

13522

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OGATA Kimata

HOME ADDRESS: Mt. Lehman B.C.

REGISTRATION NUMBER 12991

SEX: Male

AGE: 70

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kimata Sakaye

ADDRESS OF WIFE OR HUSBAND: Mt. Lehman B.C.

NAMES OF ANY LIVING CHILDREN: Nobuko (F) Mashie (M) Mataka (M)

ADDRESS OF CHILDREN: Mt., Mt. Lehman B.C.

AGE OF CHILDREN: 15, 14, 12.

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

1. LOCATION AND DESCRIPTION: N. 2 of S.E. 1/4, of Section 11, Township 14,
in the Municipality of Matsqui, District of New Westminster B.C. No. 1110.

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 roomed wooden frame dwelling house.
BURNED 2 Barns, 1 Bunk House, 2 Packing Houses.

3. INSURANCE (Give particulars; state where policies are) \$500.00. Fire Insurance. Policy
Number unknown, and Company unknown.

4. TAXES (Amount and where payable) \$46.61 payable at Mt. Lehman B.C.

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

\$960.00 Mortgage on land.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner but has leased
to Erman Kroeker of Mt. Lehman B.C. [E.S. Mr. P. Croxon of Abbotsford B.C.] for 1942
crop only.

*Tenant in common with
Gentle Nakagawa
owning half of the land
below.*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. *Whereabouts unknown.*

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

9. IF FARM LAND STATE CROPS SOWN *Asparagus - sold to E. K. Kieker, Mr. Johnson, V.S.E.*
Strawberries, Logan berries, Raspberries

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. *N. 1/2 of the S.E. 1/4 of Section 11, Township 14, Municipality of Manitowish, B.C. District of New Westminster B.C.*

2. LANDLORD'S NAME AND ADDRESS. *none*

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

4. STATE WHEREABOUTS OF LEASE. *none*

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: *As listed above.*

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2. Kitchen Stove, 2 Heater Stoves, 1 Gramophone, 5 Tables, 1 Sofa, 6 Chairs 2 Beds 1 Dresser, *Tools. All to be left at the farm described above.*

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

to 1 Horse, to be looked after by Mr. Erdman Crocker, of Mr. Johnson B.C.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY *none*

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none

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

2--\$4.00 War Savings Certificates, In declarants possession.

In the names of the Children

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: ~~XXXXXXXXXXXXXXXXXXXX~~ Mutual Life Assurance Co. \$300.00
Policy Number unknown, Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 16th day of April 1942.

(Signature)

K. Ogata

P. M. L. Harris
Witness

FOR DEPARTMENTAL USE

Lehman

SUPPLEMENTARY LIST

May 23, 1948.

OGATA Kimata Reg. #12991

Wishes to inform the Custodian that he has sold

his crops to (FIREBAND) Mr. Lehman, B. C. for \$1500.00

Fireband

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

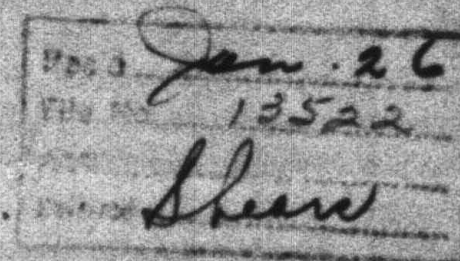
ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
FILE NO. 55108
Legal Section
DJS/DI

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

January 23, 1950

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



Dear Sir:

Re: Estate Gentaro Nakagawa, deceased
Your Reference No. 13522

I am enclosing herewith for your information
copy of a letter which I have today written to Mr.
J. M. Streight, Official Administrator, New Westminster.

Yours very truly,

A handwritten signature in cursive script, appearing to read "D. J. Sinclair".

D. J. Sinclair,
For Assistant Deputy Custodian

55208
Legal Section
R/S/M

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

January 23, 1950

J. M. Straight, Esq.,
Official Administrator,
507 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate Gontaro Nakagawa, deceased.

Following receipt of a copy of your letter of December 16, 1947 to our Vancouver office, we made an inquiry through the Department of External Affairs as to the existence of heirs in Japan of the above named Gontaro Nakagawa.

I now have pleasure in enclosing for your consideration a copy of the report from the Canadian Liaison Mission in Tokyo, disclosing the existence and place of residence of the legally adopted son of the deceased. Unfortunately, we have been unable to locate his widow.

The identification of the legally adopted son may now make it possible for you to release the net proceeds of this estate to the Custodian. If further information or documentation is required, let us know specifically what is needed and we shall take steps to secure the same through the Liaison Mission.

Your early advice in this matter would be appreciated.

Yours very truly,

D. J. Sinclair,
For Assistant Deputy Custodian.

Enclos(1)

CANADIAN LIAISON MISSION
TOKYO, JAPAN

January 10, 1950

No. 15

The Honourable,
The Secretary of State for External Affairs,
Department of External Affairs,
Ottawa, Canada.

Sir:

I have the honour to refer to your despatch No. 534 of June 21, 1949, in which you requested us to make inquiries concerning the heirs to the estate of Mr. Gentaro NAKAGAWA, who died in Vancouver, B.C., on January 15, 1938.

2. An investigation conducted by the appropriate authorities of the Japanese Government has disclosed that Masashi Nakagawa, the adopted son of the deceased, is now residing at Number 4, Ametani, Hiro-machi, Hiroshima Prefecture. Although at the present time he is unemployed, he previously served as an interpreter in the Ordnance Department of the British Commonwealth Occupation Forces at Hiro-machi until October 31, 1949. His family consists of Yoshiko, his wife, and Masakazu, his son.

3. On the basis of the information which we were able to furnish, the investigation by the Japanese Government failed to reveal anything concerning the existence or the whereabouts in Japan of the widow of the deceased.

I have the honour to be,

Sir,

Your obedient servant,

C. E. McGAUGHEY,
For E. H. Norman,
Head of the Canadian Liaison Mission
in Japan.

June 8, 1949.

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Estate of Gentaro NAKAGAWA, Deceased.
Your Reference - J-9

With reference to distribution of the sum of \$747.12 being net proceeds from the above estate, we have been able to obtain very little further information concerning the whereabouts of the heirs.

Mr. MacKinnon of the Department of Labour, Japanese Division, could not supply us with the destination of Masashi Nakagawa, the adopted son of the deceased, who returned to Japan on June 16, 1946. He stated however that the birthplace of this man was Hiroshima-Ken, Japan and suggested that he might have returned to that Province.

The divorced wife of Masashi Nakagawa, now Ai (Mrs. Meiji) Kurokawa, whose last known address is 69 Jackson Street West, Hamilton, Ontario, has not replied to our letter of enquiry.

The niece of the deceased, Mrs. Ruth Takata, R. R. #2, Freeman, Ontario, has replied stating that the whereabouts of the widow and son are unknown to her.

I am sorry we cannot be more helpful in locating the heirs. In the meantime the funds will remain in the Provincial Treasury until claimed.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

13522
X.I.653
10189

May 30, 1949.

Mrs. Ruth Takata,
R. R. No. 2,
Freeman, Ontario.

Dear Madam:

Re: Gentaro Nakagawa, Deceased

We wish to inquire concerning the whereabouts of the wife of Gentaro Nakagawa, deceased, and his adopted son, Masashi.

We were informed some time ago by Mr. Ken Kitamura that Mr. Nakagawa's first wife died but that he had a second wife who was living in Yokohama in 1943. As you are no doubt aware, Masashi Nakagawa returned to Japan on June 16, 1946, and it may be that he returned to the place of his birth, Hiroshima Ken. We have been unable to obtain more definite information than this.

The Administrator of the Estate of Gentaro Nakagawa requires to know whether the widow and adopted son are still living and we would appreciate it very much if you could give us the name and address of the widow, together with the present address of Masashi.

We enclose a stamped, addressed envelope for your reply which we would be glad to receive as soon as possible.

Yours truly,

AGM/AS
Enc. envelope

A. G. McArthur,
Office of the Custodian.

13522
XI 653
8035

May 25, 1948.

Mrs. Meiji Kurokawa,
69 Jackson Street West,
Hamilton, Ontario.

Dear Madam:

Re: Estate of Gentaro NAKAGAWA, Deceased

It is desired to effect distribution of the Estate of Gentaro Nakagawa, Deceased, and it is necessary to know the whereabouts of Masashi Nakagawa, Registration No. 09828, who returned to Japan on June 16, 1946. His place of birth is reported to have been Hiroshima-Ken, Japan, and it may be that he returned there. If you have any information regarding where he is living at present or can give us the name of anyone who is likely to know, we would appreciate your advising us.

We enclose a stamped, addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur
Office of the Custodian.

AGM/AC
Enc.

797-12 in Treasury



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Rec'd	FEB 7 1948
File No.	X/663/18025/528
Ans.	
Referred	<i>M. MacKinnon</i>

Room 52 Commerce Building,
640 - Hastings Street,
VANCOUVER, B. C.

February 5, 1948.

Office of the Custodian,
Department of the Secretary of State,
506 - Royal Bank Building,
Hastings & Granville Streets,
VANCOUVER, B. C.

Dear Sirs:

Attention Mrs. A.G. MacArthur

Re: Estate of Gentaro NAKAGAWA - Deceased.

With reference to your letter of January 30th regarding the estate of the above-named, Mr. Nakagawa died before the Japanese Registration took place and consequently there is no record of him on the R.C.M. Police files.

The record of the adopted son, Masashi NAKAGAWA Reg.No.09829, who returned to Japan on June 16th, 1946, shows that his place of birth was Hiroshima-Ken, Japan and it may therefore be presumed that he proceeded to that province, but we have no more definite information than this.

Regarding Mr. Masashi NAKAGAWA's divorced wife, Mrs. Ai (Toriihara) NAKAGAWA - Reg.No. 07415, it appears that this woman married again in 1941, and is now the wife of Mr. Meiji KUROKAWA - Reg.No.08118, and to the best of our knowledge is presently residing at 69 - Jackson Street West, Hamilton, Ontario. It is quite probable that she might be able to give you more definite information regarding the exact address of Mr. Masashi NAKAGAWA in Japan.

We hope that this information may be of assistance to you in locating Mr. Masashi NAKAGAWA and his stepmother, the wife of Mr. Gentaro NAKAGAWA.

Yours very truly,

J. F. MacKinnon

J. F. MacKinnon
Commissioner of Japanese Placement.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADVISED ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. J-9

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
January 26, 1948

Rec'd	Jan 28
File No.	1332278 653
Ans.	
Replied	

Mrs. A. G. McArthur,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: Estate of Gentaro NAKAGAWA, Dec'd,
Your Files 653 (X.I.) and 12522

Dear Mrs. McArthur:

We have for acknowledgment your letter of the 2nd instant.


As stated in our letter to you of the 27th ultimo, we are prepared to take the matter up with the Department of External Affairs with a view to locating the widow in Japan. The information as to her whereabouts is not particularly helpful and for this reason we hesitate to submit the case.

It is noted that the adopted son, Masashi Nakagawa, a former internee, returned to Japan on June 17th, 1946. The Department of Labour, Japanese Division, in Vancouver, may have information as to his address and it would be appreciated if you would obtain a report from them and forward same to this office. We will then request External Affairs to trace him, if possible, as he may possess the information we are after.

Mr. Streight will pay the funds to the Custodian as soon as we establish existence of heirs-at-law.

Thanking you for your co-operation, we are,

Yours very truly,


K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

506 Royal Bank Building,
Vancouver, B. C.,
January 2, 1948.

653(X.I.) and 12522

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Estate of Gentaro NAKAGAWA, Deceased.
Your File No. J-9.

Replying to your letter of December 27, we have neither the given name of Gentaro Nakagawa's second wife nor her address, other than Yokohama, Japan, as shown on Ken Kitamura's letter dated February 6, 1943, a copy of which was attached to ours of December 22, 1947.

For your further information we are enclosing copy of Certificate of Death obtained from the Vital Statistics Department, Victoria, B.C.

Yours very truly,

AGM/AG

Enc. copy Certificate of Death.

A. G. McArthur,
Office of the Custodian.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
J-9
FILE NO.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
December 27, 1947

Mrs. A. G. McArthur,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	1948 2-18-48
File No.	
Ans.	<i>[Signature]</i>
Referred	

Re: Estate of Gentaro NAKAGAWA, Dec'd,
Your File No. X.I. 653

Dear Mrs. McArthur:

We have for acknowledgment your communication of the
22nd instant, with enclosures.

It is noted that a second wife of the deceased is in Japan
and if you are able to give us any information from your files as to
the address of the widow, we will write the Department of External
Affairs and ask them to trace the beneficiary through the Canadian
Liaison Mission in Tokyo.

Yours very truly,

[Signature]
K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

Yokohama Japan

X.I. 653

506 Royal Bank Building,
Vancouver, B. C.
December 22, 1947.

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Estate of Gentaro NAKAGAWA, Deceased.

This is a matter in which you carried on some correspondence in 1943. Gentaro Nakagawa died in Vancouver in 1938 leaving no known heirs other than a second wife in Japan and a possible adopted son who is a released Internee who returned to Japan on June 17, 1946. His estate consisted of a one-half interest in real property which was specially advertised and sold in 1945. Mr. J. M. Streight was asked to administer the estate and he now reports a net balance in the Treasury of \$747.12.

Evidently no independent investigations regarding heirs have been made by the Official Administrator. I attach copies of correspondence relative to heirs and Mr. Streight's present proposal. Should the Custodian intervene on behalf of either the widow in Japan or the person who claims to be an adopted son? No funds were advanced to the released internee when he returned to Japan.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. 3 copies.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

December 16th, 1947.

Your file No. 13522X1653

EVACUATION SECTION	
Dec'd	DEC 18 1947
File No.	13522X1653
Ans.	
Referred	<i>[Signature]</i>

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

Re: Estate of Gentaro Nakagawa, dec'd

Dear Sir:

With reference to your letter of December 15th. As there is no claim put forward by your office of proof that there is a widow or any other children, the funds will remain in Victoria until such time as such proof has been forwarded.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS:EM

13522, X.I. 653.

December 15, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Gentaro NAKAGAWA, Deceased.

We acknowledge with thanks copy of your letter to Masashi Nakagawa.

With reference to payment of the whole estate to the widow and your query concerning any children of the deceased, we have no proof of the name or existence of the wife in Japan other than contained in the copies of letters attached, as advised you in our letter of September 30, 1944.

This office has no source of information other than that supplied by the Department of Labour from its R.C.M.P. files and other casual information that comes in through correspondence.

If you decide that the proceeds from this estate are payable to the widow in Japan, these funds will be received by this office for future disposition.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. copies



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

507 COLUMBIA STREET

NEW WESTMINSTER, B. C.

December 9th, 1947.

1268
13572

EVACUATION SECTION	
Rec'd	DEC 10 1947
File No.	41/653
Ans.	
Referred	<i>[Signature]</i>

Mr. Masashi Nakagawa,
Angler, Ontario.

Re: Estate of Jentara Nakagawa

Dear Sir:

With reference to the estate. I am prepared to pay the whole estate to the widow, unless some proof is forthcoming, that you have been legally adopted.

Mr. G. Nakayama has advised this office, that he has no document to prove your adoption and was no witness to it.

Kindly advise if you know of any children of the said deceased.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS:LM

Copy for, Office of the Custodian, Vancouver)



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
708

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

June 25, 1947

Department of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

EVACUATION SECTION

Rec'd JUN 26 1947

File No. 13522

Ans. *[Signature]*

Referred *[Signature]*

Dear Sir:

Re: Estate of Gentaro Nakagawa

As requested in yours of May 21st I am enclosing
herewith statement with regard to the above estate.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS:F

ENC.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET
NEW WESTMINSTER, B. C.

June 3, 1947.

Statement re:

Estate of GENTARO NAKAGAWA.

From May 1946
To May
1947

Dr. Cr.

By Cash, Custodian		892.18
To Cash, Legal	100.45	
" " Expenses this office	44.61	
" Bal. in Treasury	747.12	
	<hr/>	<hr/>
	892.18	892.18

1947

June 1

By Balance in Treasury 747.12

E.&O.E.
This is my statement,
J.M. Streight,
Official Administrator.

13522, I.I. 653

March 5, 1947.

Mr. J.M. Streight,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate of Gentaro NAKAGAWA, Deceased.
Our File 13522(formerly 1268), and
I.I. 653.

In reply to your letter of February 28th we refer you to our letter of September 30, 1944 in which reference was made to the possible heirs of this deceased man and we enclose copies of all letters written by us in an effort to identify heirs and the answers thereto.

We have on hand neither the marriage certificate of the widow nor proof of the adoption other than the claim made by Masashi Nakagawa himself. We would draw your attention to the possibility of obtaining information from Mrs. Ruth Takata, mentioned in Ken Kitamura's letter of February 6, 1943, whose present address, according to the Department of Labour, is c/o Prudhomme's Nursery, Beamsville, Ontario. The last address of Ken Kitamura of which we have a record is, 587 Yonge Street, Toronto, Ontario.

We have already sent, enclosed in our letter of February 10, 1945, to Mr. G.R. McQuarrie, Barrister, acting for you in this connection, copies of letters from Masashi Nakagawa stating that he had no documentary evidence of his adoption and from Mr. Gilson Nakayama stating that he was not a witness to the adoption as suggested by Masashi Nakagawa.

If it is decided that the heirs are the widow and adopted son or any other persons either evacuees or persons residing in Enemy territory, we would ask that funds payable to them be sent to this office.

We will be pleased in due course to know what action you are taking in this matter.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH
encl.



J. M. STRAIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET

NEW WESTMINSTER, B. C.

28th February, 1947.

EVACUATION SECTION	
Rec'd	MAR 3 1947
File No.	1268-2
Ans.	OK
Referred	McClellan

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

Dear Sir:

re Estate of G. Nakagawa, deceased.
No. 1268 and 653.

With reference to your letter of February 20,
I notice that the heirs are supposed to be the
widow and an adopted son. Some proof of the
adoption and a Marriage Certificate of the widow
should be on file before making payments out of
the estate. I trust you can obtain this for this
office.

Yours very truly,

JMS:GB

File No. 13522
Deceased

Gentaro MAKAGATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 May 29	Fee re search of Administration papers	\$.20	\$	
June 29	Registering discharge of Mortgage & filing of Probate	1.50		
July 30	Probate & Succession duty paid	51.28		
August 6	B. C. Electric Railway Co. - refund security deposit		1.42	
1946 January 31	Distribution of funds from joint account with K. Ogata		943.74	
April 27	Funds remitted to Official Administrator	890.76		
1947 February 25	Funds remitted to Official Administrator	1.42		
		\$ 945.16	\$ 945.16	

Nil

Accounting Department
March 4th, 1947

MEMORANDUM

File No. 1268 Enemy
13522 Evacuee

February 20, 1947.

TO: MISS G. MASON

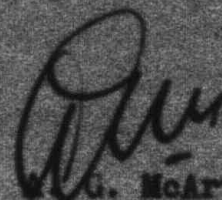
FROM: MRS. A. G. McARTHUR

Re: Gentaro NAKAGAWA, Deceased.

Will you please transfer the contents of Enemy File No. 1268 to Evacuee File No. 13522 as both files are in the name of Gentaro NAKAGAWA, who died on January 16, 1938, in Vancouver, B. C. and who was, therefore, not an Enemy.

Enemy File No. 1268 may now be closed.

/AC


W. G. McArthur.

1268 (Int) & 4496
Enemy Section

509 Royal Bank Building,
Vancouver, B. C.
April 30, 1946

J. W. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Gentaro NAKAGAWA, Dec'd

Dear Sir:

With further reference to our letter of January 18,
and your letter in confirmation, dated January 24, 1946, we are
enclosing herewith our cheque, amounting to \$890.76, representing
balance of funds held at this office for the credit of the above-
noted Estate. We also enclose, for your information, statements of
the deceased's personal and joint accounts with the Custodian.

Kindly acknowledge receipt of the enclosed.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JT
Encl.

Kinoia OGATA
Gentaro HAKAGAWA

Files Nos. 4496 & Int. 1268
Ref. No. 12991 & Dec'd

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1943</u> January 18	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
December 30	Pacific Co-operative Union cheque Fire Insurance premium	10.00	500.00	
February 23	Mortgage payment Taxes	400.00 42.52		
<u>1944</u> May 31	Rent 1943 Rent 1944 to 30 September		275.00 205.00	
July 17	Mortgage payment	400.00		
<u>1945</u> June 26	Taxes 1944 Taxes 1945 Land Registry Office - Certificate of Encumbrance	53.48 63.54 2.00		
August 7	Rent to date Credit re sale of property		152.90 2,622.13	
<u>1946</u> January 28	Distribution of funds held in joint account, Gentaro HAKAGAWA - Int. File 1268 Kinoia OGATA - Encumbrance File 4496	943.74 2,038.75		

\$ 3,955.03 \$ 3,955.03

C
O
P
Y

J. M. STREIGHT
OFFICIAL ADMINISTRATOR

405 Westminster Trust Building,
NEW WESTMINSTER, B. C.

January 24th 1946

Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Att: W. E. Anderson

Re: Estate of GENTARO NAKAGAWA dec'd
Your Files 4496 & Int. 1268

Dear Sirs:

The Estate of Gantaro Nakagawa claims the sum of
\$943.74 being the net balance due the estate as per your letter
of January 18th 1946.

Yours very truly,

"J. M. STREIGHT"

OFFICIAL ADMINISTRATOR

JMS/WP

4496 & Int. 1268

28th January, 1946.

Mr. Kinata OGATA,
Registration No. 12991,
Tashan, S.C.

Dear Sir:

We wish to acknowledge your letter received at this office on the 9th January, regarding distribution of funds held in the joint account of yourself and the Gentaro NAKAGAWA Estate. We noted that instead of an equal distribution of these funds, you requested that distribution be made on the basis of \$500.00 to the NAKAGAWA Estate and the balance to yourself.

This office has since negotiated on your behalf, with the Official Administrator, who is handling Mr. NAKAGAWA's Estate, and he has finally agreed to make claim for only \$943.74 on behalf of the estate. This would leave the sum of \$2,038.75 to be transferred to your personal account. In arriving at these figures, the following basis was used:-

<u>Sale Price of Property</u>		\$3000.00
Less Expenses of Sale		
Valuation Fee	\$15.00	
Advertising	23.68	
Land Registry Office fees	3.00	
Certificates of Encumbrance (3)	1.00	<u>42.68</u>
		\$2955.32
Less advance by Kinata OGATA		<u>1067.84</u>
Net Proceeds for distribution to owners		<u>\$1887.48</u>
<u>Distribution of Joint Account to Individual Owners</u>		
Gentaro NAKAGAWA, Deceased, 50%		943.74
Kinata OGATA 50%	\$943.74	
Plus Advance	1067.84	<u>\$2011.58</u>
		\$2955.32

The figures in the above statement covering sale of property deals with no adjusting credits or debits, but only with expenses pertaining to the sale, and as this leaves a surplus of \$27.17 in the joint account, this is also to be transferred to you as surplus from administration.

The Official Administrator, we think, was very fair in this matter

In view of the registered joint interest in the property between yourself and Genaro NAKAGAMA, and we trust this meets with your full approval.

Yours truly,

R.E. Anderson,
Administration Department.

WASHDC

4496 & Int. 1268

18th January, 1946.

J.M. Streight, Esq.,
Official Administrator,
Westminster Trust Building,
New Westminster, B.C.

Dear Sir:

Re: Kimata OGATA - Reg. No. 12991
Gentaro NAKAGAWA - Deceased.

Real property registered in the names of the above Japanese, in common, was sold with your approval for the sum of \$3000.00. A mortgage dated 17th October, 1924, was registered against the property, for \$2600.00. According to a letter from the Mortgagee, dated 26th September, 1942, the sum of \$2000.00 was still owing on this mortgage at the time of Gentaro NAKAGAWA's death in 1939. On the 17th August, 1939, Kimata OGATA signed a mortgage covering the unpaid balance, which was not registered, nor was the original mortgage discharged. This mortgage was paid off by OGATA.

Kimata OGATA was informed of the details of the sale, to which he replied that as Mr. NAKAGAWA had paid only \$500.00 on the property, and as OGATA had paid the balance of \$2500.00, he asked that the proceeds be divided in that manner.

I have made a review of the situation and submit the following proposed distribution of the property sale proceeds for your approval:-

Revenue from Property from death of Gentaro NAKAGAWA

7 7/12 year's rent from OGATA at \$180.00 a year	\$1365.00
--	-----------

Expenses paid by OGATA

7 7/12 year's taxes	\$403.38
Insurance	29.46
	<u>432.84</u>

Net revenue from property	<u>932.16</u>
---------------------------	---------------

Advance by Kimata OGATA for payment of Mortgage	- \$2000.00
Less net revenue	<u>932.16</u>

Debt of Joint Property to Kimata OGATA	<u>\$1067.84</u>
--	------------------

.....

J.M. Streight, Esq.

- 2 -

18th January, 1946

<u>Sale Price of Property</u>		\$3000.00
Less expenses of Sale		
Valuation Fee	\$15.00 -	
Advertising	23.68 -	
Land Registry Office fees	3.00 -	
3 Certificates of Encumbrance	3.00 -	
		<u>44.68</u>
		\$2955.32
Less advance by Kimata OGATA		<u>1067.84</u>
Net Proceeds for distribution to owners		<u>1887.48</u>
<u>Distribution of Joint Account to Individual Owners</u>		
Gentaro NAKAGAWA, Deceased, 50%		943.74
Kimata OGATA 50%	\$943.74 -	
Plus Advance	<u>1067.84</u>	<u>2011.58</u>
		\$2955.32

As Kimata OGATA is listed for repatriation in one of the first groups, clearance of funds in the accounts is desired, and we would, therefore, appreciate your giving this matter special attention and will look forward to receiving a reply as soon as possible.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

4496, 1266 Int.

8th December, 1945.

Mr. Kimata OGATA,
Registration No. 12991,
Tashiro, B.C.

Dear Sir:

Re: Pt. (NW29.975 ac.n/1)W $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec. 11,
Tp.14, Lettered "B"Sk.1110, S & E ptd.
7.5 ac.n/1 Sk.5270, Mun. of Matsui.

The above property which was registered at the Land Registry Office in your name jointly with Gentaro NAKAGAWA has now been advertised for sale and sold for the sum of \$3000.00, which price was in excess of an appraisal made by an independent valuator.

Attached hereto is a statement of property sale adjustments, from which you will see that the net sum of \$2822.13 was credited to your joint account with Mr. NAKAGAWA.

We have also attached a statement of the joint account showing receipts and disbursements, and a credit balance of \$2982.49.

Mr. NAKAGAWA is deceased, and in view of the fact that he left no Will as far as we are aware, it will be necessary for his estate to be administered by the Official Administrator. The Official Administrator, on behalf of the Estate, will be making claim for the late Mr. NAKAGAWA's funds held in the joint account, and in the absence of any documentary evidence to the contrary, he will no doubt be requesting payment to him of 50% of these funds.

Please advise as soon as possible if an equal distribution of the joint account is satisfactory to you, and upon receipt of your confirmation your one-half share of these funds will be made available to you.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Elmota OWA
Quantico BAYVIEW

File No. 4496 & Int 1268
Reg. No. 12791 & D.C'd.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 18	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
December 30	Pacific Co/Operative Union cheque Fire Insurance premium	10.00	500.00	
1943 February 23	Mortgage payment Taxes	400.00 42.52		
1944 May 31	Rent 1943 Rent 1944 to 30 September		275.00 205.00	
July 17	Mortgage payment	400.00		
1945 June 26	Taxes 1944 Taxes 1945 Land Registry Office - Certificate of Encumbrance	53.48 63.34 2.00		
August 7	Rent to date		152.90	
	Credit re Sale of Property		2,822.13	
		\$ 972.54	\$3,955.03	

CR \$ 2,982.49

STATEMENT RE SALE OF:

OGATA, Kimata
Name: NAKAGAWA, GentaroCatalogue No: Spec. Adv. April 14/45. File No: 4496, Reg. No. 12991
Int. 1268, Deceased.

Street Address: Mount Lehman Road, Matsqui, B.C.

Legal Description: Pt. (NW29.975 ac. ±/1) E½ of SE¼ Sec. 11,
Tp. 14, Lettered "B" Sk. 1110, S & E ptd.
7.5 ac. ±/1 Sk. 5250. Mun. of Matsqui.

Date of Sale and Adjustments 9th August, 1945.

Sale Price 83000.00

Real Estate Agents Commission 0

Charge for Valuation 15.00 -

Charge for Advertising 23.68 -

Land Registry Office Transmission Fee 3.00 -

Encumbrances:

Unpaid Vendor

Mortgage 160.00

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance

Taxes

Water

201.68

3023.81

2822.13

JOINT
Net Proceeds credited to your account

Date:.....

Compiled by:.....

Catalogue No. —
 File No. 4496 & Int. 1268
 St. Lehman Rd. Vatsqui
 Pt. (NW 29.975 ac. n/1) S of SE 2/11
 14/8/1110/8 & E pt. 7.5 ac. n/1/5250

September 27, 1945.

MRS. AUGUSTA HINDERT

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of August 7, 1945)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$3,000.00	
Amount of rent collected:		\$3,000.00
August 7, 1945 to August 31, 1945 - 25/31 x \$15.00		12.10
September 1, 1945 to September 30, 1945		15.00
Registration fees on deed - \$3,000.00	10.50	
Unearned portion of insurance premium	.54	
Purchaser's proportion of 1945 taxes paid		
147/365 x \$57.77	23.27	
Amount charged to purchaser		<u>7.21</u>
	<u>\$3,034.31</u>	<u>\$3,034.31</u>

Overpayment of purchase price \$15.00
 Amount of adjustments charged 7.21
 Amount owing to purchaser \$ 7.79

14th August, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 4496 and Int. 1268
NAME: Kimata Ogata and Gentaro Nakagawa (Deceased)
CATALOGUE NO: Special Ad. April 14th, 1945.
RE: Mt. Lehman Rd., Matsqui - farm property upon
which is situated a five room dwelling and
outbuildings.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Part (the North Westerly 29.975
acres more or less) of the North
half of the South East quarter of
Section 11, Township 14 as shewn
and lettered "B" on Sketch deposited
1110 Save and Except Part (7.5
acres) as shewn on Sketch 5250
Municipality of Matsqui in the
District of New Westminster.

Encumbrances: NIL
Taxes: 1944 taxes paid
Vested: 25099
VALUATION BY APPRAISER: \$2900.00
AMOUNT OF BID: \$3000.00
APPROVED BY ADVISORY COMMITTEE: May 15th, 1945.
AMOUNT RECEIVED BY CUSTODIAN: \$3000.00
NAME OF PURCHASER: August Hiebert.

K.W. WRIGHT

KWW/DG
Attache

File No. 4086 & Int. 1262.
Special AG.

August 9th, 1945.

MEMORANDUM

To: Mr. E. P. Wright
FROM: Mr. Ian Macpherson.

Block 0087A - Reg. No. 1377
Sector SALADINA - District
Municipality of Natal
Part (S.S. 39.977 acres more or less)
of S. 1 of S.S. 1 of Block 11, Top 14
as shown and lettered "P" on Sketch
No. 1110 Dore & Street Part (7.3 acres)
as shown on Sketch 1110, S. S. 1.
Certification of Title No. 1377.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... ADAMANTIA HENRY.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Encumbrance from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Encumbrance from Administration Department,
also encumbrance from Mr. Peters, dated August 7th, 1945.

Certificate of Indefeasible Title No. 41285-B, is in the
Land Registry Office.

Jus

11/10
11/10

ADDRESS ALL COMMUNICATIONS TO
THE ASSESSOR OF PROBATE
AND SUCCESSION DUTIES
PARLIAMENT BUILDINGS, VICTORIA, B.C.



DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA

August 4th, 1945.

IN YOUR REPLY KINDLY REFER TO

FILE NO. 36/45

ESTATE OF GENTARO NAKAGAWA

Ian Macpherson, Esq.,
Title Examiner,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:-

Re - Your File Int. 1268

I acknowledge with thanks
receipt of your letter of 3rd instant, enclosing
\$51.28 in the above estate. Official receipt for
this amount is enclosed herewith.

I have today instructed the
Registrar, Land Registry Office, New Westminster, to
release the caveats filed in the above estate.

Yours very truly,

A. C. CAMPBELL

PER: *as*

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES

/GT

ENCL.

ORIGINAL

PROVINCE OF BRITISH COLUMBIA N^o 50293

Probate and Succession Duty Acts

Date Aug. 4/45

Estate of E. Mahanawa, 36/45

RECEIVED from J. Mahanawa, Esq.

the sum of Fifty-one 25/100
in payment of:

	\$	c.
Probate Duty - - - -	37	79
Probate Duty Interest - - -		83
Succession Duty - - - -	9	45
Succession Duty Interest - -	32	4
Certificate of Discharge - -		
Acts or Forms - - - -		
Miscellaneous - - - -		
Total	51	28

A. C. CAMPBELL,

J. E. Doherty
Assessor and Collector.

THE PACIFIC NATIONAL BANK
OF SEATTLE

CAPITAL AND SURPLUS \$4,000,000.00

SEATTLE 11, WASHINGTON
August 3, 1945

EVACUATION SECTION
Rec'd AUG 3 1945
File No. *4496-1268*
Ans. *DM*
Referred *Propherson*

sent to Peter

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

Gentlemen:

Re: File #4496 & Int. 1268

We acknowledge with thanks receipt of your letter of July 31, 1945, containing check for \$146.20 Can., being net proceeds of \$160.00 due in full satisfaction of mortgage given by Gentavo Nakagawa and Kimata Ogata to James Arthur Graham, deceased.

Yours very truly,

G. L. Danbom
G. L. Danbom,
Trust Officer.

MD:L

ABBOTSFORD BROKERAGE & REALTY COMPANY

E. CLAIR PLAXTON, MANAGER

OFFICE PHONE: 118

RES. PHONE: 188M

Abbotsford, B.C.

REAL ESTATE
INSURANCE OF
ALL KINDS

July 17th, 1945.

EVACUATION SECTION	
Rec'd JUL 18 1945	
File No. 4496	
CONVEYANCES	
MORTGAGES	
VACATIONS	

Anderson
sub to Peters

The Custodian
Royal Bank Building,
675 West Hastings,
Vancouver, B. C.

Dear Sir:

Re: KIMATA OGATA.

Further to your telephone conversation of a few days ago we enclose herewith an order signed by Mr. Ogata giving you authority to pay the balance of \$160.00 owing on his mortgage to James A. Graham Estate.

Yours truly,

ABBOTSFORD BROKERAGE & REALTY COMPANY
E. S. PLAXTON, Mgr.

per *[Signature]*

/B.

The Custodian's Office
Vancouver, B.C.

Dear Sir:

I am writing you the answer
to the letter which I received from you
yesterday. I do owe the holder of the
Mortgage on my farm at Mount Lehman
\$160.00.

Yours Truly
Kemata Ogata

Tashiro, B.C.

July 14 1945
JUL 14 1945
4496

Tashme, B. C.
July 10th, 1945.

The Custodian,
Royal Bank Building,
675 West Hastings,
Vancouver, B. C.

Dear Sirs:

Re Pt. N.W. 29.975 acres more or less
of N. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ Sec. 11 Tp. 14 sp. 1
Matwqui Municipality

This will be your authority to pay the
Pacific National Bank of Seattle, Washington the sum of
One Hundred Sixty Dollars being the balance owing on
mortgage covering the above property to be credited to
the Estate of the late James A. Graham.

Signed

K. Ogata

ADDRESS ALL COMMUNICATIONS TO
THE ASSESSOR OF PROBATE
AND SUCCESSION DUTIES
PARLIAMENT BUILDINGS, VICTORIA, B.C.



DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA June 28th 1945.

IN YOUR REPLY KINDLY REFER TO

FILE NO. 36/45

ESTATE OF GENTARO NEKAGAWA

EVACUATION SECTION	
Rec'd JUN 29 1945	
File No.	
Ans.	
Referred	<i>Ian Mac</i>

Ian Macpherson, Esq.,
Title Examiner,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER B.C.

Dear Sir:

Answering your letter of the 25th
instant, I beg to advise that the following is outstanding
in the above Estate:-

Probate Duty.....	\$37.79
Interest on Probate Duty from January 5th 1945 to June 30th 1945 at 4½%.....	.82
Succession Duty.....	9.45
Interest on Succession Duty from January 15th 1938 to June 30th 1945 at 4½%.....	3.16
TOTAL -	\$51.22

Yours very truly,

A. C. CAMPBELL

PER *AC*

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

ED

*Paid by Cheque # 3266
July 28/45*

4496 & Int. 1268.

July 31st, 1945.

REGISTERED MAIL

The Pacific National Bank of Seattle,
Seattle 11,
Washington, U. S. A.

Dear Sirs:

Re: Estate of James Arthur Graham.

We wish to thank you for your co-operation in the matter of this Estate and enclose the Custodian's cheque No. 7590, in the amount of \$146.20, being the balance due on Mortgage of \$160.00 less \$13.30, which we are paying to-day to Messrs. Hattland, Hattland, & Hutcheson as per attached statement of their account and less .50¢, registration fee for filing Probate certified copy of Letters Probate at Land Registry, New Westminster.

The cheque enclosed and payable to you as Trustees of the Estate of James Arthur Graham is in full satisfaction of the amount owing to the estate in respect to the Mortgage given by Gentaro HAKAGAWA and Kinata OGATA, dated the 17th of October, 1924 to James Arthur Graham and covering Part (N.W. 29.775 acres more or less) of N. 1/2 of S.E. 1/4 of Sec. 11, Twp. 14 as shown and lettered "B" on Sk. deposited No. 1110, SAVE AND EXCEPT Part 7.5 acres as shown outlined Red on Sk. deposited No. 5250, Municipality of Matsqui, District of New Westminster.

Will you kindly acknowledge receipt of the enclosed cheque.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encls. (1 cheque)

4496, Int. 1268.

May 23rd 1945

Abbotsford Brokerage
and Realty Co.,
Abbotsford, B. C.

Dear Sirs:

Re: Pt. S.W. 29.775 acres more or
less of N. $\frac{1}{2}$ of S.E. $\frac{1}{2}$ of Sec.
11, Twp. 14, Sp. 1, Municipality
of Matsqui, B.C.W.

Title to the above described parcel of land is
subject to a mortgage dated 17th October 1944 re-
gistered as charge number 525290, the mortgagee
being James Arthur GRAHAM. We understand that you
are acting for the Pacific National Bank of Seattle
trustees of the estate of the late Mr. GRAHAM
and that there is a balance unpaid on this mortgage
of \$160.00.

There is also an unregistered mortgage dated
the 17th August 1939 Kinata OGATA to James Arthur
GRAHAM which we understand is replacing the re-
gistered mortgage above.

This is to advise you that funds are now available
and this balance of \$160.00 will be paid upon receipt
of a discharge of the registered mortgage satisfactory
to the Land Registrar and a release executed by the
trustees of the unregistered mortgage in a form
satisfactory to the Custodian.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

4496 & Int. 1268

May 19, 1945.

Mrs. Augusta Siebert,
R. R. No. 1,
Mount Lehman, B. C.

Dear Madam:

Re: Spec. Ad. April 14/45.
Mount Lehman Rd., Matsqui, B. C.
Pt. (NW29.775 ss. n/1) of Sec. 11,
Tp. 14, Lettered "B" Sk. 1110, S & E pt.
7.5 ss. n/1 Sk. 1250, E. of Matsqui

Your letter of May 1st enclosing money order for \$150.00 and offer to purchase the above property for the sum of \$3,000.00 on the following terms, namely, \$2,000.00 cash, \$500.00 in June, 1945 and \$500.00 in July, 1945, has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the down payment, namely, \$1,850.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased and also state whether or not the proposed registered owner is a British Subject, using the attached form.

The necessary documents will be prepared and forwarded to you to attach your signature, after which, kindly return all copies at as early a date as possible so they may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon they will be signed and returned to this office.

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

Yours truly,

F. G. Shears,
Director.

GP:MB
Enc.

4496 & 1268

509 Royal Bank Building,
Vancouver, B. C.,
May 16th, 1945.

J. H. Straight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Centaro HAKAGAWA (Deceased) and Part (the N.W. 29.975
acres more or less) of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Sec. 11,
Twp. 14, as shown and lettered "B" on Sketch deposited
1110 save and except part 7.5 acres as shown on Sketch
deposited No. 5250, Group 1 Municipality of Matsui.

As previously advised the above noted property was advertised for sale
with tenders to close on the 5th instant, and the following offers were received:

Frank Horvath	\$2000.00
Soldier Settlement Board	2200.00
Mrs. A. Hiebert	3000.00

Mrs. Hiebert's offer is \$2000.00 cash and the balance payable \$500.00
in June, 1945 and \$500.00 in July, 1945. Mrs. Hiebert is the tenant of the
property.

The offers of Frank Horvath and the Soldier Settlement Board have been
rejected. In view of the valuation of \$2900.00, made by Mr. Hal Mennies, a copy
of which was sent you in our letter of October 12th, 1944, we have requested Mrs.
Hiebert to forward to us the balance of the cash payment of \$2000.00, and we are
preparing the documents covering the sale for submission to the Custodian in
Ottawa, with our recommendation for acceptance.

We presume that our action in this matter will meet with your approval,
and will be pleased to have your acknowledgement of this letter.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

1268 & 4496

509 Royal Bank Building,
Vancouver, B.C.
May 3rd, 1949.

Mrs. Augusta Hiebert,
Mount Lehman, B. C.

Dear Madam:

Re: Centaro NAKAGAWA (Deceased) and Part (the N.W. 29.975
acres more or less) of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 11,
Twp. 14, as shown and lettered "B" on Sketch deposited
1110 save and except part 7.5 acres as shown on sketch
deposited No. 5250, Group 1, Municipality of Matsqui.

We have your letter of the 1st instant offering to purchase the
above noted property at a price of \$3000.00. Your letter was not encl-
osed in an envelope marked "Tender for Real Estate", as required in our
advertisement offering this property for sale by tender, and therefore
was opened in the usual manner. Upon examining the contents, we found
that it contained money orders amounting to \$150.00, but the cash amount-
ing to \$18.50 mentioned in your letter was not enclosed.

Our advertisement stated that bids should be accompanied by a
deposit of 10% of the offered price which in case of your offer would
amount to \$300.00. However in view of the fact that tenders close on the
5th instant, consideration will be given to your offer along with other
tenders opened at that time.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHF/O'B

Advertisement appearing in the Vancouver News Herald
14th April, 1945, Vancouver Sun 16th April, 1945,
Vancouver Province 17th April, 1945.

File No. 1268 Int.

DEPARTMENT OF THE SECRETARY OF STATE

Office of the Custodian

REAL PROPERTY

FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1945) hereby offers for sale by public tender such interests as are vested in him in the following properties:

CITY OF VANCOUVER

PARCEL A: Lot 8, Block 88, District Lot 196, New Westminster District, Plan 196, known as 848 East Cordova Street, upon which is situate a one-storey frame factory building.

PARCEL B: Lots 17 and 18 in the West 1/4 of Subdivision "C" of District Lot 228, Group 1, New Westminster District, Plan 2204, known as 1828 Kent Street upon which is situate a chicken house and shed. Building used as dwelling not included.

NORTH VANCOUVER

PARCEL C: Lot 17, Block 4 of Blocks 2 and 5, District Lot 816, Group 1, New Westminster District, Plan 2690, being a Vacant Lot on 17th Street between William and Rupert Avenues.

WEST VANCOUVER

PARCEL D: Lot 8, Block 12 of Blocks 7 to 12, District Lot 775, Group 1, New Westminster District, Plan 4595, known as 2158 Marine Drive, upon which is situate a dwelling with a store front.

MATSQUI

PARCEL E: Part (The North Westerly 25.975 acres more or less) of the North 1/4 of the South East 1/4 of Section 11, Township 14, as shown and lettered "B" on sketch deposited 1110, Save and Except part 7.5 acres as shown on sketch deposited No. 3256, Group 1, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 22.475 acres, more or less, near Mt. Lehman Road upon which is situate a five-room dwelling and outbuildings.

PARCEL F: Lot 2 of the North West 1/4 of Section 16, Township 16, Map 190, Municipality of Matsqui, in the District of New Westminster, being a Farm Property of 4 1/2 acres, more or less, on Ware Road, upon which is situate a six-room dwelling, barn and poultry house.

MISSION

PARCEL G: Lots 12 and 13 of the North 1/4 of the South East 1/4 of Section 26, Township 17, Map 2649, Municipality of Mission, in the District of New Westminster, being a farm property of 10 acres more or less, known as 2675 Cherry Street, on which is situate a dwelling, barn and outbuildings.

PITT MEADOWS

PARCEL H: Lot "B", Block 2 of Lot 3 of Lot 12 of Section 26, Block 8 North, Range 1 East, Map 6328, Municipality of Pitt Meadows, in the District of New Westminster, on Advent Road, containing 2 acres more or less on which is situate a community hall and cottage.

SURREY

PARCEL I: Lot 2 of the North West 1/4 of Section 20, Township 2, Map 1605, Municipality of Surrey in the District of New Westminster, being a Farm Property of 6.5 acres, more or less, known as 410 Scott Road, upon which is situate a 7-room dwelling, chicken houses and sheds.

DELTA

PARCEL J: Lot 46 of the North East 1/4 of the North East 1/4 of Section 25, Township 4, Map 1416, Municipality of Delta, in the District of New Westminster, on Bailey Road, on which is situate a one-story frame hall building.

Tenders for the purchase of such interests in the above-described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for the sum of \$10.00 or the amount offered must accompany each tender. The deposit will be forfeited in liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 509 Royal Bank Building, 575 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encumbrances.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course. Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 5th day of May, 1945. Further particulars may be obtained during office hours any day up to Noon on the 4th day of May, 1945, and arrangements made with the undersigned to inspect the said premises.

DATED AT VANCOUVER, BRITISH COLUMBIA, this 14th day of April, 1945.

THE CUSTODIAN
509 Royal Bank Building,
575 West Hastings Street,
Vancouver, B.C.

25099
3/3/45

WHEREAS The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, may order that all or any property whatsoever situated in any protected area of British Columbia, belonging to any person of the Japanese race, may for the purpose of protecting the interest of the owner or any other person, be vested in the Custodian.

AND WHEREAS GENTARO NAKAGAWA is the registered owner of a half-interest in property described as Part (The North Westerly 29.975 acres more or less) of the North Half of the South East Quarter of Section Eleven (11) Township Fourteen (14) as shown and lettered "B" on sketch deposited One Thousand One Hundred Ten (1110), Save and Except part 7.5 acres as shown on Sketch deposited No. 5250, Group One(1), Municipality of Matsqui, in the District of New Westminster;

AND WHEREAS the above described property is situated in a protected area of British Columbia;

AND WHEREAS GENTARO NAKAGAWA, a person of the Japanese race, died on or about the 15th day of January, 1938, at Vancouver, in the Province of British Columbia;

AND WHEREAS Letters of Administration were granted by the Supreme Court of British Columbia, In Probate, on the 5th day of January, 1945, to Jack Milton Straight, Official Administrator for the County of Westminster;

AND WHEREAS The Secretary of State of Canada acting in his capacity as Custodian has been informed that the said GENTARO NAKAGAWA, Deceased, left him surviving a Widow, name unknown, in Japan, and an adopted son, Masashi NAKAGAWA;

AND WHEREAS Japan is enemy territory or proscribed territory;

AND WHEREAS the said Masashi NAKAGAWA, as above referred to, is a person of the Japanese race and was detained under the Defence of Canada Regulations on May 16, 1942;

1268, 653

AND WHEREAS it appears that the interests of the said Widow, name unknown, and Masashi NAKAGAWA in the said property should be vested in the Custodian;

NOW THEREFORE The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the provisions of Order in Council No. P.C. 1665, dated the 4th day of March, 1942, as amended, and the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) hereby orders that the property herein described, by reason of such property belonging to persons of the Japanese race, be, and the same is hereby vested in The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)

DATED at OTTAWA, ONTARIO, this 14th day of March A.D. 1945

Assistant Deputy Custodian

INTERMENT OPERATIONS

Prisoner of War Business Letter

FROM: 513
NAKAGAWA, Masashi
101
Angler, Ontario
January 18th, 1945

TO: Mr. K. W. Wright
Counsel to the Custodian
Royal Bank Building
Vancouver, B. C.

Dear Sir: Re: NAKAGAWA, Masashi, P/W 513
 and Adoption

In compliance with your request to prove my adoption I would like to inform you that Mr. Giichi NAKAYAMA of Tashme, B. C. is the person who has all the documents in this respect.

I had been officially adopted by Gentaro NAKAGAWA some time in 1919, according to the Japanese Adoption Law, and Mr. Nakayama happened to be one of the witness present in my adoption.

Hoping the above information meets with your satisfaction, I remain,

Yours truly,

"Masashi NAKAGAWA"

Masashi NAKAGAWA P/W 513

HAL MENZIES No. 2

unpainted and unsuitable for such a property. I would value this place at- for land \$1125.00, and for buildings \$1700.00, total \$2825.00 This is taking into consideration the fact that the property has very poor access and nor ordinary road frontage, but frontage on B.C.E. Right-of-way; has electric light installed, and is only $\frac{1}{2}$ mile from B.C.E. station at Mount Lehman.

The adjoining property which consists of 22.475 acres constitutes with the one above the 29.975 acres referred to in your letter I presume. This piece is shown on Sketch #1110, contains an old and unpainted 5 roomed house finished inside with shiplap and V Joint, ~~only~~. The 2 main rooms are painted. The basement space was used as rhubarb forcing house at one time, and foundations of cedar posts has suffered accordingly. Very little value in the out-buildings, chief of which is a four roomed picker house, very rough construction.

There is about 15 acres in cane fruit, raspberries, logan berries and asparagus only about 3 acres of which are in good condition, the balance might be worth cleaning up, but would only classify in value as cleared and cultivated land. There is about a dozen assorted bearing trees. The well went dry this summer and the tenant had to go to near neighbours for water.

The only access seems to be a private road allowance attached to the property, no regular road frontage.

The soil is however, a very good quality of chocolate loam, free from sand or gravel, and both properties are of good contour.

I would Value this property as follows:	
for buildings	\$550.00
for land	2350.00
	<u>\$2900.00</u>

Therefore the total value of the two properties as requested in your letter I would place at \$5725.00

I hope this is the information you require, I can give more details if necessary.

Yours truly,

Hal Menzies

HM:SP

4th October, 1944.

MEMORANDUM

TO: MR. G.H. FEENE
FROM: MR. E.W. WRIGHT

Re: Gentaro MAKAGAWA (Deceased), Kinata OGATA and Part (the North Westerly 29.975 acres more or less) of the North $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 11, Township 14 as shown and lettered "B" on sketch deposited No. 5250, Group 1, Municipality of Mataqui, N.W.D.

When I was at New Westminster yesterday I called on Mr. Streight, Official Administrator, and he agreed to proceed with the administration of this estate.

We should not advertise the property unless he furnishes us with a copy of letters of administration.

I know there is a mortgage on this property and in the ordinary course we might expect to locate the Certificate of Title in the Registry Office. Will you please check on this and advise Mr. Streight.

The Official Administrator was advised that we had already asked Mr. Menzies to value this property and as soon as this is received please send the original report to the Administrator keeping a copy for our files.

Mr. Streight suggested that it might be advisable in the future for him to obtain the valuations and we agreed. He pointed out that in any event Mr. Menzies would have been asked by him to value this particular parcel.

As soon as letters of administration issue and the question of Certificate of title is cleared up, the property should be advertised for sale by us and offers submitted to the Official Administrator. In all of these cases the Director of Veterans Land should be advised when the ad is published and of course a copy should be sent to Mr. Streight.

KW/DG

E.W. WRIGHT

1268
4496 (Evac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
September 30th, 1944

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Gentaro NAKAGAWA (Deceased)

Dear Sir:

Will you kindly undertake the administration of the estate of the above named, who is said to have died on January 15th, 1937, at the Vancouver General Hospital. We are writing to the Director of Vital Statistics for a Certificate of Death, which will be forwarded to you when received.

The only asset owned by the deceased of which we have any knowledge is a property described as Part (the North Westerly 29.975 acres more or less) of the North $\frac{1}{2}$ of the South East $\frac{1}{4}$ of Section 11, Township 14 as shown and lettered "B" on sketch deposited 1110, save and except Part 7.5 acres as shown on sketch deposited No. 5250, Group 1, Municipality of Matsqui, in the District of New Westminster, title to which is registered in the name of the deceased and one, Kinata OGATA, presently residing at Tashme, B. C.

A Mortgage, dated October 17th, 1942, to James Arthur Graham for \$2,600.00, with interest at 8% per annum, is registered against the property. This Mortgage is paid in full, but subsequent to Nakagawa's death, Ogata gave a Mortgage, dated August 17th, 1939, to James Arthur Graham for \$2,000.00, without interest, and a balance of this unregistered Mortgage of Ogata's interest in the property, amounting to \$160.00, remains unpaid. Upon payment of this balance, the holder of the Mortgage is to deliver a Discharge of the registered Mortgage.

Information on our file indicates that Nakagawa died intestate. His widow is said to be a resident of Yokohama, Japan. Our information is that the deceased had no children, but Masashi Nakagawa, presently a Prisoner of War at Internment Camp, Angler, Ontario, is said to be an adopted son, and the Internee

1268
1496 (Evac)
Legal Department

J. M. Straight, Esq.,

-2-

September 30th, 1944

states that adoption took place about February, 1919, in Japan.

We are obtaining a valuation of the above mentioned property and will forward a copy to you when received. It is our intention to offer the property for sale by tender, but before a sale is made, the offers will be submitted to you for approval.

The writer will be in New Westminster on Tuesday next and would like an appointment with you before noon of that day, so that I can discuss this matter and others with you. We will telephone your office to arrange a convenient time for an appointment.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JY

CRUX & McMASTER

Surveyors and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

ENVELOPE
TELEPHONE NUMBER 5577
Rec'd **MAR 18 1944**
File No. _____
Ans'd _____
Refer'd _____

March 16, 1944

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

Attention Mr. Wright

Dear Sir:

EVACUATION SECTION
Rec'd **MAR 18 1944**
File No. _____
Ans. _____
Referred **509**

Re: Part (N.W.29.975 ac) of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of
Sec.11, Twp. 14, lettered "B" Sk. 1110
ex. pt. 7.5 ac. on Sk. 5250, Gp.1,
Municipality of Matsqui- Kimata Ogata &
Gentaor Nakagawa (1248)

As indicated in our discussion with you yesterday it becomes important to know the precise date of the death of the above named Japanese to determine whether title can be given to real estate on the basis that the property vested in the Custodian ipso facto or whether such vesting will only occur after extraneous evidence has been brought in, such as upon the Official Administrator procuring letters of administration showing an intestacy and an interest in the estate in favour of a Japanese.

As soon as this information has been received from you we can continue with the necessary legal steps to put the matter in order.

Yours truly,

CRUX & McMASTER

PER: *G. F. McMaster*

G. F. McMASTER

GFM/MH

File No. 1268 Enemy
13522 Evacuee

May 10, 1943.

MEMORANDUM

TO: Mrs. McArthur
FROM: Mr. K. W. Wright

Both the above files are in the name of Gentaro NAKAGAWA, who died in Vancouver on January 16, 1938. Investigations to date reveal that he left no will and his heirs are his wife, a resident of Japan, and an adopted son, Masashi NAKAGAWA, an internee.

As the affairs of both the known heirs comes under the control of this section, we would suggest that the evacuee file no. 13522 be closed, and the contents transferred to internee file no. 1268.

If the above meets with your approval, will you kindly send the files to the filing room so that the above action may be carried out.

GHP/ms *[Signature]*

cc files internee - 653
evacuee - 4496

EVACUATION SECTION	
Rec'd	MAY 11 1943
File No.	
Ans.	
Referred	<i>[Signature]</i>

[Signature]

OK. *[Signature]*

Quote: 101-P-513
DEPARTMENT OF NATIONAL DEFENCE
-Army-

Rec'd	MAY 6 1943
File No.	
Ans.	
Received	MR Peen

Internment Camp,
ANGLER, Ontario,
May 2nd 1943.

Authorized Deputy Custodian,
912 Royal Bank Building,
VANCOUVER, B.C.

Re: P.W. A-1442 -513- NAKAGAWA, Masashi

Receipt is acknowledged of your letter file No. 1268
Dated April 28th, 1943 regarding m/n.

The above information was given me at the time the
Custodian made an enquiry, therefore my answer must be
somewhere in my file at this Camps Office.

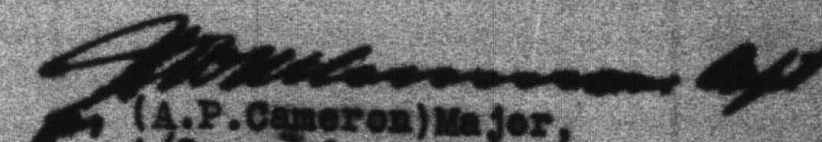
ADJUTANTS NOTE

This information was sent to you on March 22nd
your letter file 653 dated 19th March but is again submitted
below:

1. On or about Jan. 16, 1938 in Vancouver, B.C.
2. On or about February, 1919
3. Twenty years.
4. Yes, at the District Registrar, in Japan.
5. No.
6. Dead.
7. In Japan.

He further states that he has no knowledge of the
claim made by Dr. Uchida.

Copy to C.I.O.


(A.P. Cameron) Major,
A/Commandant,
ANGLER Internment Camp,
Veterans Guard of Canada.

File No. 13522

17th April, 1947.

Re: Estate of Genaro NAKAGAWA - Deceased.

A claim of \$13.50 was filed by Dr. Uchida against the above
deceased Japanese, but this claim was later withdrawn.

This file reveals no other liabilities.

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

Dr. 747.12 - Vicenary for heirs when found.

PERSONAL PROPERTY SUMMARY

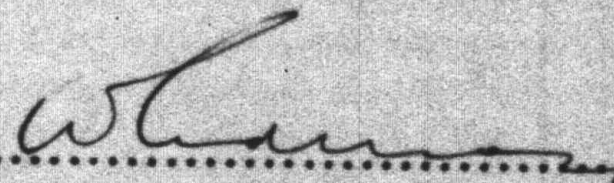
File No. 13522

17th April, 1947.

Re: Estate of Gentaro NAKAGAWA - Deceased

The above Japanese died in January, 1938, and the only personal property asset revealed on this file is a refund of electric light security deposit in the amount of \$1.42, by the B.C. Electric Railway Company in July, 1945.

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


.....

HA

Sub 1265
20002

[illegible]

REAL PROPERTY SUMMARY

Files L496, Int. 1242.

JAPANESE NAMES: Kimata OGATA - - Reg. No. 12921,
Gentaro HAKAGARA - Deceased.

*(Died in Tan. Jan 16.38)
Cerv. 7/19/41
Wili. Statistics*

CATALOGUE NO: Special Sale, advertised 14th April 1945.

PROPERTY ADDRESS: St. Lehman Road, Mt. Lehman B. C.

LEGAL DESCRIPTION: Part (the North West-ly 29.975 acres more or less) of the North half of the South East quarter of Section 11 Township 14 as shown and lettered "B" on sketch deposited 1110 Save and Except part 7.5 acres as shown on Sketch deposited No. 5250 Group 1 Municipality of Matsqui, B.C.

TITLE: In the names of Kimata OGATA and Gentaro HAKAGARA.

INCUMBRANCE: 525296 17th October 1924 Mortgage in fee to James Arthur Graham for the sum of \$2600.00 with interest at the rate of 8% per annum.

Vesting in Custodian 25099, December 10th, 1942.

ASSESSED VALUE: 1942 - 22.975 acres.
Land \$674.00
Improvements \$2200.00 Total \$2874.00 Taxes \$41.68.

CLASSIFICATION: Berry farm with buildings. Inspector reported March 3rd, 1943, 13 acres cleared, 2 1/2 acres strawberries, 3 1/2 acres raspberries, 5 acres loganberries and 13 fruit trees, with a 1 1/2 storey frame house 30 x 32 in fair condition and barn 14 x 26, pickers house 10 x 38, packers shed 12 x 14, woodshed 12 x 20, bath house 8 x 10. House unfinished but in fair shape. Property occupied at date of inspection by J.A.L. FAIRBAIN.

HISTORY OF ADMINISTRATION:

Property was leased by Kimata OGATA to John A.L. Fairbairn by lease dated the 30th April 1942, for 9 months from the 1st May 1942 to the 31st January 1943 including farm implements and chattels for \$1500.00, \$1000.00 of which was paid to OGATA prior to evacuation and \$500.00 through the Pacific Co-operative Union to the Custodian on the 7th June 1944. This lease provided an option to renew for 1 year from the 1st February 1943 at \$750.00. It was however, extended by collateral agreement by the Custodian on the 31st August 1943 to the 31st October 1943 at a rental of \$275.00 paid on the 31st May 1944.

This property was included in the list of properties to be sold to The Director The Veterans' Land Act but was withdrawn as title could not be conveyed. While in control of The Director The Veterans' Land Act it was leased by The Director The Veterans' Land Act to Augusta HIBBERT under lease dated 11th December 1943 for a term of 9 months terminating the 30th September 1944, at a rental of \$205.00 paid on the 31st May 1944.

1944.

The lease was renewed on the 1st October 1944 to the 30th September 1945, to Augusta HIEBERT by the Custodian at a rental of \$140.00 paid on the 11th January 1945, re-mortgage. The mortgage registered is number 525290 dated the 17th October 1924, Kimata OGATA and Gentaro NAKAGAWA to James Arthur Graham for \$2600.00 at 8% was renewed by the mortgage given the 17th August 1939 for \$2000.00 without interest by Kimata OGATA to James Arthur Graham, NAKAGAWA being at that date deceased. This mortgage was not registered. James Arthur Graham died and the Pacific National Bank of Seattle was appointed trustee. At the date of evacuation this liability amounted to \$960.00 and from the revenue paid into the joint account of OGATA and NAKAGAWA, the full amount of this mortgage was paid off and a discharge of mortgage filed as number 525290 was procured from the Pacific National Bank and registered. The Custodian also procured a discharge of the renewal mortgage, unregistered, and this discharge is in the keeping of the Accounting Department.

SOLD:

Title was transmitted to the Custodian on the 8th September 1945 and was conveyed on that date to Augusta HIEBERT by deed from the Secretary of State for \$3000.00. Sale approved by the Committee on the 15th May 1945. Title is now in the name of Augusta HIEBERT under C. of T. 191766-S.

FINDS:

Released to the credit of Kimata OGATA and estate of Gentaro NAKAGAWA, sale price \$3000.00 plus rent from J.A.L. FAIRBAIN \$775.00, rental from A. HIEBERT \$385.00, total \$4160.00; Less 3 Certificates of Encumbrance \$3.00, taxes \$159.54, insurance \$10.00, valuation fee \$15.00, advertising \$23.66, registration fee \$11.50, total \$223.72. Net amount released to the joint account \$3934.28.

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

DATED April 2nd, 1946.

James Macpherson

ENCLOSURE

J.M. Straight

The continuing Caveats numbers 1238 & 1239 filed by the Succession and Probate Office as to Gentaro NAKAGAWA'S interest were satisfied and the record removed from the title on August 5th, 1945.

The net proceeds of the sale after deduction of charges amounted to \$2955.32 which amount by consent of Kimata OGATA and the Official Administrator of the Estate of Gentaro NAKAGAWA was apportioned as \$2011.58 to OGATA and \$943.74 to the NAKAGAWA Estate. Payment was made on this basis on 28th January 1946.

Shu