

1362

HASTINGS PARK.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 362

EXHIBIT NO. 1139-6

DATE OCT 14 1944

FILLED BY

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

PERSONAL INFORMATION

NAME: NAGATA, Kenkichi

HOME ADDRESS: Alberni, B.C.

REGISTRATION NUMBER 07490

SEX: Male

AGE: 28

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: Mary Kiyo

ADDRESS OF WIFE OR HUSBAND: Same as above

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Certificate #5803-M #27489-M Blocks A&B
of Lot one hundred (100) Alberni District, Plan 1757.

Title in owners possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: One Story house, Tar paper roof,
also Green House 24x340 feet, was all glass, but owner has taken
glass out and stored with Walker Green next door.

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

4. TAXES (Amount and where payable) \$19.84 approx. Payable at Municipal Office at Alberni, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Mrs. R. Gill living on
property now. Property not leased to her, but arrangement made
for her to live on property and look after it, by "NAGATA"

CLAIM ON ANY SUCH PROPERTY
None

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

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None

Mr. Walker Green, Alberta, B.C.

Tools valued at \$150.00. Both glass and tools are stored at

150 boxes containing 15000 square feet of glass. Value \$1250.00

EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
STATEMENT OF PERSONAL PROPERTY OWNED:

Tomatoes and Cucumbers.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
Hay & oats

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

4. STATE WHEREABOUTS OF LEASE
None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
None

2. LANDLORD'S NAME AND ADDRESS:
None

1. LOCATION AND DESCRIPTION: As under #1 on page 1

STATEMENT OF REAL PROPERTY OCCUPIED

Tomatoes and Cucumbers.

9. IF FARM LAND STATE CROPS SOWN Hay and Oats. In greenhouse

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owners possession.

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)
1-\$100.00 Victory Bond, Second War Loan, # A 071053, Series K. I.
1952. In owners possession.

8. BANK ACCOUNTS Royal Bank of Canada, Hastings & Main Branch,
Vancouver. B.C. \$350.00 on deposit.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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 31st. day of March. 1942.

(Signature)

K. Nagata

J. C. Bardwell

Witness

FOR DEPARTMENTAL USE

✓

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 1362.

Name: Kenkichi NAGATA.

Reg. No. 07490.

Address: Port Alberni, B. C.

Legal Description: Blocks "A" and "B" of Lot 100, Alberni District, Plan 1757.

Classification: 1-storey Dwelling and Greenhouse.

Registered in the name of: KINKICHI NAGATA.

State of Title (No. 27489-N): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$731.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of Title (No. 34225-N) acknowledged by Purchasers on: December 19th, 1944.

Completed statement to Evacuee sent on: January 24th, 1945.

Net proceeds (\$689.33) released to credit of Kenkichi NAGATA as of: January 1st, 1944.

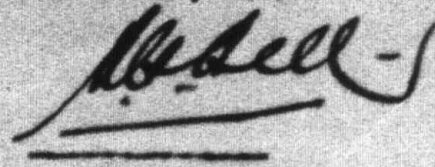
Chattels: Not involved.

Insurance: None.

Administration: This property consisted of an unfinished Bungalow, with tar paper roof, and a Greenhouse (24' x 340') on a parcel of about 15 $\frac{1}{2}$ acres of land, situated on the main road, about 1 mile outside the town of Port Alberni. Owner removed all glass from Greenhouse and stored it with a neighbour next door. He also arranged for a Mrs. L. R. Gill (same neighbour's daughter) to occupy the bungalow with her 2 children, rent free, in exchange for care of the property.

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

5th October, 1946.



RGB/P.

REF. NO.		NAME			FILE NO.	
07490		NAGATA Kenichi			1362	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
London & Lancashire Insurance Company	Renewed Pol. # F105658 F22899	\$1,400.00 \$1,400.00	May	23	43	Dpt. Public Works Storage, Adelaide Street, Alberton, D.C.
London & Lancashire Insurance Company	Renewed Pol. # F105658 F105658	\$1,400.00 \$1,400.00	May	23	1944	Dpt. Public Works Storage, Adelaide St., Alberton, D.C. Lot 8, Block 12, D.L.B.
London & Lancashire Insurance Company	Renewed Pol. # F105658 F6543	\$1,400.00 \$1,400.00	May	23	1945	Dpt. Public Works Storage, Adelaide St., Alberton, D.C. Lot 8, Block 12, D.L.B.
London & Lancashire Insurance Company	Renewed Pol. # F105658 F770531	\$1,400.00 \$1,400.00	May	23	1945	Dpt. Public Works Storage, Adelaide Street, Alberton, D.C. Lot 8, Block 12, D.L.B. (on purchase plan)

INSURANCE CANCELLED (Nov. 7/45).

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

5th October, 1946.

Robert

RGB/P.

LIABILITIES SUMMARY

File 1362.

Kenichi NAGATA.

Reg. No. 07490.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

5th October, 1946.

M. J. Bell

RBB/P.

CHATELS SCHEDULE

File 1362.

Kenkichi NAGATA

Reg. No. 07490.

<u>"JP" Form (Mar. 31/42):</u>	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(1) <u>Greenhouse Glass</u> <u>(15,000 sq. ft.)</u>		30/7/45		) Removed from greenhouse by) owner and stored with Walter) Greene, next door neighbour.
(2) <u>Tools</u>		13/6/46		) Later transferred by Custodian) Agent to Public Works Ware-) house for safer storage.
<u>Letter (Aug. 28/45):</u>				
(3) <u>Lumber (about 300 ft.)</u>		13/6/46		

E. & O. E.
5th OCTOBER, 1946.

145

RGB/P.

GENERAL SUMMARY

File 1362.

Kenkichi NAGATA

Reg. No. 97490.

This 28-year old Canadian-born Farmer from Port Alberni, signed a Custodian "JP" declaration form on the 31st March, 1942. He was evacuated on the 29th March, 1942.

His wife, Mary Kiyo (File 2989) signed a Custodian "JP" declaration form on the 14th April, 1942. She was evacuated on the 28th May, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of Port Alberni property purchased by The Director, Soldier Settlement & Veterans' Land Act for \$731.00, as of Jan. 1/44. This 15 $\frac{1}{2}$ acre parcel of land is situated on the highway about 1 mile from Port Alberni. Improvements consisted of a new (unfinished) 4-room House (without chimney, light or water) and frames of 2 greenhouses (300' x 24' and 150' x 24'), glass for which was removed by owner prior to his evacuation and stored with a neighbour, being later removed by Custodian Agent to Public Works Warehouse. Assessed value: \$1,875.00 (Land \$1,575.00; Improvements \$300.00).

Personal Property: The only Chattels declared were: "150 boxes containing 15,000 square feet of glass, value \$1,250.00. Tools valued at \$150.00."

Failing to interest numerous prospective purchasers of this greenhouse glass on the customary basis of "where is, as is", removal from Port Alberni to Victoria or Vancouver was considered but given up as being too expensive and, in the absence of expert repacking, too hazardous from the point of view of breakage. The price eventually realized (with difficulty) was made possible by the advent of a local purchaser.

At date of this sale the price quoted by the Vancouver office of Messrs. Pilkington Bros. (Canada) Ltd. for their Greenhouse Glass was \$7.46 per 100 sq. ft. (their pre-war price being about \$7.00, and that of Belgian and Japanese glass about \$4.00 per 100 sq. ft.). The price realized for this second-hand glass, which had been repacked by owner, in odd size cases, and had been lying in storage for over 3 years, was \$4.85 per 100 sq. ft.

The box of Tools, valued by owner for insurance purposes at \$150.00, was stored with the glass. W. Burnip, Auctioneer of Port Alberni, was instructed to sell the contents of this box by auction but failed to find a buyer. He was then instructed to dispose of the contents piecemeal as opportunity offered, the sum realized in this way being \$8.50, as per list received Sept. 5/45, plus \$5.00 for about 300' greenhouse lumber (2" x 3").

See our letter of Dec. 3/46, to Evacuee, for reply to criticism or prices realized.

(Over)

GENERAL SUMMARY...Page 2.

File 1362.

Bills Receivable: Nothing was declared under this heading but an item of \$3.78 appearing in this account as a recovery from the West Coast Hospital, is made up as follows:

55 cords Millwood @ \$3.25		\$178.75
Hauling and piling	\$123.75	
Hospital account	<u>\$ 51.22</u>	<u>\$174.97</u>
Paid by Hospital		<u>\$ 3.78</u>

Bonds, Shares, etc.: Victory Bonds (\$100.00) declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: A balance of \$350.00 declared to be in an account with the Royal Bank of Canada, Main & Hastings Sts., Vancouver, was not disturbed by this office.

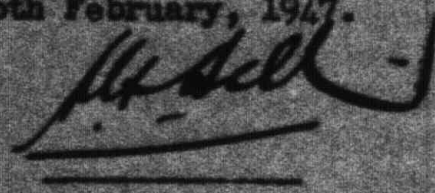
Life Insurance: None.

Liabilities: There are no claims recorded in this file.

Funds: Balance of funds on hand were remitted to evacuee with our reporting letter of October 12th, 1946.

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

6th February, 1947.



RGB/P.

EXHIBIT No. 1129-P
DATE Oct 1 1946
FILLED BY K. A. Christie

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 1362.

Name: Kenkichi NAGATA.

Reg. No. 07490.

Address: Port Alberni, B. C.

Legal Description: Blocks "A" and "B" of Lot 100, Alberni District, Plan 1757.

Classification: 1-storey Dwelling and Greenhouse.

Registered in the name of: KINKICHI NAGATA.

State of Title (No. 27489-N): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$731.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of Title (No. 34225-N) acknowledged by Purchasers on: December 19th, 1944.

Completed statement to Evacuee sent on: January 24th, 1945.

Net proceeds (\$689.33) released to credit of Kenkichi NAGATA as of: January 1st, 1944.

Chattels: Not involved.

Insurance: None.

Administration: This property consisted of an unfinished Bungalow, with tar paper roof, and a Greenhouse (24' x 340') on a parcel of about 15 $\frac{1}{2}$ acres of land, situated on the main road, about 1 mile outside the town of Port Alberni. Owner removed all glass from Greenhouse and stored it with a neighbour next door. He also arranged for a Mrs. L. R. Gill (same neighbour's daughter) to occupy the bungalow with her 2 children, rent free, in exchange for care of the property.

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

5th October, 1946.

[Signature]

RGB/P.

EXHIBIT No. 1129-12

DATE Dec 12-1949

FILED BY

W. Macdonald

9th May 1942.

Office of the Custodian,
606 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Kenkichi Nagata. Registration No. 07490.
My File No. 2.

In accordance with your request dated 26th March 1942,
I have investigated and taken control of the following property
as recorded on the above man's registration form dated 31st March
1942.

Real Property:

Land:

Blocks A and B of Lot 100, Alberni
District, Plan 1757.

Buildings, etc.:

One-storey house, tar paper roof, also
greenhouse 24' x 340', was all glass but owner has
taken glass out and stored with Walker Green next
door.

Personal Property:

150 boxes containing 15,000 square feet
of glass, value \$1,250.00.

Tools valued at \$150.00.

In connection therewith I have to report as follows:

1. Location:

The property--about 15 $\frac{1}{2}$ acres--is about a mile and a
quarter outside town on the main highway.

2. Ownership:

The property is registered in the name of Kenkichi
Nagata and is clear of encumbrance. Certificate of Title
No. 27489-N.

3. Building:

The house is a new one about nine months old and is incomplete. It is a frame house with tar paper roof. There is a living room, kitchen, two bedrooms, bathroom (poor) and a small greenhouse. The house is unpainted inside and outside. There is a small porch in front. There is no chimney and there are no wells. Water is obtained from a creek nearby. Toilet facilities are in a privy on the back yard.

The approximate value of the house is difficult to assess as it is incomplete but \$600.00 is a near guess.

There are two frames for greenhouses erected on Lot B. (Sizes are 300' x 24' and 150' x 24'). The smaller greenhouse frame is not completed and the glass has been removed from the larger frame.

A Mrs. L. R. Gill and two children are living on the property now. The property is not leased to Mrs. Gill but arrangements were made by Nagata for her to live there free of charge provided she looked after the property. The real reason for Mrs. Gill living there is that her mother and father--Mr. and Mrs. Walker Green--live next door. I would add that Nagata's house has neither water, light nor chimney and but for the fact that Mrs. Gill is near her mother and is occupying the house free of cost she would undoubtedly seek quarters elsewhere.

4. Inventories:

Household furniture:

None.

Glass for greenhouses:

The glass and tools stated on Nagata's registration form were stored in an incomplete garage belonging to Mr. and Mrs. Walker Green who live next door to Nagata's property. In view of the fact that the garage was insecure I considered it advisable to remove them to a safer storage.

I have moved them to the Public Works Store, Alberni, B.C., for safe custody.

5. Insurance:

There is no insurance carried on the house nor the greenhouses, nor on the personal property of this man. There is no chimney to the house and this precludes insurance of the house.

6. Liabilities:

The registration form does not disclose any liabilities.

7. Recommendations:

I recommend:

- (1) that if the owner so desires and will pay for same, the glass and one case of tools be insured.
- (2) that Mrs. Gill be permitted to rent the house free in accordance with the wishes of the owner.

8. Special action taken:

Moving the glass to the Provincial Public Works store at Port Alberni, B. C., at a cost of \$15.00.

Yours faithfully,

H. G. Hinton

HGH:LMS

1362.

September 5th, 1945.

Mr. William Burnip,
P. O. Box 364,
Port Alberni, B. C.

Dear Sir:

Re: Kenkichi MAGATA - Reg. No. 07490.

We are in receipt of and thank you for your letter of the 28th ultimo.

In view of your comments, both in your letter under reply and verbally during your recent call at this office, regarding the very doubtful value of the contents of the box of tools, we are agreeable to your suggestion that these be left in your hands for disposal at the best price obtainable. This also applies to the small quantity of lumber (about 300' of 2" x 3") to which you refer.

We are departing from our regular practice of obtaining an independent appraisal only because of the fact that the cost might exceed what can be realized, but in place of this we shall require for our records a detailed list of contents with your estimate of the value of each item and/or the price realized therefor.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

*Comparison made by
the sub. for clarity
the same only as mentioned
in the memo. 15 June 45*

*has been sent to the
Pilkington Brothers (Canada) Ltd.*

*5500
Cyn. Morgan*

MEMORANDUM

TO: File No. 1362.

FROM: Mr. R. G. Bell.

July 18th, 1945.

Re: Price and Quality of Glass.

In reply to our verbal enquiry on the subject, Messrs. Pilkington Brothers (Canada) Ltd., state that until recently their price for Greenhouse Glass was \$8.12 per 100 sq. ft., which has now been reduced to \$7.46 as a result of the removal of the sales tax.

Their pre-war prices are said to have been in the neighbourhood of \$7.00, the pre-war price of \$4.00 often mentioned by prospective buyers being for Belgian or Japanese glass.

Deterioration due to crystallisation originates in the soda in the glass and while not unknown in good glass after long storage, is more common in poor quality glass and results in such glass becoming brittle.

RGB/P.

[Signature]

19th July, 1945.

MEMORANDUM

To: The File

From: Mr. P. G. Shears

I spoke to Judge Whiteside this morning and to Mr. Hal Menzies last night giving them the following information.

The matter concerns greenhouse glass which had been removed from greenhouses, packed and stored by the Japanese owner at Port Alberni. For safer storage this glass was later removed by ourselves and stored in the Department of Public Works warehouse.

Nagata declared 150 cases of glass valued at \$1,250.00. He later clarified this as 170 small boxes each containing 60 square feet and 47 full boxes each containing 100 square feet, making a total of 15,000 square feet. His valuation would therefore be on the basis of \$8.- per 100 square feet. This is more than the present price of best quality glass.

Mr. Bell's memorandum of July 18th indicates that Pilkington Bros. (Canada) Ltd. quote the present price of best glass at \$7.46 per 100 square feet. The pre-war price of \$7.00 per 100 square feet and the pre-war price of Belgium or Japanese glass was \$4.00 per 100 square feet.

I mentioned that depreciation by crystallization was said to be common in poor quality glass resulting in such glass becoming brittle and that this was also possible in better quality glass. I stated that this glass had been valued by Mr. Burnip, Auctioneer and Valuator, on June 20th for \$700.00 and that we have now received an offer through Mr. Burnip for \$850.00 which would represent \$6.00 per 100 square feet. This being second-hand glass the price appeared to be satisfactory.

The question raised was the desirability of selling without public advertisement. I mentioned that this glass was stored with the Department of Public Works that it might be difficult for the public to inspect, that Port Alberni is somewhat inaccessible and that any purchaser outside of Port Alberni would have to assume considerable expense in cartage and transportation costs. The present offer was "as is and where is" and was for a lump sum of \$850.00 and not on the basis of price per square foot.

NACATA, Kauhiki
File 1362/07490

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. J.L. 771
B.C./723P

Vancouver, B.C.

December 19, 1944

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

Dear Sir:-

Re: Blocks "A" and "B" of Lot 100, Alberni
District, Plan 1757, subject to reservation
of minerals in favour of Esquimalt and Nan-
aimo Railway Company, registered as No. 51052G
Alberni Assessment District

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 34225N of the ~~New Westminster~~ *Victoria*
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ 689.33, in favour of The Secretary of State,
dated December 18, 1944, being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price - \$ 731.00

Less arrears of taxes to
January 1st, ~~1943~~ 1944 - \$ 41.67

Amount paid to Secretary
of State: - \$ 689.33

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

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR

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

Dec 21/44
Date

Solicitor for The Secretary
of State.

1362

Memorandum for File.

Extract from letter dated March 31st, 1942,
from the Land Registrar, Victoria District.

Blocks "A" and "B" of Lot 100, Alberni District,
Plan 1757.

Registered Owner, Kenichi Nagata.

Certificate of Title No. 27489-N is not on file;
this was mailed to Audrey J. Hunt, c/o G.M.

Campbell, Alberni, B.C. on the 29th September 1941.

1362

19th May, 1942.

Harold G. Hinton, Esq.,
809 Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:

Re: Kenkichi NAGATA

We beg to acknowledge receipt of your report of May 9th, on the above.

We note that Mrs. L. R. Gill and two children are living on the property under an arrangement made for her with Nagata. Mrs. Gill is to live there rent free provided she looks after the property, and we are in agreement that this be continued.

We also note that the glass from the greenhouse and tools have been removed and placed in storage at the Public Works Store, Alberni, B.C., and a bill for \$15.00 covering this service should be filed with this office.

We also agree with your recommendation that the glass and one case of tools should be insured, and we hereby instruct you to have this done in the name of the Custodian and to notify us.

Yours truly,

CCR:ND

R. P. Alexander
Assistant Manager

1362

22nd May, 1942.

Harold G. Hinton, Esq.,
809 Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:

Re: Kenkichi NAGATA

We note from your report on the above that 150 boxes of glass and some tools are stored at the Public Works Store, Alberni, B. C. Will you kindly let us know if there will be any charge for this storage, and if so how much.

Yours truly,

CCR:ND

R. P. Alexander
Assistant Manager

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN FANTON GEORGE L. C. TOUCHE
FRANK P. TURVILLE JAMES B. SUTHERLAND
J. HAYES YOUNG HAROLD G. HINTON

EDWARD B. HEAD

CABLE ADDRESS ALL OFFICES "METRO"
CABLES: BENTLEY'S A.S.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, BARTFORD,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

FRANCE, PARIS.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

27th May 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 28 1942

Dear Mr. Alexander:

re Kenichi Nagata - File No. 2

I acknowledge receipt of your letter of the 22nd instant and in reply have to state that there is no charge for storage.

The Government agent at Alberni required the glass and tools to be insured and \$1,400.00 has been placed on these by Turner Bros. Limited, Port Alberni, the policy for which will be coming to hand in due course. I will forward it to you on receipt.

Yours faithfully,

H. Hinton

Representative of the Custodian
of Japanese Property.

HGH:MHK

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE	R. JAMES BENNETT
JOHN PARTON	GEORGE L. C. TOUCHE
FRANK P. TURVILLE	JAMES B. SUTHERLAND
J. HAYDN YOUNG	HAROLD G. HINTON

EDWARD N. HEAD

CABLE ADDRESS: ALL OFFICES "TOUCHE"

CABLE: DONOVAN M. TOUCHE

OFFICE OF THE CUSTODIAN
 JAPANESE SECTION

RECEIVED
 JUL 16 1942

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
 EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, HARTFORD,
 ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

FRANCE, PARIS.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

15th July 1942.

R. P. Alexander, Esq.,
 Manager,
 Office of the Custodian,
 506 Royal Bank Building,
 VANCOUVER, B. C.

Your File No. 1362

Dear Mr. Alexander:

re Kenkichi Nagata - File No. 2

With reference to your letter numbered as above
 and dated the 19th May 1942, I enclose The London &
 Lancashire Insurance Company Limited Policy No. 22899
 covering the insurance on the glass and tools belonging
 to the above named Japanese which have been placed in
 storage at the Public Works Store, Alberni, B. C.

Yours faithfully,

H. Hinton

EWP:MHK

1362

July 20, 1942

Harold G. Hinton Esq.,
Bank of Toronto Building,
Victoria, B. C.

Dear Sir:

ReiKenichi NAGATA

This will acknowledge your letter of the 15th instant in which you enclosed London & Lancashire Insurance Policy No. F 22899.

On referring to our file we find that on May 19th we instructed you to place fire insurance on glass and tools referred to. We notice, however, that your own recommendation was to insure if the owner desired and was willing to pay the premium.

To what Government agent at Alberni did you refer in your letter of the 27th May who "required the glass and tools to be insured."

If the present tenant placed in the house by Mr. Nagata on a rental free basis were to move, could this property be easily rented and for how much?

Upon receipt of your reply we will write Mr. Nagata and ask him from what source we may expect revenue for taking care of taxes, fire insurance etc.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

1362

H. Green
4. Mr. T. Lips.

Englewood, Ont.

July 22 1942

Sept. of the Sec. of State Affairs
of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Hastings & Granville,
Van. B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 29 1942

Dear Sir:

Referring to your letter of May 26, regarding
my glass stools which had stored at Mr. H.
Green at Astoria B.C., being moved to the
Public Works Store, for safer custody, I

wish to point out there are more than 150 boxes
There is 15000 sq. ft. which would be 150 full
boxes (100 sq. ft. glass to a full box). But some of

the regular size boxes were made into small
ones. So there is ~~around~~ about 170 small boxes
containing 60 sq. ft. glass in each box and 47
full size boxes. 100 sq. ft. of glass in each box.

Hoping this is clear to you. Thanking
you for letting me know of the change I am.

Yours sincerely
H. Nagata.

COPY

Letterhead of TURNER BROTHERS LTD.,

Port Alberni, B. C.

August 4th, 1942.

Mr. H. Hinton,
Custodian of Alien Property,
Royal Bank Building,
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 6 1942

Dear Mr. Hinton:

re: Kenkichi Nagata

Further to our conversation yesterday we called at the above mentioned property. The Japanese owns Block A & B, Lot 3, D. L. 100, Alberni. Lot A is assessed at \$300.00 on land and \$300.00 on Lot B with \$1275. on improvements. The improvements consist largely of greenhouses but the glass has been removed and stored. There is a four roomed house on this property, the outside walls are unfinished and the inside walls of rough boards. The house consists of one living-room, two bedrooms, and one kitchen. This house is very roughly built and we do not think that it is worth more than approximately \$250.00. There is about 3 Acres of land and most of it is cleared, we put a valuation of about \$500.00 on the land and about \$250.00 on the house.

The house is occupied by Mr. Leslie R. Gill and he advised us that he made the arrangement with the Japanese to rent the house, rent free, for the duration. If there is any further information you require we will be pleased to give the matter our attention.

Yours sincerely,

per (Sgd) Russell H. Turner

RT:JT

1362

August 12, 1942

Mr. Kenkichi Nagata,
Registration #07490,
c/o. Mr. W. Lips,
Inglewood, Ontario.

Dear Sir:

As we previously informed you, the glass connected with your green houses were removed for safer custody and an insurance policy taken out in the London & Lancashire Insurance Company Ltd., for \$1,400.00, the premium of which is \$25.34.

We understand that the arrangements which you made with Mr. W. Green was for him to have the privilege of residing in your house rent free. If this is the arrangement which you wish, there will be no possibility of us making your property revenue bearing so as to take care of any expenses, taxes etc.

We would be obliged therefore if you would let us know how you intend to take care of such matters. We would also ask you to remit the amount of the premium referred to above.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

1362

August 17, 1942

Mrs. R. Gill,
Alberni, B. C.

Dear Madam:

We understand that Mr. Kenkichi NAGATA made arrangements for you to live rent free in his property and for you to look after the property.

There are certain expenses such as taxes and insurance that have to be taken care of. The premium on a policy covering the glass which has been removed from his green houses is \$25.34.

In view of the fact that this property is not revenue bearing, will you kindly advise us if you will arrange to pay the amount of this premium.

We would be glad if you would give this matter your immediate attention and let us hear from you.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

W. L. Bell

File No: 1362

September 14, 1942

Name: Kenkichi NAGATA

Reg. No: 07490

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

CHATELS STORED AT PUBLIC WORKS STORE, PT. ALBERT
B. C.

RECEIVED
OCT 1 1942

150 boxes containing 15,000 square ft. of glass
tools

Note by AFG. This man has signed
for 15,000 sq. feet of glass. being equivalent
of 150 full size boxes. But see his
letter of 23-7-42: Actually some smaller
boxes. total no. of boxes approx 217.

This represents all my chattels remaining in any protected
area of British Columbia.

Confirmed:

DATE: Sept 15th 1942 SIGNED: K. Nagata

Please sign and return one copy to the Custodian.

Please note my change of address
from Inglewood to Victoria University
Queens Park,
Toronto, Ont.

EVACUATION SECTION	
Date	JAN 26 1943
File No.	1362
Ans.	<i>[Signature]</i>
Project	<i>Milcom</i>

Jan. 18, 1943.

Office of the Custodian,
Dept. of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir: Attention Mr. G. D. Milcom
Administration Department

In reply to your favour of the 11th instant (file 1362) permit me to say I am very surprised at your message. In the first place when the R.C.M.P. told me to have the glass taken out of my green-house I arranged with Mr. Green (Mrs. Gill's father) to take care of the glass for me. I did not insure it and did not ask the R.C.M.P. to do so. As you say yourself in your letter, I am getting no revenue out of it. Secondly, in regard to the taxes it seems strange to me that I should be deprived of the use of my property with its income and be expected to pay taxes upon what I am not allowed to control. In the third place may I say I am not able to pay the amounts you ask in your letter. Since coming to Toronto, where Mr. Trueman, the placement officer, was successful in securing me a position as an assistant caretaker in Victoria College, I am very happily placed but the salary is small and just enough to keep my wife and myself with food and lodging. It is therefore out of the question for me to go in debt to pay outside amounts.

I am explaining this fully to you because I believe there has been a change in regulations since I was sent east by the R.C.M.P.

Yours very truly,

K. Nagata

Kenichi Nagata,
Reg. No. 07490.

*Turner Brothers Limited*REAL ESTATE. INSURANCE. INVESTMENTS. BONDS
RAILWAY AND STEAMSHIP TICKETS*Port Alberni, B.C.*

April 15th/43

EVACUATION SECTION	
Rec'd	APR 17 1943
File No.	1362
Ans.	
Referred	Gibson

Mr. G. W. McPherson,
Deputy Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear

Sir:

Re: Kenkichi Nagata

We beg to advise that your Insurance as detailed below will expire shortly. We would be very pleased to renew same. Will you kindly check up your Insurance and see that the amount stated and property covered are in accordance with your wishes.

If the same are corrected, please return this notice marked 'Renew' or if any change is desired 'phone us at 201 or write your instructions on the back of this form.

We are,

Yours very truly,

TURNER BROTHERS, Limited.

per

James Thomas

We are renewing this policy subject to your approval.

Your expiring policy covers as follows:

Company	London & Lancashire	Policy No.	22899
---------	---------------------	------------	-------

Amount \$	1400.	Covering	Glass & Tools
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Expires	May 23/43	Premium \$	25.34	Term	one	Years
---------	-----------	------------	-------	------	-----	-------

1362

April 20, 1943.

Mr. Kenkichi NAGATA,
Registration No. 07490,
Victoria University,
Queen's Park,
Toronto, Ont.

Dear Sir:

Re: London & Lancashire Policy
Number F 22899.

The above numbered policy expires on May 23rd next. It covers for a total of \$1,400.00 on glass and tools belonging to yourself and at present stored in the Department of Public Works Warehouse on Adelaide Street in the City of Alberni.

Kindly advise by return mail as to whether or not you wish this insurance carried for a further period of one year and if so, will you please remit to this office the premium amounting to \$25.34.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

MEMO TO FILE

File 1362

Re: Kenichi NAGATA

With reference to London & Lancashire
Policy No. 105658.

The Japanese Chattels covered under this
policy were moved from the building where Nagata
stored them at the time of his evacuation.

We have endeavored in the past to collect
from him in connection with taxes on his property
and insurance. He states he is not able to pay
anything out of his present small income and it is
now a question of maintaining protection until such
time as this material is disposed of, when cost of
insurance can be taken from proceeds.

WMS

Policy cover

*\$ 1250 on 150 boxes of glass
150 on box of tools.*

W

The **MUTUAL LIFE**
Assurance Co. of Canada

Box 282 Alberni B. C.

May 13

43

Official Custodian
506 Royal Bank Bld
Vancouver B. C.

EVACUATION SECTION	
Rec'd	MAY 13 1943
File No.	1362
Ans.	
Referred	Bill

Dear Sir:

I have a Client who is interested in the Property owned by Kenkichi Nagata the description of which is as follows.

Blocks A. & B. on D.L.100. Plan 1757 of 15.75 Acres

My Client has only a limited amount of money, and as the buildings on the Property are in course of construction, and are falling into disrepair, he would like you to give the lowest price the Property can be bought for.

At the same time he might Lease it for a term of not less than 15 Years, with an Option to purchase at anytime during the life of the Lease, in which event he would take care of the Taxes yearly as well as the Past due taxes which I understand now amount to \$40.00.

Trusting to receive an early reply, I am,

Yours truly

C. H. Joy.

C.H. Joy

1362.

May 21st, 1943.

C. H. Joy, Esq.,
P. O. Box 282,
Alberni, B. C.

Dear Sir:

Re: Kenkichi HAGATA - Reg. No. 97490.

We are in receipt of your letter of the 13th instant, enquiring whether the Port Alberni property of the above Evacuee is for sale.

Mr. Kenkichi HAGATA, with whom the decision would rest at the present time, has not expressed any desire to sell his property but if your client will make a definite offer it will be passed on to the owner and we will advise you of his reply.

All such properties are vested in the Custodian and all monies derived therefrom must be paid in to this office before the properties can be released.

Our Agents for this property are Messrs. Turner Bros. Ltd., Port Alberni.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Messrs. Turner Bros. Ltd.,
Port Alberni, B. C.

Alberni Bldg.
Aug 29/43.

The Official Custodian
506 Bayal Bank Bldg
Vancouver
B.C.

EVACUATION SECTION	
Rec'd	AUG 31 1943
File No.	1362
Ans.	PLP
Referred	Bel

Dear Sirs:—

Just a line in regards to the
place of Genkichi Nagata. Blocks
A & B of block 3. of D/L 100

Arrender Plan 1757 containing
15.75 acres. Alberni District. We
understand you are in custody of it.
If so is this place for sale & what is
being asked for it. on what terms.
Please let ~~us~~ ^{me} know by return
mail.

Thank you.
H. E. Darnes.
Alberni
B.C.

1362.

September 10th, 1943.

Mr. C. E. Dams;
Alberni,
B. C.

Dear Sir;

Re: Kenkichi NAGATA - Reg. No. 97490.

We are in receipt of your letter of the 29th ultimo enquiring whether the Alberni property of the above Evacuee is for sale.

The owner has not expressed any desire to sell and the question of sale by the Custodian has not yet come up for decision. If and when it does, the fact will be advertised. Messrs. Turner Bros. Ltd., Port Alberni, our local agents for the property, will be kept informed of the position.

Yours very truly,

R. G. Bell,
Administration Department.

RGE/P.

c.c. to Messrs. Turner Bros. Ltd.,
Port Alberni, B. C.

Turner Brothers Ltd.

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B.C.

Sept. 27th, 1943.

362

EVACUATION SECTION	
Rec'd	SEP 30 1943
File No.	1362
Ans.	RB
Returned	Bill

an

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

Dear Sir:

Re: Kenkichi NAGATA, Reg. #07490

We have had inquiries for renting the above mention's property in Alberni and we would be pleased if you would kindly advise if you will consider renting same and if so at amount. We would recommend renting this property as it will keep it in a state of repair.

Trusting we will hear from you shortly.

Yours very truly,

TURNER BROTHERS LIMITED

Per: *John Thomas*

EH:JT

1362.

October 16th, 1943.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Kenkichi NAGATA - Reg. No. 97490.

We are in receipt of your letter of the 27th ultimo enquiring whether we would consider renting the Alberni property of the above.

Your failure to provide the information on which such consideration would have to be based makes it impossible to reply to your query.

Our records show the property to consist of 15.75 acres situated on the main highway about a mile from town; that there is a recently but lightly built 4-room Bungalow and dismantled greenhouse on the property, which has been leased, rent free, for the duration, to a friend and neighbour of the owner.

The information we require from you, as our Agents on the spot, is: (A) Is the property still occupied by the above friends of the owner? (2) If not, when was it vacated? (3) If vacant, who are your prospective tenants? (4) What are the proposed terms and conditions of rental?

Please let us have your replies to these questions, and any other information that would be helpful or which would contribute to keeping our records up to date.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

Turner Brothers Ltd.

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B.C.

EVACUATION SECTION

Rec'd OCT 28 1949

File No. 1362

Ans.

Referred

Out to Bell

Oct. 26th, 1949.

The Custodian,
500 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: K. NAGATA - Reg. #07490

Some time ago the Japanese made arrangements with Mr. Gill to look after the property, rent free. Mr. Gill vacated some time ago. The property is at present vacant. We have a prospective, Mr. O. Forgarra and this gentleman is willing to pay in the neighbourhood of \$5.00 a month. The ground is of fair value and the building is not in very good condition.

Yours very truly,

TURNER BROTHERS LIMITED

Per:

Jean Thomas

RHT:JT

1362.

November 3rd, 1943.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs;

Re: Kenkichi NAGATA - Reg. 07490.

We are in receipt of your letter of the 26th ultimo, from which we note that the property of the above Evacuee, which our records showed as being under the care of a personal friend, has actually been vacant for some time. This should have been reported to us at the time and, if you have the information, we should like to have it on record in this file.

We further note that a Mr. O. Forgarrrd is prepared to rent the place on the basis of \$5.00 per month, and under the circumstances, we approve and would ask you to advise us, as soon as you know, the date from which the arrangement goes into effect.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

Turner Brothers Ltd.

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

Jan. 20th/44

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

Dear Sirs:

Re: Kenkichi NAGATA

Referring to yours of the 19th, file #1362,
in connection with the renting of the above's property
by Mr. Forgard.

To date, we have not heard from Mr. Forgard
and we are writing today to find out just when he
intends to move in. we will advise you just as soon
as we receive a reply.

yours very truly,

TURNER BROTHERS LIMITED

RHT:JT

Per: *[Signature]*

EVACUATION SECTION	
Rec'd	JAN 24 1944
File No.	1362
Ans.	
Referred	<i>[Signature]</i>

SOLICITOR FOR:
City of Port Alberni
Canadian Bank of Commerce

TELEPHONE 610 P.O. BOX 368

NOTARY PUBLIC

GORDON McL. CAMPBELL

BARRISTER-AT-LAW
SOLICITOR OF THE SUPREME COURT

105 2nd Avenue North
PORT ALBERNI, B.C.

EVACUATION SECTION	
Rec'd	JAN 24 1944
File No.	1362
Ans.	<i>W. Kay</i>
Referred	<i>W. Kay</i>

January 21, 1944.

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

Dear Sir: Re: KENKICHI NAGATA

I have to acknowledge your letter of January 19th last, addressed to Audrey J. Hunt. This girl was formerly in my employ but is not in the office at the present time.

I may say that the Certificate of Title No. 27489-N was delivered to Kenkichi Nagata on October 11th, 1941.

Yours truly,

Gordon M. Campbell
GORDON M. CAMPBELL.

GMC:GEL

Turner Brothers Ltd.

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B.C.

Feb. 26th/44

CAUTION SECTION	
Rec'd	FEB 28 1944
File No.	131, 2
Ans.	
Referred	<i>Liebert</i>

out Bell

Mr. G. T. McKay,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. McKay:

Re: Kenkichi Nagata

Further to your letter of the 19th of January and our reply of the 25th, re the above, we wish to advise that Mr. Oliver Forgarrrd called at the office this morning and paid the rental amounting to \$5.00 a month. He will be moving in on March 1st.

We trust you will draw up the necessary papers.

Yours very truly,

TURNER BROTHERS LIMITED

Per: *Thomas*

RHT:JT

*Turner Brothers Ltd.*REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS*Port Alberni, B. C.*

April 15th/44

EVACUATION SECTION	
Rec'd	APR 19 1944
File No.	1362
Att.	<i>12/15/44</i>
Ref.	<i>Cheson</i>

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

Dear Sirs:

We beg to advise that your Insurance as detailed below will expire shortly. We would be very pleased to renew same. Will you kindly check up your Insurance and see that the amount stated and property covered are in accordance with your wishes.

If the same are corrected, please return this notice marked 'Renew' or if any change is desired 'phone us at 201 or write your instructions on the back of this form.

We are,

Yours very truly,

TURNER BROTHERS, Limited.

per *Thomas*

Renew

We are renewing this Policy subject to your approval.

Your expiring policy covers as follows:

Company	London & Lancashire	Policy No.	r.105658
Amount \$	1400.00	Covering	1250.00 - 150 Boxes Glass 150.00 - Box of Tools
Expires	May 23/44	Premium \$	25.34
		Term	one
		Years	

June 2nd, 1944.

Mr. Kenkichi NAGATA,
Registration No. 07490,
Victoria College,
Toronto, Ontario.

Dear Sir:

Re: Blocks "A" and "B" of Lot 100, Alberni District,
Plan 1757.

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 the above property which you own, is included in this deal.

The sale was made effective as at January 1st, 1944, 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,
Director.

RGB/P.

1362.

June 6th, 1944.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Kenkichi NAGATA - Reg. No. 07490.

The Port Alberni property of the above Evacuee is one of many that have been taken over by the Soldier Settlement and Veterans' Land Act as from the 1/1/1944.

In this connection, they have been in communication with the tenant, Mr. Oliver Forgarri, regarding payment of rent and learn that April rent has been paid to you.

Please turn this rent over to Mr. J. D. Patterson, Regional Supervisor, Soldier Settlement and Veterans' Land Act, 201 Campbell Building, Victoria, who will have charge of the property in future and to whom the tenant should, therefore, pay his rent direct.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Soldier Settlement Board,
518 Rogers Building,
Vancouver, B. C.

TELEPHONE 201

Turner Brothers Limited

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

April 14th/45

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

EVACUATION SECTION	
Rec'd	APR 16 1945
File No.	1362
Ref.	
Remarks	<i>Gibson</i>

Dear Sirs:

We beg to advise that your Insurance as detailed below will expire shortly. We would be very pleased to renew same. Will you kindly check up your Insurance and see that the amount stated and property covered are in accordance with your wishes.

If the same are correct, please return this notice marked 'Renew' or if any change is desired 'phone us at 201 or write your instructions on the back of this form.

We are,

Yours very truly,

TURNER BROTHERS, Limited.

per *J. Thomas*

Your expiring policy covers as follows:

Company	London & Lancashire	Policy No.	F.26543
Amount \$	1400.00	Covering	150 Boxes glass & box tools
Expires	May <u>23rd</u> /45	Premium \$	25.34
		Term	1 Years.

1362.

May 3rd, 1945.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Insurance on Glass, etc.

We are in receipt of your letter of the 14th ultimo and thank you for your reminder that London & Lancashire policy F.26543 for \$1400.00, on Glass and Tools, expires on the 23/5/1945.

The control of these chattels has been transferred to this department and we desire to know whether a periodical check has been made on the safety and condition of these goods. If not, please inspect and let us have your report as soon as possible.

We have had enquiries for greenhouse glass recently and shall be glad to know if this glass is suitably packed for shipment to Vancouver.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

Turner Brothers Limited

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

June 1st, 1945.

Mr. R. G. Bell, Admin, Dept.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

RECEIVED
JUN 4 1945
FILE NO. 1634
Ans.
Referred <i>Bell</i>

Dear Mr. Bell:

Regarding the glass stored in the Department of Public Works Warehouse in Alberni, we wish to advise that we have at last got in touch with the Government Agent. The glass is all packed in cases and could be shipped at any time you desire. Everything is in good order. We would say that there is approximately eleven tons of glass.

Yours very truly,

TURNER BROTHERS LIMITED

Per: *James*

RHT:JT

1362.

June 2nd, 1945.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Insurance on Glass.

A month has passed since we wrote you for necessary information regarding the Glass covered by London & Lancashire policy P.26543 (for \$1400.00 expiring 23/5/1945).

We are still without the information asked for and this letter is to remind you to renew the above policy.

It is important that we do not lose an opportunity to sell this glass at a favourable price and we have therefore telephoned you twice on the subject, and our prospective buyer once. If the information needed is not already in the mail please put our request before Mr. Burnip and ask him to do the necessary. We need to know (1) present condition of the glass, (2) number of cases, (3) whether the packing is suitable for shipment to Vancouver, and any other information that would facilitate and/or safeguard a sale.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

Turner Brothers Limited

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

June 4th, 1945.

Mr. R. G. Bell, Admin. Dept.,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUN 6 1945
File No.	
Ans.	
Referred	Bell

Dear Sir:

Re: Plate Glass

Replying to yours of the 2nd inst., we will be pleased to renew the insurance covering the above. The Policy will be forwarded to your office within the next day or two.

There are 175 cases of glass, all of which are in good condition and ready for shipment at any time you desire.

Yours very truly,

TURNER BROTHERS LIMITED

Per:

James Adams

RHT:JT

*Revised by phone
N. van
6/6/45*

Turner Brothers Limited

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B.C.

RECEIVED SECTION

Rec'd JUN 11 1945

File No.

Ans.

June 8th, 1945

Bill

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

Dear Sir:

Re: Insurance on Glass

We have pleasure in enclosing, herewith, the under-
mentioned Policy and trust that same will be
found entirely in order.

Yours faithfully,

TURNER BROS. LTD.

Per

J. Thomas

COMPANY	POLICY No.	PREMIUM
LONDON & LANCASHIRE	F.770531	\$25.34

EXHIBIT No. 1129-9
DATE OCT 14 1945
FILLED BY K. G. B. B. B.

EVACUATION SECTION	
Rec'd	JUN 22 1945
File No.	1362
Ans.	
Referred	Bell

Box 364,
Port Alberni, B. C.,
June 20th, 1945.

Mr. Bell,
Custodian of Japanese Affairs,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Acting upon the advice of Mr. R. Turner,
I appraised a quantity of Glass stored at the Public
Works Department in Alberni, B. C.

For your information there are 175 cases
of Greenhouse Glass, size 16x16", in sealed cases, total-
ing approximately 10 tons. My valuation on these goods
is \$4.00 per case.

The quality of this Glass is used only by
florists and I understand that it deteriorates with
age. It was not possible to determine the extent of
breakage as the cases were sealed.

I feel sure that I could sell this stock
at the price quoted, thereby saving you much time and
expense in freight and handling same.

Trusting you will favour me with an early
reply, I remain,

Yours very truly,

William Burnip
William Burnip,
Auctioneer & Valuator.

WB/SB

700.-

PHONE 809

- NEW AND USED FURNITURE DEPT.
- WASHING MACHINES
- RADIOS

EXHIBIT NO.

1129-10 TERMS

DATE OCT 14 1948

FILLED BY

W. BURNIP, K.H.

AUCTIONEER

K. D. Christie

STORAGE

FIRST AVENUE,
PORT ALBERNI, B. C.

Kenichi Nagata

Lumber 5.00

Glass

TOOLS

Wrench 2.75

Key Hole Saw 25

Clamp 50

Square 25

Wood Chisel 25

3 Wood Planes 75

6" an Nails 35

Hooks 1.50

1 Piece of Rope 40

4-1/2 Tm Paint N9.

Set Car Chains NS 1.50 NS. 1.50

Received from Provincial Work yard
where Glass was stored

I Reported Lumber & Tools
to Mr Bell as given

Contracted to sell

8.50
5.00
13.50

Mr. Burnip called
13/5/46 with this
list of his cheque
in final settlement.

Ref: our let. of 5/9/48.

W.B.

In Account With —

attached to
Exhibit 10

WILLIAM BURNIP, K.H.
AUCTIONEER

SALES CONDUCTED ON THE SHORTEST NOTICE
Cash Advanced On Sales

Sales Room: 1st Avenue -- Phone 909

PORT ALBERNI, B.C.

Kaukiki: NAGATA
File 1362.

145 - *Caras Slings*
at 4.85

703.25

Response

570 Comm
Tax
Telephone

35.15
1.50
1.60

38.25

665.00

✓
[Signature]

Vou:
Barment 7896-R till 7/3/6.
(No. 7 W. 23rd Ave)
G. M. Dickerson.

COPY

Farm Appraisal Report

File No. John 773Land Description Blocks A & B of Block 3, D.L. 100, Amended plan 1757.

No house number

Containing 15.75

Acres

Owner's Name E. HagataPost Office Address Alberni, B. C.Nearest Rail Point Alberni E. & N. Rly.Distance 1/2 mileMarket Town Port Alberni and AlberniDistance 2 1/2 "Church (give denomination) All denominations - AlberniDistance 1 "Nearest School AlberniDistance 1/2 "State how property was identified: By map, roads, and local inquiry.DATE Oct. 15/68

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

FILED BY K. A. ChristieKitsucksos road runs through property, Gravel, fair.Is this district a good one? More of an industrial centre than farming.Employment opportunity Work in mills and woods 2 1/2 - 5 miles.Predominating Nationality and religion: British, Protestant.Describe Fencing and its condition: Just odd bits of barbed wire fencing. Value \$Water supply: 3 old wells on property which would require cleaning out and deepening. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 34	Frame	8'	Roofing	1 yr.	Posts	Fair	250.00
	12 x 20							
	6 x 20							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
Greenhouse	24 x 95	Frame	6'	Nil	1 yr.	Posts	Frame	250.00
(frame only)	x							
" " "	24 x 227	"	6'	"	1 "	"	only	500.00
	x							

No electricity available.

Total present day value \$ 1000.00Total Value Buildings add to farm \$ 600.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Shack, but habitable.

\$

Describe the basement and chimneys: No basement, stove pipe chimney.No. rooms downstairs? 6 Upstairs? -- How finished Wood lined.Are buildings painted? No Condition of paint --Distance from nearest bush 30 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.5	Sloping	Sandy loam 6" - 12"	Clay, gravel, hard pan	Sod	50.00	75.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, 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, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
14.25	Sloping and fairly steep	Sandy loam 6"-12"	Clay, gravel Hard pan	clearing of bush. fairly heavy clearing. Some cordwood.	150.00	5.00
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 \$ 146.25

Total added by buildings to value of farm \$ 600.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 746.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Not being operated, in sod.

L.R. Gill is living in the dwelling, but is not paying any rent.

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

Noxious weeds: Thistles - common weeds.

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

taxes - \$19.53. Prov. Government, Alberni, B. C.

Date: August 18, 1942.
Place: Nanaimo, B. C.

I certify that the above report is based on a personal examination
of the whole farm made on the 13 day of August 19 42

Inspector's Signature

"R. W. Brown"

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

Farm Appraisal Report

E. Nagata

J.L. 771

Remarks:

Property is located about 1 mile north of Alberni on the Kitsucksos road. It was only acquired by the Jap about one year ago and there is only about 1 1/2 acres of land cleared, the balance being bush, fairly heavy clearing. The shack and greenhouse frames were constructed this spring. The frames are ready for glass, in fact some glass was put in and later was taken out and stored before the Jap. left. The dwelling is little more than a shack and although habitable is not all finished inside. The wells on property can be cleaned out, but at present the water is not useable. There is no electricity available.

EXHIBIT No.

DATE

FILED BY

With 11-29-2

(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

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

JAN 24 1945

J.L. No. 771

Canada

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

JAPANESE EVACUATION SECTION

File No. 1362 ✓
Reg. No. 07490 ✓

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kenkichi NAGATA, ✓
Victoria College,
Toronto, Ontario.

Dear Sir:

Re: Municipality of Alberni - Blocks "A" and "B" of Lot
100, Plan 1757. C. of T. 27489 N. ✓

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	- - - - -	\$ 731.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	731.00
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 41.67
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	44.67
—Interest	- - - - -	
Net proceeds of sale	- - - - -	<u>686.33</u>

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.

1362.

June 29th, 1945.

Mr. William Burnip,
Auctioneer & Valuator,
P. O. Box 364,
Port Alberni, B. C.

Dear Sir:

Re: Greenhouse glass.

We are in receipt of your letter of the 20th instant reporting on the 175 cases of Greenhouse glass stored in the Department of Public Works' warehouse at Alberni.

The Advisory Committee, to whom an offer would have to be submitted, does not meet again until the 17th July, and we would be glad if you would endeavour to obtain a firm offer on the basis of your valuation, or better, and submit it to us before that date.

We might add, for your information, that the owner of the glass declared a valuation of \$1,250.00 but did not give any indication of the basis of his calculation, which appears to be higher than the current cost of new Greenhouse glass.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

17/7/45:
Mr. Burnip phoned
an offer of \$850
cash - 3.50 p.m.
too late for meeting
M.

1362.

July 19th, 1945.

Mr. William Burnip,
Auctioneer & Valuator,
P. O. Box 364,
Port Alberni, B. C.

Dear Sir:

Re: Greenhouse Glass.

On the 29th ultimo we wrote you with regard to the greenhouse glass stored in the Department of Public Works warehouse at Alberni.

We have now to acknowledge receipt of your telegram of the 17th reading: OFFER FOR 175 CASES GREENHOUSE GLASS STORED AT ALBERNI EIGHT HUNDRED AND FIFTY DOLLARS CASH, and confirm our telephone conversations of the 17th and today.

Your offer of \$850.00 Cash, "lumpsum, where is, as is" (= 175 cases, more or less, where they lie, exact contents and condition unknown), arrived after the Advisory Committee's meeting on the 17th had closed.

As the Committee will not meet again for some time and your client demands an immediate decision, Mr. Shears has contacted the members individually, as a result of which the undersigned was able to advise you, this morning by telephone, that subject to the full \$850.00 going into the owner's account you may accept this offer. This offer is such the best received to date and your success in getting it is appreciated, and we hope you succeed in recovering a full commission from the prospective buyer.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

File #1362.

File

19th July, 1945.

MEMORANDUM.

To: The File

From: Mr. F. G. Shears

I spoke to Judge Whiteside this morning and to Mr. Hal Mensies last night giving them the following information.

The matter concerns greenhouse glass which had been removed from greenhouses, packed and stored by the Japanese owner at Port Alberni. For safer storage this glass was later removed by ourselves and stored in the Department of Public Works warehouse.

Nagata declared 150 cases of glass valued at \$1,250.00. He later clarified this as 170 small boxes each containing 60 square feet and 47 full boxes each containing 100 square feet, making a total of 15,000 square feet. His valuation would therefore be on the basis of \$8.00 per 100 square feet. This is more than the present price of best quality glass.

Mr. Bell's memorandum of July 18th indicates that Pilkington Bros. (Canada) Ltd. quote the present price of best glass at \$7.46 per 100 square feet. The pre-war price was \$7.00 per 100 square feet and the pre-war price of Belgium or Japanese glass was \$4.00 per 100 square feet.

I mentioned that depreciation by crystallization was said to be common in poor quality glass resulting in such glass becoming brittle and that this was also possible in better quality glass. I stated that this glass had been valued by Mr. Burnip, Auctioneer and Valuator, on June 20th for \$700.00 and that we have now received an offer through Mr. Burnip for \$850.00 which would represent \$6.00 per 100 square feet. This being second-hand glass the price appeared to be satisfactory.

The question raised was the desirability of selling without public advertisement. I mentioned that this glass was stored with the Department of Public Works that it might be difficult for the public to inspect, that Port Alberni is somewhat inaccessible and that any purchaser outside of Port Alberni would have to assume considerable expense in cartage and transportation costs. The present offer was "as is and where is"

The Prospective buyer was on the point of building a greenhouse and wished prompt action if his offer was to be accepted.

Both Mr. Mensies and Judge Whiteside advised me that if the matter was presented at their next meeting they would be prepared to ratify this sale if it were consummated.

F. G. Shears,
Director.

FGS/FMH

Box 364

PORT ALBERNI

EVACUATION SECTION

Rec'd JUL 26 1945

File No. 1362

Ans.

Referred

Bill

July 23rd 45

Mr. Bell

Dear Sir

In reply to your letter
Re Glass. I contacted the person
who offered me 850⁰⁰ Cash for
the 175 Cases of Glass, and he
won't go any higher for same,
meaning my commission.

I think this is a very good offer
as we cannot guarantee the
Glass to be all "Good condition".
after all the Handling, if you
decide to accept the offer less my
commission I will forward
Cheque by return. I may be
in Vancouver on the 27th and
will call and see you

Yours Truly

William Burns

1362.

July 30th, 1945.

Mr. William Burnip,
Port Alberni,
B. C.

Dear Sir:

Re: Greenhouse Glass.

We are in receipt of your letter of the 23rd instant from which we note that \$850.00 is the maximum your prospective buyer is prepared to pay for the Greenhouse Glass stored in the Public Works' Warehouse at Alberni.

It having been decided to accept this price, please arrange for delivery "as is, where is", remitting us the above gross price less your commission of 5%.

At the same time please ship to Vancouver the box of Tools stored with the glass by the owner of both, Kenkichi NAGATA.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Dept. of Public Works,
City of Alberni,
B. C.

MEMORANDUM

File 1362.

TO: Mr. F. G. Shears.

FROM: Mr. R. G. Bell.

August 9th, 1945.

Re: Greenhouse Glass.

As just advised you, Mr. Burnip (Auctioneer of Port Alberni) has phoned me to say that he is at the warehouse with the buyer of the Nagata glass and has run into a snag in effecting delivery.

It is found that there are 78 full size cases and 110 small cases making a total of 188 and not 175 but Mr. Burnip assures me that a careful check shows this larger number of cases to hold not more than the equivalent of 145 full cases (@ 100 sq. ft.). This should be no concern of ours, as is made quite clear in my letters of the 19th and 30th July, but the prospective purchaser refuses to proceed with the transaction unless he can have the glass on the basis of \$4.85 per case (100 sq. ft.).

This is a good price for second-hand glass that has been in storage for over 3 years and I strongly recommend that it be accepted although the gross return is going to be a little over \$700.00 instead of \$850.00. The buyer states that he has not changed the basis of his original calculations, \$4.85 per case (100 sq. ft.) being the limit beyond which he has never been prepared to go.

RGB/P.

145200
485
72800
116000
180000

17.000
47
145200
180000
188

attached to
exhibit 10

Box 364,
Pt. Alberni, B. C.,
August 28th, 1945.

Mr. Bell.

Re: Kenkichinagata.

Dear Sir:

I am writing you regarding that box of tools I told you about. Did you want it shipped over? It is not worth the expense of shipping as it is nothing but junk.

There is about 300 feet of lumber 2 x 3 which is used only by greenhouses for the glass to slip into. I asked the person who bought the glass to give me an offer for it but he said it was worth nothing as it is poor for glass-houses.

I think the best thing to do is to leave both the box of tools and lumber to me to get anything I can for them. However, I will await your reply before doing anything. It may not pay to bother with it but it will clean up everything over here. I will endeavour to dispose of it for something.

Yours very truly,

William Burnip
William Burnip.

WB/MB

EVACUATION SECTION	
Rec'd	AUG 30, 1945
File No.	1362
Ans.	R.B.
Referred	Bull

1362.

November 7th, 1945.

Messrs. Turner Bros. Limited,
Agents,
The London & Lancashire Insurance Co.,
Port Alberni, B. C.

Dear Sirs:

Re: Policy No. FT70531. exp. 23/5/1946.

On the 13th August, 1945, we received payment for the greenhouse glass, etc., covered by the above policy and we desire to have the above policy cancelled as near the above date as possible.

We enclose the policy herewith and shall be glad to receive your cheque for return premium.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

EXHIBIT No. 1129 - 7

DATE Oct. 14 1948

FILED BY

R. A. Best

THE LONDON & LANCASHIRE INSURANCE COMPANY LTD. OF LONDON, England

Canada Branch, 19 Richmond St. West,

TORONTO 1

March 20, 1946.

Mrs. Nagata,
46 Isabella St.,
Toronto.

Dear Madam,

Following our telephone conversation of Saturday, we communicated with our Vancouver office and have today learned that the only insurance which they had for you was against the risk of fire. They report that the last policy was No. F770531 written in the name of the Custodian, from May 23rd, 1945. However, it was cancelled on December 3rd last, and the Company allowed a return premium at that time of \$4.09.

✕ They indicate further that the insurance covered \$1250 on 150 boxes of glass, and \$150 on one box of tools.

We trust that this information will be sufficient for your purpose.

Yours very truly,

"Douglas A. McRae"

McR:F

Asst. Manager.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Jan. 6, 1949

[Signature]

96 Springhurst Ave,
Toronto, Ont.

Sept. 5, 1946

Dept of Secretary of State
Office of the Custodian
Japanese Evacuation Section
500 Royal Bank Bldg
Hastings + Granville
Vancouver, B.C.

EVACUATION SECTION

SEP 11 1946

File No. 1362

Dear Sir,

Please refer to file no 1362 ^{substantiating} regarding
the 150 boxes of glass + some tools which
I had originally stored with Mr W. Green
Alberni, B.C.

On May 26, 1942 I received a letter from
you informing me that you had moved
these chattels to Public Works Store in
Alberni for safe custody. Then on
Aug. 12, 1942, that you had an
insurance policy taken out in the
London Lancashire Insurance Co. - This
policy I understand has now long
since been cancelled.

Would you kindly let me know
whether or not the above mentioned
are still stored in Alberni, as I
wish to sell due to financial difficulties.
I have been made a good offer for it.

Would you also send me an up to
date statement showing credit on

1362.

Mailed Oct. 17/46

October 12th, 1946.

REGISTERED MAIL.

Mr. Kenkichi NAGATA,
Registration No. 07490,
96 Springhurst Avenue,
Toronto, Ontario.

Dear Sir:

Your file has been under review and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: As advised you on the 2nd June, 1944, your Port Alberni property was one of a number purchased by The Director, Soldier Settlement and Veterans' Land Act. A statement of this transaction was sent you on the 24th January, 1945, together with an extract of your account.

Personal Property: You removed the glass from your greenhouse prior to evacuation, and stored it with a neighbour. For greater protection this was removed by our agent and placed in the Public Works Warehouse, where it remained until sold.

The sale of this glass presented a problem as most prospective buyers considered Port Alberni too inaccessible for inspection, and the cost of removal too high, both as regards handling expenses and breakage. You declared 15,000 sq. ft., the equivalent of 150 cases but packed by you in boxes of different sizes. A careful tally made in the warehouse at time of delivery indicated a total of not more than 14,500 sq. ft. The price realized, \$4.85 per 100 sq. ft., was made possible by the acute shortage of greenhouse glass, new and second-hand, at date of sale. The net proceeds (\$665.00) were credited to your account on August 13th, 1945.

Bills Receivable: An item of \$3.78 credited to your account on August 24th, 1942, was made up as follows:

55 cords Millwood @ \$3.25		\$178.75
Hauling and piling paid by Hospital	\$123.75	
Your Hospital account	<u>\$ 51.22</u>	<u>\$114.97</u>
Paid by West Coast Hospital		<u>\$ 3.78</u>

(Over)

Mr. Kenkichi NAGATA.

Page 2.

October 12th, 1946.

Bonds, Shares, etc.: Victory Bonds (\$100.00) declared by you, remained in your possession and did not come under our administration.

Bank Accounts: A balance of \$350.00 declared by you to be in an account with the Royal Bank of Canada, Vancouver, remained under your control.

Funds: There is a balance of \$1,256.62 at the present time, made up as follows:

Dec. 29/44	Balance as per last Statement		\$ 612.59
	Proportionate share of Legal Fees	\$ 15.00	
	Cancelling entry of March, 1944		\$.50
June 29/45	Insurance premium	\$ 25.34	
Aug. 13/45	Sale of Glass @ \$4.85 per 100 sq. ft. (\$703.25) less Agent's Commission and expenses (\$38.25)		\$ 665.00
	Long Distance Telephone call	\$ 1.72	
	Insurance return premium		\$ 7.09
June 13/46	Sale of Lumber (\$5.00) and Tools (\$8.50)		\$ 13.50
Today	Balance at credit	<u>\$1256.62</u>	
		\$1298.68	<u>\$1298.68</u>

and in compliance with the request made by you on the 5th September, we enclose herewith our cheque in your favour for this amount. This payment will leave no balance in your account, which will therefore be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.

File No 7362

96 Springhurst Ave,
Toronto 3 Ont.

Nov. 21, 1946

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

EVACUATION SECTION	
DEC 2 1946	
Rec'd	
File No.	736
Ass.	
Referred	Bill

Dear Sir:

This will acknowledge receipt of yours
of Oct. 2. I must say at the outset, I am
not at all satisfied with the sum received
for my assets.

In particular I feel that you sacrificed
the greenhouse glass at an extremely low
price. I am informed by the H. P. T. B. officer
in charge of the Glass Section, in Toronto,
that there has been a great demand for
greenhouse glass both new & second hand.
I am further informed that the selling
price on new glass in Aug. 1945 was \$9.92
per case. Since 6,000 sq. feet of this glass had
never been taken out of the cases, it should
have been classified as new glass, and we
should therefore have received \$595.20 for this.
I am further informed that the selling price

December 3rd, 1946.

Mr. Kenkichi NAGATA,
Registration No. 07490,
96 Springhurst Avenue,
Toronto 3, Ontario.

Dear Sir:

Re: Greenhouse Glass.

We are in receipt of your letter of the 21st ultimo on the subject of the price realized for your greenhouse glass.

This letter has been placed on your file and is therefore available for future reference. However, certain statements made therein are not in agreement with the facts as disclosed by our records and we therefore wish to point these out.

While the demand for greenhouse glass exceeded the supply, your glass was stored at Port Alberni, where there was no local market, the efforts of different local agents extending over 2 years, failing to find a buyer. You state in your letter that it cost you \$300.00 to get the glass in question from Victoria to Port Alberni. It would have cost more than that to have repacked and moved it back to Victoria or any other market, and as expert packing was not available breakage would possibly have been heavy.

You state the market price of new glass at time of sale to have been \$9.92 per case of 100 sq. ft. Our records show the price quoted to this office by Messrs. Pilkington Bros. (Canada) Ltd., Vancouver, to have been \$7.46 per 100 sq. ft.

Your glass, a lot of it packed by you in odd-size cases, was necessarily sold as second-hand glass. The price realized, \$4.85 per 100 sq. ft., was much the best offer we received and was better than expected under the circumstances. And we would here add that you received the benefit of free storage for the 3 years it was stored in a government warehouse at Port Alberni.

The insured value of your tools (\$150.00) was the value placed on them by you in your Custodian "JP" declaration dated Mar. 31/42. The sale value represented the best price that could be obtained when the case was opened and the contents offered for sale.

It is realized that the sale of any property is a matter of concern, and may even be contrary to the wishes of the owner, but, as advised you in our letter of the 12th October, in carrying out the Government's policy of

(Over)

R. ALFRED BEST, B.A.,
BARRISTER, SOLICITOR
NOTARY PUBLIC, ETC.

OFFICE: 15 TORONTO STREET

TORONTO 1, CANADA

TELEPHONE
ELGIN 4583

January 30, 1947

EVACUATION SECTION	
Rec'd	FEB 4 1947
File No.	1367
Ans.	5/3/47
Referred	Bill

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

Dear Sirs: Re Mr. Kenkichi Nagata - Registra-
tion No. 07490

I am solicitor for Mr. K. Nagata, of
96 Springhurst Avenue, in this city. Mr. Nagata
has consulted me in regard to the sale of his pro-
perty on the west coast by your office. He is par-
ticularly concerned about the price at which you
sacrificed his greenhouse glass, and his tool-box,
as well as his real property.

I understand from the Prime Minister's latest
pronouncement on the subject, that your office will
be prepared to compensate Japanese Canadians, whose
property was sold below a fair market value. I shall
be obliged if you will inform me when the proper
machinery for the hearing of these appeals has been
set up, so that we may file our claim.

Yours very truly,

RA Best

B:B

506 Royal Bank Building,
Vancouver, B.C.

5th February, 1947.

1362

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Kenkichi NAGATA

We are just in receipt of a letter from Mr. R.A. Best,
Solicitor at Toronto, copy of which is enclosed.

It may be desirable for you to instruct in regard to
the type of reply which should be given to this and any similar
correspondence which we receive.

Up to the present time there has been very little news-
paper comment in Vancouver in regard to the Prime Minister's
statement and no information has been given by this office.

This letter from Mr. Best is the first we have received
specifically asking what procedure should be followed in regard
to filing claims.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH
encl.

5th March, 1947.

R. Alfred Best, Esq., B.A.,
Barrister & Solicitor,
15 Toronto Street,
Toronto 1, Ont.

Dear Sir:

Re: Kenkichi NAGATA

Referring to your letter of January 30th. We have been expecting some specific advice from Ottawa in regard to the matter to which you refer.

You may have noticed that the Hon. Colin Gibson on February 18th made reference in the House to the possibility of setting up a Commission to decide whether valuations were adequate.

If and when any definite decision is arrived at we presume that the manner in which claims are to be presented will also be dealt with and at that time you will then be in a position to act on behalf of your client.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

R. ALFRED BEST, B.A.,
BARRISTER, SOLICITOR
NOTARY PUBLIC, ETC.

OFFICE: 18 TORONTO STREET

TORONTO 1, CANADA

TELEPHONE
ELGIN 4888

April 29, 1948

The Office of the Canadian Japanese Section,
Hastings & Granville Sts.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 4 1948
File No.	1362
Ans.	
Referred	

Dear Sir:

Re K. Nagata

The above named claimant Kenkichi Nagata, Reg. No. 07490
has brought to me your letter to him of the 12th instant
requesting an itemized and detailed description of the personal
property claim.

Accordingly, I enclose herewith 3 copies of the list of
these personal chattels with valuations.

Yours very truly,

R.A. Best.

RAB/HP

Enc. 3

Double Tire Truck Chains	\$35.00
1 Set Pipe Die Stock $\frac{1}{2}$ to 1	35.00
1-36" Pipe Wrench	12.00
2-24" Pipe Wrench	15.00
2-16" Pipe Wrench	10.00
2-8" Adjustable Wrench	5.00
Pipe Vise	25.00
Nuts and Bolts for 2000 gal. water tank	<u>13.00</u>
	<u>\$150.00</u>

1362

November 24, 1948.

Mr. Kenkichi NAGATA,
Reg. No. 07490,
96 Springhurst Avenue,
TORONTO, Ontario.

Dear Sir:

Personal goods now in Custodian storage include one bundle photos and one album listed in the name of Kenkichi NAGATA.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, kotos, trophies, photographs and papers, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

Encl. 1

96 Springhurst
Toronto, Ont.

Dept of the Sec of State
Office of the Custodian
306 Royal Bank
Vancouver

RECEIVED SECTION	
Rec'd	DEC 13 1948
File No	1362
Att.	Beag
Initials	✓

Re. - File No 1362

Dear Sir

In reply to your letter of Nov 24,
informing me of personal
goods stored with you in
my name, would you please
send same to the above
address i.e. 96 Springhurst Ave
Toronto, Ont.

Thanking you.

Yours truly,
Kentichi Nagata
Reg. 07490.

1362

14th January, 1949.

Mr. Kenkichi NAGATA,
Regn. No. 07490,
96 Springhurst Ave.,
Toronto, Ontario.

Dear Sir:

We duly received your letter of the 9th December, and in reply wish to advise you that certain goods listed in your name were forwarded to you prepaid on the 10th January, via Canadian Pacific Express.

Any further goods which we may be able to identify as belonging to you will be forwarded to you at a later date.

When said parcel is received by you please acknowledge receipt of same for our records.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA

~~may have been sent~~ not sent

96 Springhurst Ave.,
Toronto 2, Ont.

Jan 26, 1949.

The Custodians Office,
Dept of Sec. of State
Ottawa, Ont.

JAN 31 1949

1362

Dear Sir:

Re. File No 1362. you

I received your letter informing
me that on Jan. 10/49 you had sent a
parcel to me via Can. Pacific Express.
I have not as yet received this parcel.
I have just checked with the Express
Co. here and they informed me that
no such parcel had reached here;
also that it should have reached
destination long before now. They
advised me to let you know so
that you may be able to check
up over there. I was ^{informed} ~~advised~~ that
it should be traced from Vancouver.

Yours sincerely,

K. Nagata Reg. no. 07490

4th February, 1949.

Mr. Kenkichi NAGATA,
Regn. No. 07490,
96 Springhurst Ave.,
Toronto 3, Ontario.

Dear Sir:

We acknowledge receipt of your letter of the 26th January, and wish to advise you that your parcel which was to have been sent on the 10th January, was held over at the warehouse for the next shipment.

You will be advised when the next lot of parcels are sent.

Yours truly,

W.J. Johnston,
Office of the Custodian.

HA

1
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4 CASE NO. 1189
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8 JAPANESE PROPERTY CLAIMS COMMISSION
9
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11
12 Toronto, Ontario,
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14

15 October 14, 1948.
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18
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20 IN THE MATTER OF THE CLAIM OF

21 KINKIYORI NAGATA
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24
25
26 PROCEEDINGS AT HEARING.
27
28

29 K. A. Christie, Esq., K.C.
30

1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3 PART I. REVISED STATUTES OF CANADA 1957, CHAPTER 19

4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 BEFORE

7 HON. HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER

8
9
10 Toronto, Ontario,

11 October 14, 1948.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 KENKICHI NAGATA

16
17 PROCEEDINGS AT HEARING

18
19
20 APPEARANCES:

21 K. A. CHRISTIE, ESQ., K.C. appearing for the
22 Dominion Government.

23 B. A. WEST, ESQ. appearing for the
24 Claimant.

25
26 A. SMITH, ESQ., Secretary.

27 G.H.R. UPTON, ESQ., Official Interpreter.

28 J. B. McNEIL, ESQ. Official Reporter.
29
30

K. Nagata,
In chf.

2.

KENKICHI NAGATA, the claimant herein, being
first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Nagata, is that your signature?

A. Yes.

Q. Was that form prepared upon your
instructions? A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

[REAL ESTATE, FARMLAND FORM, MARKED EXHIBIT 1]

Q. I understand that before the evacuation
you lived near Port Alberni, B.C., is that right?

A. Yes.

Q. And you were how far away from the town?

A. About a mile away.

Q. And you had a small farm there, did you?

A. Yes.

Q. How many acres? A. 15 1/2 acres.

Q. And according to your claim form you
purchased that property when it was largely bush, there
was just 1 1/2 acres of it cleared, is that right?

A. Yes.

Q. There were no buildings on it at the time?

A. No.

MR. CHRISTIE: I tender as Exhibit 2, Farm
Appraisal Report.

[FARM APPRAISAL REPORT, MARKED EXHIBIT 2]

MR. BEST: Now, according to your claim you
built a house on these premises in 1941, did you?

A. Yes.

I. Nagata,
In chf.

Q. That would be less than a year before
you were evacuated? A. Yes.

Q. I wonder if you would explain to the
Commission if you would please, what is meant on your
claim form by these dimensions of the house -- 15 x 24,
12 x 20 and 8 x 20. Apparently the house was built
in a T-shape, was it? A. Yes.

Q. One end of the T would be 24 feet long,
and the other one 20 feet long? A. Yes.

Q. And how about the smaller dimension?

A. That is a sun porch.

Q. In the enclosed part of the house, was it?

A. Yes.

Q. And you built that place by yourself,
did you? A. Yes.

Q. So that you estimate the value of the
labour at \$500., and it is your labour? A. Yes.

Q. Now, I wonder if you would tell us about
these greenhouses, you had two greenhouses? A. Yes.

Q. And they were built in 1941? A. Yes.

Q. And were they completed at the time of
the evacuation? A. Yes.

Q. They were completed? A. Yes.

Q. Was the glass in them? A. One was
completed and one the glass wasn't in.

Q. I see, the frame of both of them was
completed and there was glass in one but not in the
other? A. Yes.

Q. THE SUB-COMMISSIONER: The glass was in the
big one? A. Yes.

K. Nagata,
In chf.

MR. BENT: Well now, Mr. Nagata, the glass was in one and where was the glass for the other one?

A. Just before I was evacuated--?

Q. Yes? You have told us the glass was in one of the greenhouses, but you didn't put it in the other one? A. Yes.

Q. Where was the glass for the second greenhouse? A. Sitting under the frame.

Q. It was on the premises and ready to go in?

A. Yes.

Q. What happened to the glass that was already in? A. I took it off.

Q. Why did you do that? A. The Provincial Police came down and told me to take it off.

Q. You were instructed by the police to take off the glass, were you? A. Yes.

Q. And then did you remove the glass from the premises entirely? A. Yes.

Q. Now were these 4000 tomato plants actually in the greenhouses at the time of the evacuation?

A. Yes.

Q. And they were growing there at the time you left? A. Yes.

THE SUB-COMMISSIONER: They were young plants to be transplanted, were they? A. Yes.

Q. MR. BENT: My friend has already submitted the appraisal, your honour, and there are just one or two questions I wanted to direct to it.

Mr. Nagata, according to the appraisal, 1 1/2 acres of your premises only were cleared. Now, I see according

E. Nagata,
In chg.

1 to your claim that apparently was the situation;
2 about 1 1/2 acres of the 15 1/2 was cleared? A. Yes.

3 Q. What type of bush was on the other 14 1/2
4 acres? A. Cord wood.

5 Q. What type of trees? A. Douglas fir.

6 Q. Small Douglas fir? A. Some about 4 feet --
7 they ranged from 2 to about 4 or 5 feet.

8 Q. Pretty big trees? A. Yes.

9 Q. Would that wood have any commercial value
10 other than for cord wood? A. Oh, yes.

11 Q. The valuation placed upon this land
12 uncleared is only \$5.00 and according to the appraiser
13 it would cost \$150. to clear it. What do you say
14 about that? A. The trees were on when I left,
15 but when the appraiser saw the place I don't know
16 whether they were there or not.

17 Q. I think they apparently were. The appraiser's
18 report and your claim jibe as to the amount of bush
19 that there was on the premises, but what I would like
20 to know from you is, what do you say about the value
21 of this bush land per acre; can you give us an estimate
22 of what you think it was worth? A. About \$75. an
23 acre.

24 THE SUB-COMMISSIONER: In 1943? A. Yes.

25 MR. HEST: And you think part of that value
26 would be the commercial value of the wood, do you?

27 A. Yes.

28 THE SUB-COMMISSIONER: You think it is worth
29 about \$75. an acre? A. I am not quite sure how much
30 there was on there.

K. Nagata,
In chf.

1 Q. I was wondering, because you only paid
2 \$500. for it in 1951.

3 MR. NORT: How many rooms were there in this
4 house? A. Four rooms.

5 Q. Was it on one floor? A. Yes.

6 Q. In the remarks on the appraisal we find
7 it said that this dwelling is little more than a
8 shack and although it is habitable it is not finished
9 inside. What do you say about that; were you living
10 in this house? A. Yes.

11 Q. With whom? A. My wife.

12 Q. And any family? A. No.

13 Q. Just the two of you? A. Yes.

14 Q. You had been living in it since you had
15 finished it, had you? A. Yes.

16 Q. Did you have much more work to complete
17 on it before it was finished? A. Yes.

18 Q. What did you intend to do with it?

19 A. Plaster the wall.

20 Q. Were you growing anything on your premises
21 outside of your green houses? A. About a dozen
22 fruit trees we planted.

23 Q. What type of fruit trees? A. Cherry,
24 apple and plum.

25 Q. They would be very young trees if you had
26 just planted them? A. Yes.

27 Q. Now, is that your signature? A. Yes.

28 Q. Was that form prepared on your instructions?
29 A. Yes.

30 Q. Do you swear the contents of it are true?

E. Nagata,
In chf.

1 A. Yes.

2 (PERSONAL CHATTELS CLAIM FORM, MARKED
3 EXHIBIT NO. 3).

4 MR. CHRISTIE: I am tendering as Exhibit 4,
5 the assessment notice of 1943.

6 (ASSESSMENT NOTICE FOR 1943, MARKED EXHIBIT 4).

7 MR. CHRISTIE: I am tendering as Exhibit 5
8 the Analysis of Personal Property Claim.

9 (ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED
10 EXHIBIT NO. 5).

11 MR. BEST: Now, you have already told us that
12 you had the glass in one of the greenhouses and you
13 had it ready to put in the other when you were instructed
14 to take it out of one. A. Yes.

15 Q. What did you do with the glass then?

16 A. I took it off.

17 Q. And where did you store it? A. Next door
18 with Mr. Green.

19 Q. Did you inform the Custodian that the glass
20 was in Mr. Green's premises? A. After I went to
21 Vancouver, yes.

22 Q. That is at the time you were evacuated you
23 informed him you had this green house glass? A. Yes.

24 Q. And that is exactly the amount you paid
25 for it, \$1215.00? A. Well, that includes trans-
26 portation up there. I didn't pay it because my father
27 paid for the glass, you know.

28 Q. He paid it on your account, did he? A. Yes.

29 Q. But that is the amount that he paid for the
30 glass? A. Yes, I am quite sure that is the amount.

Q. Now, can you tell us something about this

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K. Nagata,
In chf.

double tire track chains -- did you own a large truck?

A. Yes, I owned a two ton truck.

Q. And these chains you value at \$35, were
purchased in 1941, and were for that truck, were they?

A. Yes.

Q. Were they new when you purchased them?

A. Yes.

Q. That was the purchase price, \$35? A. Yes.

Q. And how many times had you used them?

A. Once.

Q. Now these pipe wrenches and the adjustable
wrench, were they in your tool box? A. Yes.

Q. And do you know what happened to that tool
box? A. I left that with Mr. Green.

Q. And was it turned over to the Custodian
by Mr. Green, do you know? A. He informed me, yes,
they took it away from Mr. Green's place.

Q. What were all these nuts and bolts for --
this 2000 gallon water tank? Was that part of your
green house set up? A. Yes.

Q. And when did you purchase those? A. At
the same time in 1941.

Q. Were you going to assemble this water tank?

A. Yes.

Q. How old were these pipe wrenches you are
claiming for? A. Some, about half were new, and
half were old, about five years old, but the new ones,
I had just bought them.

Q. Did you have them just for use on the pipes

E. Nagata,
Is that?

1
2 Is the green houses, or were you a plumber?

3 A. I used them in the green houses.

4 Q. Have you got a copy now of this insurance
5 policy that you had for \$150. on this box of tools?

6 You said on your claim form that you appraised your
7 tools for insurance purposes at \$150. and you insured
8 them for that? A. They were insured though I didn't
9 do it.

10 Q. The Custodian did? A. Yes.

11 Q. Did you instruct the Custodian to?

12 A. I did not.

13 Q. You are saying that the Custodian took the
14 responsibility of insuring those tools for \$150.

15 himself? A. I believe so.

16 Q. And he insured the glass for \$1250?

17 A. If they did.

18 Q. Now you know those policies were put on --
19 did you instruct the Custodian to insure the glass for
20 \$1250? A. No, I didn't say anything.

21 CROSS-EXAMINATION BY MR. CHRISTIE:

22 Q. Mr. Nagata, I produce J.P. Form dated,
23 1st of March, 1942, is that your signature? A. Yes.

24 Q. I note on it that you said your tools were
25 valued at \$150., but you didn't specify the different
26 tools when you did that? A. Nobody asked me.

27 Q. I am tendering the J.P. Form as Exhibit 6.
28 (J.P. FORM MARKED EXHIBIT 6)

29 Q. This house was a one storey house?

30 A. Yes.

1 Q. And covered with tar paper? A. Yes.

2 Q. Was the house painted? A. No.

3 Q. Was there a chimney? A. No.

4 Q. Were there any wells? A. Yes.

5 Q. Now I have a report here that says there
6 were no wells and the water was obtained from a
7 creek nearby; is that correct? A. It is not correct.

8 Q. There was a well? A. Yes.

9 Q. What about toilet facilities? A. An
10 outside toilet.

11 MR. BENT: It says there were three old
12 wells on the property which required cleaning out.

13 MR. CHRISTIE: Perhaps that is what he means --
14 there were no wells of any value.

15 Q. What kind of wood was this house con-
16 structed of, was it drop siding or just old lumber?

17 A. Ship lap.

18 Q. You stored these chattels with Mr. Green?

19 A. Yes.

20 Q. Did you advise the Custodian later you
21 had stored them there? A. Yes.

22 Q. And did you ever receive any letters from
23 the Custodian asking for a detailed inventory?

24 A. No, I did not.

25 Q. Were the tools new when you bought them?

26 A. Yes, some of them.

27 Q. And some were used before? A. Yes, some
28 of them I had before, about five years.

29 Q. When you bought the tools am I correct in
30 saying some were new and some you bought as used tools?

K. Nagata,
Gr. ex.

A. When I bought them they were all new.

Q. I think that is all, your honour.

RE-EXAMINATION BY MR. BEST:

Q. About this water supply, where did you
get your water? A. From the well.

Q. From the wells on the property? A. Yes.

Q. And you have told my friend that your
tool box was left with Mr. Green and was subsequently
taken by the Custodian from Mr. Green. Did you ever
give Mr. Green the right or privilege to use those
tools? A. No.

Q. I am producing to you a letter from the
London & Lancashire Insurance Company, Toronto 1,
dated March 20th, 1946, and it is not addressed to
yourself, it is addressed to your wife. I take it
your wife had written some letter about the insurance
on your property, had she? A. Yes.

Q. Do you remember getting that letter?

A. Yes.

Q. If I may file it as an exhibit, your honour?

(LETTER FROM LONDON & LANCASHIRE INSURANCE
COMPANY, DATED MARCH 20th, 1946, ADDRESSED
TO WIFE OF CLAIMANT, MARKED EXHIBIT 7).

Q. It says:

"Following our telephone conversation of
Saturday, we communicated with our Vancouver
office and have today learned that the only
insurance which they had for you was against
the risk of fire. They report that the last
policy was No. P770881 written in the name

(K. Nagata,
TS-CAN.

12.

"of the Custodian, from May 23rd, 1945.

However, it was cancelled on December 3rd, last, and the Company allowed a return premium at that time of \$7.00.

They indicate further that the insurance covered \$1250 on 150 boxes of glass, and \$150 on one box of tools.

We trust that this information will be sufficient for your purposes."

MR. JUST: I think that is all, your honour.

MR. CHRISTIE: Your honour, it is submitted that the real property was sold at its fair market value. It is submitted those personal chattels which were sold, were sold at their fair market value. It is submitted that the goods left in custody of a person other than the Custodian, which were not sold by the Custodian, the Custodian assumes no responsibility for. It is further submitted that these goods were exorbitantly valued.

I will put in as Exhibit 8 the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 8)

(VALUATION OF GLASS BY WILLIAM BURNIP, AUCTIONEER, DATED JUNE 20th, 1945).

Q. I am tendering the various Auctioneer's Sheets and a memorandum of the auctioneer in regard to the chattels as Exhibit 10.

(AUCTIONEER'S SHEETS AND MEMORANDA, MARKED EXHIBIT NO. 10)

MR. CHRISTIE: That concludes the case.

(PROCEEDINGS ADJOURNED SINCE 11:30)

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, H. A. Miller, Deputy Commissioner,
appointed to hear a Commission to
investigate claims of Japanese-Canadians
for property loss, do certify the fore-
going is a true copy of the evidence
heard under within claim.

H. A. Miller
H. A. Miller,
Deputy Commissioner.

INFORMATION FROM R.C.M.P.

DATE Aug. 31/43

File No. 1362

Name NAGATA, Kenkichi
(Surname in Block Letters)

Registration No. 07490

☒ Male - Female
(Check)

Age Sept. 1, 1914

Former Address Port Alberni, B. C.

Date Evacuated Mar. 29/42

☒ Naturalized - Canadian-Born - National
(Check)

Present Address Victoria College, Toronto, Ont.

5/9/46 - 96 Springhurst Ave, Toronto, Ont.

☒ Married - Single
(Check)

Name of Wife ^{nee} (SUMI) Kiyo #07486

Name of Husband -

Name of Mother ^{nee} (KONISHI) Kiyono #14261 Name of Father Kumazo #14264

Names of Children under 16 Violet Kimiko (F) 21/3/43

Requested by E.C.T.

Registered with Custodian (Yes or No)

Additional Information Millhand

Toronto, Ont.
Oct. 14th, 1948.

DEFENCE BRIEF

Kenkichi NAGATA, Reg. No. 07490
File 1362
Case 1129

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) Real Property, Vancouver Island (VLA: Blocks "A" and "B" of Lot 100, Alberni District, Plan 1757 - 13 $\frac{1}{4}$ acres, with Dwelling and Greenhouses, at Port Alberni).

\$3,000.00 as per amended claim

Sold for

\$ 731.00

Net amount of Claim:

\$2,269.00

Evidence: Amended claim (Exh. 1129-1) shows claim to be made up as follows:

\$1,000.00 for land, purchased in 1941 for \$500.00, plus \$25.00 for digging a well, and \$400.00 for 4000 Tomato plants (planted 1941).

\$1,000.00 for Dwelling - \$500.00 being for material and \$500.00 for labour.

\$1,000.00 for Greenhouses built in 1941 at a cost of \$2,500.00.

Assessed value (1944) was: \$1,875.00 (Land \$1,575.00, Buildings \$300.00). The value placed on it by VLA appraiser R. W. Brown was \$746.25 (Land \$146.25; Improvements \$600.00).

Witness: R. W. Brown (Appraiser).

- (2) Personal Property (Greenhouse Glass and Tools as listed)

\$1,465.00 as per amended claim (Exh. 1129-3)

\$ 707.50

Net amount of this Claim:

\$ 757.50

Evidence: In his "JP" declaration, claimant listed 15,000 sq. ft. of glass (valued @ \$1,250.00) and Tools (valued @ \$150.00) as stored with a neighbour, a Mr. Walter Greene. All were later removed by Custodian for greater protection and stored, free of charge, in a Public Works Warehouse.

Under date of June 20th, 1945, William Burnip, Port Alberni auctioneer and appraiser, valued this used glass @ \$4.00 per 100 sq. ft., or an estimated total value of \$700.00. The fortuitous circumstance of a local resident wanting to build a greenhouse resulted in a bid of \$850.00 being received (and approved by

(Over)

DEFENCE BRIEF.....Page 2.

Rural Advisory Committee - see Memorandum dated July 19th, 1945). However, purchaser refused to proceed with transaction when it was found during course of delivery that quantity would not exceed 14,500 sq. ft. and that condition of packing was very unsatisfactory. A settlement was effected, by Long Distance telephone, on the basis of \$4.85 per 100 sq. ft. for 14,500', or \$703.25 - which was still considered to be a satisfactory sale under the circumstances.

Sold for

The box of Tools, on being opened up by William Burnip, was found to contain nothing of value - totalling "not more than" \$8.50 as per appraisal received May 13th, 1946, which includes a further sum of \$5.00 for Lumber.

Witness: William Burnip (Appraiser).

<u>\$4,465.00</u>	Gross total.	Net amount of Claim:	<u>\$3,026.50</u>	<u>\$1,438.50</u>
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VANCOUVER, B. C.
5th MARCH, 1949.

RGB/P.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
R. W. Brown (Appraiser).	(1)	(A) DEFENCE BRIEF.
W. Burnip (Appraiser).	(2)	(B) TRANSCRIPT.
		(C) EXHIBITS:
		(1) Exh. 1129-1 (Claimant's RP Summary).
		(2) Exh. 1129-2 (VLA Appraisal).
		(3) Exh. 1129-3 (Claimant's PP Summary).
		(4) Exh. 1129-4 (Assessment Notice - 1943).
		(5) Exh. 1129-5 (Anal. of Pers. Prop. Claim).
		(6) Exh. 1129-6 ("JP" Form - Mar. 31/42).
		(7) Exh. 1129-7 (Let. 20/3/46 to Mrs. Nagata from The London & Lancashire Ins. Co. re ins. on glass & tools).
		(8) Exh. 1129-8 (RP Summary - VLA).
		(9) Exh. 1129-9 (Burnip's appraisal of glass - June 20th, 1945).
		(10) Exh. 1129-10 (Burnip's appraisal of Tools and Lumber; Statement, and letter 28/8/45, re tools and glass).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(11) Original Claim (Nov. 15/47).
		(12) Cust. Combined Claim Analysis (Aug. 12/48).
		(13) Statement of RP Sale (Jan. 24/45).
		(14) Cust. Agent's Report (9/5/42) on RP & Ch.
		(15) Claimant's break-down of Chattels claim.
		(16) Let. (5/9/45) re selling of contents of Box.
		(17) Office Memo (18/7/45) re market price Glass.
		(18) Memo (19/7/45) re Committee approval of Glass sale.

Name of Claimant

NAGATA, Kenrichi

Case

1129

Custodian File

1962

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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			
					751.00				869.00	
PERSONAL PROPERTY										
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 & Recorded Now Missing	45% of amount in next preceding column			
NETS										
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	
MISCELLANEOUS CHATTELS										
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			
			46%	105.00		707.50				
					47.38		84.90	132.28		
TOTAL RECOMMENDATION									1001.88	

1262

November 8th, 1950.

Mr. Kenichi NAGATA,
96 Springhurst Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1129

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 ... \$1,001.28.

Cheque in your favour is enclosed for \$ 912.75
and we have paid the Co-Operative Committee ... \$ 88.53
for legal fees as authorized by you.

Yours truly,

FOS/ja
1 encl.

F.G. Shears
Director