, Honey, B. C.
Municipality of Maple Ridge, Part 12.73 acres more or less
of Section 21, Township 12 as shown outlined red on Sketch
No. 7169, District of New Westminster, C. of E. 30979.

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	2147.00
Add:	25.83
Unexpired insurance premium as at January 1st, 1943	2172.83
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	2169.83

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.

1941

Jan. 1 Credit re Sale of Property
Land Registry Office C/S

Debit

Credit

Balance

\$2169.83

\$1.00

\$1.00

\$2169.83

CR \$2168.83